

Your Ref:- MLP sites

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10th January 2018

Dear Mr Osbourne-James,

RE Nottinghamshire Minerals Local Plan – Call for Sites 2017/2018

Further to your letter dated 03rd November 2017, please find enclosed a digital version of the submission made in respect of the above by Hanson Quarry Product Europe Ltd (Hanson).

Barnby Moor

Since receipt of your letter, Hanson has submitted a planning application for a new sand and gravel quarry at Barnby Moor. The application was submitted to Nottinghamshire County Council on 21st December 2017.

Hanson is yet to receive confirmation that the application has been validated, but confirmation has been received that Mr Oliver Meek (Principal Planning Officer) has been allocated to process and determine the application once validated. I am sure Oliver will be able to assist should you require further details on the submission itself.

I have enclosed a full copy of the application (inclusive of all technical assessments, drawings and supporting information), which should provide all of the supporting information as requested in your letter.

To confirm, Hanson is therefore proposing the full site comprised in the planning application for allocation in the new MLP.

Coddington

You will no doubt be aware that, prior to the Council's decision to withdraw the previous draft Minerals Local Plan in May 2017, Coddington is a site that Hanson has been previously submitted for allocation.

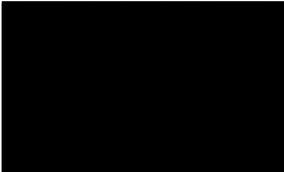
As part of the evidence gathering process for the new MLP, the Council has requested that information be re-submitted in support of a proposed site allocation, even if the site and information is exactly the same as was previously submitted in the previous call for sites process.

To confirm, Hanson wishes to promote Coddington again in the new call for sites process in-line with the exact same information and details which have previously been submitted to the County, which ultimately lead to a draft allocation of the site in the now withdrawn plan.

As such please find enclosed within the CD information submitted in support of Coddington.

I would be grateful if you would acknowledge safe receipt of this submission.

Yours sincerely,



Land and Planning Manager
Land and Mineral Resources Department

Barnby Moor Quarry – Information Sheet

1. Location

- 1.1. Proposed boundary of the site – See Drawing BM.02 Site Area Plan
- 1.2. The extent of excavations – See Drawing BM.03 Planning Application Boundary and Land Ownership
- 1.3. Proposed access to the site, including a map of key routes from the site to the nearest major roads See Drawing BM.03 Planning Application Boundary and Land Ownership and Drawing BM.08 Access Layout
- 1.4. Possible location(s) of processing plant – None proposed
- 1.5. Phasing – See Drawing 01 Phasing Sequence & Direction of Working
- 1.6. An OS map of the site – See Drawing BM.01 Site Location
- 1.7. Estimated number of HGV movements per day/month/year 100 Movements per day

2. Reserve Data (with supporting evidence)

- 2.1. Quality and quantity of recoverable reserves – Approximately 0.9 million tonnes. The Site is underlain entirely by the Chester Formation, the upper unit of the Sherwood Sandstone Group. It comprises a pinkish red or buff-grey, medium to coarse-grained, pebbly sandstone. Below the Sherwood Sandstone is the Roxby Formation, comprised of mudstone and siltstone. The area was prospected by drilling, sampling and testing in the 1990s with a good quality resource identified. Geological and borehole logs indicate the sand and gravel resource underlying the Site is approximately 3m thick.
- 2.2. estimated output per annum Approximately 250,000tpa
- 2.3. estimated lifespan of the mineral working (years) Approximately 5 years
- 2.4. When will the site be ready to be worked? 2018

3. Role of site/markets

- 3.1. Is the site a new Greenfield site or an extension? New Greenfield site
- 3.2. If a Greenfield site, is it replacing an existing mineral working within or outside the county – Replacement site for Newington Quarry
- 3.3. What is your planned market area? Predominantly Nottinghamshire and South Yorkshire
- 3.4. Is the location of the site optimum in terms of serving the market? Yes

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? Yes, Hanson QPE is in the process of negotiating a lease agreement from land owners.

5. Landowner Consent

- 5.1. Who is the legal owner of the site? [REDACTED]
- 5.2. Is the legal owner of the site also a minerals operator? No
- 5.3. Has the legal owner made a formal agreement with any mineral operator for minerals exploration and/or minerals extraction – No, Hanson QPE is in the process of negotiating a lease agreement from land owners.

6. Agricultural land quality

- 6.1. Agricultural land classifications found within the site – Approximately 55% of the Site comprises subgrade 3a soils, 40% comprises subgrade 3b and the remainder, non-agricultural land.

7. Sensitive Receptors

7.1. Is the site located within 250m of any sensitive receptors? (schools, residential dwellings, workplaces, healthcare facilities) See ES Annex E – Noise.

Receptor	Distance from Site Boundary	Distance from Proposed Extraction Limit	Direction
R1 – [REDACTED]	120m	200m	North
R2 – [REDACTED]	140m	160m	South
R3 – [REDACTED]	140m	180m	South
R4 – [REDACTED]	260m	300m	East
R5 – [REDACTED]	80m	290m	North West
R6 – [REDACTED]	50m	340m	North West

8. Reclamation

8.1. Proposed reclamation schemes – what opportunities for environmental benefits do you see arising from the scheme? See Drawing 09 Restoration Masterplan. The restoration scheme will be to a combination of agriculture and biodiversity, providing in brief:

- 15.6ha of agricultural land, with field boundaries (hedgerows) either retained or newly created;
- 1.6ha of wet woodland; and
- approximately 13.3 ha of other biodiversity habitat, including four shallow waterbodies, ponds and scrapes; reedbeds; wet grassland; and blocks of scrub planting.

The site access road will be retained and a small area of hardstanding (0.5ha) will be provided for agricultural use in the long term by College Farm.

8.2. Does the reclamation of the site depend on importing fill? If so, please indicate type of waste, main sources and timescales – No mineral processing involving washing and screening will take place at Barnby Moor. It will only take place at Hanson’s existing Auckley facility. Processing produces inert silt as a by-product that is stored in lagoons at Auckley and allowed to dry. It is proposed to return dried silt material back to the Site by HGV (via the designated route) for use in restoration. In doing so, this will enable over half of the total void that will be created by removing the sand gravel to be backfilled, with soils replaced as the final layer. Thus ensuring the majority of the Site (Phases 1, 2 and 5) is returned to similar topographical ground levels as present. All silt material will be transported back to Barnby Moor in returning loads, therefore ensuring no additional traffic is generated.



KEY

— PLANNING APPLICATION BOUNDARY

Purpose of issue

Project Title

BARNBY MOOR QUARRY

Drawing Title

SITE AREA PLAN

Designed	Drawn	Checked	Approved	Date
-	AAO	CN	CN	12/17

Scale @ A3	AECOM Internal Project No.
1:20,000	60522418

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BM.02	-

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10. Summary

1. Introduction

This submission has been prepared by Hanson Quarry Products Europe Ltd and contains initial proposals and site details for land at Coddington, near Newark-on-Trent, Nottinghamshire.

The County will be aware that, prior to the Council's decision to withdraw the previous draft Minerals Local Plan (MLP) in May 2017, Coddington was a site previously promoted by Hanson.

Following previous promotion of the site and submissions of various supporting information, the site was eventually recommended for full allocation within the now withdrawn plan, which was due for Inspector examination in Spring 2017.

As part of the evidence gathering process for the new MLP, the Council has requested that information be submitted again in support of a proposed site allocation, even if the site and the respective supporting details proposed are exactly the same as previously submitted.

As such Hanson proposes to promote Coddington again in the new Call for Sites 2017/2018, in-line with the exact same information and details that were submitted previously, which lead to the draft allocation in the now withdrawn plan (site allocation reference MP2o).

Hanson considers that the site remains suitable for inclusion within the NMDF as an allocated area for future sand and gravel extraction.

2. **Site location**

Land at Coddington is located approximately 4km to the northeast of Newark-on-Trent and to the north of Coddington (please refer to site location plan).

The proposed allocation area lies immediately to the north of the A17 and is approximately 2km to the east of the A1 and A46 junction.

The proposed allocation area lies within Newark District Borough Council boundary. The nearest settlement to the site is Coddington which is situated some 0.3km to the south. The A17 Newark-on-Trent to Sleaford road runs between the site and the village.

3. **Background to submission**

3.1 **Planning history**

The land was recommended for inclusion by Nottinghamshire CC in the Draft Mineral Local Plan in the July 1992 as it was seen as long term replacement site once nearby existing operations exhausted their reserves.

However National policies on land bank provisions changed during the 1990's which reduced the county's commitment to providing land banks from 10 to 7 years. Consequently Coddington was removed from the local plan allocation process.

Hanson have however continued to promote the site and made representations to the Nottinghamshire Replacement Minerals Plan in early 2000's.

Hanson submitted summary details regarding the potential of the site as part of the Nottinghamshire Minerals Core Strategy evidence gathering exercise, leading to a draft allocation in now withdrawn minerals local plan which was due for Inspector examination in Spring 2017.

The Council resolved in May 2017 to withdraw the former plan from examination, and has since commenced the evidence gathering process in order to prepare a new MLP.

The Council has issued a Call for Sites requesting the re-submission of any sites and respective supporting information proposed for allocation in the new MLP.

This submission aims to provide information in support of the proposed allocation of Coddington, however specific design and environmental information would be prepared as part of any planning application together with a full environmental impact assessment and following extensive consultation with the local community and statutory and non-statutory bodies.

3.2 **Community liaison and involvement**

The opinions of local residents and the wider community are essential and are valued by Hanson.

Prior to the submission of any planning application for the proposed area Hanson would seek to liaise directly with the local community.

It is considered normal practice within Hanson to provide information evenings at an early stage of the planning application process to help ensure impacts are minimised and mitigation measures incorporated into the design scheme.

This also provides an opportunity to incorporate suggestions about the restoration and to consider the potential for controlled access to parts of a site. The preparation of summary leaflets as well as direct meetings with individuals, local groups and the parish councils would be carried out as part of any application.

As part of the Environmental Impact Assessment (EIA) process, Hanson or its specialist consultants would carry out extensive consultations with a wide range of statutory and non-statutory consultees. Hanson will as part of the development of its proposals discuss the site at an early stage with bodies such as Natural England, Notts Wildlife Trust, the EA and RSPB.

At existing sites across the county Hanson have played an active role in developing education links through encouraging school visits to its sites where feasible.

Hanson seeks to encourage the local site management and support staff to play an active role in the local community.

The development of quarry liaison groups and specialist advisory groups for issues such as restoration and aftercare provide an opportunity for local knowledge and experience to be shared.

These meetings and community links also play an important role in ensuring appropriate action is taken in the event that complaints or concerns are raised.

4. **Site details**

The proposed allocation area amounts to 126ha.

The majority of the land is in agricultural use and is all ALC grade 3.

Hanson has a mineral lease over part of the site with remaining land owned by local farming families. Access and working arrangements on these areas will be subject to planning permission being granted for mineral extraction.

All parties with a land interest in the site will be involved in the preparation of the planning application for the site.

As indicated on plan 2 the boundary of the area follows the A17 to the south and Drove Lane to the west. To the east the site adjoins the Stapleford Wood. Additional woodland planting (as shown on plan 3) was carried out to the northern boundary of the land in the mid-1990's.

The land has excellent accessibility to the major road network, being situated in close proximity to the A1, A17 and A46.

The major A1/A17/A46 junction is located only 2km to the west.

The Land enjoys approximately 900 metres of road frontage with the A17 and as such access to and from the site is likely to be from the A17 which will avoid HGV's travelling on rural roads through local communities.

The proposal area is bisected by a major overhead electricity line running in a NNW-SSE direction .A high pressure gas pipeline and oil pipeline also run through the site.

Unless previously diverted appropriate stand offs would need to be maintained to these major services to ensure they are not affected by mineral extraction. Restoration and working plans will be designed in consultation with the relevant utility companies.

5. **Geology**

5.1 **Regional Geology**

The regional geology of the Coddington area is shown on the British Geological Survey, 1:50,000 scale map no. 114 (Lincoln), and within the sand and Gravel Mineral Assessment (MAU) Report No 20.

These indicate that the site comprises an extensive deposit of Older River Gravel overlying grey clay of the Lower Lias formation.

There are seven MAU boreholes in and around the proposed site, which indicate that a sand and gravel deposit ranging from 4.0 to 12.1m thick is present in the area.

5.2 **Site Geology**

ARC drilled 75 boreholes across the southern part of the site on a 100m grid, in November 1987 using a reverse circulation method. The results of this survey generally concur with the findings of the MAU survey, except for the fact that the grading analysis of some of the upper 'mineral' indicated by the MAU, was shown to be unsuitable and would therefore be treated as overburden.

The geology of the northern section of the site which has not been drilled as yet, has been interpreted from the MAU report information and the information from the southern area.

The drilling has proven a continuous deposit of gravelly sand across the site ranging from 1.0 to 7.5m thick, with an average thickness of around 5.3m

The sand and gravel is overlain by overburden comprising silty sands and soils, which vary in thickness from 0.7 to 3.2m and have a mean thickness of around 2.0m.

The drilling intercepted the water table around 1.0 to 1.5m below ground level, i.e. within the overburden horizon.

5.3 **Mineral Quality**

The mineral deposit at Coddington is of extremely good quality and comprises a clean, gravelly sand, with a 50:50 ratio of gravel to sand and an average silt content of around 3%.

The gravel is very strong and mainly comprises quartz or quartzite pebbles with minor amounts of sandstone and limestone. It will be suitable for use in all grades of concrete.

The sand fraction will produce a medium/fine concreting sand. The whole deposit is therefore ideal for producing clean aggregates for use in ready mixed concrete.

5.4 Reserves

The extensive drilling has proven a good quality sand and gravel reserve of around 9.5 Mt.

The deposit is overlain by around 1.0Mm³ of overburden which will be used to screen, and finally restore the site.

6. **Environmental considerations**

6.1 **Landscape and visual impact**

The proposed allocation area is not located within any national or local landscape designations. (www.magic.gov.uk).

Generally the site is relatively flat with ground levels between 17 and 19m AOD and contains predominantly arable fields divided by hedgerows and/or drains.

There are two small water bodies to the west and centre of the site. The site is bordered to the north by rising agricultural land of Langford Moor/ Danethorpe Hill and blocks of woodland planted in 1994. To the east the site adjoins the mature woodland of Stapleford Wood and Moor Brats. To the south the site is bordered by the A17. On its western side the site is bordered by Drove Lane and further agricultural land and farm buildings.

With the exception of two properties off Drove Lane and two properties off Stapleford Lane, there are no occupied residential buildings within 200m of the proposed allocation site boundary.

The village of Coddington lies to the south of the A17 approximately 0.3km from the southern boundary of the site.

A landscape and visual impact assessment would be undertaken in accordance with published guidance (1. *Guidelines for Landscape and Visual Impact Assessment; Second Edition*. The Landscape Institute and the Institute of Environmental Management and Assessment. 2. *Landscape Character Assessment Guidance for England and Scotland*. The Countryside Agency 2002).

The Nottinghamshire Landscape guidelines identify strategies and guidelines for the management of Nottinghamshire's landscapes which will be used to inform the LVIA as well as the restoration proposals.

6.2 **Ecology**

A desktop data review of statutory designated sites of ecological importance was undertaken within and adjacent (up to 1km) of the site. There were no records of statutory designated sites. (www.magic.gov.uk).

The allocation site is predominantly in arable production, with ecological interest limited to the existing hedgerows, ditches and two small water bodies.

An ecological impact assessment will be undertaken in accordance with published guidelines. This will include the collation of baseline ecological data on statutory and non statutory wildlife sites obtained from Natural England and the relevant biological record centres.

A Phase 1 habitat survey will identify any important ecological habitat together with the presence of important or notable species. The ecological assessment together with the hydrogeological assessment would consider the effects of the differing methods of extraction (dewatering or wet excavation) to determine which would have the least effect upon known habitat or species.

The ecological assessment will identify the potential impacts of the development and provide mitigation measures. As well as identifying any predicted adverse impacts on ecology the assessment would also consider any positive benefits of the scheme in respect to contributions to the UK biodiversity Action Plan (UKBAP) and Nottinghamshire Local biodiversity action Plan (LBAP) 'Action for Wildlife' achieved through the proposed restoration.

6.3 Soils and agriculture

A soil and agricultural land quality survey has not, as yet, been undertaken within the proposed allocation area. The area has been assessed as ALC grade 3. The provisional land classification map extract (Source : www.magic.gov.uk) is enclosed.

A detailed soils and agriculture assessment will be undertaken to assess the soils and land quality of the allocation area and identify any areas of "best and most versatile". However all soils will be excavated, stored and/or placed directly into restoration in accordance with published guidance (*Good practice guide for handling soils*. MAFF 2000.)

The restored site is likely to result in a water based restoration scheme but there will be opportunities to restore parts of the site to agricultural and wet grassland areas. It is considered that any loss in agricultural land will be outweighed by a significant gain in biodiversity and amenity.

6.4 Archaeology

An initial assessment indicates there are no known archaeological sites located within the proposal area.

An initial assessment of aerial photographs by our archaeological consultant Andrew Josephs indicates there are 4 potential crop mark features within the proposed allocation area.

A cultural heritage assessment for the proposed allocation site has not, as yet, been carried out. An assessment will, however, be carried out to collate known information relating to archaeological sites, listed buildings and conservation areas within 1km of the proposed allocation areas.

This desk based review will be used to direct further investigation works on site which may include auger survey and test pit investigations, geophysical survey and field-walking and if appropriate environmental sampling.

A scheme of investigation and mitigation would be designed and agreed with Nottinghamshire CC which is likely to require soil stripping to be closely monitored on a phase by phase basis.

6.5 Hydrogeology and hydrology

Drilling undertaken in 1987, indicates that the water table is between 1.0 and 1.5m below ground level and largely within the overburden horizon.

As the overburden is relatively thin, being on average only 2.0m thick, the amount of dewatering required to strip the overburden dry will be fairly limited and should have no detrimental effect on the surrounding water environment.

A full hydrogeological assessment will be undertaken to determine whether the mineral can be dewatered too without adversely affecting the surrounding environment. If this can be successfully achieved the mineral can then be extracted dry, if not, then the mineral will have to be excavated wet using an excavator.

The hydrogeological assessment will also determine the likely effects of dewatering in the vicinity of the two large pipelines which cross the site and will indicate safe stand offs from them.

6.6 Highways and public rights of way

A full traffic impact assessment would be required as part of any planning application and EIA for the area.

It is anticipated that a site access will be developed from the A17 to the south of the site at a point where appropriate visibility splays can be accommodated.

The specific position of the access road will be agreed between Hanson, the Highways dept and other interested parties.

Once established the entrance road will be suitably surfaced up to the weighbridge area and subject to a regular cleaning regime. Wheel wash facilities will be provided as part of the infrastructure works required to develop the site.

Quarry products will be transported from the quarry in HGV's which will be sheeted in accordance with Hanson's Environmental Management System.

In the event that the area was allocated and a planning application subsequently approved, Hanson considers that the impact of traffic from the proposals will be mitigated substantially by the sites excellent proximity to the major highway network which will ensure that no HGV's will travel on rural roads through local villages.

There are no public rights of way or bridleways which cross or adjoin the proposed allocation area.

Possible tree planting and screen bunds will help to ensure users of adjoining roads such as Drove road will not be adversely affected in the event that future working takes place in the allocated area.

Further details on public rights of way in the surrounding vicinity and how the sites restoration proposals could tie into the local network to provide interpretation and controlled viewing points would be considered as part of the planning application and EIA process.

6.7 Noise and dust

Noise

Predicted noise levels for working the proposed area would have to be fully assessed by specialist consultants as part of any application and EIA process.

Consideration must be given to any nearby property, such as the properties on Drove and Stapleford Lane to ensure that the area could be worked without any reasonable likelihood of nuisance complaints. Site specific mitigation measures would therefore be developed.

In the event that the proposed allocated area was worked in the future, it is anticipated that the hours of working will be in line with other operations currently granted by Nottinghamshire CC.

Possible hours of working:

Monday to Friday 07.00 to 19.00.

Saturdays 07.00 to 13.00.

No working on Sunday or public holidays.

Dust

A full dust assessment would be prepared by specialist consultants as part of the planning application and EIA process.

All potential dust sources would be identified and dust control measures recommended to minimise disturbance at nearby sensitive locations.

The use of conveyor systems where appropriate to transport mineral will help to reduce dust arising from internal haul roads.

The method of working, location and design of the processing plant will be designed in light of any nearby sensitive locations.

A detailed dust monitoring programme agreed with Nottinghamshire CC and Newark Council environmental health dept would also be proposed for the allocation area to ensure the effectiveness of the proposed dust control measures.

7. **Method of working**

The specific position of the processing plant is still to be finalised. In the event that access is obtained directly from the A17 the plant is likely to be located in the southern part of the allocation area. The height and general layout will be designed to enable screen planting and bunding to be as effective as possible to minimise the visual impact from views into the site.

It is envisaged that the allocation site will be progressively worked and restored in step with phased extraction. Topsoils and subsoils will be separately stripped and used for wet grassland and lake margin restoration purposes. Advance screen mounding and planting will also be carried out during the initial working phases as necessary.

Specific details of the working and restoration proposals can only be provided following extensive discussions with the local community, statutory and non statutory bodies and other interested parties prior to the submission of the planning application.

This pre-submission consultation process will enable the Environmental Impact Assessment process to fully assess the impact of the proposals and the potential for alternatives within the development footprint.

8. **Restoration and aftercare concepts**

Restoration of the proposed allocation site will principally be to water based recreation and/or nature conservation due to the high water table and available overburden. The working and restoration scheme would be designed to allow progressive restoration.

The scheme will also aim to incorporate UK Biodiversity Action Plan (UK BAP) and Nottinghamshire Local Biodiversity Action Plan (Notts LBAP) priority habitats as well as adding diversity to the existing landscape character.

There is high potential for the restoration scheme to include public access and recreation (subject to the agreement of the various landowners involved) and create links to the adjacent Stapleford Woods. In addition the Newark and Sherwood District Councils current Local Plan (Policy R16 Country Park/Major Open Space Facility in Newark) promotes the idea of an open space/recreation facility, such as a country park in the Newark area catering for the needs of the resident population.

It is anticipated that the restoration proposals would be developed in conjunction with interested parties such as the Nottinghamshire Wildlife Trust, RSPB and others.

All restored areas will be subject to a five year aftercare period to ensure that the intended afteruse is successfully established.

An overall long-term management plan for the restored site beyond the statutory 5 years will be proposed by Hanson.

This management plan secured by a section 106 agreement will propose a commitment to annual and 5 yearly detailed management plans and possible establishment of a management committee.

This document will be prepared as part of any planning application and will seek the views of organisations such as RSPB and Nott's Wildlife as well as comments from the local parish councils and other community groups.

9. **Need for the submission**

9.1 **Need**

The allocation of the full extent of the proposed 9.5mt allocation area could provide for a life in excess of 20 years life based on an estimated output of between 250,000 and 500,000 tonnes per year.

Hanson see this reserve as a strategically important site and will form a key component in Hanson's sand and gravel reserve replacement strategy over the next 10 years or longer. It would also form a key site in Nottinghamshire's Strategy.

The site will be developed in order to maintain supplies to current markets and fixed outlets across the East Midlands. It will also become an important reserve to supply Hanson's concrete plants and customers in the South Yorkshire market which have historically been supplied by isolated small sites along the River Idle.

Given the extent of the potential reserves the site also has the capability to take up demand from markets currently supplied by existing sites along the River Trent once these sites are exhausted.

It could also be considered by Nottinghamshire CC as a practical and environmentally acceptable alternative to existing sites allocated within the current Replacement Mineral local plan.

9.2 **Employment**

The quarry would provide employment for an estimated 12 people based at the site. In addition to the direct workforce road hauliers would rely on the operation for their livelihoods. The quarry would also generate employment for many skilled local contractors required to provide specialist services.

They include electricians and contractors involved in machinery repair and maintenance, plant hire, earth moving and landscaping.

10. **Summary**

The area identified provides a large strategic reserve of sand and gravel which would ensure continuity of supply to existing markets in the East Midlands and South Yorkshire and has the potential to supply other new markets on exhaustion of existing reserves in the area.

In the event that the full extent of the site is allocated the proposal area would provide approximately 9.5 m/tonnes.

The area provides an opportunity to design a restoration scheme and long-term aftercare and management that would complement the surrounding area. The scheme will seek to provide a balance between amenity and nature conservation and agricultural after uses.

This submission provides a summary of the key environmental considerations associated with the potential working of the area identified.

Further detailed assessment and consultation with the local community, statutory and non-statutory consultees would be required as part of any planning application and EIA process.

Hanson is proud of its restoration achievements at sites across the region and of the links which have been established with local interest groups, education groups and the local community.

It also recognises that a balance between economic, environmental and social objectives must be achieved in accordance with the principles of sustainable development.

Hanson therefore considers that the area identified in this submission is suitable for inclusion in the Nottinghamshire Minerals Local Plan as an allocated area for future sand and gravel extraction.

Coddington – Information Summary Sheet

1. Location

- 1.1. Proposed boundary of the site – Please see drawing C134/20 Minerals Plan Allocation – Ownership.
- 1.2. The extent of excavations – Please see drawing C134/20 Minerals Plan Allocation – Ownership. The precise extraction boundary would be considered during the preparation of a planning application.
- 1.3. Proposed access to the site, including a map of key routes from the site to the nearest major roads – Please see drawing C134f/12 Location Plan.
- 1.4. Possible location(s) of processing plant – To be considered during the preparation of a planning application.
- 1.5. Phasing – To be considered during the preparation of a planning application.
- 1.6. An OS map of the site – Please see drawing C134f/12 Location Plan.
- 1.7. Estimated number of HGV movements per day/month/year – Please see Section 6.6 of the enclosed 'Coddington Full Information Jan 2018' document.

2. Reserve Data (with supporting evidence)

- 2.1. Quality and quantity of recoverable reserves – approximately 9.5 Mt. Please see section 5 of the enclosed 'Coddington Full Information Jan 2018' document.
- 2.2. estimated output per annum – 250,000 – 500,000ktpa
- 2.3. estimated lifespan of the mineral working (years) - The allocation of the full extent of the proposed 9.5mt allocation area could provide for a life in excess of 20 years life based on an estimated output of between 250,000 and 500,000 tonnes per year.
- 2.4. When will the site be ready to be worked? - Hanson see this reserve as a strategically important site and will form a key component in Hanson's sand and gravel reserve replacement strategy over the next 10 years or longer.

3. Role of site/markets

- 3.1. Is the site a new Greenfield site or an extension? Greenfield.
- 3.2. If a Greenfield site, is it replacing an existing mineral working within or outside the county – It is anticipated the site would be worked following working of Hansons existing Newington Quarry and, if permission is granted, Barnby Moor Quarry. Both of which are within the County.
- 3.3. What is your planned market area? The site will be developed in order to maintain supplies to current markets and fixed outlets across the East Midlands. It will also become an important reserve to supply Hanson's concrete plants and customers in the South Yorkshire market which have historically been supplied by isolated small sites along the River Idle.

Given the extent of the potential reserves the site also has the capability to take up demand from markets currently supplied by existing sites along the River Trent once these sites are exhausted.

- 3.4. Is the location of the site optimum in terms of serving the market? Yes.

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? Hanson has a mineral lease over part of the site with remaining land owned by local farming families. Access and working arrangements on these areas will be subject to planning permission being granted for mineral extraction.

5. Landowner Consent

5.1. Who is the legal owner of the site? **Please see drawing C134/20 Minerals Plan Allocation – Ownership for details.**

5.2. Is the legal owner of the site also a minerals operator? **No.**

5.3. Has the legal owner made a formal agreement with any mineral operator for minerals exploration and/or minerals extraction – **No.**

6. Agricultural land quality

6.1. Agricultural land classifications found within the site – **All ALC grade 3. Please see Coddington ALC Plan.**

7. Sensitive Receptors

7.1. Is the site located within 250m of any sensitive receptors? (schools, residential dwellings, workplaces, healthcare facilities) - **With the exception of two properties off Drove Lane and two properties off Stapleford Lane, there are no occupied residential buildings within 250m of the proposed allocation site boundary.**

8. Reclamation

8.1. Proposed reclamation schemes – what opportunities for environmental benefits do you see arising from the scheme? – **Restoration of the proposed allocation site will principally be to water based recreation and/or nature conservation due to the high water table and available overburden. The working and restoration scheme would be designed to allow progressive restoration.**

The scheme will also aim to incorporate UK Biodiversity Action Plan (UK BAP) and Nottinghamshire Local Biodiversity Action Plan (Notts LBAP) priority habitats as well as adding diversity to the existing landscape character.

Please see Section 8 of the enclosed ‘Coddington Full Information Jan 2018’ document.

8.2. Does the reclamation of the site depend on importing fill? If so, please indicate type of waste, main sources and timescales – **No.**

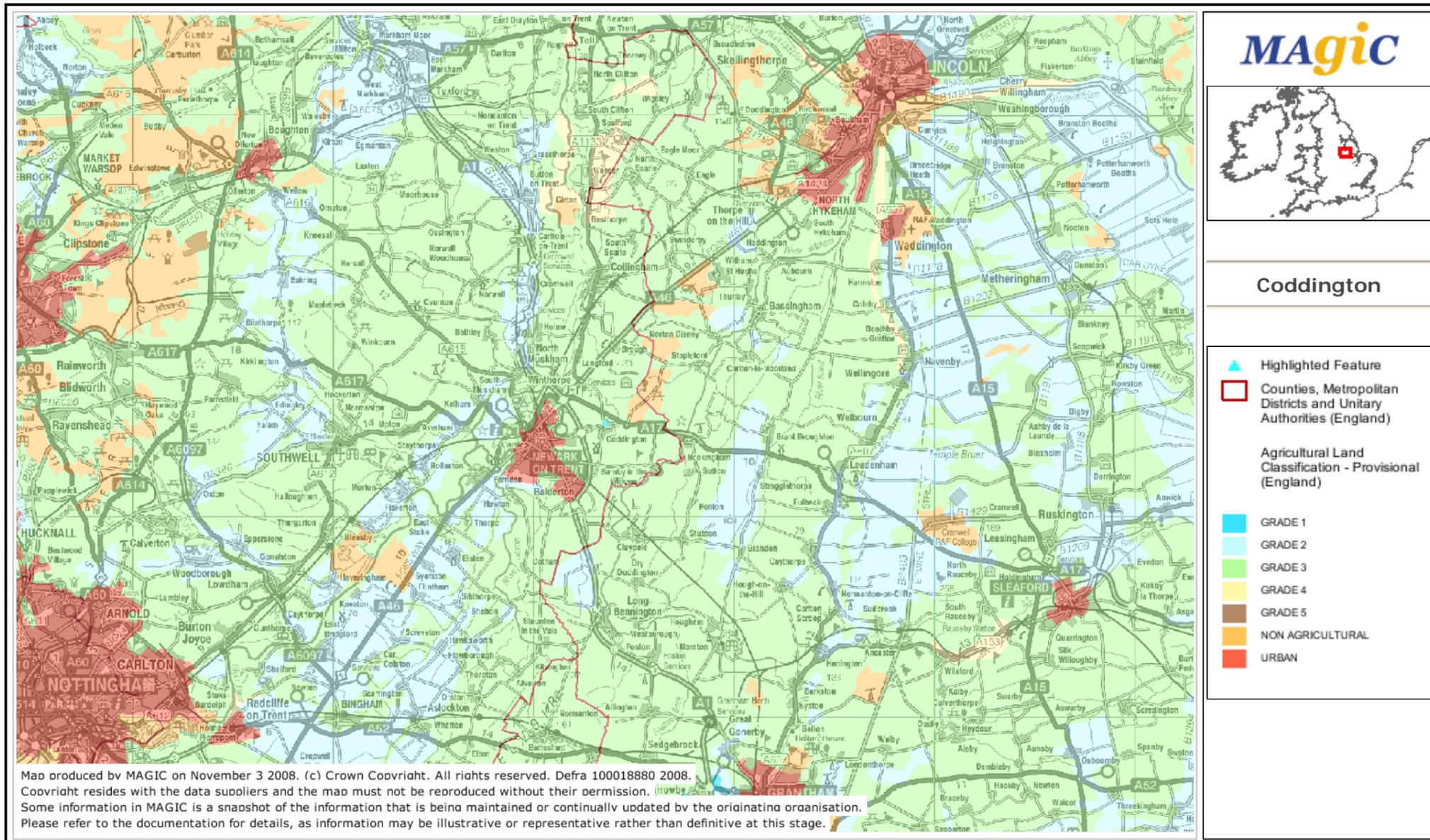


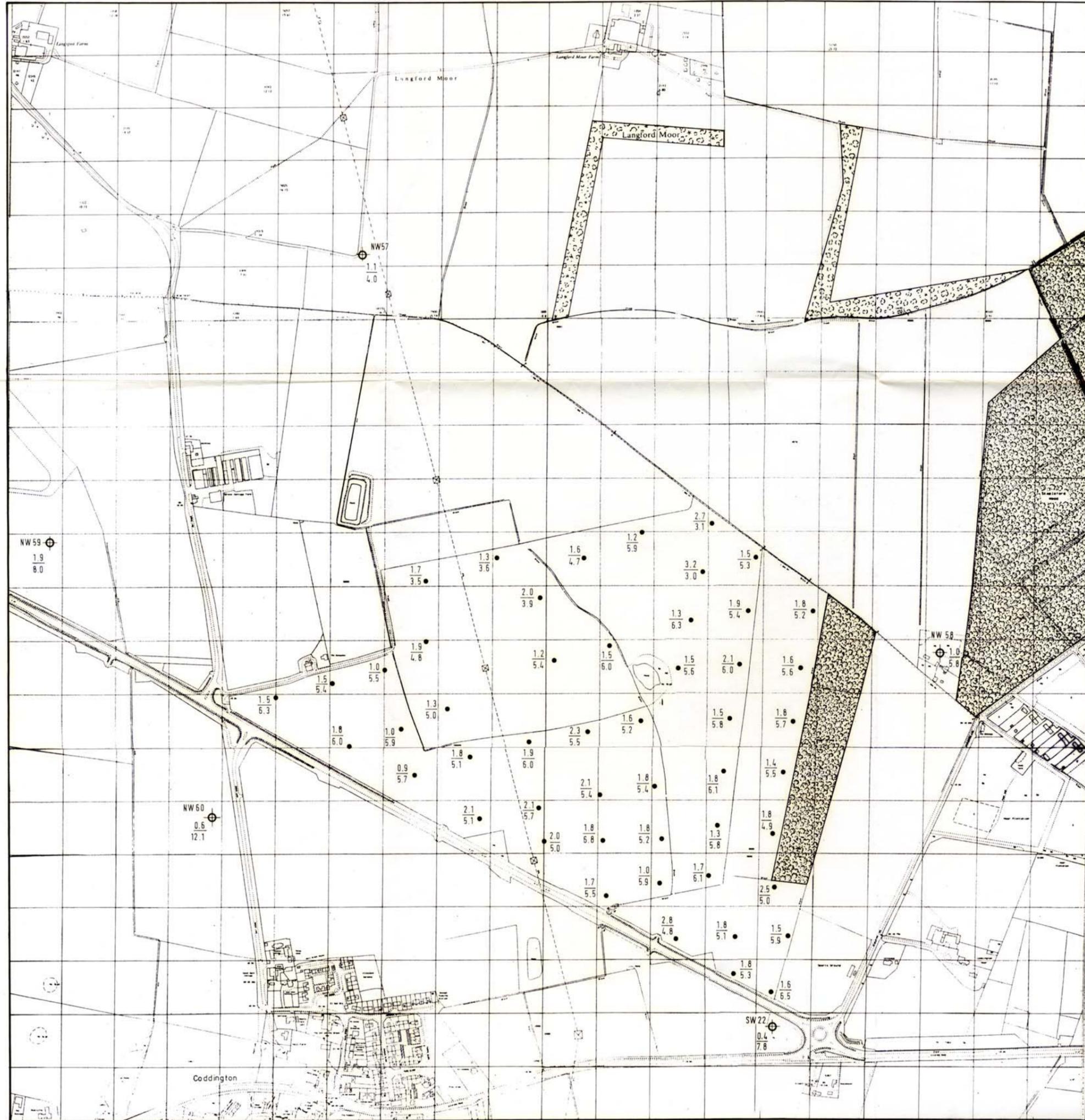
Legend:

 Proposal area

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 <p>Hanson Hanson Aggregates</p>		
<p>Site CODDINGTON</p>		
<p>Title Location Plan</p>		
Scale	Date	Drawing No.
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Drawn by	Checked by	
HC	KJB	





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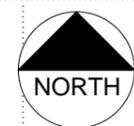
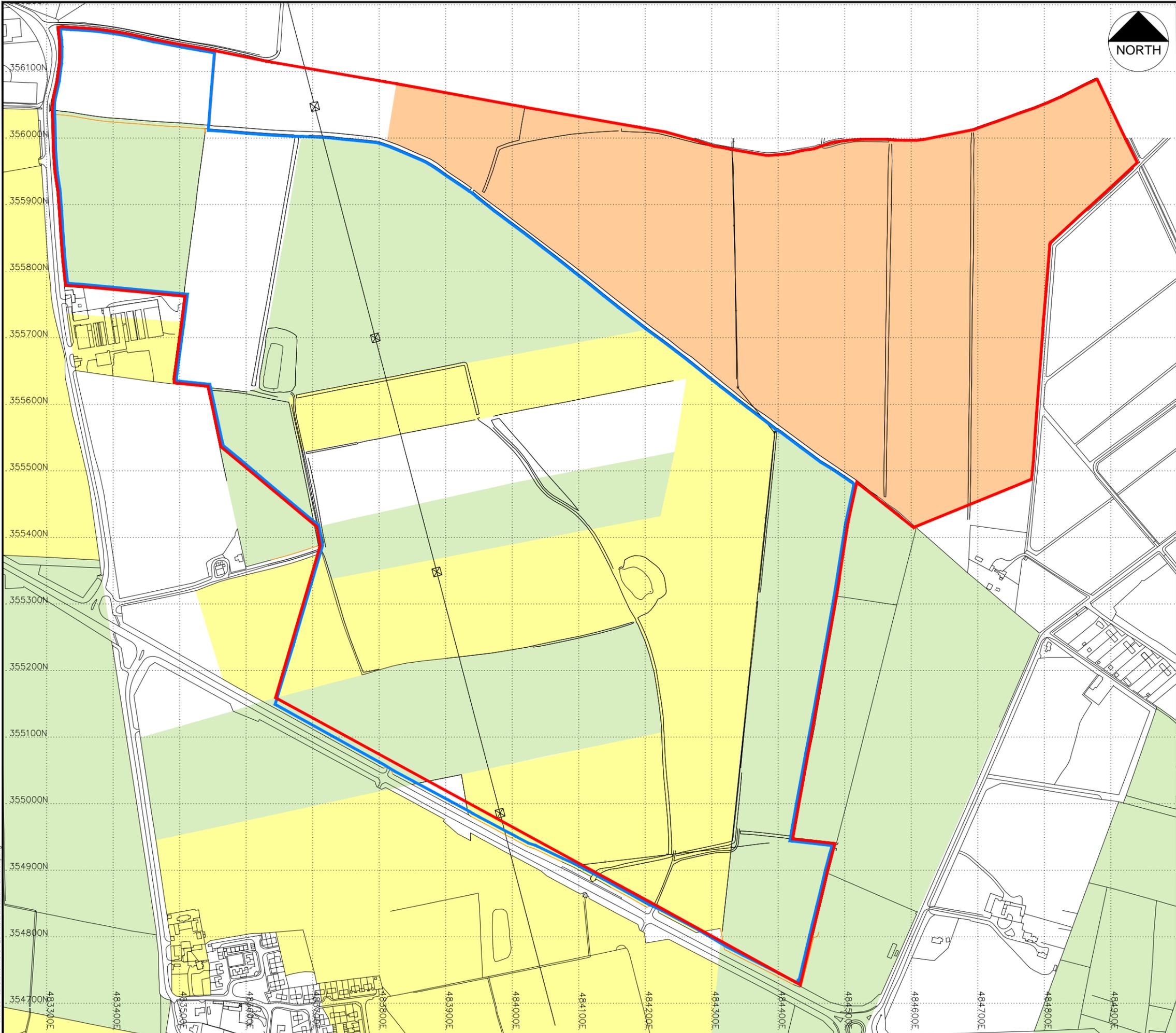
- Hanson borehole locations
- ⊕ BGS borehole locations
- $\frac{1.0}{5.8}$ Overburden } As drilled
Mineral } thickness in metres
- Existing woodland
- Woodland planting (1994)

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Site: **CODDINGTON**
Title: **Borehole locations and woodland areas**

Scale: 1:5,000 Date: June 1999 Drawing No: C134f/14
Drawn by: KJB / HC Checked by:



Legend

- Hanson minerals lease area (Newcastle)
- Hanson minerals lease area (Thorpe)
- Kinder land title area
- Des Allen surface interest
- Land proposed for allocation

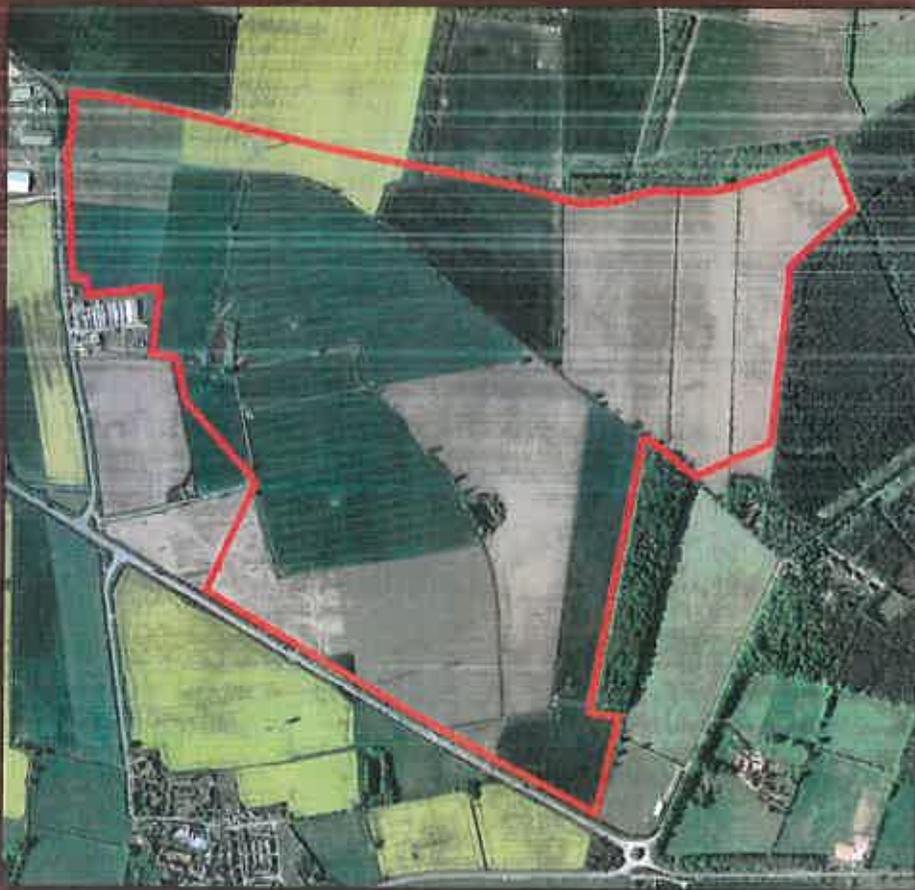
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Site		CODDINGTON							
Title		Minerals Plan Allocation - Ownership							
Scale	1:5500	Paper Size	A3	Drawn by	AG	Drawing No.		Revision	
Date	AUG 2014	Check by	BA	C134/20					

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Land at Coddington,

Near Newark on Trent

Nottinghamshire Minerals Development Framework

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1. **Introduction**

This submission has been prepared by Hanson Quarry Products Europe Ltd.

Hanson welcomes the opportunity to comment on the Minerals Development Framework for Nottinghamshire (NMDF).

Hanson is one of the UK's leading producers of construction aggregates.

This submission contains the Hanson's initial proposals and site details for land at Coddington, near Newark-on-Trent, Nottinghamshire.

Operations in this part of Nottinghamshire are managed by Hanson's northern regional team based at Clifford House, York Road, Wetherby, LS22 7NS.

Hanson considers that this area is suitable for inclusion within the NMDF as an allocated area for future sand and gravel extraction.

2. **Site location**

Land at Coddington is located approximately 4km to the northeast of Newark-on-Trent and to the north of Coddington (please refer to site location plan).

The proposed allocation area lies immediately to the north of the A17 and is approximately 2km to the east of the A1 and A46 junction.

The proposed allocation area lies within Newark District Borough Council boundary. The nearest settlement to the site is Coddington which is situated some 0.3km to the south. The A17 Newark-on-Trent to Sleaford road runs between the site and the village.

3. Background to submission

3.1 Planning history

The land was recommended for inclusion by Nottinghamshire CC in the Draft Mineral Local Plan in the July 1992 as it was seen as long term replacement site once nearby existing operations exhausted their reserves.

However National policies on land bank provisions changed during the 1990's which reduced the county's commitment to providing land banks from 10 to 7 years. Consequently Coddington was removed from the local plan allocation process.

Hanson have however continued to promote the site and made representations to the Nottinghamshire Replacement Minerals Plan in early 2000's.

Hanson submitted summary details regarding the potential of the site as part of the Nottinghamshire Minerals Core Strategy evidence gathering exercise earlier this year.

This submission aims to provide additional information about the site however specific design and environmental information would be prepared as part of a planning application together with a full environmental impact assessment and following extensive consultation with the local community and statutory and non statutory bodies.

3.2 Community liaison and involvement

The opinions of local residents and the wider community are essential and are valued by Hanson.

Prior to the submission of any planning application for the proposed area Hanson would seek to liase directly with the local community.

It is considered normal practice within Hanson to provide information evenings at an early stage of the planning application process to help ensure impacts are minimised and mitigation measures incorporated into the design scheme.

This also provides an opportunity to incorporate suggestions about the restoration and to consider the potential for controlled access to parts of a site. The preparation of summary leaflets as well as direct meetings with individuals, local groups and the parish councils would be carried out as part of any application.

As part of the Environmental Impact Assessment (EIA) process, Hanson or its specialist consultants would carry out extensive consultations with a wide range of statutory and non-statutory consultees. Hanson will as part of the development of its proposals discuss the site at an early stage with bodies such as Natural England, Notts Wildlife Trust, the EA and RSPB.

At existing sites across the county Hanson have played an active role in developing education links through encouraging school visits to its sites.

Hanson seeks to encourage the local site management and support staff to play an active role in the local community.

The development of quarry liaison groups and specialist advisory groups for issues such as restoration and aftercare provide an opportunity for local knowledge and experience to be shared.

These meetings and community links also play an important role in ensuring appropriate action is taken in the event that complaints or concerns are raised.

4. Site details

The proposed allocation area amounts to 126ha.

The majority of the land is in agricultural use and is all ALC grade 3.

Hanson has a mineral lease over part of the site with remaining land owned by local farming families. Access and working arrangements on these areas will be subject to planning permission being granted for mineral extraction.

All parties with a land interest in the site will be involved in the preparation of the planning application for the site.

As indicated on plan 2 the boundary of the area follows the A17 to the south and Drove Lane to the west. To the east the site adjoins the Stapleford Wood. Additional woodland planting (as shown on plan 3) was carried out to the northern boundary of the land in the mid-1990's.

The land has excellent accessibility to the major road network, being situated in close proximity to the A1, A17 and A46.

The major A1/A17/A46 junction is located only 2km to the west.

The Land enjoys approximately 900 metres of road frontage with the A17 and as such access to and from the site is likely to be from the A17 which will avoid HGV's travelling on rural roads through local communities.

The proposal area is bisected by a major overhead electricity line running in a NNW-SSE direction .A high pressure gas pipeline and oil pipeline also run through the site.

Unless previously diverted appropriate stand offs would need to be maintained to these major services to ensure they are not affected by mineral extraction. Restoration and working plans will be designed in consultation with the relevant utility companies.

5. Geology

5.1 Regional Geology

The regional geology of the Coddington area is shown on the British Geological Survey, 1:50,000 scale map no. 114 (Lincoln), and within the sand and Gravel Mineral Assessment (MAU) Report No 20.

These indicate that the site comprises an extensive deposit of Older River Gravel overlying grey clay of the Lower Lias formation.

There are seven MAU boreholes in and around the proposed site, which indicate that a sand and gravel deposit ranging from 4.0 to 12.1m thick is present in the area.

5.2 Site Geology

ARC drilled 75 boreholes across the southern part of the site on a 100m grid, in November 1987 using a reverse circulation method. The results of this survey generally concur with the findings of the MAU survey, except for the fact that the grading analysis of some of the upper 'mineral' indicated by the MAU, was shown to be unsuitable and would therefore be treated as overburden.

The geology of the northern section of the site which has not been drilled as yet, has been interpreted from the MAU report information and the information from the southern area.

The drilling has proven a continuous deposit of gravelly sand across the site ranging from 1.0 to 7.5m thick, with an average thickness of around 5.3m

The sand and gravel is overlain by overburden comprising silty sands and soils, which vary in thickness from 0.7 to 3.2m and have a mean thickness of around 2.0m.

The drilling intercepted the water table around 1.0 to 1.5m below ground level, i.e. within the overburden horizon.

5.3 Mineral Quality

The mineral deposit at Coddington is of extremely good quality and comprises a clean, gravelly sand, with a 50:50 ratio of gravel to sand and an average silt content of around 3%.

The gravel is very strong and mainly comprises quartz or quartzite pebbles with minor amounts of sandstone and limestone. It will be suitable for use in all grades of concrete.

The sand fraction will produce a medium/fine concreting sand. The whole deposit is therefore ideal for producing clean aggregates for use in ready mixed concrete.

5.4 Reserves

The extensive drilling has proven a good quality sand and gravel reserve of around 9.5 Mt.

The deposit is overlain by around 1.0Mm³ of overburden which will be used to screen, and finally restore the site.

6. Environmental considerations

6.1 Landscape and visual impact

The proposed allocation area is not located within any national or local landscape designations. (www.magic.gov.uk).

Generally the site is relatively flat with ground levels between 17 and 19m AOD and contains predominantly arable fields divided by hedgerows and/or drains.

There are two small water bodies to the west and centre of the site. The site is bordered to the north by rising agricultural land of Langford Moor/ Danethorpe Hill and blocks of woodland planted in 1994. To the east the site adjoins the mature woodland of Stapleford Wood and Moor Brats. To the south the site is bordered by the A17. On its western side the site is bordered by Drove Lane and further agricultural land and farm buildings.

With the exception of two properties off Drove Lane and two properties off Stapleford Lane, there are no occupied residential buildings within 200m of the proposed allocation site boundary.

The village of Coddington lies to the south of the A17 approximately 0.3km from the southern boundary of the site.

A landscape and visual impact assessment would be undertaken in accordance with published guidance (1. *Guidelines for Landscape and Visual Impact Assessment; Second Edition*. The Landscape Institute and the Institute of Environmental Management and Assessment. 2. *Landscape Character Assessment Guidance for England and Scotland*. The Countryside Agency 2002).

The Nottinghamshire Landscape guidelines identify strategies and guidelines for the management of Nottinghamshire's landscapes which will be used to inform the LVIA as well as the restoration proposals.

6.2 Ecology

A desktop data review of statutory designated sites of ecological importance was undertaken within and adjacent (up to 1km) of the site. There were no records of statutory designated sites. (www.magic.gov.uk).

The allocation site is predominantly in arable production, with ecological interest limited to the existing hedgerows, ditches and two small water bodies.

An ecological impact assessment will be undertaken in accordance with published guidelines. This will include the collation of baseline ecological data on statutory and non statutory wildlife sites obtained from Natural England and the relevant biological record centres.

A Phase 1 habitat survey will identify any important ecological habitat together with the presence of important or notable species. The ecological assessment together with the hydrogeological assessment would consider the effects of the differing methods of extraction (dewatering or wet excavation) to determine which would have the least effect upon known habitat or species.

The ecological assessment will identify the potential impacts of the development and provide mitigation measures. As well as identifying any predicted adverse impacts on ecology the assessment would also consider any positive benefits of the scheme in respect to contributions to the UK biodiversity Action Plan (UKBAP) and Nottinghamshire Local biodiversity action Plan (LBAP) 'Action for Wildlife' achieved through the proposed restoration.

6.3 Soils and agriculture

A soil and agricultural land quality survey has not, as yet, been undertaken within the proposed allocation area. The area has been assessed as ALC grade 3. The provisional land classification map extract (Source : www.magic.gov.uk) is enclosed.

A detailed soils and agriculture assessment will be undertaken to assess the soils and land quality of the allocation area and identify any areas of "best and most versatile". However all soils will be excavated, stored and/or placed directly into restoration in accordance with published guidance (*Good practice guide for handling soils*. MAFF 2000.)

The restored site is likely to result in a water based restoration scheme but there will be opportunities to restore parts of the site to agricultural and wet grassland areas. It is considered that any loss in agricultural land will be outweighed by a significant gain in biodiversity and amenity.

6.4 Archaeology

An initial assessment indicates there are no known archaeological sites located within the proposal area.

An initial assessment of aerial photographs by our archaeological consultant Andrew Josephs indicates there are 4 potential crop mark features within the proposed allocation area.

A cultural heritage assessment for the proposed allocation site has not, as yet, been carried out. An assessment will, however, be carried out to collate known information relating to archaeological sites, listed buildings and conservation areas within 1km of the proposed allocation areas.

This desk based review will be used to direct further investigation works on site which may include auger survey and test pit investigations, geophysical survey and field-walking and if appropriate environmental sampling.

A scheme of investigation and mitigation would be designed and agreed with Nottinghamshire CC which is likely to require soil stripping to be closely monitored on a phase by phase basis.

6.5 Hydrogeology and hydrology

Drilling undertaken in 1987, indicates that the water table is between 1.0 and 1.5m below ground level and largely within the overburden horizon.

As the overburden is relatively thin, being on average only 2.0m thick, the amount of dewatering required to strip the overburden dry will be fairly limited and should have no detrimental effect on the surrounding water environment.

A full hydrogeological assessment will be undertaken to determine whether the mineral can be dewatered too without adversely affecting the surrounding environment. If this can be successfully achieved the mineral can then be extracted dry, if not, then the mineral will have to be excavated wet using an excavator.

The hydrogeological assessment will also determine the likely effects of dewatering in the vicinity of the two large pipelines which cross the site and will indicate safe stand offs from them.

6.6 Highways and public rights of way

A full traffic impact assessment would be required as part of any planning application and EIA for the area.

It is anticipated that a site access will be developed from the A17 to the south of the site at a point where appropriate visibility splays can be accommodated.

The specific position of the access road will be agreed between Hanson, the Highways dept and other interested parties.

Once established the entrance road will be suitably surfaced up to the weighbridge area and subject to a regular cleaning regime. Wheel wash facilities will be provided as part of the infrastructure works required to develop the site.

Quarry products will be transported from the quarry in HGV's which will be sheeted in accordance with Hanson's Environmental Management System.

In the event that the area was allocated and a planning application subsequently approved, Hanson considers that the impact of traffic from the proposals will be mitigated substantially by the sites excellent proximity to the major highway network which will ensure that no HGV's will travel on rural roads through local villages.

There are no public rights of way or bridleways which cross or adjoin the proposed allocation area.

Possible tree planting and screen bunds will help to ensure users of adjoining roads such as Drove road will not be adversely affected in the event that future working takes place in the allocated area.

Further details on public rights of way in the surrounding vicinity and how the sites restoration proposals could tie into the local network to provide interpretation and controlled viewing points would be considered as part of the planning application and EIA process.

6.7 Noise and dust

Noise

Predicted noise levels for working the proposed area would have to be fully assessed by specialist consultants as part of any application and EIA process.

Consideration must be given to any nearby property, such as the properties on Drove and Stapleford Lane to ensure that the area could be worked without any reasonable likelihood of nuisance complaints. Site specific mitigation measures would therefore be developed.

In the event that the proposed allocated area was worked in the future, it is anticipated that the hours of working will be in line with other operations currently granted by Nottinghamshire CC.

Possible hours of working:

Monday to Friday 07.00 to 19.00.

Saturdays 07.00 to 13.00.

No working on Sunday or public holidays.

Dust

A full dust assessment would be prepared by specialist consultants as part of the planning application and EIA process.

All potential dust sources would be identified and dust control measures recommended to minimise disturbance at nearby sensitive locations.

The use of conveyor systems where appropriate to transport mineral will help to reduce dust arising from internal haul roads.

The method of working, location and design of the processing plant will be designed in light of any nearby sensitive locations.

A detailed dust monitoring programme agreed with Nottinghamshire CC and Newark Council environmental health dept would also be proposed for the allocation area to ensure the effectiveness of the proposed dust control measures.

7. **Method of working**

The specific position of the processing plant is still to be finalised .In the event that access is obtained directly from the A17 the plant is likely to be located in the southern part of the allocation area. The height and general layout will be designed to enable screen planting and bunding to be as effective as possible to minimise the visual impact from views into the site.

It is envisaged that the allocation site will be progressively worked and restored in step with phased extraction. Topsoils and subsoils will be separately stripped and used for wet grassland and lake margin restoration purposes. Advance screen mounding and planting will also be carried out during the initial working phases as necessary.

Specific details of the working and restoration proposals can only be provided following extensive discussions with the local community, statutory and non statutory bodies and other interested parties prior to the submission of the planning application.

This pre-submission consultation process will enable the Environmental Impact Assessment process to fully assess the impact of the proposals and the potential for alternatives within the development footprint.

8. Restoration and aftercare concepts

Restoration of the proposed allocation site will principally be to water based recreation and/or nature conservation due to the high water table and available overburden. The working and restoration scheme would be designed to allow progressive restoration.

The scheme will also aim to incorporate UK Biodiversity Action Plan (UK BAP) and Nottinghamshire Local Biodiversity Action Plan (Notts LBAP) priority habitats as well as adding diversity to the existing landscape character.

There is high potential for the restoration scheme to include public access and recreation (subject to the agreement of the various landowners involved) and create links to the adjacent Stapleford Woods. In addition the Newark and Sherwood District Councils current Local Plan (Policy R16 Country Park/Major Open Space Facility in Newark) promotes the idea of an open space/recreation facility, such as a country park in the Newark area catering for the needs of the resident population.

It is anticipated that the restoration proposals would be developed in conjunction with interested parties such as the Nottinghamshire Wildlife Trust, RSPB and others.

All restored areas will be subject to a five year aftercare period to ensure that the intended afteruse is successfully established.

An overall long-term management plan for the restored site beyond the statutory 5 years will be proposed by Hanson.

This management plan secured by a section 106 agreement will propose a commitment to annual and 5 yearly detailed management plans and possible establishment of a management committee.

This document will be prepared as part of any planning application and will seek the views of organisations such as RSPB and Nott's Wildlife as well as comments from the local parish councils and other community groups.

9. Need for the submission

9.1 Need

The allocation of the full extent of the proposed 9.5mt allocation area could provide for a life in excess of 20 years life based on an estimated output of between 250,000 and 500,000 tonnes per year.

Hanson see this reserve as a strategically important site and will form a key component in Hanson's sand and gravel reserve replacement strategy over the next 10 years or longer. It would also form a key site in Nottinghamshire's Strategy.

The site will be developed in order to maintain supplies to current markets and fixed outlets across the East Midlands. It will also become an important reserve to supply Hanson's concrete plants and customers in the South Yorkshire market which have historically been supplied by isolated small sites along the River Idle. Please refer to plans 4 and 5 attached.

Given the extent of the potential reserves the site also has the capability to take up demand from markets currently supplied by existing sites along the River Trent once these sites are exhausted.

It could also be considered by Nottinghamshire CC as a practical and environmentally acceptable alternative to existing sites allocated within the current Replacement Mineral local plan.

9.2 Employment

The quarry would provide employment for an estimated 12 people based at the site. In addition to the direct workforce road hauliers would rely on the operation for their livelihoods. The quarry would also generate employment for many skilled local contractors required to provide specialist services.

They include electricians and contractors involved in machinery repair and maintenance, plant hire, earth moving and landscaping.

10. **Summary**

The area identified provides a large strategic reserve of sand and gravel which would ensure continuity of supply to existing markets in the East Midlands and South Yorkshire and has the potential to supply other new markets on exhaustion of existing reserves in the area.

In the event that the full extent of the site is allocated the proposal area would provide approximately 9.5 m/tonnes.

The area provides an opportunity to design a restoration scheme and long-term aftercare and management that would complement the surrounding area. The scheme will seek to provide a balance between amenity and nature conservation and agricultural after uses.

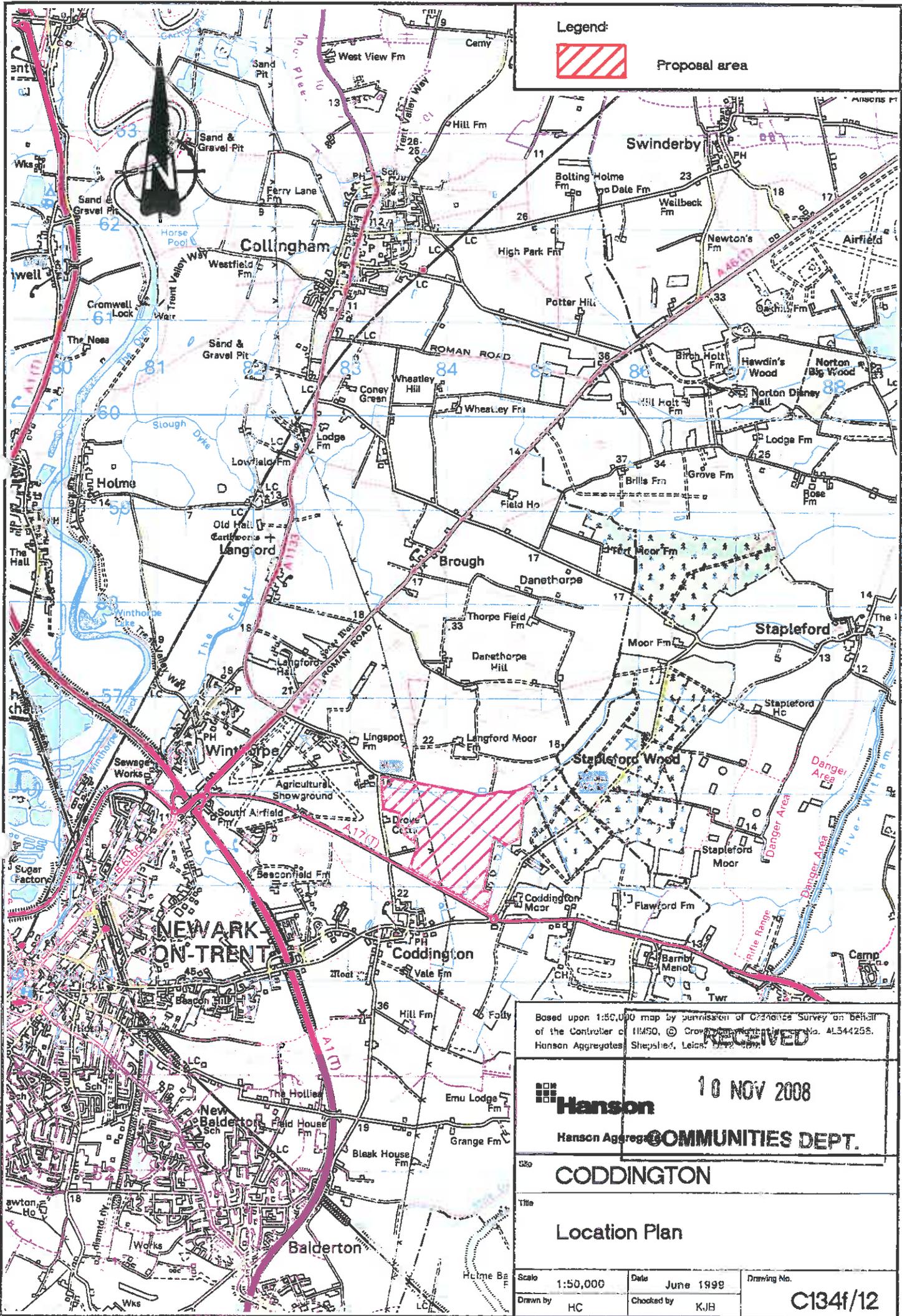
This submission provides a summary of the key environmental considerations associated with the potential working of the area identified.

Further detailed assessment and consultation with the local community, statutory and non-statutory consultees would be required as part of any planning application and EIA process.

Hanson is proud of its restoration achievements at sites across the region and of the links which have been established with local interest groups, education groups and the local community.

It also recognises that a balance between economic, environmental and social objectives must be achieved in accordance with the principles of sustainable development.

Hanson therefore considers that the area identified in this submission is suitable for inclusion in the Nottinghamshire Minerals Development Framework as allocated area for future sand and gravel extraction.



Legend:

 Proposal area

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 Hanson Aggregates Sheffield, Leics. 2000

 **Hanson**

Hanson Aggregates **COMMUNITIES DEPT.**

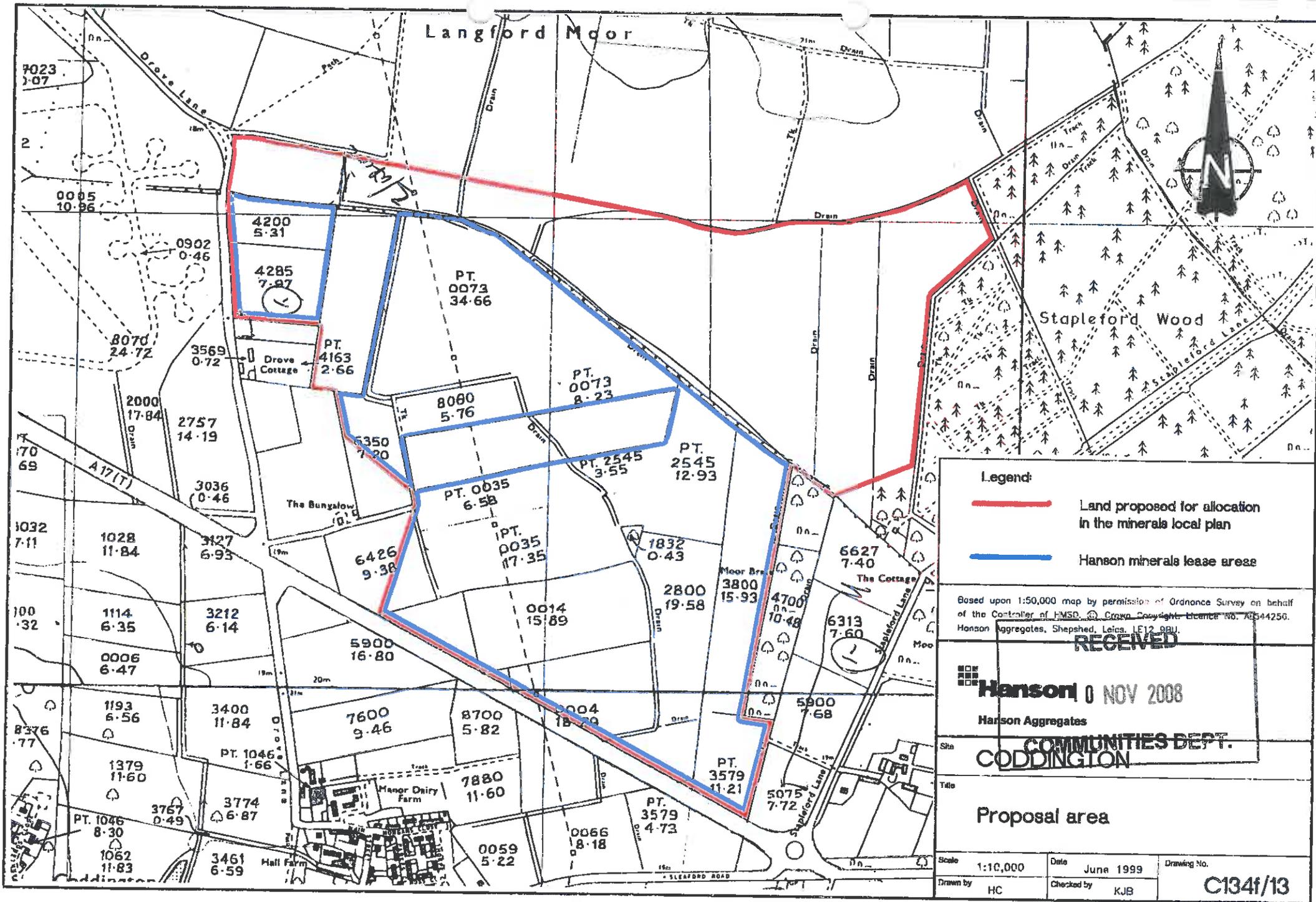
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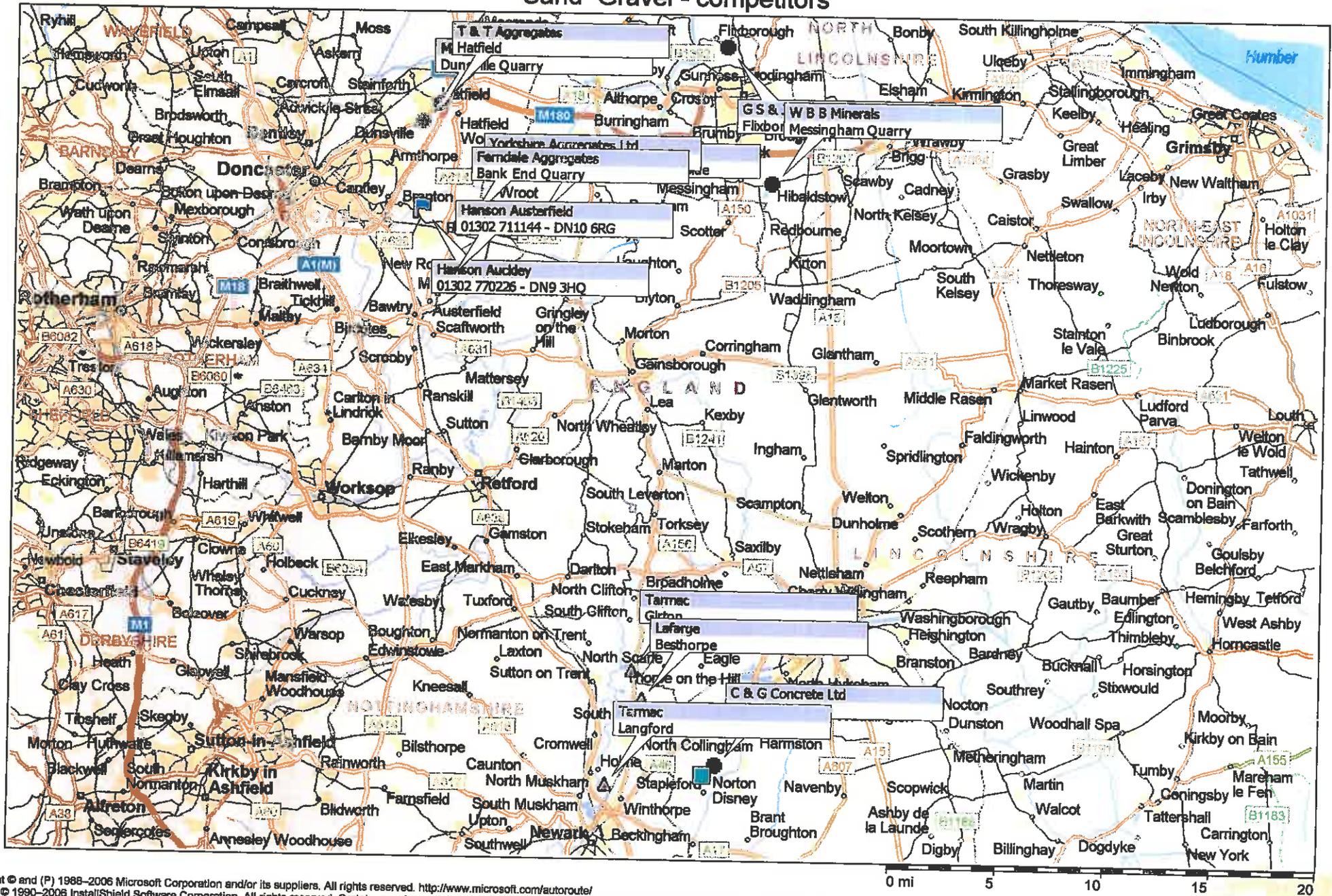
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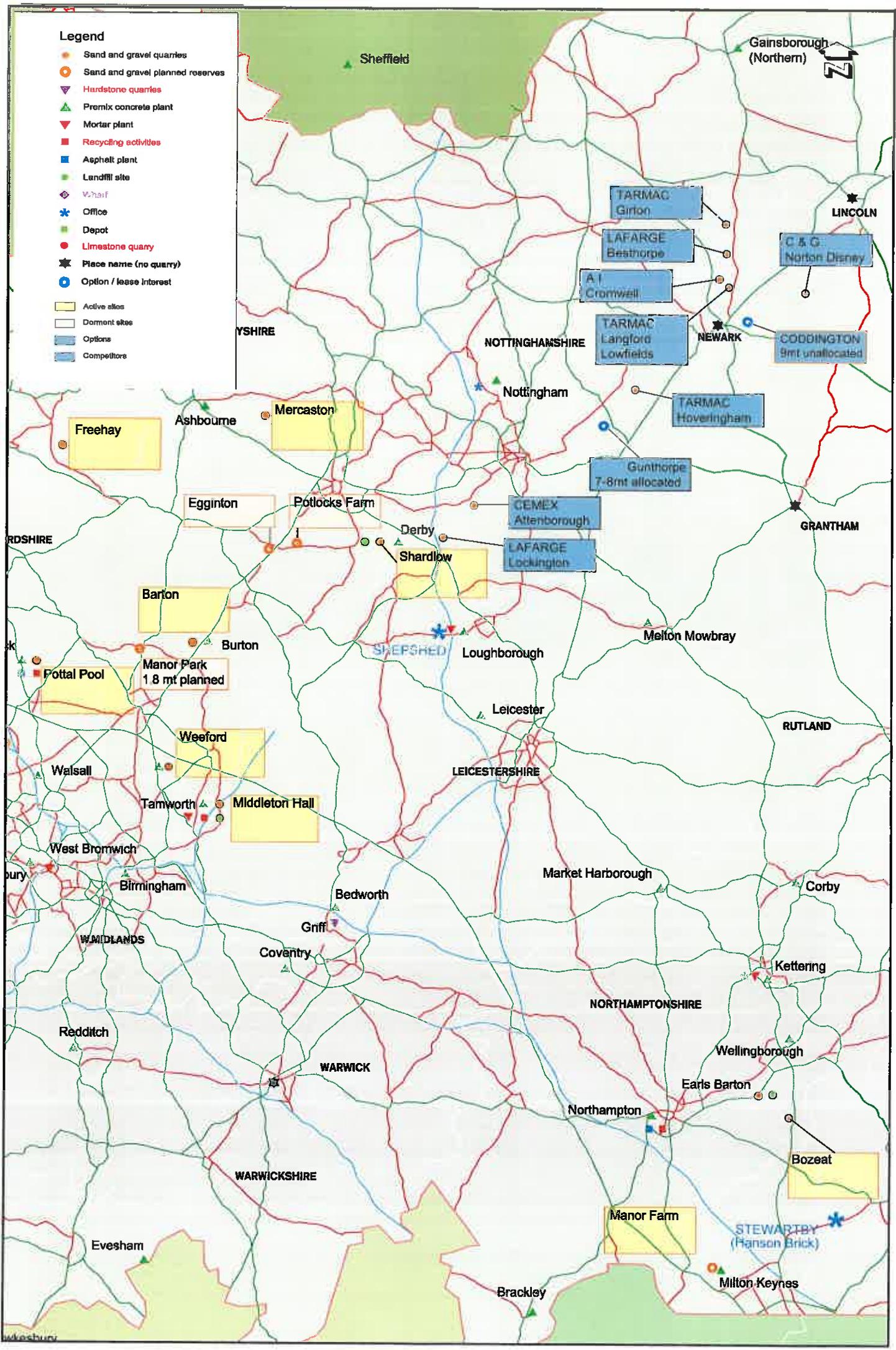
Legend:		
	Land proposed for allocation in the minerals local plan	
	Hanson minerals lease areas	
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CODDINGTON		
Title Proposal area		
Scale 1:10,000	Date June 1999	Drawing No. C134f/13
Drawn by HC	Checked by KJB	

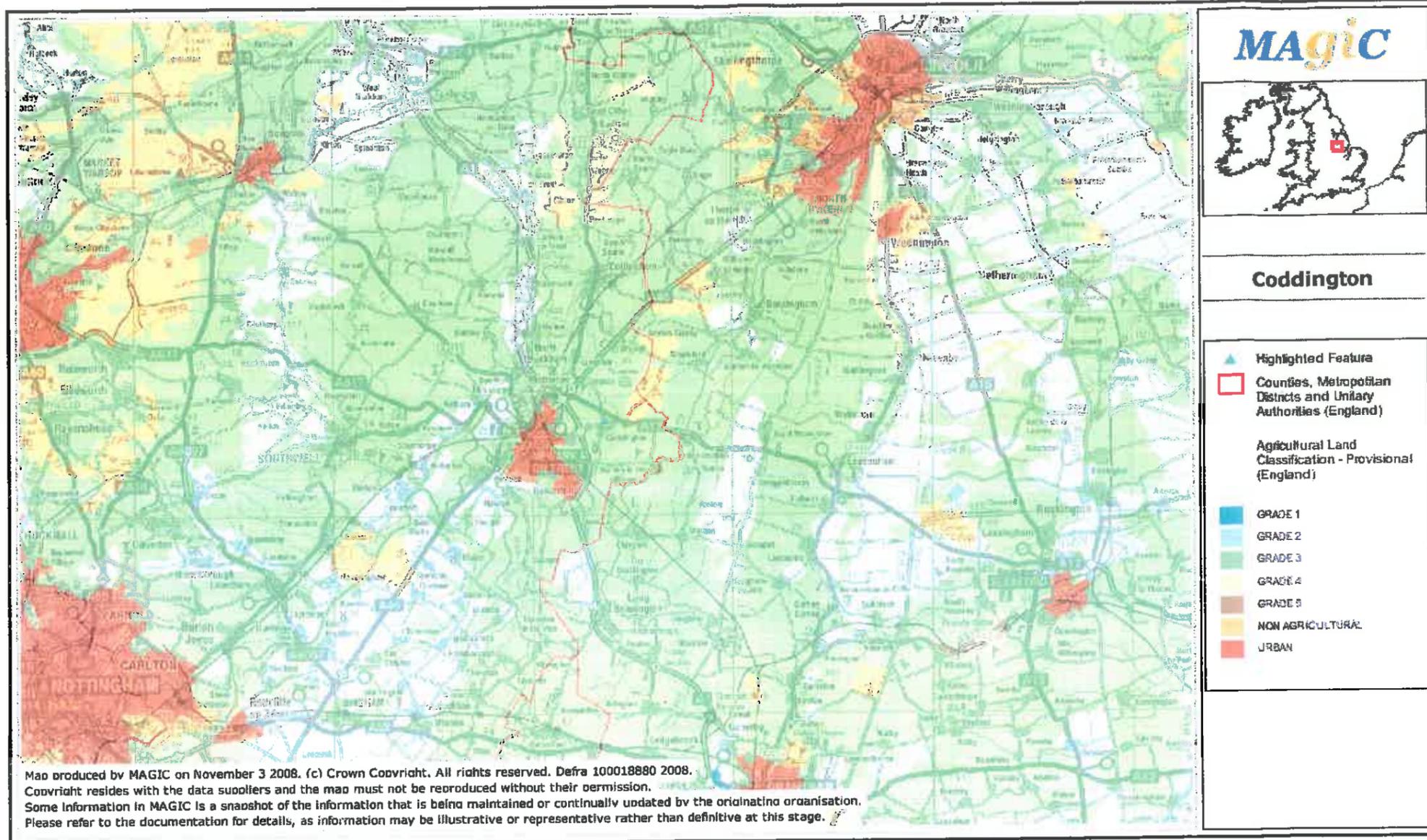
Sand Gravel - competitors



Legend

- Sand and gravel quarries
- Sand and gravel planned reserves
- ▼ Hardstone quarries
- ▲ Premix concrete plant
- ▼ Mortar plant
- Recycling activities
- Asphalt plant
- Landfill site
- ◆ Wharf
- ✱ Office
- Depot
- Limestone quarry
- ★ Place name (no quarry)
- Option / lease interest
- Active sites
- Dormant sites
- Options
- Competitors





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MP2o - Coddington

Grid reference: 484298, 355605

District: Newark and Sherwood District Council

Parish: Langford and Coddington Parish Council

Area: 126 ha

Total mineral resource: 9.5 million tonnes

Quarry restoration

Restoration of this site should be at least in part biodiversity-led as it has the potential to provide new areas of heathland and acid grassland in its eastern appendage (depending on substrate), as per the Trent Valley Biodiversity Opportunity Mapping Project. Target restoration will depend on landform, and substrate characteristics. However, priority habitats could include:

- Lowland Dry Acid Grassland
- Lowland Heathland
- Lowland Neutral Grassland
- Wet Grassland (Floodplain Grazing Marsh)
- Marsh and Swamp
- Reedbed
- Ponds
- Wet Woodland
- Oak-birch Woodland

Restoration should seek to maximise the extent of target habitat(s) and avoid habitat packing, where small areas of lots of habitats are packed into the site. Priority should be given to wetland/open habitats rather than woodland.

Location

- North east of Coddington village
- See Policies Map Inset 15

Environmental and cultural designations

- Extraction without dewatering would minimise impact on the Ancient Woodland that adjoins the site
- High archaeological potential to be managed, possibly through use of strip, map and sample method
- Protection of Moors Brat Drain SINC and woodland to eastern boundary must be considered
- Augment planting to A17 to southern boundary of site

Access and transport

- Access on to the public highway off the A17
- No HGV access from the site directly on to the secondary roads of Stapleford Lane and Drove Lane

Amenity

- Screening of processing plant

Water and flooding

- Mitigation of potential flooding should be considered through a Flood Risk Assessment as part of site lies in Flood Zone 3. No plant or equipment or storage of aggregate or over burden should be in this area and no excavation within 30m of the top of the bank forming the watercourse
- 9m stand off from the major watercourse that crosses the site from east to west