Nottinghamshire Minerals Local Plan 2017/2018
Call for Sites

Barnby Moor

Rotherham Sand and Gravel Co. Ltd.

30 November 2017

LICHFIELDS

LICHFIELDS

Lichfields is the pre-eminent planning and development consultancy in the UK

We've been helping create great places for over 50 years.

lichfields.uk

15038/JG/JSt
15259247v3

Contents

1.0 Introduction

Background

1.1 Following the Council decision to withdraw the Minerals Local Plan in May 2017, Nottinghamshire County Council is currently in the process of preparing a new Minerals Local Plan to replace the current plan which was published in 2005 and is now out of date. The new Minerals Local Plan will provide the planning policy context for minerals development in Nottinghamshire for the period to 2036. The area covered by this minerals plan is that for which Nottinghamshire County Council is the Mineral Planning Authority.

1.2 As part of the evidence gathering process, the Council is now inviting the minerals industry, landowners and other interested parties to submit site specific information for potential new quarries or extensions to existing quarries that they wish to be considered for allocation in the new Minerals Local Plan. The information submitted will be used to assess the proposals put forward, to ensure they are deliverable, realistic and achievable and will contribute to providing a steady and adequate supply of minerals are provided over the plan period.

1.3 Representations have previously made to the Nottinghamshire Minerals Local plan as part of the previous Call for Sites request resulting in the allocation of Barnby Moor (Reference MP2c). Having now obtained legal interest in the areas identified by this submission, Rotherham Sand and Gravel proposes the allocation of Barnby Moor within the context of the Nottinghamshire Minerals Local Plan 2017/2018.

1.4 Following the completion of working at Scrooby Thompson Land (a site promoted for inclusion in the Nottinghamshire Minerals Local Plan by Rotherham Sand and Gravel Ltd (2017/2018)), the Barnby Moor site will be worked in tandem with the Scrooby North extension (a further site promoted for inclusion in the Nottinghamshire Minerals Local Plan (2017/2018)), to provide a blend of sand and gravels. The remainder of this submission document addresses the information requested in the Nottinghamshire Minerals Local Plan – Call for Sites 2017/2018 letter of 3 November 2017.

2.0 Call for Sites Information

Location

Question 1.1

2.1 The Barnby Moor prospect is located at NGR SK6645685417 and at its closest point is situated some 500 metres to the north of the village of Barnby Moor and some 650 metres to the south of the village of Torworth in the north of Nottinghamshire. The site is neighboured by areas of agricultural land. To the west the site, the site is located adjacent to the A638.

2.2 The boundary of the proposed Barnby Moor allocation prospect is shown on Figure 3 at Appendix 1. The prospect site is formed from two conjoined parcels of land has a total area of 25.5 hectares.

Question 1.2

2.3 It is proposed that the whole of the area shown by the red line on Figure 3 will be worked for sand and gravel.

Question 1.3

2.4 It is proposed to take access from the site to the A638 from an existing access point located at SK6599885602 or further to the north, land fronting the A638. Thereafter mineral will be transported by road to Scrooby Top Quarry which is located 3.4km to the north, also accessed from the A638. The Scrooby Top Quarry access permitted in 1999 (reference 1/42/98/16) has been installed to a specification appropriate for the access and egress of heavy goods vehicles carrying minerals.

Question 1.4

2.5 All mineral will be processed at Scrooby Top Quarry where there is located existing processing plant. This plant has the capability to process approximately 350,000 tonnes of mineral per annum. All minerals extracted from Barnby Moor allocation will be transported to Scrooby Top Quarry for processing and onward sale.

Question 1.5

2.6 It is likely that the Barnby Moor extension site will be worked in two stages. Firstly the northern parcel of land followed by that situated to the south.

Question 1.6

2.7 The site boundary shown on an OS base is shown on Figure 3.

Question 1.7

2.8 It is estimated that the development would be worked at a rate of circa 35,000 tonnes per year. This equates to 7 return movement per day or 1,750 return movements per year using heavy goods vehicles with a 20 tonnes payload.

Reserve Data

Question 2.1

2.9 The site has a recoverable reserve of 1 million tonnes of sand and gravel.

2.10 The geology of the site is interpreted from:-

- The British Geological Survey (BGS) 1:50;000 scale map, sheet 101- East Retford; and,
- An assessment of trial pit data within the proposal area;

2.11 The geology of the area comprises drift deposits of glacial sand and gravel overlying Triassic sandstone of the Sherwood Sandstone group.

2.12 The trial pit data is attached at Appendix 2.

Question 2.2

2.13 The estimated output from the site will be 35,000 tonnes of sand and gravel per annum.

Question 2.3

2.14 The estimated lifespan of the mineral working is approximately 25 to 30 years.

Question 2.4

2.15 The site will be worked in tandem with the Scrooby North extension, but will act as a replacement for Scrooby Thompson Land working area. On this basis, subject to planning, it is programmed to extend working into the proposed Barnby Moor allocation area by 2029.

Role of Site / Markets

Question 3.1

2.16 Barnby Moor will be a Greenfield working area.

Question 3.2

2.17 The site will supplement the extraction of minerals at other Rotherham Sand and Gravel operations located at Scrooby. The Barnby Moor site will help Rotherham Sand and Gravel meet its future needs, particularly for gravel.

Question 3.3

2.18 Rotherham Sand and Gravel Co. Limited is an established supplier of graded sand and gravel products to the north Nottinghamshire and South Yorkshire market, using materials principally won from its working sites located between Scrooby and Ranskill. The Barnby Moor site will provide continuity of production in the medium to long term of the plan period.

Question 3.4

2.19 The Barnby Moor site is located some 3.4km to the south of the Scrooby Top Quarry operating centre. It is well placed to meet market needs for the products sold from Scrooby Top Quarry, the market for which is mature, having developed from the location of the mineral deposit and the particular market demand for the product.

Availability of Mineral

Question 4.1

2.20 Rotherham Sand and Gravel Ltd own the minerals deposit and have an existing permitted access or rights to access to the site from the public highway. Should a new access point be required then there are viable options for this to be created direct to the A638.

Landowner Consent

Question 5.1

2.21 Rotherham Sand and Gravel Ltd is the surface and mineral owners in unencumbered freehold and as such have the full legal rights to work the entirety of the mineral deposit indicated by the area shown on Figure 3.

Question 5.2

2.22 Rotherham Sand and Gravel Ltd is both minerals operator and owner.

Question 5.3

2.23 Refer to Question 5.1

Agricultural Land Quality

Question 6.1

2.24 Land quality is Grade 3.

Sensitive Receptors

Question 7.1

2.25 The Barnby Moor site is within 200 metres of a residential property called Woodlands, though the proposed allocation site is bordered by an established hedge line. Other residential and commercial properties are located in the vicinity, all accessed from the A638.

Reclamation

Question 8.1

2.26 The reclamation of the site in the future offers the opportunity for environmental benefit to be designed into the scheme. At this stage a scheme have not been designed however this could provide a water based commercial and nature conservation afteruse.

Question 8.2

2.27 The reclamation of the site does not depend on the importation of fill.

3.0 Conclusion

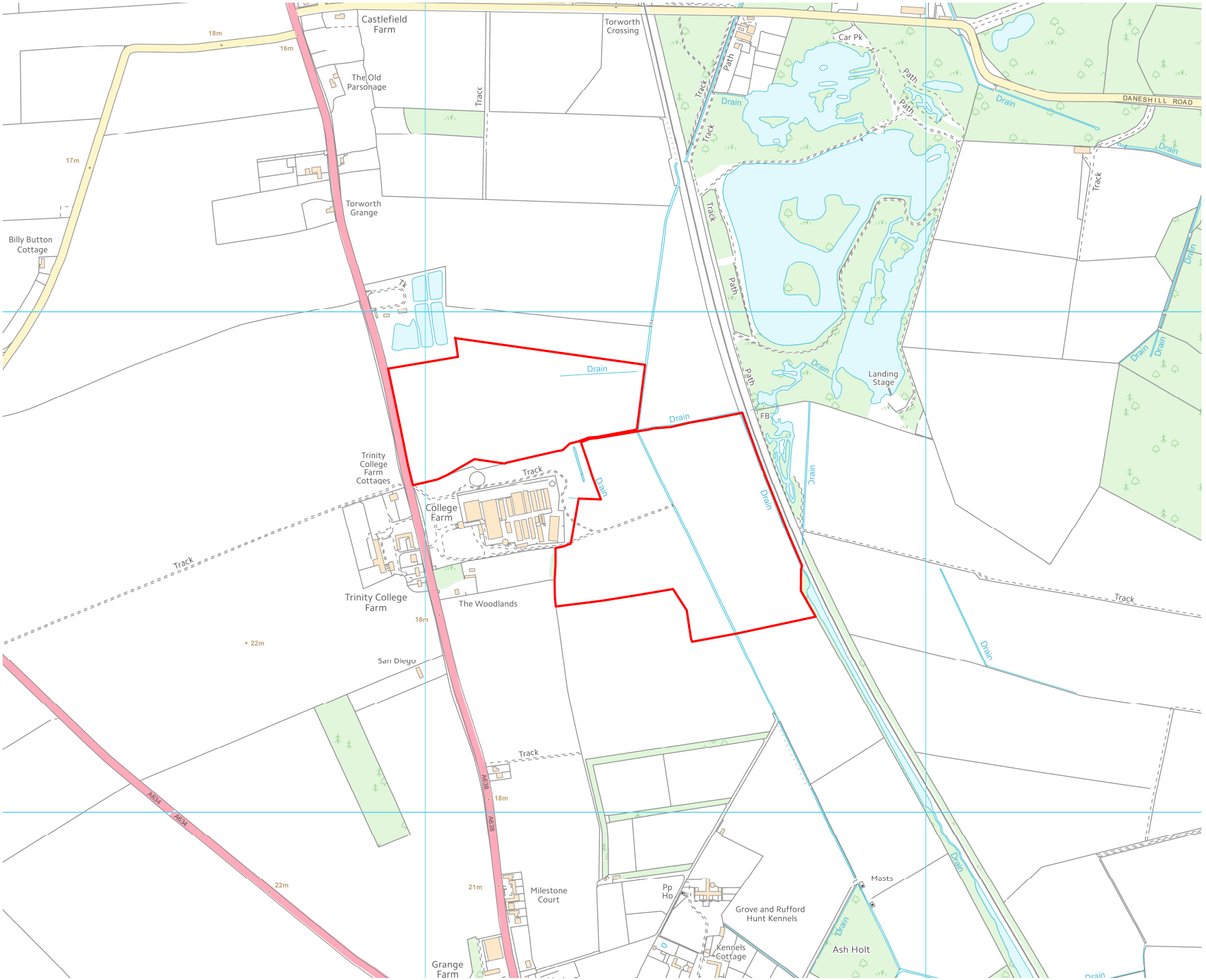
3.1 The Barmby Moor allocation prospect (acknowledged by the now withdrawn submission Nottinghamshire Minerals Local Plan 2017) will make a valued contribution to the provision of sand and gravel reserve to the local market. The proposed allocation represents a major resource for the County and would be worked in the medium to long term of the plan period and beyond. The Barmby Moor allocation is not overlooked by residential properties and has a good access to the main A638 and from Scrooby Top Quarry has ready access to the local market and wider motorway network via the A1 M at Blyth.

3.2 Subject to the necessary permission, any working scheme with mitigation is not likely to result in an adverse effect upon sensitive receptors or the environment. Subsequent restoration will provide the opportunity to include ecological and further commercial benefits to the scheme.

3.3 Provision should therefore be made for the allocation of Barmby Moor within the Nottinghamshire Minerals Local Plan 2017/2018.

Appendix 1

Site Location Plan Figure 3



Key

Barnby Moor

0 100 200m

LICHFIELDS

Project	Nottinghamshire Minerals Local Plan 2017/2018
Title	Figure 3. Call for Sites: Barnby Moor
Client	Rotherham Sand and Gravel Co. Ltd
Date	06.12.2017
Scale	1 : 10,000 @ A4
Drawn by	MAR
Drg. No	GIS\CL\15038\01-03

N

GIS Reference: S:\CL15038 - Nottinghamshire Minerals Local Plan\CL15038 - Nottinghamshire Minerals Local Plan - Fig 3 - Barnby Moor - 06.12.2017.mxd

Appendix 2

Trial Pit Data

Tarmac

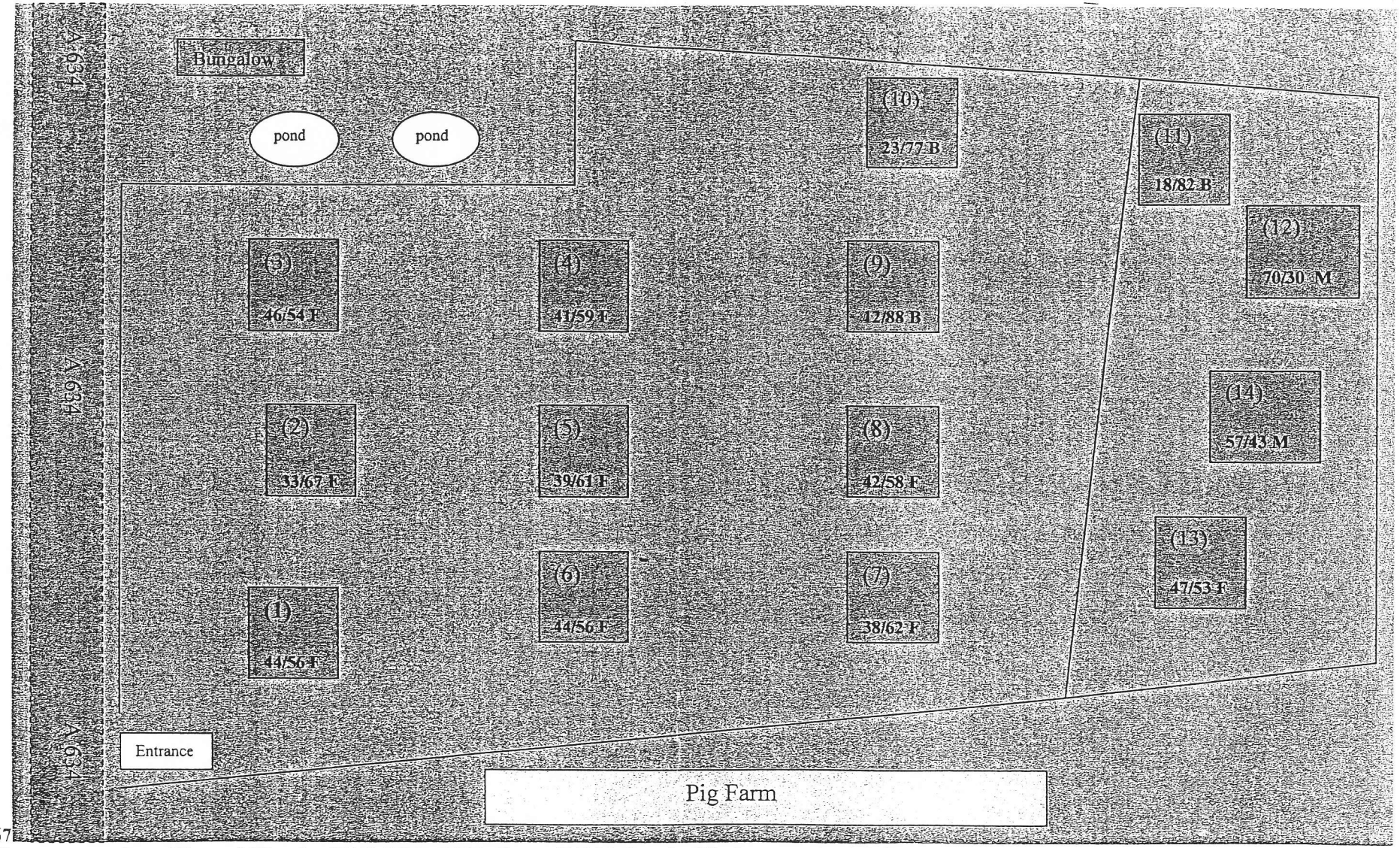
Plant : Loun( )uarry

Printed : 21 February 2007

Report Period : 09 February 2007 to 09 February 2007

Sand/Gravel As Dug Torworth Grange						80 mm	63 mm	40 mm	20 mm	14 mm	10 mm	6.3 mm	4 mm	2 mm	1 mm	0.5 mm	0.25 mm	0.125 mm	0.063 mm	Moisture	CAT
Lound																					
ID / Ref No	Date / Time		Site	O/burden depth	Deposit depth																
137292 Hole 1	09/02/07 08:30	Trial	Trial	1.5 M	4.5 M	100	100	100	79	72	65	58	54	51	49	44	15	7	5	9	A1
137300 Hole 2	09/02/07 09:00	Trial	Trial	1.5 M	4.5 M	100	100	100	90	83	76	69	65	61	59	52	15	5	4	10	A1
137301 Hole 3	09/02/07 09:30	Trial	Trial	1.5 M	4.5 M	100	100	100	85	73	65	57	52	48	46	42	18	6	4	8	A1
137302 Hole 4	09/02/07 10:00	Trial	Trial	1.5 M	4.5 M	100	90	90	82	75	69	61	57	54	52	46	18	8	5	11	A1
137304 Hole 5	09/02/07 10:30	Trial	Trial	1.5 M	4.5 M	100	100	97	90	81	72	64	59	55	53	48	24	7	5	10	A1
137305 Hole 6	09/02/07 11:00	Trial	Trial	0.5 M	5.5 M	100	100	93	83	74	68	59	54	50	48	44	25	11	7	8	A1
137308 Hole 7	09/02/07 11:30	Trial	Trial	0.5 M	5.5 M	100	100	100	83	76	70	64	60	57	55	51	25	8	5	10	A1
137310 Hole 8	09/02/07 12:30	Trial	Trial	0.5 M	5.5 M	100	85	82	72	69	64	59	57	55	54	51	25	8	4	10	A1
137311 Hole 9	09/02/07 13:00	Trial	Trial	1 M	5 M	100	100	97	95	92	90	88	87	86	86	84	48	18	9	16	A1
137314 Hole 10	09/02/07 13:30	Trial	Trial	1 M	5 M	100	100	96	90	85	81	78	76	74	73	71	45	17	10	13	A1
137316 Hole 11	09/02/07 14:00	Trial	Trial	2 M	4 M	100	100	100	95	90	88	83	80	78	77	73	33	10	5	18	A1
137321 Hole 12	09/02/07 14:30	Trial	Trial	2 M	Unknown	100	100	95	72	56	44	33	28	24	22	19	7	3	2	6	A1
137332 Hole 13	09/02/07 15:00	Trial	Trial	2.5 M	Unknown	100	100	89	79	69	63	55	50	47	45	41	19	7	4	10	A1
137333 Hole 14	09/02/07 15:30	Trial	Trial	2 M	Unknown	100	93	91	74	63	54	46	41	37	35	31	16	8	5	7	A1
				Mean:		100.0	97.7	95.0	83.5	75.6	69.2	62.4	58.5	55.5	53.8	49.9	23.7	8.8	5.3	10.4	
				Min:		100	85	82	72	56	44	33	28	24	22	19	7	3	2	6	
				Max:		100	100	100	95	92	90	88	87	86	86	84	48	18	10	18	
				SD:		0.0	4.9	5.5	7.8	10.0	12.2	14.2	15.3	16.1	16.5	16.8	11.6	4.2	2.2	3.5	

Torworth Grange Trial Holes 09/02/07



Key: example – (Gravel First) 60/40 M is 60% Gravel/40% Sand: likely to make M Grade sand
(Gravel First) 30/70 F is 30% Gravel /60% Sand: likely to make F Grade sand
B is majority Building sand

Bristol
0117 403 1980
bristol@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

Nottinghamshire Minerals Local Plan 2017/2018
Call for Sites

Scrooby North Extension

Rotherham Sand and Gravel Co. Ltd.

30 November 2017

LICHFIELDS

LICHFIELDS

Lichfields is the pre-eminent planning and development consultancy in the UK

We've been helping create great places for over 50 years.

lichfields.uk

15038/JG/JSt
15136656v2

Contents

1.0 Introduction

Background

1.1 Following the Council decision to withdraw the Minerals Local Plan in May 2017, Nottinghamshire County Council is currently in the process of preparing a new Minerals Local Plan to replace the current plan which was published in 2005 and is now out of date. The new Minerals Local Plan will provide the planning policy context for minerals development in Nottinghamshire for the period to 2036. The area covered by this minerals plan is that for which Nottinghamshire County Council is the Mineral Planning Authority.

1.2 As part of the evidence gathering process, the Council is now inviting the minerals industry, landowners and other interested parties to submit site specific information for potential new quarries or extensions to existing quarries that they wish to be considered for allocation in the new Minerals Local Plan. The information submitted will be used to assess the proposals put forward, to ensure they are deliverable, realistic and achievable and will contribute to providing a steady and adequate supply of minerals are provided over the plan period.

1.3 Rotherham Sand and Gravel Company Limited has previously made representation to the Nottinghamshire Minerals Local Plan with respect to Scrooby North extension (reference MP2c) as part of the previous Call for Sites. As part of the Call for Sites submission for Nottinghamshire Minerals Local Plan 2017/2018, Rotherham Sand and Gravel again proposes the allocation of Scrooby North extension.

1.4 The site will be worked in tandem, with the Scrooby Thompson Land site to provide a blend of sand and gravels. Development would only commence upon the completion of extraction within the existing Scrooby South minerals operation (reference permission 1/15/01678/CDM) where development is permitted to be completed by 31st December 2023. The remainder of this submission document addresses the information requested in the Nottinghamshire Minerals Local Plan – Call for Sites 2017/2018 letter of 3 November 2017.

2.0 Call for Sites Information

Location

Question 1.1

2.1 The Scrooby North extension prospect is located at NGR SK6536289945 and at its closest point is situated some 600 metres to the south of the village of Scrooby. To the south, the site is neighboured by an area of agricultural land and existing minerals extraction. To the west the site, the site is located adjacent to the A638.

2.2 The boundary of the proposed Scrooby North allocation prospect is shown on Figure 2 at Appendix 1. The prospect site has an area of approximately 11.96 hectares.

Question 1.2

2.3 The boundary of the Scrooby North site will be coincident with the lateral extent of excavation from the existing permitted working area (1/15/01678/CDM). It is proposed that the whole of the areas shown by the red line on Figure 2 will be worked for mineral.

Question 1.3

2.4 The site will be served by an existing access to the A638 to allow the transport of mineral the very short distance by road to Scrooby Top Quarry for processing and sale. All mineral extracted from the site will be transported the short distance by road to Scrooby Top Quarry, where the mineral will be processed and ultimately sold as a graded product. The Scrooby Top Quarry access was permitted in 1999 (reference 1/42/98/16) has been installed to a specification appropriate for the access and egress of heavy goods vehicles carrying minerals.

Question 1.4

2.5 The Scrooby Top processing site is served by an existing processing plant. This plant has the capability to process approximately 350,000 tonnes of mineral per annum. All minerals extracted from the Scrooby North extension will be transported to Scrooby Top Quarry for processing and onward sale.

Question 1.5

2.6 Phasing. It is likely that the Scrooby North extension site will be worked in a south to north direction as a single face. This could be phased in three stages.

Question 1.6

2.7 The site boundary, shown edged red on an OS base is set out on Figure 2.

Question 1.7

2.8 The Scrooby North extension will be worked as a continuation of the existing Scrooby South operation (to the east of the A638). The access point which serves the existing Scrooby South Quarry will be retained and used for the export of mineral won from not only Scrooby North, but also the Scrooby Thompson Land site. It is anticipated that during the period when the two sites are worked in tandem some 50,000 to 60,000 tonnes of material will exported by road annually This equates to approximately 12 return movements per day or 3,000 return movements per year.

Reserve Data

Question 2.1

2.9 The site has a recoverable reserve of 620,000 tonnes

2.10 The geology of the site is interpreted from:-

- The British Geological Survey (BGS) 1:50;000 scale map, sheet 101- East Retford; and,
- An assessment of trial pit data within the proposal area;

2.11 The geology of the area comprises drift deposits of glacial sand and gravel overlying Triassic sandstone of the Sherwood Sandstone group.

2.12 The trial pit data is attached at Appendix 2.

Question 2.2

2.13 Given that the site will always need to be worked in tandem with a resource which supplements the gravel component required, (Scrooby Thompson Land then Barnby Moor), the estimated output from the Scrooby North extension site will be 15,000 to 30,000 tonnes of sand and gravel per annum.

Question 2.3

2.14 The estimated lifespan of the mineral working is approximately 20 years +.

Question 2.4

2.15 The site will be worked in tandem with the Scrooby Thompson Land allocation as a continuation of the existing Scrooby South Quarry working which is projected to become exhausted by 31st December 2023. On this basis, subject to planning, it is programmed to extend working into the proposed Scrooby North allocation by 2023.

Role of Site / Markets

Question 3.1

2.16 The allocation of Scrooby North will be an extension to an existing working.

Question 3.2

2.17 N/A

Question 3.3

2.18 Rotherham Sand and Gravel Co. Limited are established suppliers of graded sand and gravel to the north Nottinghamshire and South Yorkshire market, from working sites located between Scrooby and Ranskill.

Question 3.4

2.19 The market for the products sold from Scrooby Top Quarry is long established.

Availability of Mineral

Question 4.1

2.20 Rotherham Sand and Gravel Ltd owns the minerals deposit.

Landowner Consent

Question 5.1

2.21 Rotherham Sand and Gravel Ltd and Serlby Farms are the surface and mineral owners in unencumbered freehold and as such have the full legal rights to work the entire mineral at the Scrooby North extension.

Question 5.2

2.22 Refer to Question 5.1 with respect to the proposed allocation of the Scrooby North extension.

Question 5.3

2.23 Refer to Question 5.1

Agricultural Land Quality

Question 6.1

2.24 Land quality ranges from Grade 3a to sub Grade 3b across the Scrooby North extension.

Sensitive Receptors

Question 7.1

2.25 The Scrooby North extension site is not located within 250 metres of any sensitive receptors.

Reclamation

Question 8.1

2.26 The reclamation of the site in the future offers the opportunity for environmental benefit to be designed into the scheme. At this stage a scheme have not been designed however this could take forwards the form of restoration within the adjacent areas of former minerals working. The former Scrooby North has been restored to a water body with a nature conservation afteruse.

Question 8.2

2.27 The reclamation of the site does not depend on the importation of fill.

3.0 Conclusion

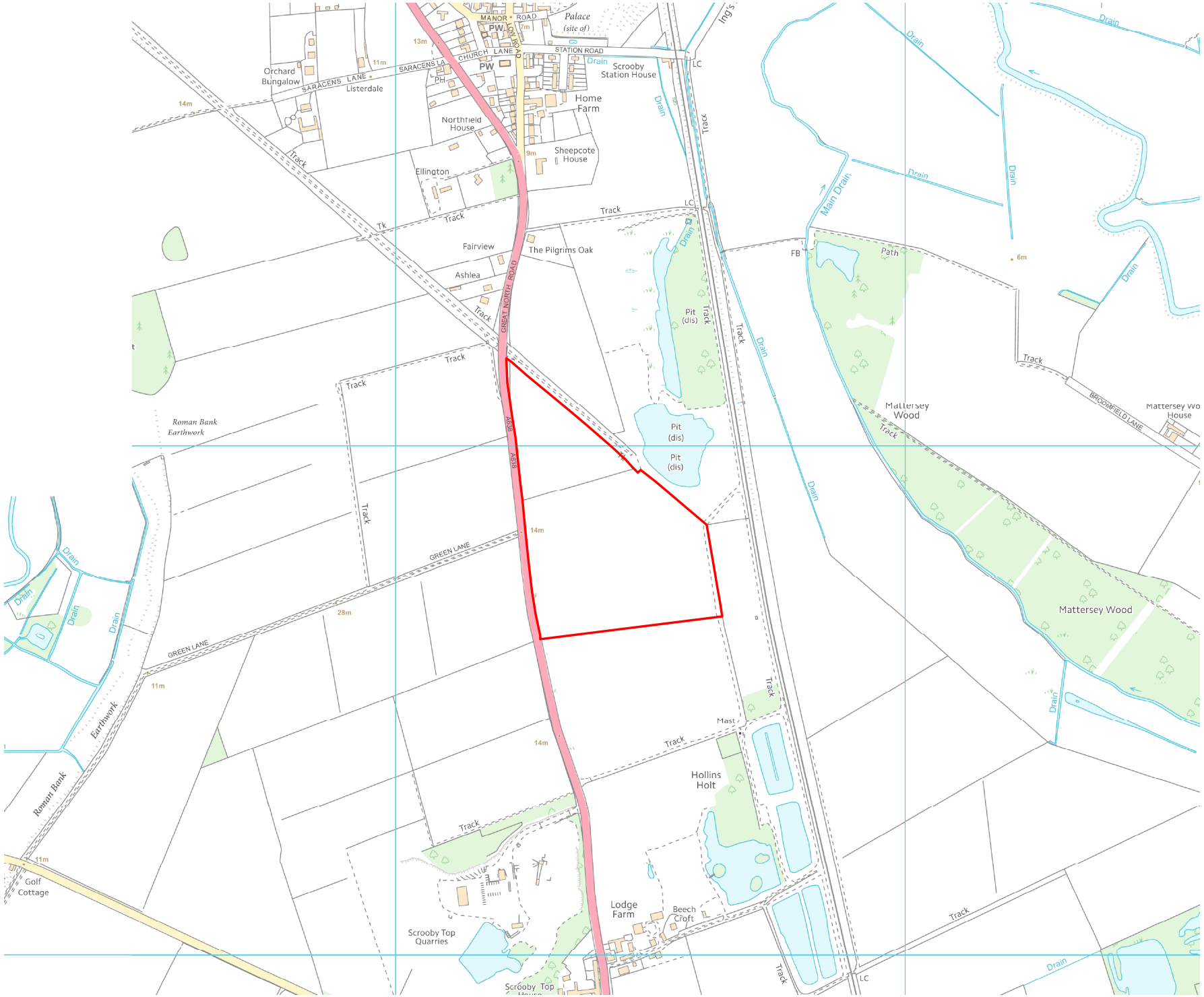
3.1 The existing Scrooby Quarry North extension (acknowledged by the now withdrawn submission Nottinghamshire Minerals Local Plan 2017) will make a valued contribution to the provision of sand and gravel reserve to the local market. The proposed allocation represents a major resource for the County. The Scrooby North extension is not overlooked by residential properties. It has a good access to the main A638 and from the Scrooby Top Quarry processing operation, it has ready access to the local market and wider motorway network via the A1 M at Blyth.

3.2 The working of the site is unlikely to result in an adverse effect upon sensitive receptors or the neighbouring environment and the subsequent restoration of the site will provide the opportunity to include conservation benefits to the scheme.

3.3 Provision should therefore be made for the allocation of Scrooby North within the Nottinghamshire Minerals Local Plan.

Appendix 1

Location Plan Figure 2



Key

Scrooby North

0 100 200m

LICHFIELDS

Project	Nottinghamshire Minerals Local Plan 2017/2018
Title	Figure 2. Call for Sites: Scrooby North
Client	Rotherham Sand and Gravel Co. Ltd
Date	08.01.2018
Scale	1 : 10,000 @ A4
Drawn by	MAR
Drg. No	GIS\CL\15038\01-02

N

GIS Reference: S:\CL15038 - Nottinghamshire Minerals Local Plan\CL15038 - Nottinghamshire Minerals Local Plan - Fig 2 - Scrooby North - 04.12.2017.mxd

Appendix 2

Test Data

N
OS Grid

Boundary not surveyed - not defined on site.

Culvert Outfall - Invert 4.11M AOD - Intended water level in lakes.

Restored Land - Ground Levels approx. 6m.

Remains of old railway sidings building

Ground contours between Access Road and Railway indicative, based upon limited number of ground levels.

Western boundary of field not well defined on ground, centre of hedge shown where present.

Remnant Fence Posts shown in magenta

Tree canopy shown in green

Tree Planting Area

Fishing Ponds

Hollins Holt

Ponds

Pond

Water

Beech Croft

Lodge Farm

Scrooby Top Quarries WB

Main Entrance - Scrooby Top Quarry.

El Sub Sta

Mast

Fence (Railtrack)

Drain

FB

Access Road

P/W Fence

Hedge

Tree Screen

Gate

TP1 GL 7.14
TP2 GL 8.72
TP3 GL 9.90
TP4 GL 10.29
TP5 GL 12.74
TP6 GL 12.35
TP7 GL 10.19
TP8 GL 9.86
TP9 GL 8.84
TP10 GL 7.13
TP11 GL 7.05
TP12 GL 8.26
TP13 GL 9.78
TP14 GL 10.30
TP15 10.95
TP16 GL 10.93
TP17 GL 9.50
TP18 GL 8.37
TP19 GL 7.32
TP20 GL 6.87
TP21 GL 6.47
TP22 GL 7.02
TP23 GL 7.78
TP24 GL 9.19
TP25 GL 11.19
TP26 GL 11.40
TP27 GL 10.13
TP28 GL 9.14
TP29 GL 8.24
TP30 GL 7.63
TP31 GL 7.05
TP32 GL 6.65
TP33 GL 6.33
TP34 GL 6.28
TP35 GL 6.06
TP36 GL 6.37
TP37 GL 6.91
TP38 GL 7.45
TP39 GL 7.99
TP40 GL 8.73
TP41 GL 9.36
TP42 GL 10.54
TP43 GL 10.47
TP44 GL 9.37
TP45 GL 8.47
TP46 GL 7.81
TP47 GL 7.25
TP48 GL 6.79
TP49 GL 12.23
TP50 GL 11.63
TP51 GL 10.81
TP52 GL 9.17
TP53 GL 7.92
TP54 GL 7.91
TP55 GL 7.64
TP56 GL 8.89
TP57 GL 8.49
TP58 GL 10.27
TP59 GL 9.68
TP60 GL 11.46

WL 5.21
WL 5.41

Note:

This drawing is compiled from surveys by PMC Surveys in 2008, 2010 and 2011. Parts of the existing quarry site were inaccessible or could not be surveyed for either safety or operational reasons when the surveys were carried out, consequently parts of the quarry have not been surveyed in detail. Annotations on the drawing indicate these areas.

All survey data has been orientated to the OS National Grid and Ordnance Datum by GPS, using the OSTN02 Transformation Model and OSGM02 Ground Model.

Rev.	Description	Initials	Date
A	Additional data to S of access road	PMM	21/2/12

Surveyed	Date	Drawn	Checked
PJM	1/11/2011	PJM	PMM

Client
Rotherham Sand & Gravel

Title
SCROOBY NORTH QUARRY
Survey of Extension Area.

PMC SURVEYS LTD

PETER M MUNBY BSc MRICS
8 Beancroft Close
Wadworth
Doncaster
South Yorkshire
DN11 9TB
Tel: 01302 852700 Fax: 08721 115650
www.pmc-surveys.co.uk
peter@pmc-surveys.co.uk

Dwg. No. 270/SN/3
Sheet No. 1 of 1

SCALE	1/1000	REV.	A

		Strata 1			Strata 2			Strata 3			Strata 4			Strata 5		
My number	PMC number	Decription	Top depth	Bottom depth	Decription	Top depth	Bottom depth	Decription	Top depth	Bottom depth	Decription	Top depth	Bottom depth	Decription	Top depth	Bottom depth
1	TP48	Soil	0.0m	0.3m	Silty gravel	0.3m	1.4m	Sand/gravel	1.4m	3.0m	Sherwood sandstone	3.0m				
2	TP47	Soil	0.0m	0.4m	Silty gravel	0.4m	1.3m	Sand	1.3m	3.3m	Sherwood sandstone	3.3m				
3	TP46	Soil	0.0m	0.3m	Silty gravel	0.3m	1.3m	Sand / gravel	1.3m	2.6m	Sherwood sandstone	2.6m				
4	TP45	Soil	0.0m	0.3m	Silty gravel	0.3m	1.6m	Sand / gravel (good gravel content)	1.6m	3.6m	Sherwood sandstone	3.6m				
5	TP44	Soil	0.0m	0.3m	Silty gravel	0.3m	1.9m	Sand / gravel	1.9m	4.0m	Sherwood sandstone	4.0m				
6	TP43	Soil	0.0m	0.4m	Silty gravel	0.4m	1.0m	Sand / sherwood sandstone (no gravel)	1.0m	3.8m	*Base of trench*	*3.8m*				
7	TP42	Soil	0.0m	0.4m	Silty gravel	0.4m	1.2m	Sand - no gravel	1.2m	3.9m	*Base of trench*	*3.9m*				
8	TP41	Soil	0.0m	0.3m	Silty gravel	0.3m	1.1m	Sand	1.1m	2.7m	Sand and gravel	2.7m	3.8m	Sherwood sandstone	3.8m	
9	TP40	Soil	0.0m	0.3m	Silty gravel	0.3m	1.7m	Sand / gravel	1.7m	3.7m	Sherwood sandstone	3.7m				
10	TP39	Soil	0.0m	0.3m	Silty gravel	0.3m	1.5m	Sand / gravel	1.5m	3.1m	Sherwood sandstone	3.1m				
11	TP38	Soil	0.0m	0.3m	Silty gravel	0.3m	3.0m	Sherwood sandstone	3.0m							
12	TP37	Soil	0.0m	0.3m	Sand / gravel	0.3m	3.0m	Sherwood sandstone	3.0m							
13	TP36	Soil	0.0m	0.3m	Silty gravel	0.3m	1.3m	Sand / gravel	1.3m	3.2m	Sherwood sandstone	3.2m				
14	TP35	Soil	0.0m	0.3m	Silty gravel	0.3m	0.8m	Sand / gravel	0.8m	3.7m	Sherwood sandstone	3.7m				
15	TP34	Soil	0.0m	0.3m	Silty gravel	0.3m	1.8m	Sand / gravel	1.8m	3.6m	*Base of trench*	*3.6m*				
16	TP33	Soil	0.0m	0.3m	Silty gravel	0.3m	0.9m	Sand / gravel	0.9m	3.7m	*Base of trench*	*3.7m*				
17	TP32	Soil	0.0m	0.3m	Silty gravel	0.3m	1.4m	Sand / gravel	1.4m	3.2m	Sherwood sandstone	3.2m				
18	TP31	Soil	0.0m	0.3m	Silty gravel	0.3m	1.2m	Sand / gravel	1.2m	3.4m	*Base of trench*	*3.4m*				
19	TP30	Soil	0.0m	0.3m	Sand / gravel	0.3m	3.2m	Sherwood sandstone	3.2m							
20	TP29	Soil	0.0m	0.3m	Silty gravel	0.3m	1.2m	Sand / gravel	1.2m	3.0m	Sherwood sandstone	3.0m				
21	TP28	Soil	0.0m	0.3m	Silty gravel	0.3m	1.4m	Sand	1.4m	2.3m	Gravel	2.3m	3.7m	Sherwood sandstone	3.7m	
22	TP27	Soil	0.0m	0.3m	Silty gravel	0.3m	1.1m	Sand /gravel	1.1m	4.1m	Sherwood sandstone	4.1m				
23	TP26	Soil	0.0m	0.3m	Sand / gravel	0.3m	2.3m	Sand	2.3m	3.6m	Sherwood sandstone	3.6m				
24	TP25	Soil	0.0m	0.3m	Silty gravel	0.3m	0.8m	Sherwood sandstone	0.8m	2.2m	*Base of trench*	*2.2m*				
25	TP24	Soil	0.0m	0.3m	Silty gravel	0.3m	0.8m	Sand / gravel	0.8m	3.4m	Sherwood sandstone	3.4m				
26	TP23	Soil	0.0m	0.3m	Silty gravel	0.3m	0.7m	Sand / gravel	0.7m	2.2m	Sand	2.2m	3.5m	Sherwood sandstone	3.5	
27	TP22	Soil	0.0m	0.3m	Silty gravel	0.3m	0.8m	Sand / gravel	0.8m	2.3m	Sand	2.3m	3.6m	*Base of trench*	3.6	
28	TP21	Soil	0.0m	0.3m	Silty gravel	0.3m	0.7m	Sand / gravel	0.7m	1.6m	Sand	1.6m	3.1m	*Base of trench*	*3.1*	
29	TP20	Soil	0.0m	0.3m	Silty gravel	0.3m	1.1m	Sand/gravel	1.1m	2.3m	Sand	2.3m	3.4m	Base of trench	3.4	
30	TP19	Soil	0.0m	0.3m	Silty gravel	0.3m	0.8m	Sand	0.8m	3.3m	*Base of trench*	3.3m				
31	TP18	Soil	0.0m	0.3m	Gravel	0.3m	1.9m	Sherwood sandstone	1.9m							
32	TP17	Soil	0.0m	0.3m	Gravel	0.3m	1.8m	Sherwood sandstone	1.8m							
33	TP16	Soil	0.0m	0.3m	Silty sand overburden	0.3m	1.0m	Sand	1.0m							
34	TP15	Soil	0.0m	0.3m	Sherwood sandstone	0.3m										
35	TP14	Soil	0.0m	0.3m	Silty sand overburden	0.3m	1.0m	Sherwood sandstone	1.0m							
36	TP13	Soil	0.0m	0.3m	Sand / gravel	0.3m	1.9m	Sherwood sandstone	1.9m							
37	TP12	Soil	0.0m	0.3m	Silty sand overburden	0.3m	1.4m	Sherwood sandstone	1.4m							
38	TP11	Soil	0.0m	0.3m	Silty sand overburden	0.3m	1.4m	Sand / gravel	1.4m	3.4m	Sherwood sandstone	3.4m				
39	TP10	Soil	0.0m	0.3m	Silty sand overburden	0.3m	1.7m	Sand / gravel	1.7m	2.6m	Sherwood sandstone	2.6m				
40	TP9	Soil	0.0m	0.3m	Silty gravel	0.3m	1.0m	Sand	1.0m							
41	TP8	Soil	0.0m	0.3m	Silty gravel	0.3m	1.6m	Sand	1.6m							
42	TP7	Soil	0.0m	0.3m	Sherwood sandstone	0.3m										
43	TP6	Soil	0.0m	0.3m	Silty gravel	0.3m	1.4m	Sand	1.4m			0.0m				
44	TP5	Soil	0.0m	0.3m	Sand / gravel	0.3m	2.5m	Sherwood sandstone	2.5m							
45	TP4	Soil	0.0m	0.3m	Sherwood sandstone	0.3m										
46	TP3	Soil	0.0m	0.3m	Silty gravel	0.3m	1.0m	Sherwood sandstone	1.0m							
47	TP2	Soil	0.0m	0.3m	Gravel	0.3m	1.4m	Sherwood sandstone	1.4m	2.4m	*Base of trench*	1.4m				
48	TP1	Soil	0.0m	0.3m	Silty gravel	0.3m	1.5m	Sand / gravel	1.5m	3.1m	Sherwood sandstone	3.6m				
49	TP51	Soil	0.0m	0.3m	Sherwood sandstone	0.3m										
50	TP50	Soil	0.0m	0.3m	Silty gravel	0.3m	0.6m	Sherwood sandstone	0.6m							
51	TP49	Soil	0.0m	0.3m	Gravel	0.3m	0.6m	Sand	0.6m							
52	TP60	Soil	0.0m	0.3m	Silty gravel	0.3m	0.5m	Sand	0.5m							
53	TP59	Soil	0.0m	0.3m	Sherwood sandstone	0.3m										
54	TP58	Soil	0.0m	0.3m	Sherwood sandstone	0.3m										
55	TP57	Soil	0.0m	0.3m	Silty gravel	0.3m	0.7m	Sand	0.7m	2.7m	Sand and gravel	2.7m	3.5m	*Base of trench*	3.5m	
56	TP55	Soil	0.0m	0.3m	Silty gravel	0.3m	1.4m	Sand	1.4m	2.6m	Gravel	2.6m	3.6m	Sherwood sandstone	3.6m	
57	TP56	Soil	0.0m	0.3m	Silty gravel	0.3m	0.9m	Sherwood sandstone	0.9m							
58	TP54	Soil	0.0m	0.3m	Silty gravel	0.3m	0.6m	Sand	0.6m	2.5m	Gravel	2.5m	3.7m	Sherwood sandstone	3.7m	
59	TP53	Soil	0.0m	0.3m	Silty gravel	0.3m	0.9m	Gravel	0.9m	3.4m	Sherwood sandstone	3.4m				

Bristol
0117 403 1980
bristol@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

Nottinghamshire Minerals Local Plan 2017/2018
Call for Sites

Scrooby Thompson Land

Rotherham Sand and Gravel Co. Ltd.

30 November 2017

LICHFIELDS

LICHFIELDS

Lichfields is the pre-eminent planning and development consultancy in the UK

We've been helping create great places for over 50 years.

lichfields.uk

15038/JG/JSt
15257273v2

Contents

1.0 Introduction

Background

1.1 Following the Council decision to withdraw the Minerals Local Plan in May 2017, Nottinghamshire County Council is currently in the process of preparing a new Minerals Local Plan to replace the current plan which was published in 2005 and is now out of date. The new Minerals Local Plan will provide the planning policy context for minerals development in Nottinghamshire for the period to 2036. The area covered by this minerals plan is that for which Nottinghamshire County Council is the Mineral Planning Authority.

1.2 As part of the evidence gathering process, the Council is now inviting the minerals industry, landowners and other interested parties to submit site specific information for potential new quarries or extensions to existing quarries that they wish to be considered for allocation in the new Minerals Local Plan. The information submitted will be used to assess the proposals put forward, to ensure they are deliverable, realistic and achievable and will contribute to providing a steady and adequate supply of minerals are provided over the plan period.

1.3 Rotherham Sand and Gravel Company Limited has previously made representation to the Nottinghamshire Minerals Local plan with respect to the Scrooby South extension (reference MP2d) as part of the previous Call for Sites. As part of the Call for Sites submission for Nottinghamshire Minerals Local Plan 2017/2018, Rotherham Sand and Gravel again proposes the allocation of Scrooby South extension (hereafter referred to as Scrooby Thompson Land – to avoid confusion with the existing Scrooby South minerals working located some 400 metres to the north).

1.4 Rotherham Sand and Gravel Ltd has experienced an increase in demand for its products, notably since the exhaustion of the Lound operation within the north of the county area. With increased production comes the need to bring forwards sites through both the Local Plan and planning application process.

1.5 It is proposed that the Scrooby Thompson Land prospect will be worked in tandem with the existing Scrooby South operation and thereafter Scrooby Quarry North, with the Scrooby North prospect (referred to within the accompanying Nottinghamshire Minerals Local Plan, Call for Sites 2017/2018 submission). When worked together, the sites will produce a blended sand and gravel product. Development of the Thompson Land will commence as soon as planning permission is granted with the Thompson Land providing the further quantity of gravel needed to meet product range requirements. An application for development is likely to be made in 2019, therefore this deposit is anticipated to become available in the short term plan period. The remainder of this submission document addresses the information requested in the Nottinghamshire Minerals Local Plan – Call for Sites 2017/2018 letter of 3 November 2017.

2.0 Call for Sites Information

Location

Question 1.1

2.1 The Scrooby Thompson Land prospect is located at NGR SK6570688855 and at its closest point is situated some 300 metres to the north of the village of Ranskill. To the east, the site is neighboured by an area of former minerals extraction which has been restored to fishing lakes and the East Coast mainline railway. To the west the site, the site is located adjacent to the A638. The village of Scrooby is located 1.68km to the north.

2.2 The boundary of the proposed Scrooby Thompson Land allocation prospect is shown on Figure 4. The prospect site has an area of 8.80 hectares.

Question 1.2

2.3 The Scrooby Thompson Land allocation prospect sits adjacent to an area to the east which has previously been worked for sand and gravel and restored to fishing lakes. Other land immediately to the west, adjacent to the A638, the Great North Road has also been previously worked for mineral.

Question 1.3

2.4 Mineral will be transported by vehicle via private roadways to the existing access to the A638 which presently serves the operating Scrooby South Quarry. All mineral extracted will be transported the short distance by road to Scrooby Top Quarry, where the mineral will be processed and ultimately sold as a graded product. The Scrooby Top Quarry access was permitted in 1999 (reference 1/42/98/16) has been installed to a specification appropriate for the access and egress of heavy goods vehicles carrying minerals.

Question 1.4

2.5 The Scrooby Top processing site is served by an existing processing plant. This plant has the capability to process approximately 350,000 tonnes of mineral per annum. All minerals extracted from the Scrooby Thompson Land allocation will be transported to Scrooby Top Quarry for processing and onward sale.

Question 1.5

2.6 With respect to phasing, it is likely that the Scrooby Thompson Land area could be worked south to north though would need to be assessed in preparing detailed proposals for its development.

Question 1.6

2.7 The site boundary is shown edged red on an OS base set out on Figures 4.

Question 1.7

2.8 Scrooby Thompson Land will be worked in tandem with both the extant Scrooby South operation and then its successor site, Scrooby North extension. All mineral from the operating sites will be exported to Scrooby Top Quarry for processing using the existing access point to the A638 at Scrooby South. Minerals from the Thompson Land will be transported to the access point via internal roadways located off the public highway. It is anticipated that 50,000 to

60,000 tonnes of material per annum will be exported via this point of access to Scrooby Top Quarry

Reserve Data

Question 2.1

2.9 The site has a recoverable reserve of 400,000 tonnes.

2.10 The geology of the site is interpreted from:-

- The British Geological Survey (BGS) 1:50;000 scale map, sheet 101- East Retford; and,

2.11 The geology of the area comprises drift deposits of glacial sand and gravel overlying Triassic sandstone of the Sherwood Sandstone group.

2.12 Rotherham Sand and Gravel Ltd has historically worked adjoining land to the east of the Scrooby Thompson Land allocation prospect which was found to yield a high gravel content. It is anticipated that the eastern part of the prospective allocation will similarly provide a high gravel yield within the in situ resource.

Question 2.2

2.13 On the basis that the site will be worked in tandem, initially with the existing Scrooby South quarry, then with the Scrooby North extension, it is estimated that the output from the site will be approximately 40,000 to 50,000 tonnes per annum.

Question 2.3

2.14 The estimated lifespan of the working area is approximately 8 to 10 years.

Question 2.4

2.15 It is anticipated the operational period will be 2019 to 2029.

Role of Site / Markets

Question 3.1

2.16 The allocation of Scrooby Thompson Land will be an extension to a former working area which saw fishing lakes created to the immediate east and restoration to agriculture to the west.

Question 3.2

2.17 N\A

Question 3.3

2.18 Rotherham Sand and Gravel Co. Limited is established suppliers of graded sand and gravel to the north Nottinghamshire and South Yorkshire market, from its deposit and working sites located between Scrooby and Ranskill. The mineral won from the site will be blended with mineral extracted from Rotherham Sand and Gravel Ltd's existing and future mineral working areas. The mineral will serve the market area presently served by Rotherham Sand and Gravel Ltd. The company's sales have strengthened since the recent closure of other sources of supply in the local area.

Question 3.4

2.19 The market for the products from Scrooby Top Quarry is well established.

Availability of Mineral

Question 4.1

2.20 Rotherham Sand and Gravel Ltd has entered into an agreement with the minerals owner, Mr J Thompson who has rights of access over neighbouring land to transport mineral to the Rotherham Sand and Gravel access point at Scrooby South.

Landowner Consent

Question 5.1

2.21 The Scrooby Thompson Land prospect site is owned by Mr James Thompson of Folly Nook Farm Ranskill.

Question 5.2

2.22 Rotherham Sand and Gravel would operate the Scrooby Thompson Land extension site with the agreement of the landowner.

Question 5.3

2.23 Refer to Question 4.1

Agricultural Land Quality

Question 6.1

2.24 Land quality is Grade 3 within the Scrooby Thompson Land prospect.

Sensitive Receptors

Question 7.1

2.25 The Scrooby Thompson Land allocation prospect is located within 30 metres of a residential property situated to its north west. The carriage of mineral to Scrooby South, as described, will provide connectivity to the Scrooby South access to the A638.

Reclamation

Question 8.1

2.26 The reclamation of the Thompson Land site in the future offers the opportunity for beneficial after-uses to be implemented. At this stage a scheme have not been designed, however this could take the form of restoration within the adjacent areas of former minerals working. The proposed allocation of the Scrooby Thompson Land area will provide opportunity to create a further area of lakes for a combination of angling and nature conservation purposes.

Question 8.2

2.27 The reclamation of the site does not depend on the importation of fill.

3.0 Conclusion

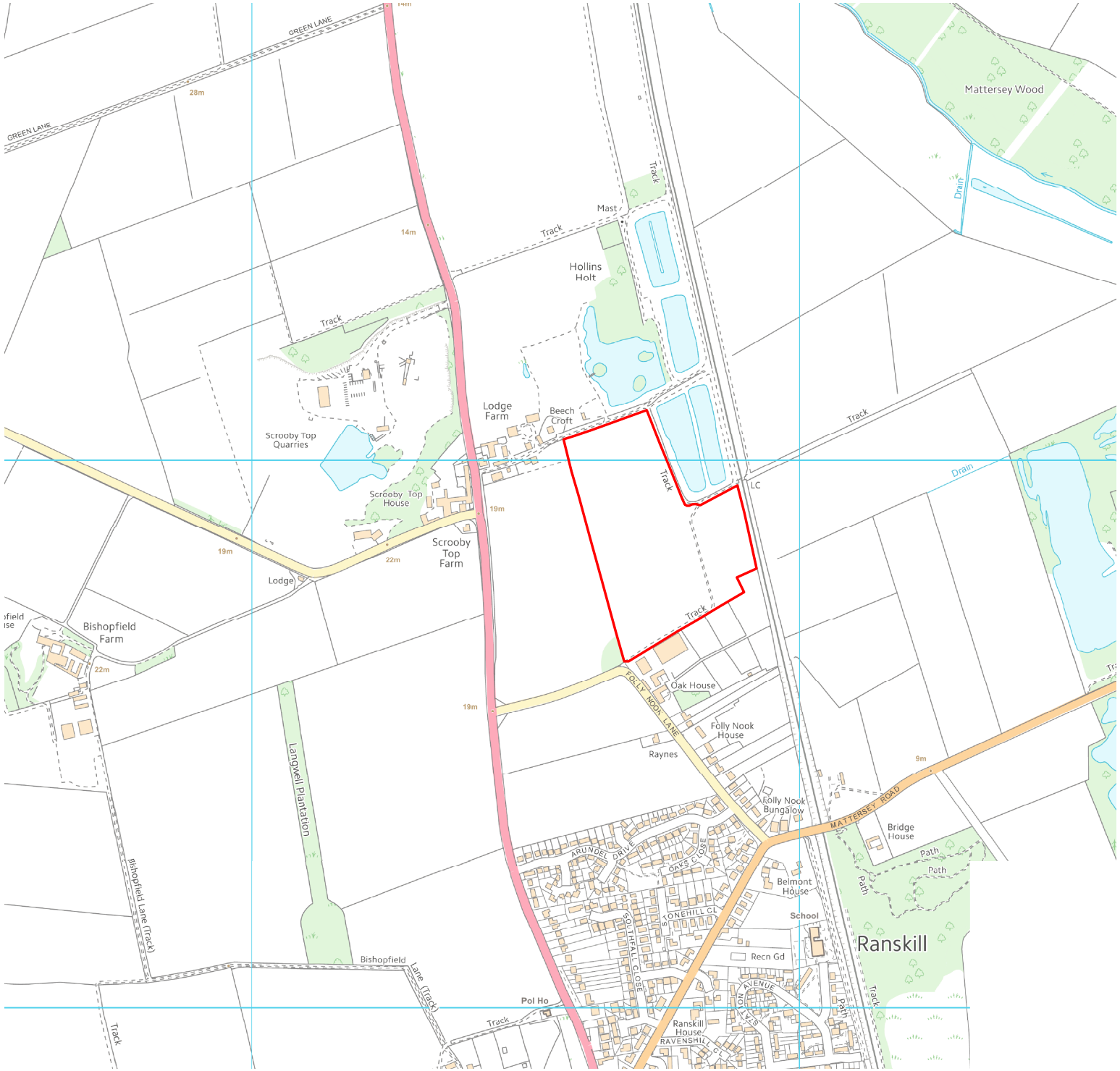
3.1 The proposed allocation of Scrooby Thompson Land (acknowledged by the now withdrawn submission Nottinghamshire Minerals Local Plan 2017) makes a valued contribution to the provision of sand and gravel reserve to the local market. The proposed allocation represents a valuable resource for the County. The Scrooby Thompson Land prospective allocation is located in relatively close proximity to residential properties, however with suitable mitigation in place this will ensure development may take place without harm to the occupation of those properties. The site has good access to the A638 via the existing access from Scrooby South quarry.

3.2 The working of the sites will not likely to result in an adverse effect upon sensitive receptors or the environment and the subsequent restoration will provide the opportunity to provide for commercial and conservation afteruses.

3.3 Provision should therefore be made for the allocation of Scrooby Thompson Land within the Nottinghamshire Minerals Local Plan.

Appendix 1

Location Plan Figure 3



Key

Scrooby Folly Nook

0 100 200m

LICHFIELDS

Project	Nottinghamshire Minerals Local Plan 2017/2018
Title	Figure 4. Call for Sites: Scrooby Folly Nook
Client	Rotherham Sand and Gravel Co. Ltd
Date	08.01.2018
Scale	1 : 10,000 @ A4
Drawn by	MAR
Drg. No	GIS\CL\15038\01-04

N

GIS Reference: S:\CL15038 - Nottinghamshire Minerals Local Plan\CL15038 - Nottinghamshire Minerals Local Plan - Fig 4 - Scrooby Folly Nook - 08.01.2018.mxd

Bristol
0117 403 1980
bristol@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

Nottinghamshire Minerals Local Plan 2017/2018
Call for Sites

Scrooby Top Northern Extension

Rotherham Sand and Gravel Co. Ltd.

29 November 2017

LICHFIELDS

LICHFIELDS

Lichfields is the pre-eminent planning and development consultancy in the UK

We've been helping create great places for over 50 years.

lichfields.uk

15038/JG/JSt
15133149v2

Contents

1.0 Introduction

Background

1.1 Following the Council decision to withdraw the Minerals Local Plan in May 2017, Nottinghamshire County Council is currently in the process of preparing a new Minerals Local Plan to replace the current plan which was published in 2005 and is now out of date. The new Minerals Local Plan will provide the planning policy context for minerals development in Nottinghamshire for the period to 2036. The area covered by this minerals plan is that for which Nottinghamshire County Council is the Mineral Planning Authority.

1.2 As part of the evidence gathering process, the Council is now inviting the minerals industry, landowners and other interested parties to submit site specific information for potential new quarries or extensions to existing quarries that they wish to be considered for allocation in the new MLP. The information submitted will be used to assess the proposals put forward, to ensure they are deliverable, realistic and achievable and will contribute to providing a steady and adequate supply of minerals are provided over the plan period.

1.3 Rotherham Sand and Gravel Company Limited has previously made representation to the Nottinghamshire Minerals Local Plan with respect to the Scrooby Top North extension (reference MP3C) as part of the previous Call for Sites. As part of the Call for Sites submission for Nottinghamshire Minerals Local Plan 2017/2018, Rotherham Sand and Gravel again proposes the allocation of Scrooby Top North. The remainder of this submission document addresses the information requested in the Nottinghamshire Minerals Local Plan – Call for Sites 2017/2018 letter of 3 November 2017.

2.0 Call for Sites Information

Location

Question 1.1

2.1 The Scrooby Top extension area is located at NGR SK6498989507. The site is located to the immediate north of Scrooby Top Quarry and some 1.3 km to the south of the village of Scrooby. The boundary of the proposed Scrooby Top North allocation is shown on Figure 1 as set out in Appendix 1. The proposed extended site covers a total area of approximately 25 hectares.

Question 1.2

2.2 The southern boundary of the proposed allocation site will be coincident with the lateral extent of excavation.

Question 1.3

2.3 It is proposed to use the existing access to the A638 from Scrooby Top Quarry. This access permitted in 1999 (reference 1/42/98/16) has been designed to a specification appropriate for the access and egress of heavy goods vehicles carrying minerals. The A638 is shown on Figure 1.

Question 1.4

2.4 The site is served by an existing processing plant located within Scrooby Top Quarry. This plant has the capability to process approximately 350,000 tonnes of mineral per annum.

Question 1.5

2.5 It is likely that the site will be worked in a south to north direction as a single face. This could be phased in stages.

Question 1.6

2.6 The site boundary set out on an OS base is shown edged red on Figure 1.

Question 1.7

2.7 The site will be worked as a continuation of the existing Scrooby Top minerals extraction operation. It is anticipated that output from the working area in an average year could be 120,000 tonnes per annum. Given that the processing plant is situated within Scrooby Top Quarry, all mineral won will be sold as product through the existing quarry access point to the A638.

Reserve Data

Question 2.1

2.8 The site will realise some 4.831 million tonnes of Sherwood Grey sandstone and which will provide both dry screened Scrooby Grey building sand and washed concreting and mortar sands.

2.9 The geology of the site is interpreted from:-

- The British Geological Survey (BGS) 1:50;000 scale map, sheet 101- East Retford; and,
- An assessment of borehole logs drilled within the extant permission area;

- An appraisal of the existing quarry face, adjacent to the prospect area.

2.10 The geology of the area comprises drift deposits of glacial sand and gravel overlying Triassic sandstone of the Sherwood Sandstone group. Specific to Scrooby Top Quarry, the Sherwood sandstones are weathered so that in this case the minerals have a distinctive light colouration. This particular characteristic is proven within the existing quarry face to the east of the application area and by the two test boreholes. Other drift Sherwood Sand stone deposits found elsewhere within Nottinghamshire by contrast have a distinctive dark red/brown colouration.

2.11 The deposit is evidenced by the existing Scrooby Top minerals working, together with the core hole data held by Nottinghamshire County Council considered as part of the planning application for that development (reference plan 10877/p6).

Question 2.2

2.12 The estimated output of the site will be in the order of 120,000 tonnes per annum.

Question 2.3

2.13 The estimated lifespan of the mineral working is approximately 40 years.

Question 2.4

2.14 The site will be worked as a continuation of the existing Scrooby Top Quarry workings which are projected to become exhausted by 2022. On this basis, subject to planning, it is programmed to extend working seamlessly into the proposed allocation area.

Role of Site / Markets

Question 3.1

2.15 The allocation will be an extension to an existing working.

Question 3.2

2.16 N/A

Question 3.3

2.17 Rotherham Sand and Gravel Co. Limited are theprincipal suppliers of Grey Building Sand in the north Nottinghamshire area and serve markets not easily met by alternative sources of grey sand. Scrooby Top Quarry has supplied sand to a specialist market for over thirty years.

2.18 This high grade quality sand is used in particular applications throughout the UK. In particular however, the sand is consistently used for mortar requirements with the building sand stones of Lancashire, Derbyshire and Yorkshire where buff colouration mortar match is required with the stone.

2.19 Sources of available grey sand in north Nottinghamshire are limited. The majority of sands in Sherwood Sandstone elsewhere in Nottinghamshire are red or pink in colour. Scrooby Top Quarry is the only quarry in the north Nottinghamshire area which produces a grey building sand from the Sherwood sand stone geology.

2.20 The mineral is an important building sand chosen for its colour and workability as required for mortars. The texture and light colouration which results from the weathering of the Sherwood sandstone deposit provides an ideal match when used in the production of a light creamy mortar for use with the building sandstones of Yorkshire, Derbyshire and Lancashire.

2.21 The 'Yorkstone' product range is used throughout the UK, therefore Sherwood Grey sand worked at Scrooby is also specified for build projects throughout the UK. The special need for the mineral is a reflection of its consistent quality complying with specification requirements.

Question 3.4

2.22 The market for the products won from Scrooby Top Quarry is mature and continues to grow.

Availability of Mineral

Question 4.1

2.23 Rotherham Sand and Gravel Ltd and Serlby Farms own the minerals deposit and have an existing permitted access to the A638 which serves the site.

Landowner Consent

Question 5.1

2.24 Rotherham Sand and Gravel Ltd and Serlby Farms are the surface and mineral owners in unencumbered freehold and as such have the full legal rights to work the entire mineral resource at Scrooby Top Quarry.

Question 5.2

2.25 Refer to Question 5.1

Question 5.3

2.26 Refer to Question 5.1

Agricultural Land Quality

Question 6.1

2.27 An Agricultural Land Classification has been undertaken for the site. The classification summarises the soil characteristics of the soil resource as being developed in glacial drift over Triassic Sandstone, consequently the soils are free draining and prone to drought.

2.28 Land quality ranges from soil Grade 3a on the lower slopes, where the soils have a sandy loam top soil to sub Grade 3b further up the slope, where top soils have a loamy sand texture and are consequently more prone to drought. The soils identified were top soil of an average thickness of 350mm and subsoils of an average thickness of 300mm.

2.29 Generally stone contents vary from 3 to 10% in the topsoil and upper subsoil and the soils are virtually stone less in then lower subsoil.

2.30 It is recognised that the available soil resource has to be managed appropriately to ensure that where required for restoration, all the soils, stored can be reused in the best physical condition for restoration requirements.

Sensitive Receptors

Question 7.1

2.31 The site is not located within 250 metres of any sensitive residential receptors. It is not anticipated that there will be any adverse effect on the residential amenity of the area.

Reclamation

Question 8.1

2.32 The reclamation of the site in the future offers the opportunity for environmental benefit to be designed into the scheme. At this stage a scheme has not been designed however this could take forwards the aspirations of the restoration of the existing Scrooby Top site where a low level restoration with wetland/ waterbodies where a nature conservation element can be accommodated, but also where appropriate, making provision for agricultural restoration.

Question 8.2

2.33 The reclamation of the site does not depend on the importation of fill.

3.0 Conclusion

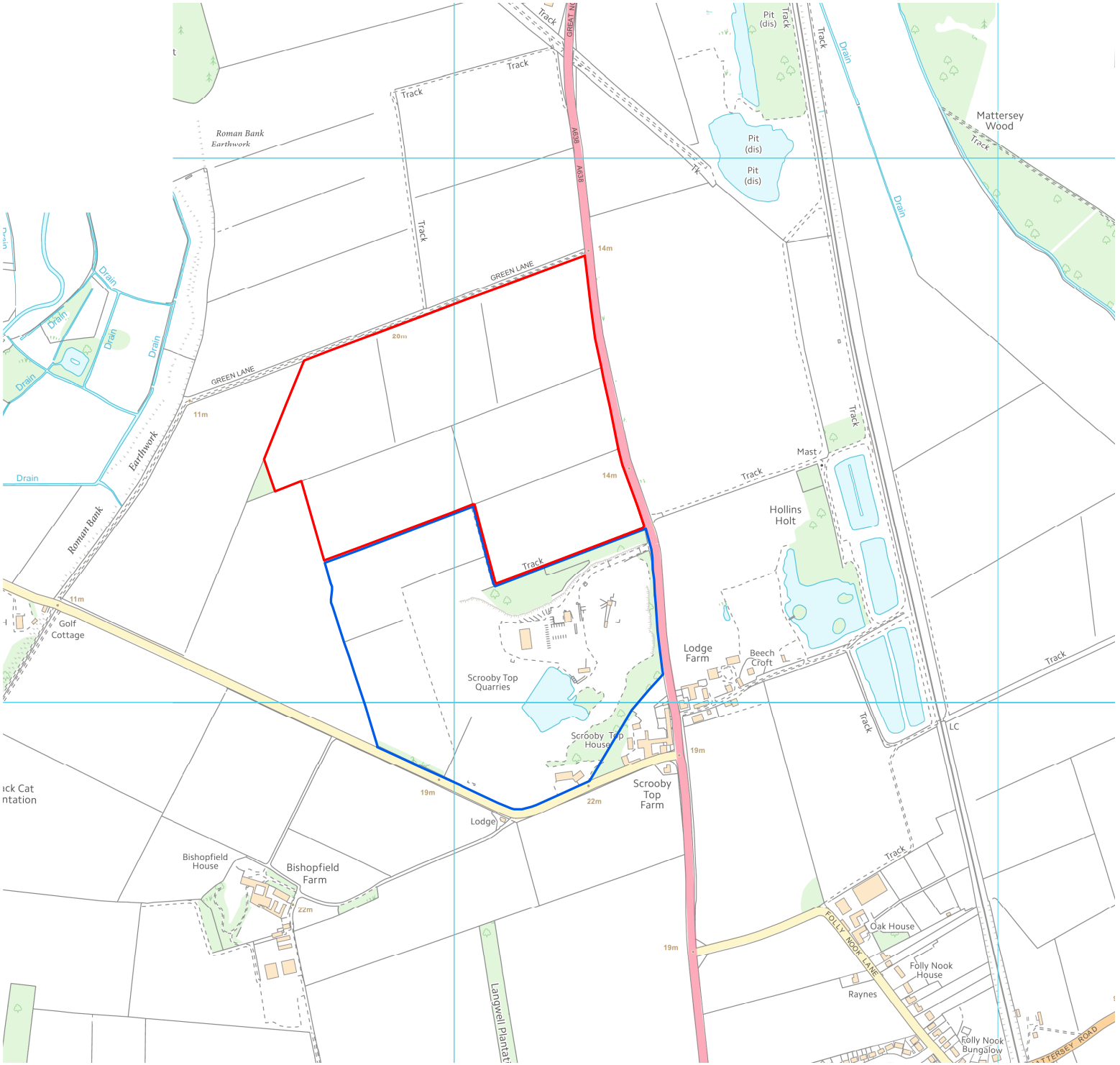
3.1 The existing Scrooby Top minerals working site, is a regionally important reserve of high quality Sherwood Grey sandstone, acknowledged by the now withdrawn submission Nottinghamshire Minerals Local Plan 2017. The proposed allocation represents a major resource for the County. The site is not overlooked by residential properties and has a good access to the main A638 between Doncaster and Retford with ready access to the wider motorway network via the A1 M at Blyth.

3.2 The working of the site will not result in an adverse effect upon sensitive receptors or the environment and the subsequent restoration will provide the opportunity to include for nature conservation benefits to the scheme.

3.3 Provision should therefore be made for the allocation of Scrooby Top North within the Nottinghamshire Minerals Local Plan.

Appendix 1

Location Plan Figure 1


Key
Scrooby Top North
Scrooby Top Quarry
Roman Bank Earthwork
Track
GREAT NORTH ROAD
A638
Pit (dis)
Drain
Mattersey Wood
GREEN LANE
20m
14m
11m
Earthwork
Roman Bank
Mast
Hollins Holt
Golf Cottage
Scrooby Top Quarries
Lodge Farm
Beech Croft
Scrooby Top House
Scrooby Top Farm
19m
22m
Lodge
Bishopfield House
Bishopfield Farm
22m
Langwell Plantation
Oak House
FOLLY NOOK LANE
Folly Nook House
Raynes
Folly Nook Bungalow
LC
0
100
200m
Based upon Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright reserved. Licence number AL50684A
LICHFIELDS
Project
Nottinghamshire Minerals Local Plan 2017/2018
Title
Figure 1.
Call for Sites: Scrooby Top North
Client
Rotherham Sand and Gravel Co. Ltd
Date
04.12.2017
Scale
1 : 10,000 @ A4
Drawn by
MAR
Drg. No
GIS\CL\15038\01-01
N
GIS Reference: S:\CL15038 - Nottinghamshire Minerals Local Plan\CL15038 - Nottinghamshire Minerals Local Plan - Fig 1 - Scrooby Top North - 04.12.2017.mxd

Bristol
0117 403 1980
bristol@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk