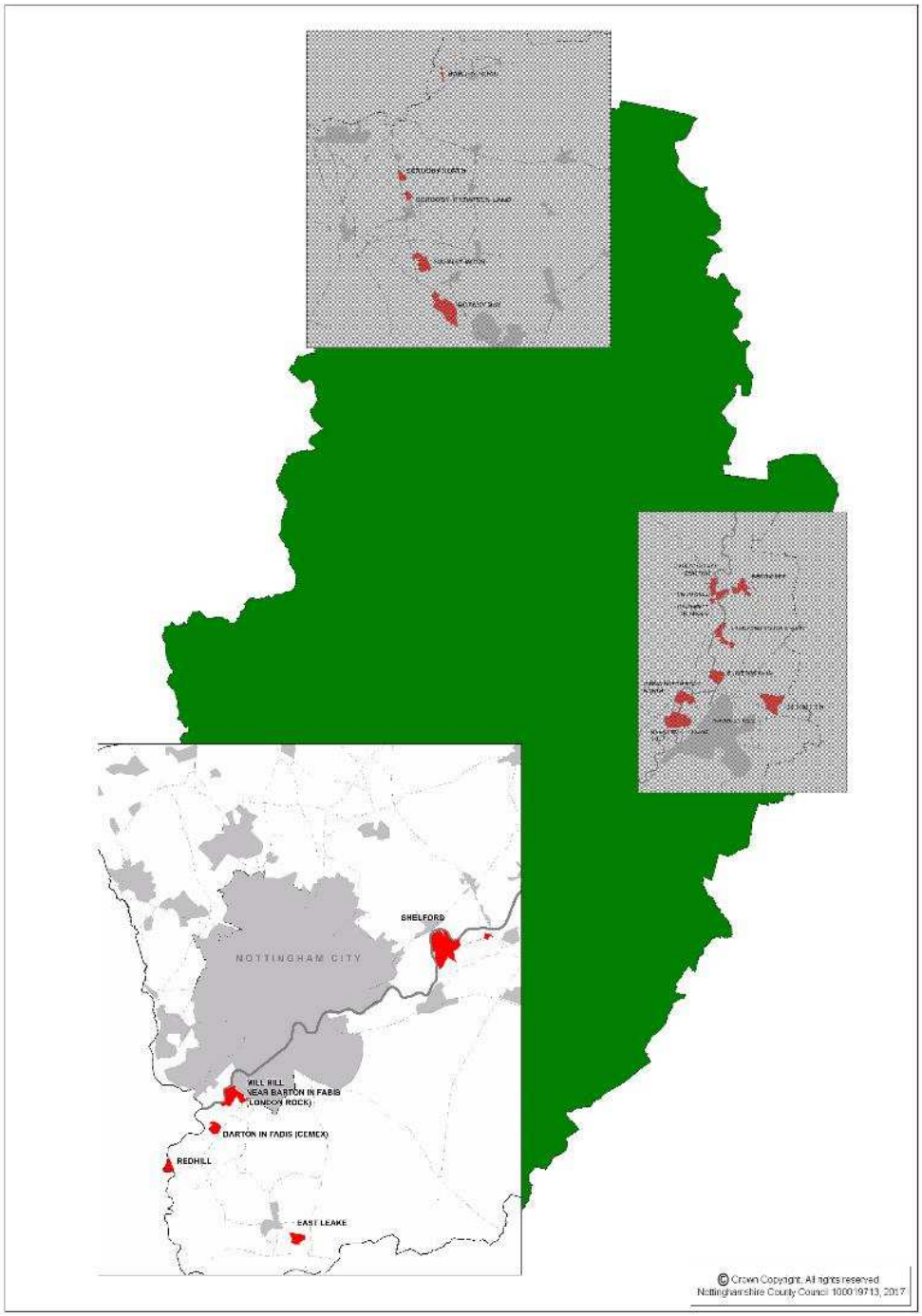
Nottinghamshire County Council

Nottinghamshire Minerals Local Plan

Summary of **sand and gravel** proposals submitted for consideration near Nottingham

Published March 2018



Contents

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Introduction

As part of the Minerals Local Plan evidence gathering process, a call for sites exercise has been completed. This exercise invited the minerals industry and other relevant parties to put forward quarry proposals they wished to be considered for allocation in the emerging Nottinghamshire Minerals Local Plan.

This document sets out a summary of the key information put forward by the industry on a site by site basis, however it is important to note that the information has not been endorsed by, or reflect the views of the County Council.

As part of the development of the Minerals Local Plan, a range of site specific assessments will be undertaken. This assessment work will then inform the identification of site specific allocations included in the plan, and will ensure that the sites are deliverable, realistic and achievable and can contribute to providing a steady and adequate supply of minerals over the plan period.

This document will be updated if further information is provided by the site proposers.

A detailed list of information was required with the proposals and this can be found in Appendix A

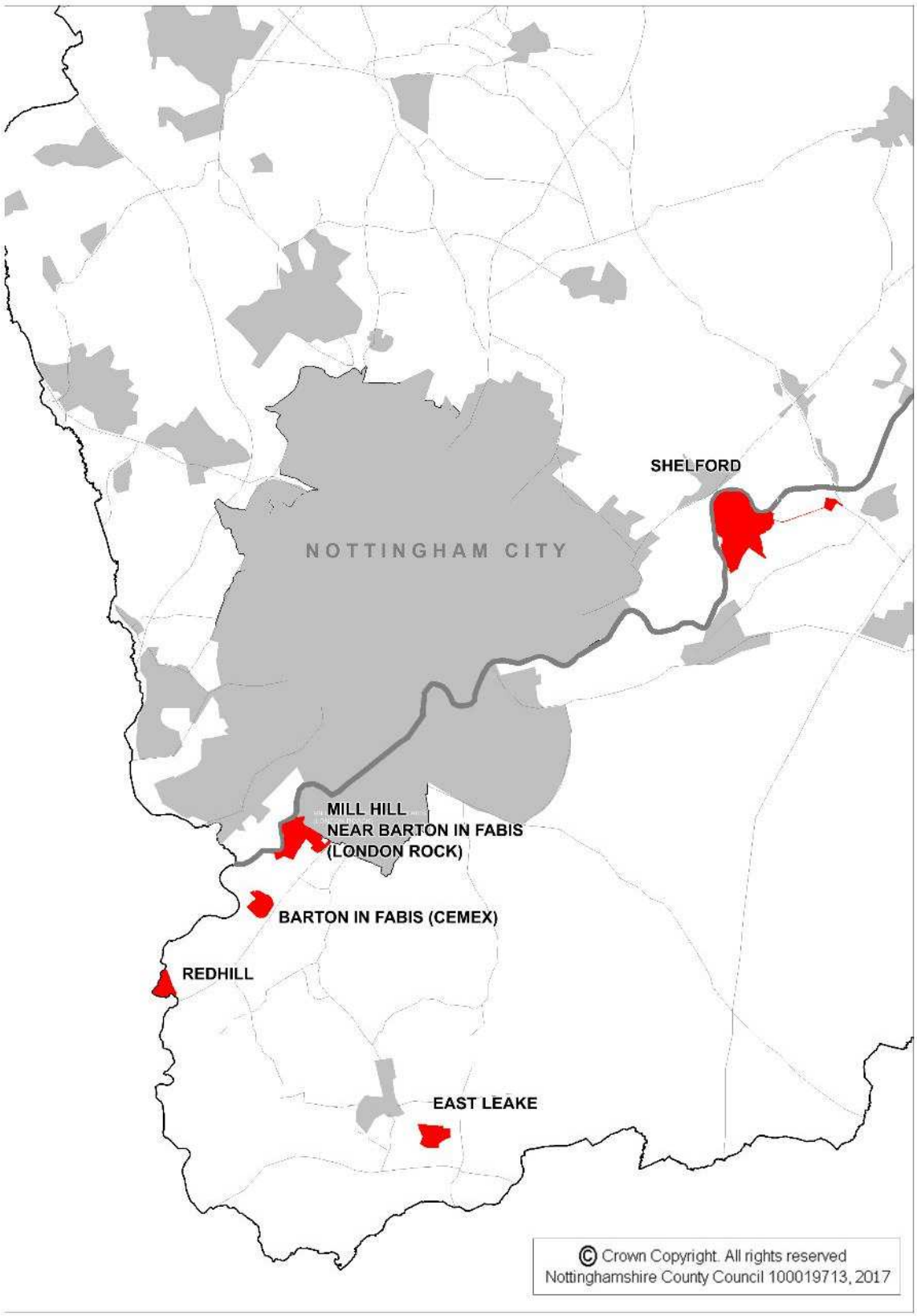
Plan key

Key to Maps

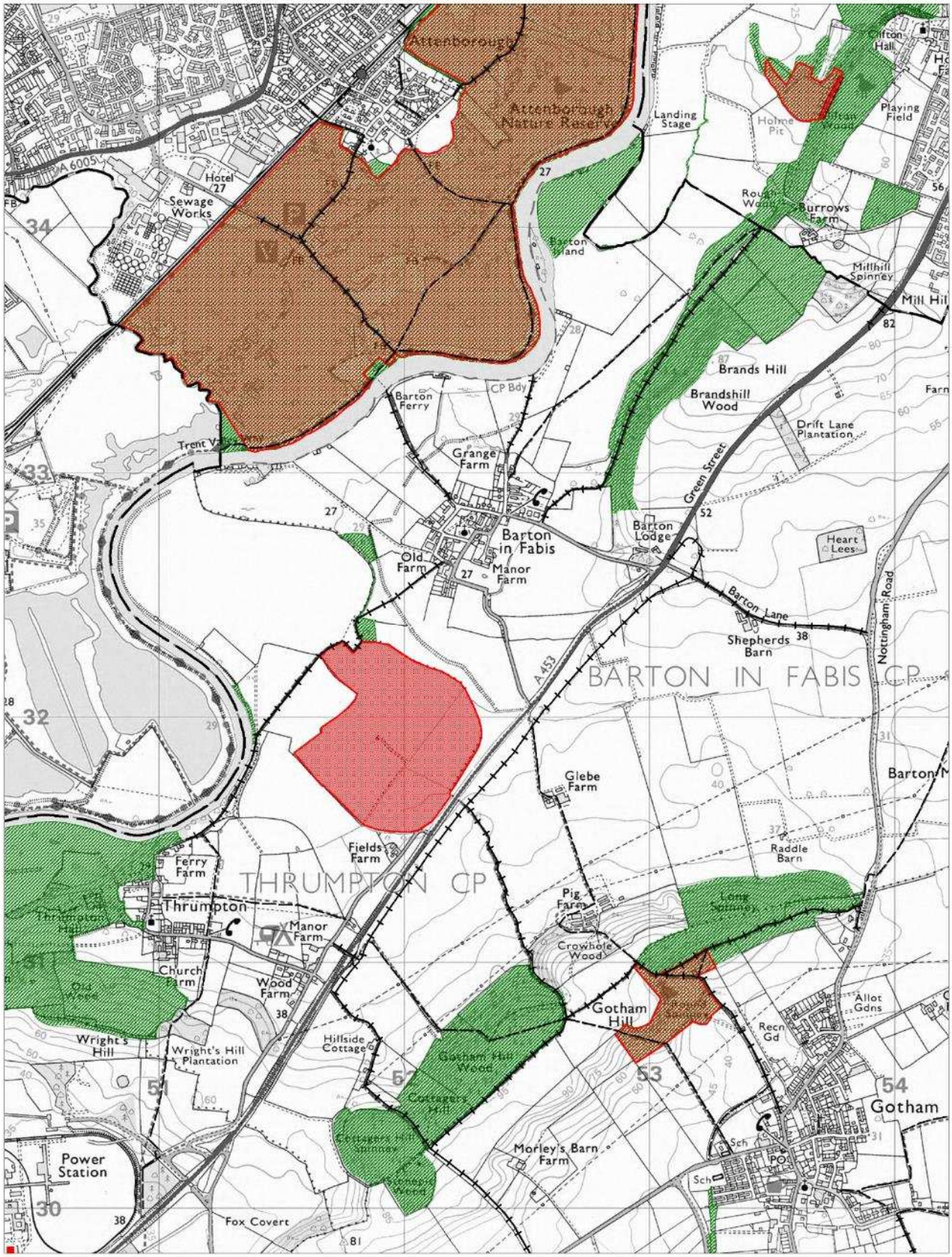
	Proposed Site
P	Proposed Processing Plant (relevant to the site)
	Existing / Recently Worked Minerals Workings
P	Existing/ permitted processing plant
	County Boundary
	SSSI – Site of Special Scientific Interest
	SINC – Site of Important Nature Conservation (Bio)
	SINC – Site of Importance for Nature Conservation (Geo)
	Footpath
	Bridlepath

Source: British Geological Survey. 2013. Digital Geological Map of Great Britain 1:625 000 scale (DiGMapGB-625) Superficial Deposits data[CD-Rom]. Version 1.10. Keyworth. Nottingham. British Geological Survey. Release data 30-04-2013.

Location plan



Nottinghamshire MLP Call for Sites - Sand and Gravel -
Barton in Fabis - CEMEX



Barton in Fabis (Cemex)

Proposer	
Mineral operator	CEMEX
Location	
Site information (including grid reference)	Area of open arable land
Location	South West of Barton in Fabis village and due west of A453
District /Borough Council	Rushcliffe Borough Council
Extent of excavations	-
Proposed access	Off parallel road with the dual carriageway known as Green Street
Estimated HGV movements	-
Reserve data	
Estimated reserves (million tonnes)	2
Estimated output (tonnes per annum)	250,000
Estimated life of quarry	8 years
Estimated start date	Early in the plan period
Role of site	
Greenfield site or extension to existing quarry	Greenfield site
Replacement to existing quarry	No
Planned market area	City of Nottingham, sourrounding Nottinghamshire area, South Derbyshire (Ilkeston/Sandyacre) and along the M1 corridors junctions 23a to 26
Availability of mineral	
Legal rights to work the mineral?	Yes
Landowner consent	
Owner of the land	Mr Keith Towers, Manor Farm, NG11 0AX
Formal agreement between owner and mineral operator	No
Agricultural land quality	
Grade	-
Sensitive receptors	
List receptors within 250m	No list produced as yet
Restoration	
Proposed restoration	Inert land fill

Note: unless otherwise stated views expressed and information provided are those made by the mineral operator or site proposer.

Location

This proposed site is located on Land south west of Barton in Fabis, within the Borough of Rushcliffe, Nottinghamshire.

Reserve data

It is estimated the site contains circa. 2 million tonnes. However, further geological investigations involving drilling are due to take place this month (January 2018) and instructions for detailed assessment work for an Environmental Impact Assessment are due to be made. This will involve initial assessments on Ecology, Archaeology and Cultural Heritage, Floor Risk, Hydrogeology, Land and Soils Classification and a Landscape and Visual Impact Assessment.

Possible role of site

The site would supply the city of Nottingham, the surrounding Nottinghamshire county area, South Derbyshire (Ilkeston/Sandiacre areas) and along the M1 corridors Junctions 23a to 26.

Site access / proposed operations

Site access would be via a dual carriage way running parallel to the south of the site (also known as Green Street).

Environmental and cultural designations

Environmental Impact Assessment and Cultural Heritage Assessments are to be undertaken this month (January 2018).

Residential amenity

No information supplied

Water resources

No information supplied

Proposed restoration

No information supplied

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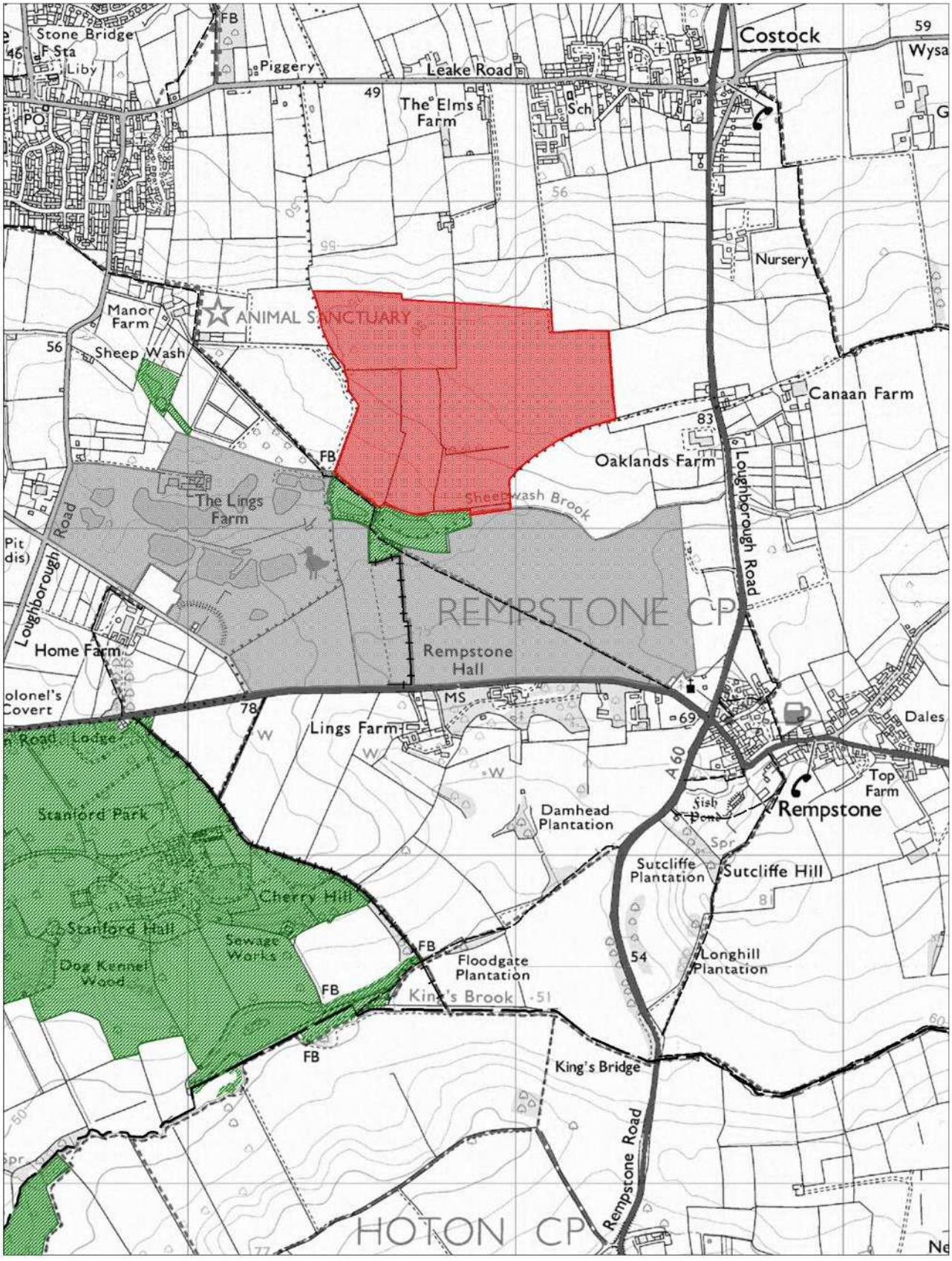
Nottinghamshire MLP Call for Sites - Sand and Gravel - East Leake



East Leake north

Proposer	
Mineral operator	CEMEX
Location	
Site information (including grid reference)	Land North of CEMEX's existing East Leake Quarry Grid reference: 456639 325219
Location	
District /Borough Council	Rushcliffe Borough Council
Extent of excavations	-
Proposed access	Maintaining use of the existing permitted quarry access
Estimated HGV movements	-
Reserve data	
Estimated reserves	750,000 tonnes
Estimated output (tonnes per annum)	180-250,000
Estimated life of quarry	3-4 years
Estimated start date	2026
Role of site	
Greenfield site or extension to existing quarry	Extension
Replacement to existing quarry	-
Planned market area	Loughborough, North Leicestershire and surrounding areas, M1 Corridor south to J23
Availability of mineral	
Legal rights to work the mineral?	No
Landowner consent	
Owner of the land	Chris Brown, Elms Farm.
Formal agreement between owner and mineral operator	Prospecting agreement
Agricultural land quality	
Grade	-
Sensitive receptors	
List receptors within 250m	-
Restoration	
Proposed restoration	Nature conservation, fishing or return to agriculture with aid of inert land-filling

Note: unless otherwise stated views expressed and information provided are those made by the mineral operator or site proposer.

Location

The site is located to the North of CEMEX's existing East Leake Quarry, within the large village of East Leake, Nottinghamshire. The site is located within the Borough of Rushcliffe, and is situated in south Nottinghamshire, close to the Leicestershire border.

Reserve data

The reserve data for this site is estimated to be 750,000 tonnes. This figure has been estimated based on CEMEX's existing understanding of the local geology.

Possible role of site

It is proposed that the site would supply the existing markets of Loughborough, North Leicestershire and surrounding areas, and the M1 corridor south to Junction 23. These markets are currently being supplied by the CEMEX operation already located at East Leake.

Site access / proposed operations

No information supplied

Environmental and cultural designations

No information supplied

Residential amenity

No information supplied

Water resources

No information supplied

Proposed restoration

Although there has been no dialogue between the land owner and CEMEX regarding the restoration of the land, it is believed that any restoration is likely to include nature conservation, fishing or a return to agriculture with the aid of inert land-filling.

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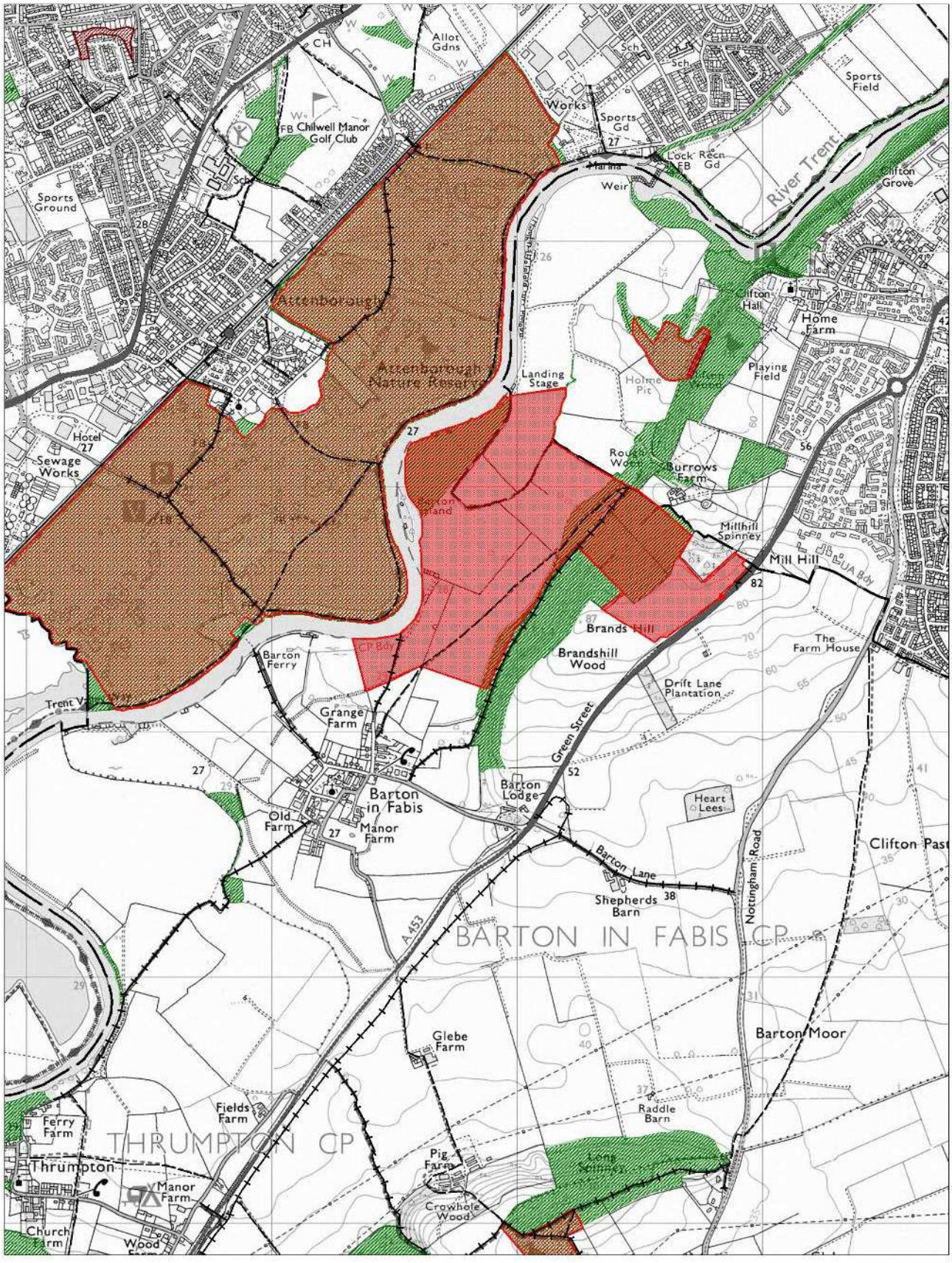
Nottinghamshire MLP Call for Sites - Sand and Gravel -
Mill Hill near Barton in Fabis - London Rock



Mill Hill near Barton in Fabis

Proposer	
Mineral operator	London Rock
Location	
Site information (including grid reference)	Grid Ref: SK529 337
Location	Between Barton in Fabis and Clifton
District /Borough Council	Rushcliffe & City of Nottingham
Extent of excavations	53 ha. Range in thickness from 2.2 to 6.5m. The overburden mapped is 1.5m thickness.
Proposed access	Access would be onto Green Street before joining the highway network at Mill Hill roundabout.
Estimated HGV movements	114 per day
Reserve data	
Estimated reserves (million tonnes)	3.4
Estimated output (tonnes per annum)	280,000 TPA
Estimated life of quarry	12-15 years
Estimated start date	2018
Role of site	
Greenfield site or extension to existing quarry	Greenfield
Replacement to existing quarry	No
Planned market area	Up to 10km from the site.
Availability of mineral	
Legal rights to work the mineral?	Yes
Landowner consent	
Owner of the land	John H Plowright Trust and Simon J Plowright Trust.
Formal agreement between owner and mineral operator	Yes
Agricultural land quality	
Grade	3a
Sensitive receptors	
List receptors within 250m	• Southern most extent of excavation will be over 150m from the nearest residential properties in Barton in Fabis. • Processing plant at Mill Hill is over 1km from Barton, screened by Brandshill Wood & 400m from properties in Clifton. • Number of Public Rights of Way that lie wholly or partly within the site kown as Barton in Fabis Bridleway No.1, Barton in Fabis Footpath No.2 and Barton in Fabis Bridleway No.3 (shown on Plan PA17-2)
Restoration	
Proposed restoration	

Note: unless otherwise stated views expressed and information provided are those made by the mineral operator or site proposer.

Location

The site is located on the eastern bank of the River Trent just south of the City of Nottingham, between the villages of Barton in Fabis and Clifton as is centred at Grid Reference [SK 529 337] as shown on Plan PA17-1. The majority of the site lies within the County of Nottinghamshire (77.3ha) and 10.7 ha of the site lies within the City of Nottingham administrative area giving a total application area of some 88 ha.

The site lies approximately 6.5 km to the south west of Nottingham City Centre, 10km to the north east of East Midlands Airport and 8km from M1 Junction 24. The nearest properties are located in Barton in Fabis over 150m to the south of the application area.

Reserve data

A series of boreholes have been drilled across the application area to assess the potential reserves and quality of the River Terrace Sand and Gravel deposits known to be present.

River Terrace deposits are mapped across much of the site and all of the boreholes drilled proved mineral to be present. Where proved, the sand and gravel ranges in thickness from 2.2m to 6.5m. All of the boreholes drilled on the site were terminated in firm, reddish brown Mercia Mudstone bedrock that likes beneath the mineral deposits. Laboratory testing confirms they appear suitable for a range of construction aggregate uses.

Possible role of site

The proposed site is a greenfield site. It is not replacing an existing mineral working, however it should be noted that the site could be a replacement for Attenborough Quarry which is located on the western bank of the River Trent which has been operating for over 100 years. The reserves are exhausted and the quarry processing unit and ready mixed concrete plant were closed in 2017 and are being demolished.

The planned market area is anticipated to be up to 10km away from the site.

Site access / proposed operations

London Rock are to become the landowner and operator of the proposed application area. The site is covered currently by two different land owners (John H Plowright Trust and the Simon J Plowright Trust). Subject to planning approval, the land will be acquired by London Rock Supplies Ltd.

Environmental and cultural designations

As part of the planning application, an assessment of the existing soils and agricultural land quality has been carried out that covers the proposed extraction area on the River Trent floodplain as well as the proposed plant area at Mill Hill.

The ALC of the site has shown that of the 'Floodplain area' (68.5ha) contains only 4.54 ha of land that has been classified Grade 3a (Best and most versatile land). The majority of the floodplain area is limited to Grade 3b due to the regular frequency of flooding that covers the majority of this low lying area adjacent to the River Trent.

Residential amenity

No information supplied

Water resources

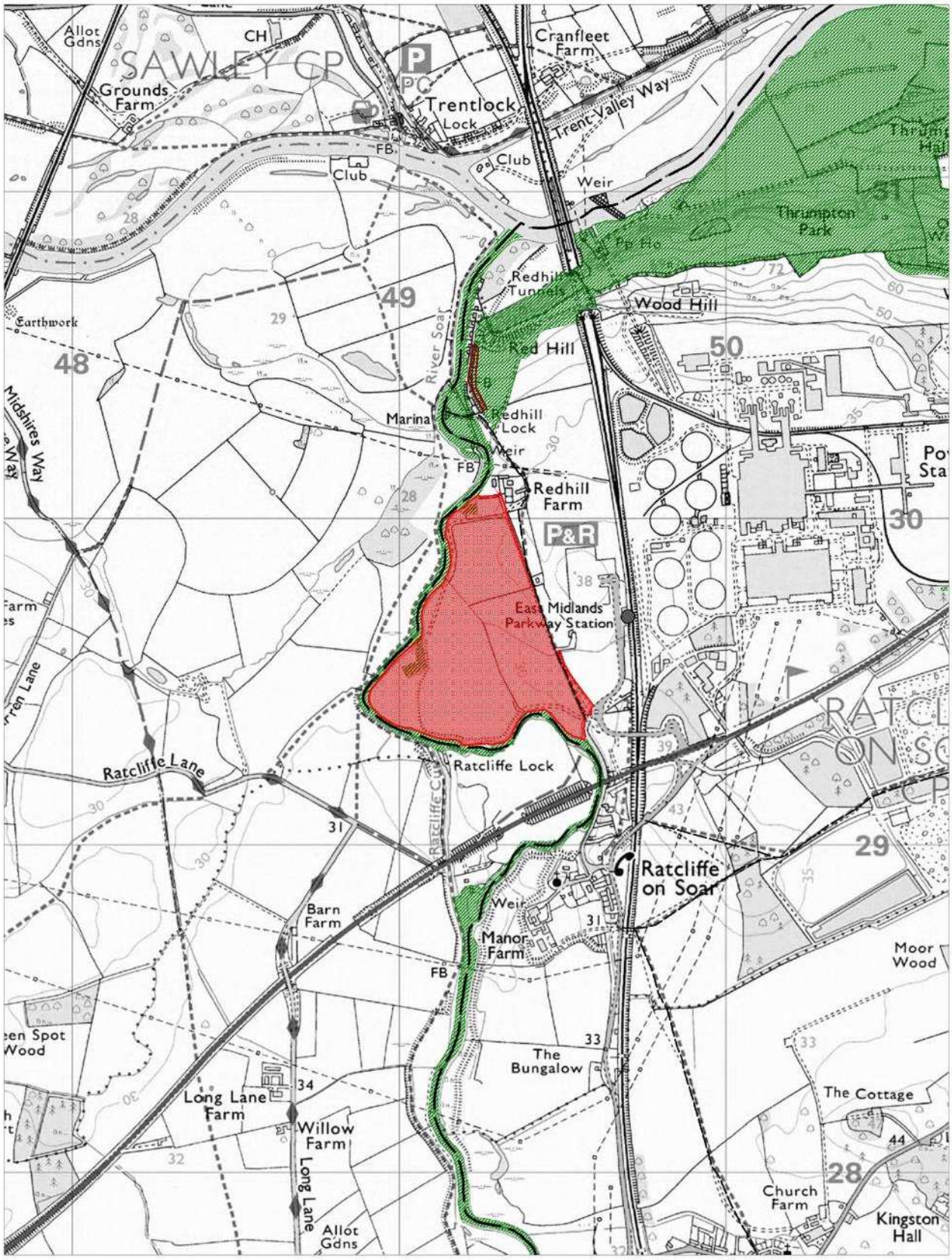
No information supplied

Proposed restoration

The restoration scheme has been developed in consultation with the Environment Agency, Natural England and East Midlands Airport. It incorporates a phased sequence of extraction, reclamation and restoration. The scheme includes the creation of 62ha of several key UK and Nottinghamshire LBAP priority habitats such as floodplain grazing marsh, reed bed, lowland wet grassland, marshes, eutrophics and mesotrophic standing water, hedgerows and agricultural land.

The plant, weighbridge and offices will be removed and the soil stored in the peripheral bunds used to restore the Mill Hill area to agricultural land. However, it is proposed that the internal access road from the site entrance down Brandshill Grassland will be retained for long-term access and maintenance of the restored extraction area. Thus there will be no need for access through the village of Barton in Fabis. This site entrance will revert back to use commensurate with the restoration proposals.

Nottinghamshire MLP Call for Sites - Sand and Gravel - Redhill



Redhill, Ratcliffe-on-Soar.

Proposer	
Mineral operator	Redhill Marine Ltd
Location	
Site information (including grid reference)	
Location	Redhill, Ratcliffe on Soar, Nottinghamshire
District /Borough Council	Rushcliffe
Extent of excavations	
Proposed access	A453 via the Parkway station junction
Estimated HGV movements	50 per day (25 in, 25 out)
Reserve data	
Estimated reserves (million tonnes)	0.7
Estimated output (tonnes per annum)	100,000-120,000
Estimated life of quarry	6-7 years
Estimated start date	Immediately (subject to permissions)
Role of site	
Greenfield site or extension to existing quarry	Greenfield site
Replacement to existing quarry	No
Planned market area	Nottingham and environs.
Availability of mineral	
Legal rights to work the mineral?	Yes
Landowner consent	
Owner of the land	Mr. R. Morley – Redhill Marine Ltd
Formal agreement between owner and mineral operator	No firm agreement has been entered into.
Agricultural land quality	
Grade	Low grade 3/4
Sensitive receptors	
List receptors within 250m	• Group of old farm buildings with farmhouse to the north. • House along the internal road between the farm buildings and roundabout • Number of moorings along the bank of the river Soar.
Restoration	
Proposed restoration	Create a body of open water to be linked to the river soar and to be used as a marina. To include internal bankside habitats.

Note: unless otherwise stated views expressed and information provided are those made by the mineral operator or site proposer.

Location

From a county wide perspective, the site is located within the south west of Nottinghamshire, with the river Soar providing a natural border between Nottinghamshire and Leicestershire to the west. The site is located between Long Eaton to the north and Kegworth to the south.

Locally, Bordering the site to the east is East Midlands Parkway railway station and the Ratcliffe-on-Soar power station. The river Soar bounds the site to the north, south and west.

Reserve data

The site has been subject to a series of field investigations which include 7 boreholes in 1973 and 12 trial pits in 2001. More recently, 9 further boreholes were investigated in 2007 (see plan 0523/BH/1). After making allowance for an area of archaeological interest and appropriate margins to the river Soar, the recoverable reserve is circa 700,000 tonnes. The quality is good comprising approximately 50/50 sand to gravel, the gravel being predominantly quartzite based with a low silt/clay content.

The annual output will be approximately 100,000 – 120,000 tonnes, based on which the life of the working will be circa 6-7 years, allowing 6 months for start-up and a further 6 months to complete the restoration.

Subject to gaining a suitable permission the site could be worked immediately.

Possible role of site

The proposed site is a new Greenfield site. The site is being promoted to maintain an adequate and steady supply of construction aggregates as the existing reserves in the county run down.

The principle market are will be Nottingham and the surrounding areas.

Due to the site's proximity to key routes including the A453 and M1, along with excellent rail connections, the site is very well located to serve the main market.

Site access / proposed operations

The site is promoted by the land and mineral owner who enjoys full rights of access to the public highway. Interest in developing the minerals has been expressed by several companies.

Environmental and cultural designations

Inside the boundary of the site, to the east, lies a strip of land which has been identified as an Area of Archaeological Interest.

Residential amenity

No information supplied

Water resources

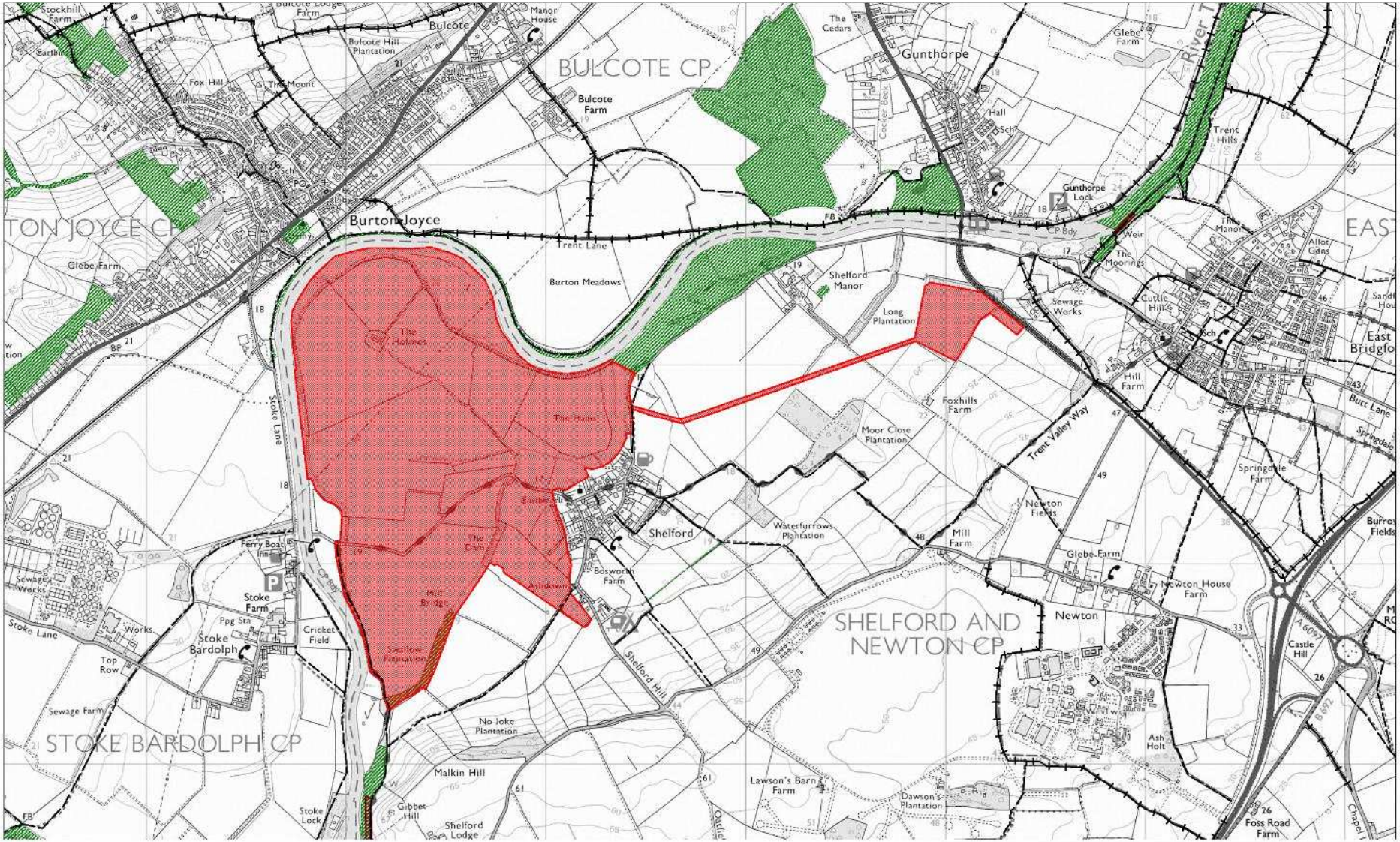
No information supplied

Proposed restoration

The proposed restoration is to create a body of open water that can be linked to the river Soar to enable to site to be used as a marina. This will enable the moorings along the river Soar to be brought into the marina which will noticeably improve the ecological/environmental status of a considerable length of the riverbank. In addition, the restoration/marina design will include internal bankside habitats to enhance the biodiversity locally (e.g. shallows, reed edges, grassland etc.)

The reclamation does not require the importation of any fill, other than if needed for engineering works (roads, platforms, strengthening etc)

Nottinghamshire MLP Call for Sites - Sand and Gravel - Shelford



Shelford

Proposer	
Mineral operator	Brett Aggregates
Location	
Site information (including grid reference)	Grid ref: 466400 342800
Location	North west of Shelford village
District /Borough Council	Rushcliffe
Extent of excavations	Total area 227 hectares
Proposed access	Access will be from the A6097
Estimated HGV movements	Per year – 10,667
Reserve data	
Estimated reserves (million tonnes)	6.5
Estimated output (tonnes per annum)	500,000
Estimated life of quarry	14 years
Estimated start date	2019/2020
Role of site	
Greenfield site or extension to existing quarry	New site
Replacement to existing quarry	Shelford would replace the closed quarries at Hoveringham, Holme Pierrepoint and Attenborough
Planned market area	Nottingham city and the south of the county
Availability of mineral	
Legal rights to work the mineral?	Yes
Landowner consent	
Owner of the land	The Crown Estate
Formal agreement between owner and mineral operator	Yes
Agricultural land quality	
Grade	3 – agricultural land
Sensitive receptors	
List receptors within 250m	No
Restoration	
Proposed restoration	Yes – see below

Note: unless otherwise stated views expressed and information provided are those made by the mineral operator or site proposer.

Location

Shelford West is located in the Borough of Rushcliffe. The site lies in the expansive largely flat valley of the River Trent, and is located south of the River. To the south of the site the village of Shelford can be found, with Burton Joyce and Stoke Bardolph bordering the site, albeit with the natural boundary of the River Trent between them.

Reserve data

The site contains approximately 6.5 million tonnes of mineral which has been identified through borehole surveys. It is expected that 500,000 tonnes per annum will be processed and exported from the site with 180,000 tonnes per annum proposed to leave by barge and 320,000 tonnes per annum leaving by road.

Possible role of site

The site will be a new Greenfield site and will effectively replace the closed quarries at Hoveringham, Holme Pierrepoint and Attenborough.

Site access / proposed operations

Access to the site will be from the A6097 with the extraction area linked to the main plant site by conveyor.

Environmental and cultural designations

Potential impacts on footpaths Number 1, 5 and 6,

It is considered that the site has some potential for archaeology. The Village of Shelford has a conservation area and listed buildings. An early map of 1609 includes the area of the proposed Site and on this is marked a "warrener's house" and a rabbit warren, both of which lie within the extraction area. However, these areas have been ploughed, so any evidence is likely to have been truncated to some extent. The 1609 map also shows the old course of the Trent. This is relevant to the restoration strategy, as the land within the extraction area is all flood plain of the Trent, and would originally have been on the west bank.
A scheduled monument, a Civil War gun battery, located 50m south west of St Peter and St Paul's Church, consists of earthworks facing westwards down Stoke Ferry Lane. The setting and context of this monument is important. The Church is a Grade II* listed building.

Residential amenity

No information supplied-

Water resources

It is expected that a number of groundwater abstraction licences and identified potential sources of pollution lie within the vicinity of the site. The site lies within Flood zone 3 and a small area is within a Source Protection Zone 3. The mineral extraction will be below the upper limit of the water table.

Proposed restoration

The site is currently in large scale largely arable cultivation. Ecological surveys commissioned by BAL have shown that the current use is of low ecological value. In accordance with the previous draft MLP Shelford allocation, BAL have held a number of meetings with key stakeholders including NWT, RSPB, EA and the County's ecologist in order to explore how the highest level of ecological restoration can be achieved. This has involved BAL commissioning flood modelling work to determine how some of the options, in particular the removal of the secondary flood defence adjacent to the River Trent could be achieved without causing increased flood risk elsewhere, particularly further downstream of the site.

The restoration proposed seeks to balance a high level of ecological restoration with providing access to the local community through footpath access alongside the river in an area where this is currently no public access. The opportunity to provide this important missing link alongside the river will be taken and the existing lane across the working area will be retained.

Appendix A – Information required through the call for sites exercise

1. Location
1.1. Proposed boundary of the site
1.2. The extent of excavations
1.3. Proposed access to the site, including a map of key routes from the site to the nearest major roads
1.4. Possible location(s) of processing plant
1.5. Phasing
1.6. An OS map of the site
1.7. Estimated number of HGV movements per day/month/year

2. **Reserve Data** (with supporting evidence)
2.1. Quality and quantity of recoverable reserves
2.2. Estimated output per annum
2.3. Estimated lifespan of the mineral working (years)
2.4. When will the site be ready to be worked?

3. Role of site/markets
3.1. Is the site a new Greenfield site or an extension?
3.2. If a Greenfield site, is it replacing an existing mineral working within or outside the county
3.3. What is your planned market area?
3.4. Is the location of the site optimum in terms of serving the market?

4. Availability of Mineral
4.1. Do you have the legal rights to work all of the mineral including access to a public highway or any other transport route?

5. Landowner Consent
5.1. Who is the legal owner of the site?
5.2. Is the legal owner of the site also a minerals operator?
5.3. Has the legal owner made a formal agreement with any mineral operator for minerals exploration and/or minerals extraction

6. Agricultural land quality
6.1. Agricultural land classifications found within the site

7. Sensitive Receptors
7.1. Is the site located within 250m of any sensitive receptors? (schools, residential dwellings, workplaces, healthcare facilities)

8. Reclamation
8.1. Proposed reclamation schemes – what opportunities for environmental benefits do you see arising from the scheme?
8.2. Does the reclamation of the site depend on importing fill? If so, please indicate type of waste, main sources and timescales

NOTE: All information submitted as part of this call for sites will be available for public viewing