

PROPOSED DEVELOPMENT
AT HIGH FOLD LANE
RAMSBOTTOM, BURY BL0 ODW

LANDSCAPE STATEMENT

Prepared by: **LEEMING ASSOCIATES LTD**

For: **CORNELL GROUP**

Job Number: 2508

Revision:

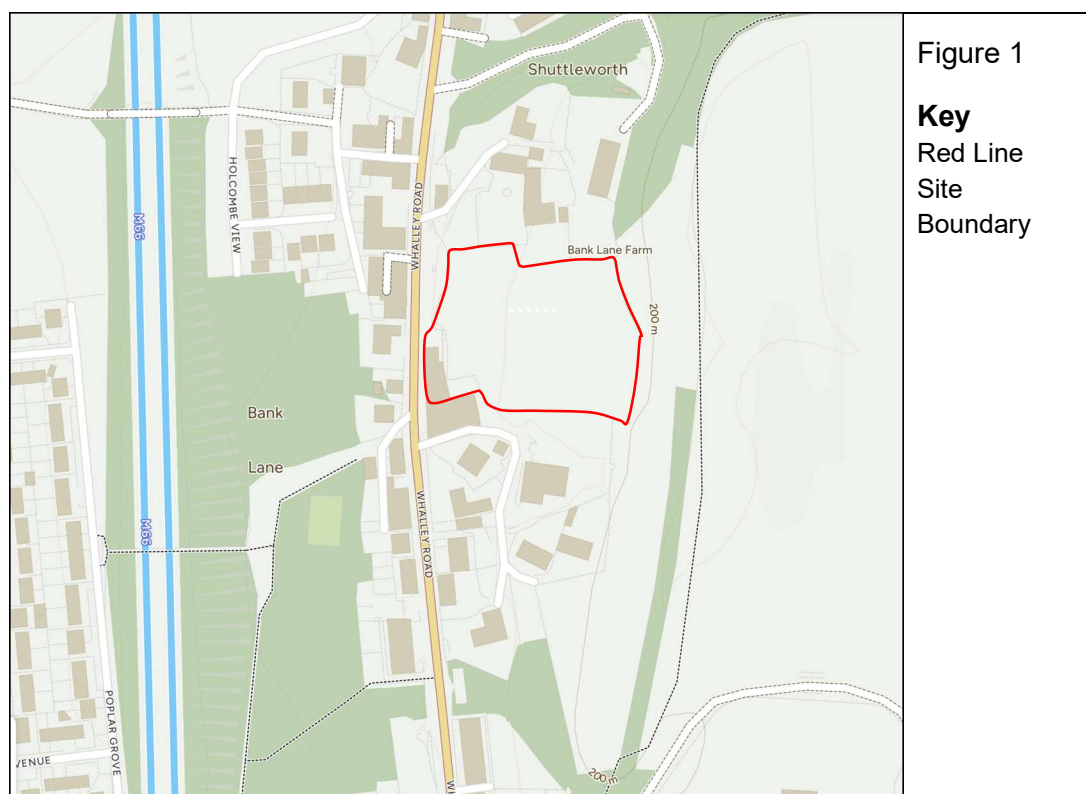
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1.0 Introduction

- 1.1 My name is Jenny Gilmour I have a BA (Hons) in Landscape Design and a Diploma with Distinction in Landscape Architecture. I am a Chartered member of the Landscape Institute. Leeming Associates, established in 1996 in Darlington, Co Durham, is a landscape architecture consultancy that is a Registered Practice of the Landscape Institute.
- 1.2 In January 2025 Cornell Group commissioned Leeming Associates to prepare a Landscape Statement for potential development on land at 4 High Fold Lane Ramsbottom, Bury BL0 8DW.
- 1.3 The proposed site is a parcel of un-developed land adjacent to A56 Whalley Road on the southern edge of the Shuttleworth (total area approximately 1 hectare) below Fletcher Bank Quarry. The site is on the edge of the Green Belt adjacent to Ramsbottom and the designated Green Belt area continues east across Harden Moor to Rochdale. The proposed development site includes the proposed removal of the light industrial units adjacent to A56 and improvements to the streetscape and frontage. (Figure 5)
- 1.4 The area has been heavily quarried as shown on historic maps since 1732. Fletcher Bank Quarry, approximately 60 hectares, straddles the administrative boundary of Bury and Rossendale Borough Councils, and originally operated alongside Bank Lane Quarry. Final restoration proposals, (operational timeline are unknown), include restoring an undulating landform with areas of woodland, grassland and public footpaths. (refer Quarry Restoration Plan Section 4.3 Figure 8)





1.5 There are four items of discussion in this landscape statement which focus on principles set out in the following documents:

- Greater Manchester Landscape Character Study and Sensitivity Assessment LUC (2018) (LCSA) and Bury Landscape Character Assessment 2009
- Places for Everyone Joint Development Plan Document 2022 to 2039 (adopted March 2024)
- Bury Unitary Development Plan 2007 saved policies
- NPPF (December 2024).
- Greater Manchester Green Belt Assessment LUC (2018)

1.6 Landscape issues that may conflict with potential development are:

1.	Would the proposed development have a negative impact on the local character of the area?
2.	Does the proposed development support local planning policy for development in this location without having a negative impact on landscape character?
3.	Does the proposed development compromise Green Belt Purposes (a), (b) and (c) of NPPF 2024 paragraph 143 in landscape terms in this area?
4.	Does the proposed development fall within the category of Grey Belt as defined in the NPPF (December 2024)?

2.0 Landscape Character

2.1 Greater Manchester Landscape Character Study and Sensitivity Assessment LUC (2018) (LCSA) categorises Landscape Character Types and Areas and identifies special qualities and key attributes in the landscape against which to rate the potential impact of 2-3 storey residential development to give a rating of low, medium or high sensitivity. (Figures 3 and 4)

2.1.2 The area around the site is included in the LCSA broad Local Character Type (LCT) 'Pennine Foothills West/South Pennines'. At a more local level the LCSA places the site in a distinct geographical Local Character Area LCA 24 Knowl and Rooley Moors, Fringes and Foothills. The report does not give any further detailed assessment of the LCA and does not highlight any specific regional variations that may affect the sensitivity rating of the area for any proposed development.

2.1.3 For landscape character assessment purposes the site and the wider local area demonstrates only a few of the key characteristics noted under **Landscape Character Type Pennine Foothills West/South** in particular the '*Transitional landscape sloping from the northern fringes of Great Manchester towards the uplands of the South and West Pennines*' and '*Variable visual character depending on topography and vegetation cover;[some] areas are visually enclosed due to valleys or vegetation which creates wooded skylines*'. (LCSA Overall assessment)

2.1.4 A more localised description is included in the Bury Landscape Character Assessment 2009 which places the site in Area 36 South Pennines Transitional Landscape ref 2b Moorland Fringe: Shuttleworth. This report notes the transitional nature of the landscape between the moors and river valley with steeply sloping topography, settlement concentrated along the road network on the valley sides and sandstone quarries that were historically situated within the area with only Fletcher Bank Quarry remaining operational.

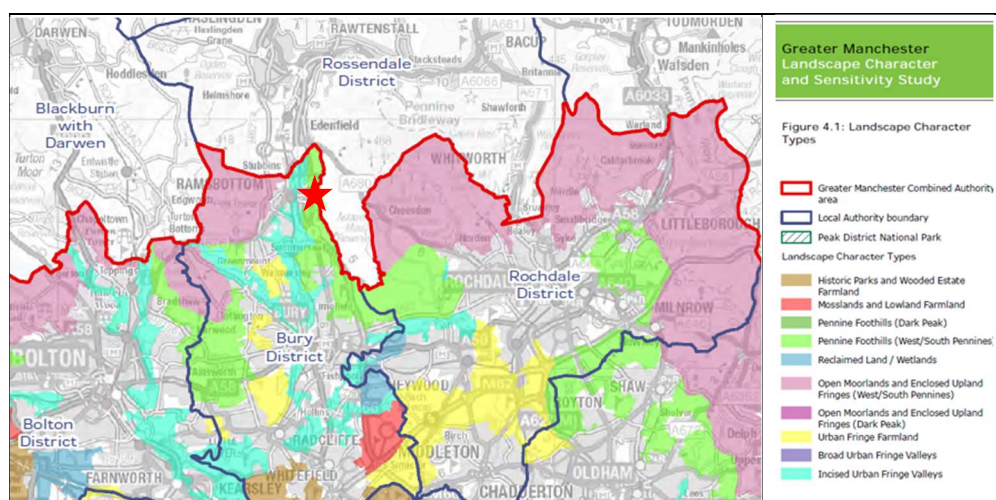
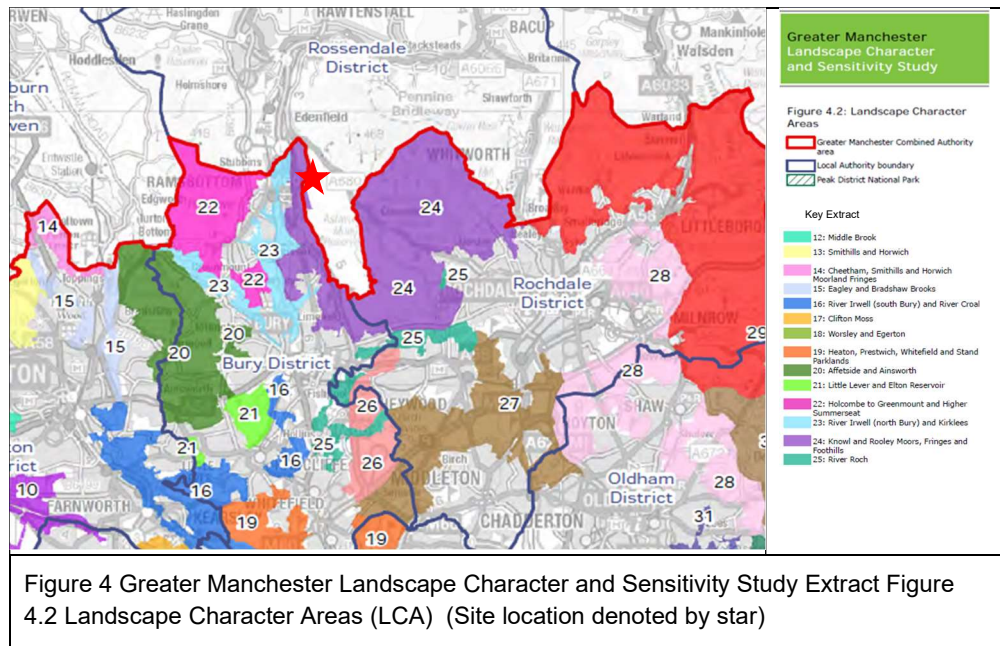


Figure 3 Greater Manchester Landscape Character and Sensitivity Study Extract Figure 4.1 Landscape Character Types (LCT) (Site location denoted by star)



2.2 Landscape Character of the area around the site

(Refer photographs, Bold highlight added by Leeming Associates)

- 2.2.1 The transitional character of the area, recognised in the LCSA, is very evident. The site is located between significant man-made features with major transport corridors to the west, including the A56, M66 and East Lancashire railway line. The expansive Fletcher Bank Quarry and cement works lies to the east on the edge of Harden Moor. Levels around the site have been altered by quarrying operations and as a result these operations and the steep valley sides have influenced the settlement pattern. Fletcher Bank Quarry is approximately 60 meters from the east site boundary and further east from the quarry the land continues to rise to a trig point 297m AOD on Harden Moor.
- 2.2.2 The character to the east and west of the A56 around the site are similar although the Green Belt designation only includes land to the east of the road. The built environment is fragmented with distinct vernacular development along the A56 of intermittent stone terraced houses and detached villas set in generous plots contrasting with light industrial units. The large quarry and cement works are screened by wooded ridgelines.
- 2.2.3 The LCSA gives the overall landscape sensitivity rating for the LCT Pennine Foothills West/South Pennines as '**medium**' for potential development of 2-3 story residential dwellings. The rating notes that '*distinct hills, and prominent ridgelines*' would be '*highly sensitive*' to any development and should be avoided to '*provide an undeveloped setting to development*'. (LCSA Overall assessment).

2.2.4 The proposed site would be able to support a number of the recommendations in the LCSA Guidance and Opportunities for Development in this location including:

- The proposed residential development would not have any impact on any areas identified as highly sensitive to development e.g. distinct hills, prominent ridgelines and would retain the '*undeveloped setting to development*'.
- The proposal will not have any impact on the character of the moorland above the site.
- Strengthen the existing boundary stone wall and hedgerows with local hedgerow species and trees.
- Ensure the development is in keeping with the form, density and vernacular of existing buildings.
- Protect the setting of important heritage assets. There is no impact on Bank Cottage Grade II Listed Building

2.2.5

Conclusion - Landscape Character of the area around the site
The landscape character <u>around the site</u> is transitional and heavily influenced by the topography and significant man-made features with the transport corridor to the west, including the A56, M66 and East Lancashire railway line, and the expansive Fletcher Bank Quarry to the east. The character to the east and west of the A56 around the site are similar although the Green Belt designation only includes land to the east of the road. The built environment is fragmented with houses and light industrial units forming intermittent linear development along the road corridors. The area around the site contrasts to the moorland to the east and does not have a countryside character but is dominated by transport infrastructure, linear settlement and the industrial quarry activity in close proximity.

2.3 Landscape Character of the site
(Refer photographs and plans)

2.3.1 The site is a large irregular shaped field which rises from approximately 175-180m adjacent to the A56 up to approximately 195-200m on the east boundary.

2.3.2 The current access is from the A56, along High Fold Lane through Bank Lane Farm. The site boundary adjacent to the A56 is set back with a band of mature trees (outside the site) and includes some light industrial units.

Greenacre Close, south of the site, has some industrial units utilising a former quarry and residential dwellings.

2.3.3 The site character is heavily influenced by the surrounding man-made infrastructure in the immediate vicinity in particular the A56 and quarry. The site landform has the appearance of made up ground and may have historically been part of the quarry complex.

2.3.4

Conclusion – Landscape Character of the site

The site is an isolated parcel of land which has no affinity with areas of countryside beyond Fletcher Bank Quarry.

The character of the site would change from a field to dwellings retaining the existing boundary alignments and existing mature trees (outside the site). The scale and type of development would be appropriate and in keeping with the other residential development along the A56.

There is the opportunity to remove the industrial units and create an attractive frontage along the A56 to reflect the existing streetscape on the opposite side of the road.

3.0 Planning Policy

3.1 The Joint Places for Everyone (PfE) Development Plan Document was adopted by Bury Council in March 2024 and incorporates a number of saved policies from the Bury Unitary Development Plan (1997). PfE landscape policies relevant to this statement are:

- PfE JP-P1 Sustainable Places
(replaced UDP policies EN1 Environment, ENV1/1 Visual Amenity and EN1/3 Landscaping Provision)
- PfE JP-G1 Landscape Character
(replaced UDP policy EN9 Landscape and policy EN9/1 Special Landscape Area)
- PfE JP-G7 Trees and Woodland
(replaced UDP policy EN8 Woodland and Trees)
- PfE JP-G9 The Green Belt
(replaced UDP policies OL1 Green Belt and OL1/1 Designation of Green Belt)
- Bury Unitary Development Plan 1997 Saved policy OL1/2 - New Buildings in the Green Belt

3.2 PfE JP-P1 Sustainable Places has the objective to make the region a '*beautiful and varied*' place to live aiming that all development will achieve key attributes which include the following related to landscape :

- *Distinctive, with a clear identity that a. conserves and enhances the natural environment.....c. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used*
- *Visually stimulating*
- *Safe, including by designing out crime*
- *Incorporating inclusive design within all spaces*
- *Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place*
- *Well-connected to other places, particularly by public transport*
- *Incorporating high quality and well managed green infrastructure .. with.....d. High quality landscaping with schemes*

- 3.3 PfE Policy JP-G1 Landscape Character refers to the special qualities and key characteristics identified in the Landscape Character Types defined in the Greater Manchester Landscape Character Study and Sensitivity Assessment (LUC 2018) (LCSA). (Refer Section 2)
- 3.4 PfE JP-G7 Trees and Woodland aims to '*significantly increase tree cover, protect and enhance woodland..*' and '*Where development would result in the loss of existing trees, requiring replacement ..of two new trees for each one lost, or other measures.....*'
- 3.5 PfE JP-G9 The Green Belt in addition to the NPPF 5 purposes of the Green Belt aims to increase the '*beneficial use of the Green Belt where this can be achieved without harm to its openness, permanence or ability to serve its five purposes.*
- 3.6 Bury UDP Saved Policy OL1/2 - New Buildings in the Green Belt aims to limit '*inappropriate development*' in the Green Belt but states 4 exceptions including use for agricultural, outdoor recreation facilities, limited extensions to existing dwellings and infill in specifically named villages such as Shuttleworth. None of the exception criteria apply to development proposals for this site however the justification states that the characteristics of '*potentially acceptable*' development includes:
- (development would) *have a low proportion of building area in relation to land area; or*
 - (development) *would not injure the visual amenities of the Green Belt or be conspicuous from or within the Green Belt;*
- 3.6.1 Recent changes to NPPF suggest that proposed residential development which does not accord with the criteria of Policy OL1/2 may be permitted under NPPF guidance (December 2024) para 155 which gives the opportunity to

develop grey belt land within the Green Belt provided the Green Belt purposes are not fundamentally compromised. (Refer Section 5)

3.7

Conclusion
PfE planning policy supports sustainable development that ensures that openness, permanence and function of the Green Belt is not compromised. Design of developments are encouraged to enhance the natural environment, respect the character and identity of the locality and protect or if necessary, compensate for any loss of existing trees. The proposals for residential development on this site does not satisfy the criteria of an exception for New Building in the Green Belt under Bury UDP Saved Policies OL1/2 but may be permitted under NPPF para 155 guidance. Compensation for removal of mature tree on the site to allow development would be required as part of the planning process.

4.0

Green Belt

(Bold highlight added by Leeming Associates)

4.1

The Greater Manchester Green Belt Assessment LUC (2018) shows the extent of the Green Belt in 2018 within the 10 Greater Manchester authorities. (Figure 5)

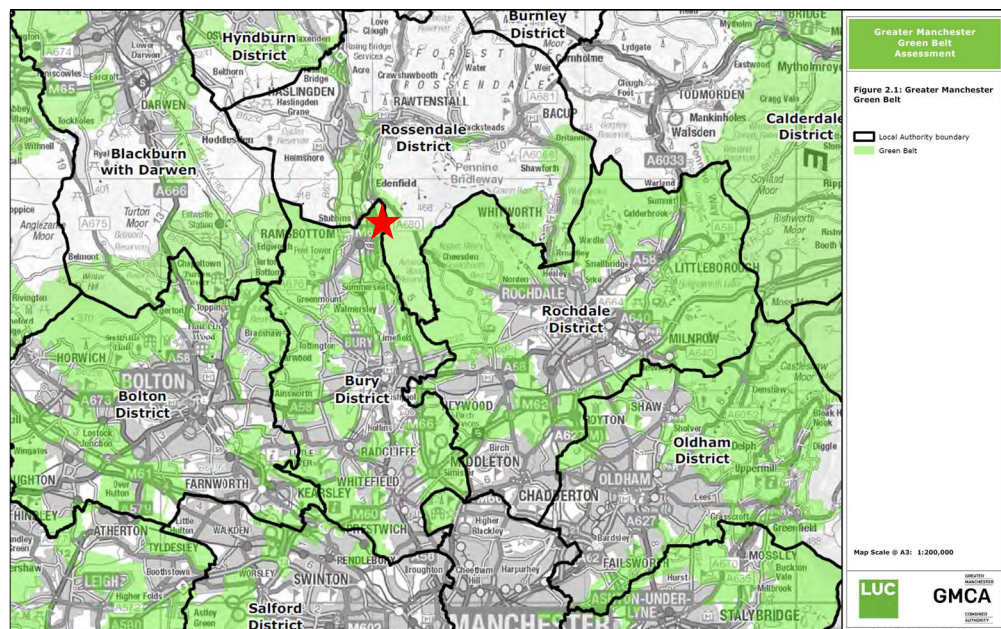
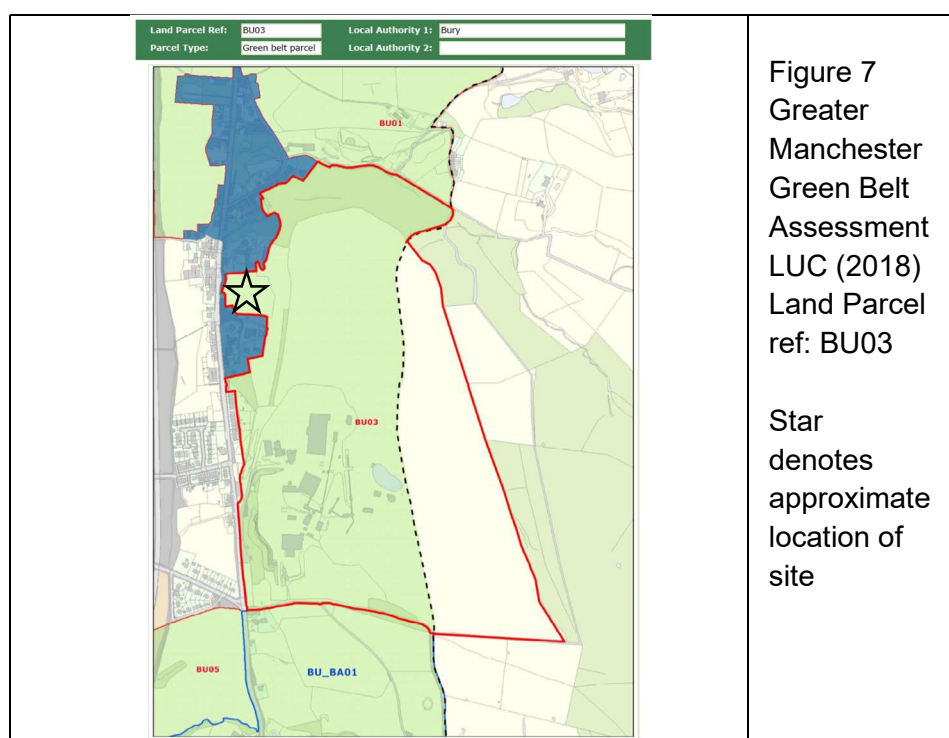


Figure 5 Green Belt plan extract from Greater Manchester Green Belt Assessment Figure 2.1 (Site location denoted by star)

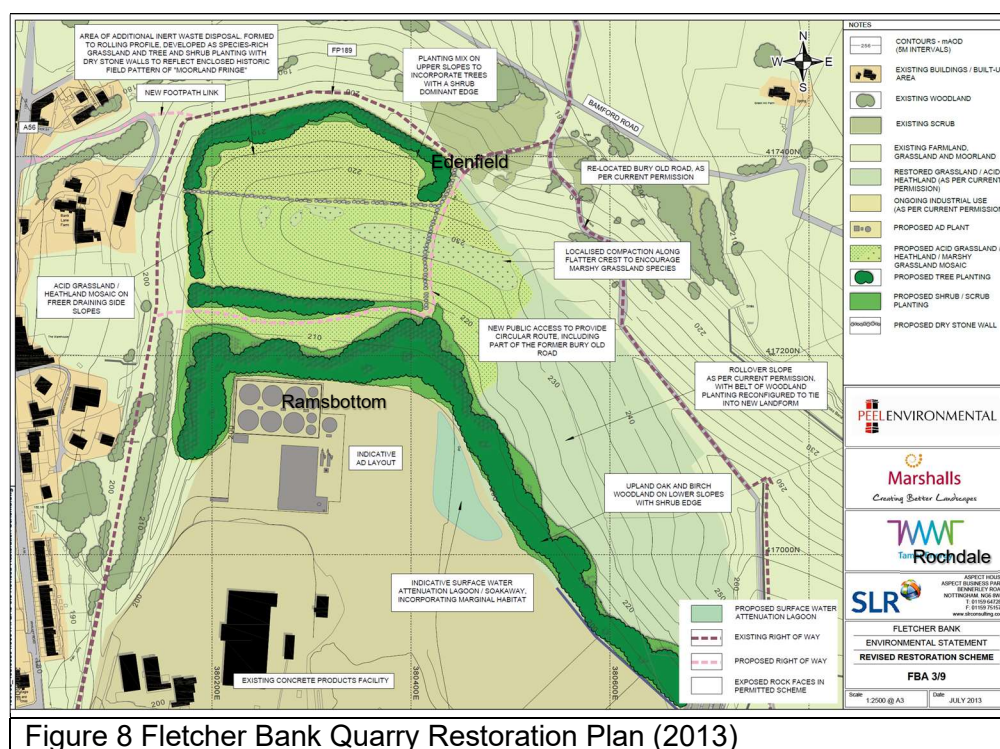
4.2

The site is on the edge of Green Belt Land Parcel BU03 on the eastern edge of Ramsbottom. The Green Belt forms a relatively narrow strip on the edge of Bury Council's administrative boundary which combines with a swathe of

Green Belt within Rossendale Borough Council and the Green Belt continues further east to Rochdale. (Figure 7).



4.3 The Land parcel BU03 is described as consisting '*almost entirely of the large Fletcher Bank Quarry and associated cement works. A belt of planted trees act to screen the quarry workings from the settlement edge of Shuttleworth*'.



- 4.4 For the purposes of this landscape statement NPPF Purposes (a), (b), (c) and (d) of the Green Belt (as stated in NPPF December 2024) are relevant.

Paragraph 143. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

- 4.5 The LUC Green Belt Assessment, under NPPF **Purpose (a) to check the unrestricted sprawl of large built-up areas** looks at two specific questions for Land Parcel ref: BU03. (LUC Questions 1a and 1b)

- 4.5.1 *'Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness? '* (LUC Question 1a). The LUC assessment rates Land Parcel BU03 as **'weak'** in fulfilling LUC Question 1a and notes that:

*'There are **existing urbanising features** within the parcel. Development consists of Fletcher Bank Quarry, associated buildings, machinery and works. The extent of the quarry works within the parcel has compromised the sense of openness. The parcel plays a **limited role in checking the unrestricted sprawl** of Ramsbottom.'*

- 4.5.2 *'Does the parcel protect open land from the potential for urban sprawl to occur?'* (LUC Question 1b). The LUC assessment rates Land Parcel BU03 as **'moderate'** in fulfilling LUC Question 1b and notes that:

'The parcel is adjacent to Ramsbottom. There are no strong barrier features at the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within the parcel. The parcel plays some role in inhibiting ribbon development east of the A58 [sic A56] on the western boundary, south of Bamford Road on the northern boundary and north of the minor road access to the south.'

- 4.5.4

Conclusion for Green Belt NPPF Purpose (a) and LUC Questions 1a and 1b

The proposed site does not contribute to BU03 fulfilling the function of Purpose (a) NPPF Purpose (a) or (LUC Question 1a and 1b). In it's present state Land Parcel BU03 does not contribute to restricting urban sprawl because the character of the area has been significantly changed from open countryside to an industrial scale quarry complex.

Once restored to countryside, the quarry site (operational time not known) would support land parcel BU03 in potentially fulfilling Purpose (a). Combined with current sensitivity guidelines (LCSA) which strongly resist development on higher ground and moorland the land parcel has a useful function. In contrast development of the proposed site would have no impact of the future function of BU03 in restricting urban sprawl.

Proposed residential development on this site does not contribute ribbon development to the east of the A56. The western boundary of the site has poor quality industrial units and the development would replace the existing settlement pattern. (LUC Question 1b)

- 4.6 The LUC Green Belt Assessment, under NPPF Purpose **(b) to prevent neighbouring towns merging into one another** rates Land Parcel BU03 as having **‘no contribution’** in fulfilling this purpose. The assessment specifically looks at the question:

*‘Does the parcel prevent the merging or erosion of the **visual or physical gap** between neighbouring settlement?’* (LUC Question 2a)

The report notes that:

*‘....The settlements of Ramsbottom ... and Norden are of such a considerable distance (within approximately 5.4km) of each other that the performance of the parcel is negligible in respect of this purpose. The settlement of Edenfield is located within 900m of Ramsbottom to the north however the **parcel does not lie directly between these settlements.**’*

4.6.1

Conclusion for Green Belt NPPF Purpose (b) and LUC Question 2a

Land Parcel BU03 has no contribution in fulfilling Purpose 2a due to the distance between settlements and the configuration of the Green Belt in this area.

- 4.7 LUC Green Belt Assessment, under NPPF Purpose **(c) to assist in safeguarding the countryside from encroachment** rates Land Parcel ref: BU03 as **‘weak’** in fulfilling this purpose. The assessment specifically looks at the question:

‘Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the parcel already been affected by encroachment of urbanised built development?’ (LUC Question 3a)

The report notes that:

*‘This parcel is strongly influenced by **extensive urban encroachment** comprising the large Fletcher Bank Quarry and associated cement works.*

*The parcel **has few characteristics of the countryside and lacks rural character.***

4.7.1

Conclusion for Green Belt NPPF Purpose (c) and LUC Question 3a

The site does not have characteristics of the countryside and the development would not alter the character of the Green Belt in this location. Land Parcel BU03 would continue to fulfil NPPF Purpose (c) and LUC Question 3a).

4.8

LUC Green Belt Assessment, under NPPF Purpose (d) **To preserve the setting and special character of historic towns** rates Land Parcel ref: BU03 as '**weak**' in fulfilling this purpose. The assessment specifically looks at the question:

'Does the parcel contribute to the setting and 'special character' of a historic town(s)?' (LUC Question 4a)

The report notes that:

'....., the parcel has a limited visual or physical relationship with any of the historic settlements and is considered unlikely to be important to their setting or significance.....'

4.8.1

Conclusion for Green Belt NPPF Purpose (d) and LUC Question 4a

The development would not alter the role of BU03 in respect of NPPF Purpose (d). The site would not have any impact on Higher Fold Cottage Grade II Listed Building (LUC Question 4a).

5.0

Grey Belt

(Bold highlight by Leeming Associates)

5.1

NPPF (December 2024) Paragraph 155 Proposals affecting the Green Belt states that (extract):

*'The development of homes, commercial and other development in the Green Belt should also **not be regarded as inappropriate** where:*

- a) The development would **utilise grey belt land** and would **not fundamentally undermine the purposes** (taken together) of the remaining Green Belt across the area of the plan;*

5.2 NPPF 2024 also includes a definition for Grey Belt in Annex 2 defined as:

*'For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, **does not strongly contribute to any of purposes (a), (b), or (d)** in paragraph 143.'*

5.3

Conclusion Grey Belt designation NPPF December 2024

The site may be identified as Grey Belt under this guidance due to:

- The site does **not fundamentally compromise** the function of the Green Belt in Land Parcel BU03.
- The site does **not contribute** to the performance of NPPF Purpose (a) in restricting the sprawl of large built-up areas.
- The Land Parcel BU03 does **not contribute** to the function and NPPF Purpose (b) of the Green Belt in this location in preventing the merging of neighbouring settlements.
- The site has **no connection**, physical or visual with the setting of historic towns. (NPPF Purpose (d))

6.0 Summary

In response to the four key landscape issues the findings of this statement are:

6.1 Would the proposed development have a negative impact the local character of the area?

The landscape character around the site is transitional and heavily influenced by the topography and significant man-made features with the transport corridor to the west and the expansive Fletcher Bank Quarry to the east.

The character to the east and west of the A56 around the site are similar although the Green Belt designation only includes land to the east of the road. The built environment is fragmented with houses and light industrial units forming intermittent linear development along the road corridors.

The area around the site contrasts to the moorland to the east and does not have a countryside character but is dominated by transport infrastructure, linear settlement and the industrial quarry activity in close proximity.

The character of the site would change from a field to dwellings retaining the existing boundary alignments and existing mature trees (outside the site). The scale and type of development would be appropriate and in keeping with the other residential development along the A56.

There is the opportunity to remove the industrial units and create an attractive frontage along the A56 to reflect the existing streetscape on the opposite side of the road.

6.2 Does the proposed development support local planning policy for development in this location in a village without having a negative impact on the landscape character?

Assessment of the landscape character confirms that for residential development in this location there would not be any change in the overall landscape character of the local area. Development would therefore support PfE and Bury UDP policies.

The proposals for residential development on this site does not satisfy the criteria of an exception for New Building in the Green Belt under Bury UDP Saved Policies OL1/2 but recent changes to NPPF suggest that proposed residential development which does not accord with the criteria of Policy OL1/2 may be permitted under NPPF guidance (December 2024) para 155.

6.3 Does the proposed development compromise the NPPF 2024 Purposes (a), (b) and (c) of the Green Belt in landscape terms in this area?

6.3.1 Green Belt NPPF Purpose **(a) to check the unrestricted sprawl of large built-up areas** is refined in LUC Green Belt Assessment to the questions '*Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?*' (LUC Question 1a) and '*Does the parcel protect open land from the potential for urban sprawl to occur?*' (LUC Question 2a).

The proposed site does not contribute to BU03 fulfilling the function of Purpose (a) NPPF Purpose (a) or (LUC Question 1a and 1b). In its present state Land Parcel BU03 does not contribute to restricting urban sprawl because the character of the area has been significantly changed from open countryside to an industrial scale quarry complex.

Once restored to countryside, the quarry site (operational time not known) would support land parcel BU03 in potentially fulfilling Purpose (a). Combined with current sensitivity guidelines (LCSA) which strongly resist development on higher ground and moorland the land parcel has a useful function. In contrast development of the proposed site would have no impact of the future function of BU03 in restricting urban sprawl.

6.3.2 Green Belt NPPF Purpose **(b) to prevent neighbouring towns merging into one another** is refined in LUC Green Belt Assessment to the question '*Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlement?*' (LUC Question 2a)

Land Parcel BU03 has no contribution to fulfilling Purpose 2a due to the distance between settlements and the configuration of the Green Belt in this area.

- 6.3.3 Green Belt NPPF Purpose **(c) to assist in safeguarding the countryside from encroachment** is refined in the LUC Green Belt Assessment 2018 to the question: *‘Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the parcel already been affected by encroachment of urbanised built development?’* (LUC question 3a)

The site does not have characteristics of the countryside and the development would not alter the character of the Green Belt in this location. Land Parcel BU03 would continue to fulfil NPPF Purpose (c) and LUC Question 3a).

- 6.3.4 Green Belt NPPF Purpose **(d) To preserve the setting and special character of historic towns** is refined in LUC Green Belt Assessment to the question: *‘Does the parcel contribute to the setting and ‘special character’ of a historic town(s)?’* (LUC Question 4a)

The development would not alter the role of BU03 in respect of NPPF Purpose (d). The site would not have any impact on Higher Fold Cottage Grade II Listed Building (LUC Question 4a).

- 6.4 Does the proposed development site fall within the category of Grey Belt as it is defined in NPPF (December 2024)?

The site may satisfy the NPPF 2024 definition of Grey Belt due to the fact that the site *‘does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143’*:

The site may be identified as Grey Belt under this guidance due to:

- The site does **not fundamentally compromise** the function of the Green Belt in Land Parcel BU03.
- The site does **not contribute** to the performance of NPPF Purpose (a) in restricting the sprawl of large built-up areas.
- The Land Parcel BU03 does **not contribute** to the function and NPPF Purpose (b) of the Green Belt in this location in preventing the merging of neighbouring settlements.
- The site has **no connection**, physical or visual with the setting of historic towns. (NPPF Purpose (d))

7.0 Conclusion

This landscape statement concludes a favourable response to the four identified landscape issues; these landscape issues should not present a barrier to development subject to local authority application and interpretation.

1	Negative impact on the local character of the area	No	No negative impact
2	Support for local planning policy for development in this location.	Yes	Subject to sensitive, layout and design etc on the site.
3	Compromise NPPF 2024 Purposes (a), (b) and (c) the Green Belt	No	Subject to local authority interpretation and application.
4	Categorised as Grey Belt as defined in the NPPF (Dec 2024)	Yes	Subject to local authority interpretation and application.

8.0 Recommendations

The outline or full planning application may require the following actions:

- a) Review of any NPPF guidance updates if issued.
- b) Prepare a Landscape Plan based on architect's layout and input from specialist consultants including arboriculture, ecology and hydrology/ drainage. The LPA may want this plan to be a detailed scheme of planting, boundaries treatments, hardworks including compensation for any loss of tree and hedgerows.
- c) Liaise with specialist consultants to establish results of investigations into previous site use, any previous quarry workings and potential contamination issues which may influence the development layout.
- d) Review operational proposals for the Fletcher Bank Quarry and restoration proposals as and when they are updated.

9.0 Screen shots of site and immediate area











