

Statement of Community Involvement

Section 73 Planning Application for proposed deepening of the existing quarry and an extension of time for mineral extraction and restoration operations through the variation of conditions 1 (timescales), 2 (approved plans), 4 (depth of mineral extraction), 6 (phasing plans), 41 (final restoration scheme) and 43 (water level timescales) of planning permission
01/09/0360

at

**Back Lane Quarry, Carnforth,
Lancashire LA6 1EA**

on behalf of



by

H e a t o n s
Planning Environment Design

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Heaton's Document Management

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1 INTRODUCTION

1.1 Purpose of this report

- 1.1.1 This Statement of Community Involvement (SCI) has been prepared by Heaton's on behalf of Aggregate Industries UK Limited (the Applicant) to support a planning application at Back Lane Quarry, Back Lane, Carnforth, Lancashire (the site).
- 1.1.2 Planning permission is being sought for the deepening of existing quarry operations and an extension of time for the quarrying operations to continue until 31 December 2077, with restoration being completed a year later, by 31 December 2078.
- 1.1.3 This planning application is submitted under Section 73 of the Town and Country Planning Act 1990 and proposes to vary conditions 1 (timescales), 2 (approved plans), 4 (depth of mineral extraction), 6 (phasing plans), 41 (final restoration scheme) and 43 (water level timescales) of planning permission 01/09/0360.
- 1.1.4 Back Lane Quarry has been operating for many years and is one of a very limited number of quarries able to meet the carboniferous limestone aggregate demand of the north-west England market.
- 1.1.5 The site is a strategic supplier of high-grade aggregates, asphalt and concrete products, all of which are essential for the repair, maintenance and improvement of the built environment in the region.
- 1.1.6 Full details of the proposed development and a site description are provided within the accompanying Planning Statement and Environmental Statement.
- 1.1.7 This SCI explains the purpose, nature and outcome of the community liaison and consultation that was undertaken prior to the submission of the planning application.
- 1.1.8 Further information on the applicants can be obtained via the website www.aggregate.com

2 PLANNING CONTEXT

2.1 Introduction

2.1.1 In accordance with good practice and the advice within the National Planning Policy Framework and Planning Practice Guidance, all developers proposing to submit planning applications for major development should undertake an element of community engagement prior to submitting their application.

2.1.2 Community engagement is an important part of the planning process and ensures that the views of the local community, as well as the numerous statutory consultees, are considered by the Applicant in the preparation of the planning application. Strengthening community involvement was a key part of former planning reforms, as laid out by the Planning and Compulsory Purchase Act 2004. The reforms were founded on an objective of delivering a speedier and more flexible and responsive planning system, as well as building on opportunities for public participation and involvement.

2.1.3 Aggregate Industries recognises the importance of community involvement and has regular liaison group meetings involving residents and local authorities in order to keep all interested parties updated on the current and future activities at Back Lane Quarry, including the opportunity for site-related concerns or issues to be raised and discussed. In recognition of the importance and value that community engagement and consultation plays within the planning application process, Aggregate Industries has sought to consult with the local community during the design of the proposed development and the preparation of this planning application.

2.2 Legislation and Key Documents

National Planning Policy Framework

2.2.1 Paragraph 39 of the NPPF advises that *'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'*.

2.2.2 Paragraph 40 states that the LPA should:

2.2.3 *'...where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications'*.

Lancashire County Council's Statement of Community Involvement

- 2.2.4 Lancashire County Council's Statement of Community Involvement (SCI) sets out the County Council's policy for involving the community in the preparation the Minerals and Waste Local Plan and planning applications. The current SCI was adopted in November 2015.
- 2.2.5 The Council encourages applicants to engage in pre-application discussions with planning officers. The focus of these meetings is to provide the applicant with guidance relating to the information required for proper consideration of the Statement of Community Involvement application. It is an opportunity where key issues and policies that the applicants' proposals should take into account, may be identified.
- 2.2.6 The Council's SCI states that, 'During any pre-application meeting with the planning officers, the consultation requirements for the application will be discussed. If an application is viewed to be potentially contentious, wider scale public consultation by the developer may be necessary before the planning application is submitted. The purpose of such consultation would be *'to allow the developer to explain their initial ideas and to obtain the views of the local community and stakeholders. Such an approach brings benefits to all those involved by allowing accurate information to be presented to the community. In addition, by making provision for amendments early in the process, the applicant may avoid the inconvenience of having to make substantial amendments to an application at an advanced stage of the process'*.

Lancaster City Council's Statement of Community Involvement

- 2.2.7 The City Council's SCI advises that applicants for *'schemes with significant off-site impacts are positively encouraged to engage with the local community, key stakeholders and utility providers before making applications'*.
- 2.2.8 The SCI recommends community engagement for applications of the type being considered. These include discussions with residents groups; public meetings; leaflets; and the use of local media.

2.3 Site Description

- 2.3.1 The site entrance is located to the west of the quarry off Back Lane. To the east of the entrance road is an electricity substation, associated with the on-site wind turbine, the site offices and workshop buildings. A weighbridge is located directly north of the site offices, with a second weighbridge to the east. Further to the north

of the site offices is a lagoon and, further north, HGV parking bays. The site car park is located east of the HGV park, alongside the wind turbine compound.

2.3.2 Further south-east of the site entrance is the plant site, containing an asphalt plant, primary and secondary crushers, primary and secondary screens and associated control room. A laboratory is located to the north-west of the asphalt plant. An asphalt tip is located to the north-east of the primary crusher, close to the northern boundary separating the site from Leapers Wood Quarry.

2.3.3 Within the south-eastern extent of the site is a concrete blockworks and stocking area with associated site offices.

2.4 Site Context

2.4.1 To the south of the site there are agricultural fields leading down to Back Lane, Main Road and the village of Nether Kellet. Hawthorns Caravan Park lies to the south-east of the quarry. To the west of the site is a belt of woodland screening the site from the M6 which runs in a north / south direction past the site. To the east of the quarry is Kit Bill Wood, an Ancient and Semi-Natural Woodland covering 4.86 ha.

2.4.2 The nearest residential areas to the extraction area lie around 400m to the north-west on the edge of Carnforth, beyond the M6. Over Kellet village lies around 700m to the north-east and Nether Kellet village lies around 550m to the south of the quarry at its nearest point.

2.4.3 There are a number of Listed Buildings within 2km of the site, the closest of which is Grade II* listed 'Church of St Cuthbert' approximately 500m to the east. The nearest cluster of listed buildings are within the village of Over Kellet around 800m north-east of the site.

2.4.4 A Public Footpath (PROW ref: 1-24-FP 7) runs north to south along the eastern side of Kit Bill Wood (to the east of the quarry), reaching Main Road. Here it runs parallel with Main Road before heading east to west (PROW ref: 1-22-FP 5) across the agricultural fields to the south of the quarry.

2.4.5 There are two Sites of Special Scientific Interest (SSSI) within 2km of the site. Crag Bank SSSI is a 3.7ha biological designation located around 1.5km to the west of the site. Thwaite House Moss SSSI is a 7.25ha biological designation approximately 1km to the south-west of the site.

2.4.6 The Forest of Bowland National Landscape and the Arnside and Silverdale National Landscape lie around 1.7km to the east and 1.8km to the west respectively.

2.5 Background and Planning History

- 2.5.1 Back Lane Quarry is a long established limestone quarry which benefits from a number of planning permissions granted since the 1940's, inter alia, an extension to the quarry and erection of a crushing plant approved in 1948 (ref: 2/5/9), and erection of a coating plant and emission stack approved on 7th March 1983 (ref: 01/82/1118).
- 2.5.2 The mineral operations are covered by an Environment Act 1995 Review of Old Mineral Permission (ROMP) granted in 2006 (ref: 1/03/1186) which permits working until 2048. The ROMP was varied by planning permission reference 1/09/360 in July 2009 which allowed the controls on stockpile heights to be amended.
- 2.5.3 Planning permission for the siting of a modular office block and associated car parking on land south-east of Back Lane Quarry was granted in 2004 (ref: 1/03/1591). Planning permission to vary condition 2 of planning permission 1/13/0700 to allow the existing office block to be retained until 7th March 2030 was granted on 30th January 2014 (ref: 01/13/0700).
- 2.5.4 Installation of a 78m high wind turbine (including blade length) on a former spoil mound within the north-western extent of the site with associated transformer container and substation container was approved on 1st March 2013 (ref: 01/12/0782). A non-material amendment was granted on 8th April 2014 (ref: 01/12/0782NM1) to reduce the size and amend the appearance of the transformer container associated with the wind turbine. A retrospective application for the installation of a sub-station and below ground cable associated with the wind turbine was approved on 17th April 2014 (ref: LCC/2014/0040).
- 2.5.5 Planning permission for a change of use application for recycling of road planings and road base within an area of the site that has previously been quarried was granted on 9^h June 2014 (ref: LCC/2014/0043).

3 QUARRY LIAISON GROUP MEETINGS

3.1 Introduction

- 3.1.1 Aggregate Industries attends a regular liaison group meeting as a forum for local representatives, Aggregate Industries and the planning authority to discuss quarry operations. The meetings are administrated by officers from Lancashire County Council.
- 3.1.2 Regular updates on the proposed planning application have been presented to the liaison group over recent years.
- 3.1.3 The most recent meeting was held on 13 March 2024. The Carnforth Town Council, Nether Kellet Parish Council and Over Kellet Parish Council clerks were formally notified of the public exhibition dates on 6 March 2024 and were provided with the notice appended to this statement.

4 ENGAGEMENT WITH THE LOCAL COMMUNITY

4.1 Introduction

4.1.1 A series of public exhibitions were scheduled during March and April 2024 to present the proposals to the local community and seek feedback from attendees.

4.1.2 Presentation boards were provided setting out the proposed plans and details of quarrying operations.

4.1.3 Copies of the draft Non-Technical Summary were made available to attendees.

4.1.4 Public exhibitions were held at:

- Carnforth Civic Hall on Friday 22 March 2024 (1.00pm to 6.30pm)
- Nether Kellet Village Hall on Wednesday 27 March 2024 (1.30pm to 6.30pm)
- Over Kellet Village Hall on Wednesday 3 April 2024 (1.30pm to 6.30pm)

4.2 Publicity

4.2.1 The public exhibitions were advertised on all parish notice boards and websites. Additional notices were placed on boards in a number of shops within Carnforth, including Tesco and Booths.

4.2.2 Notice of the events was also included within the Over Kellet parish newsletter which was distributed to all households within the parish (around 700 households).

4.2.3 The Councils also advertised the exhibitions on their websites. City Councillors and planning officers were also notified by email.

4.3 Carnforth Civic Hall – Public Exhibition

4.3.1 Attendance numbers were low (approximately 10) at this event. However, attendees included the Town Mayor Jim Grisenthwaite, Deputy Town Mayor Liz Jones, Lancaster City and Town Councillor Chris Hanna, City Councillor Louise Belcher and the owners of Hawthorns Caravan Park.

4.3.2 None of the attendees were opposed to the proposed application and no specific concerns or objections were raised.

4.4 Nether Kellet Village Hall – Public Exhibition

4.4.1 This event was attended by approximately 22 people including Parish Councillors, local residents and neighbouring landowners.

4.4.2 None of the attendees were opposed to the proposed application and no specific concerns or objections were raised.

4.5 Over Kellet Village Hall – Public Exhibition

4.5.1 The final exhibition was attended by approximately 25 people. Parish Councillor Derek Johnson was present for the majority of the exhibition.

4.5.2 None of the attendees were opposed to the proposed application and no specific concerns were raised. One attendee was keen to understand more detail regarding the hydrological / hydrogeological impact assessment. Another attendee was keen to understand the blasting impacts on their property and how this may change with the new application. It was explained to residents that the levels of blasting vibration are significantly below the levels at which any structural damage could occur and within the planning condition limits.

5 SUMMARY

- 5.1.1 Back Lane Quarry has an existing Liaison Group, which holds regular meetings to discuss a range of issues relating to the site and its operations. The proposed development has been discussed regularly over recent years and most recently at the meeting held on 13 March 2024.
- 5.1.2 No significant comments or objections to the proposed scheme were noted during the public exhibitions. Having reviewed general discussions with attendees, it is considered that no changes to the draft scheme were required.
- 5.1.3 The general feedback received demonstrates that, as is the case with most developments of this nature, the principal topics relate to amenity issues, such as noise, dust and traffic, as well as in this case, hydrogeology.
- 5.1.4 The Applicant has ensured that these issues have been addressed within the planning application and accompanying Environmental Statement and that, where required, measures have been included within the scheme to minimise the potential for any residual or unacceptable effects on the environment and local amenity.
- 5.1.5 Whilst the Applicant has engaged with the local community during the recent series of public exhibitions, on submission of the planning application to Lancashire County Council, stakeholders and interested parties, including residents and local businesses, will be able to view and provide further comments on the planning application and supporting documents.

Public Exhibition

Leapers Wood and Back Lane Quarries

Tarmac and Aggregate Industries are hosting a series of exhibitions as part of a public consultation on the proposed deepening of our Leapers Wood and Back Lane quarries.

Three events will be held to give residents an opportunity to review our plans for the development of the quarries, discuss the proposals directly with us, and submit feedback.

We hope you will be able to join us at our consultation exhibition and look forward to seeing you.

Friday 22nd March

13:00pm - 18:30pm

Carnforth Civic Hall
North Road
Carnforth
LA5 9LJ

Wednesday 27th March

13:00pm - 18:30pm

Nether Kellet Village Hall
Main Road
Nether Kellet
LA6 1EZ

Wednesday 3rd April

13:00pm - 18:30pm

Over Kellet Village Hall
Church Bank
Over Kellet
LA6 1DT