Doncaster Local Plan
Local Plan Evidence Base
Assessing Mineral Sites Representations
Version: May 2018
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Assessment of Industry Representations for Minerals Development

National Policy
The 2018 National Planning Policy Framework (NPPF) states ‘it essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs’. The NPPF also makes specific reference to the need for Minerals Planning Authorities to plan for a ‘steady and adequate supply of mineral’ and maintain a landbank of permissions of at least seven years for sand and gravel and ten years for crushed rock. There is no requirement to maintain a landbank of permitted reserves for clay in this area, as there are no strategically important clay resources in the borough. Industrial minerals are an essential raw material for a number of downstream manufacturing uses. Geology, physical and chemical properties, market supply and demand between different industrial minerals have different implications for their extraction. The ‘British Geological Survey’ places considerable economic importance on industrial dolomite due to its restricted distribution and Doncaster has one of the few quarries in the UK that produces industrial Magnesian limestone.

Doncaster’s Mineral Resources

Sand and Gravel
Sand and gravel deposits are classified into two categories, superficial (or drift) deposits and bedrock (or solid) deposits. Superficial deposits are comprised of relatively clean river deposits and glaciofluvial deposits, which can occur in sheets, elongated layers, or irregular lenses. Bedrock deposits occur in ‘bedded’ formations and sandy pebble beds within the Sherwood sandstone are an important source of concreting aggregate. Locally sourced material comprises of soft sand and sharp sand and gravel, which is used as asphalt sand, mortar sand, concreting aggregate, and to a lesser degree silica sand for turf dressing. The amount of extraction we plan for is informed by our Local Aggregates Assessment (LAA), under the Managed Aggregates Supply System (MASS) which enables us to monitor the supply and demand for aggregate minerals within our area. The LAA serves a number of functions including:

- Monitoring supply and demand allowing us to forecast the demand for aggregate based on 10 year average sales data and other relevant information
- Analysing and identifying additional supply options
- How any shortages are being addressed
- Supporting evidence for preparation or review of Local Plans.

<table>
<thead>
<tr>
<th>Mineral</th>
<th>Reserve at 2017 (Mt)</th>
<th>Landbank of permissions at 2017 (yrs)</th>
<th>Local Provision (Need) 18 year remaining plan period (Mt)</th>
<th>Remaining provision at 2035 (Mt)</th>
<th>Shortfall (if any) (Mt)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undifferentiated sand and gravel (based on 10 year average)</td>
<td>5.6</td>
<td>18.1</td>
<td>5.58</td>
<td>0.02</td>
<td>yes</td>
</tr>
</tbody>
</table>
Undifferentiated sand and gravel (based on 3 year average sales)    5.6    18.1    9 (0.5mt x 18 year plan period)    -3.4    yes

Notes:
1. The reserve at 2017 is taken from the 2018 LAA, which reports on minerals monitoring for the year 2017.
2. The landbank of permissions at 2017 is taken from the 2018 LAA.
3. The ‘Local Provision’ for the plan period is based on ten year average sales (as required by national planning policy (MASS) and identified in the 2018 LAA) multiplied the remaining life of the plan (in this case 18 years)
4. The additional requirement is the estimated reserve (what we have now) minus the apportionment for the plan period (what we need)
5. Note - figures are also given based on three year annual sales for comparison (required for consideration by national policy to gauge short term fluctuations)

Evidence within previous LAAs indicates it will be difficult for the council to maintain a supply of sand and gravel to meet our apportionment up to the end of the plan period. Table 1 (previous page) identifies 2017 average extraction levels (0.31Mt) reserves equalling 5.6Mt and the landbank of permissions equating to 18.1 years. Without new site proposals, the landbank of permissions will be below 7 years well before the end of the plan period. Previous monitoring reports and aggregate assessments identify that sharp sand and gravel essential for concreting products is a declining resource in our area and will become increasingly difficult to find in the future. The 2018 Local Aggregates Assessment (LAA) identifies minerals flow between authorities and quarries in North Nottinghamshire will provide (in the short term) sand and gravel to support development in Doncaster. The Annual Monitoring Survey (2014) identifies 30% of the sand and gravel extracted in Nottinghamshire is exported to the Yorkshire and Humber region, there is however no additional detail as to how much is consumed in the Doncaster area. The Aggregate Minerals Survey collects monitoring figures as part of a four yearly survey; this survey confirms that in 2009 84% of the sand and gravel landbank was made up of soft sand, which has a small but on-going demand. Paragraph 3.9 of the 2014 (Y&HAWP) Annual Monitoring Report also confirms that that the reserves of sand and gravel in South Yorkshire are almost exclusively made up of soft sand deposits. This has resulted in fewer larger mineral companies coming forward with site representations or extensions to existing quarries.

Limestone (Dolomite)
The Permian Magnesian Limestone ridge is the main source of dolomite in the UK and is a resource of national and regional importance. It outcrops as a narrow belt running for 230km from Newcastle to Nottingham and in some places is 300 metres thick. The 2018 LAA identifies that the limestone apportionment for Doncaster is healthy with a 51.7Mt reserve and a 30 year landbank. At current extraction levels we will still have around 21Mt of limestone aggregate equating to a 12 year landbank (based on current extraction levels). The council acknowledges there may be an issue with the number of working quarries during the plan period with regard to maintaining competition. However, there are quarries in Wakefield and Derbyshire that can provide minerals and competition. A joint position statement between Rotherham Metropolitan Borough Council, Doncaster Metropolitan Borough Council Nottinghamshire County Council and Derbyshire County Council identifies that Derbyshire has an 80 year landbank and exports 75% of its production to
other areas and could if necessary contribute toward supplying aggregate mineral to meet the development requirements identified in the Doncaster Local Plan.

### Table 2

<table>
<thead>
<tr>
<th>Mineral</th>
<th>Reserve at 2017 (Mt)</th>
<th>Landbank of permissions at 2017 (yrs)</th>
<th>Local Provision (Need) 18 year remaining plan period (Mt)</th>
<th>Remaining provision at 2035 (Mt)</th>
<th>Shortfall (if any) (Mt)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limestone (crushed rock)</td>
<td>51.7</td>
<td>30.2</td>
<td>30.6 1.7mt X 18 year plan period</td>
<td>21.1</td>
<td>N/A</td>
</tr>
<tr>
<td>(based on 10 year average)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Limestone (crushed rock)</td>
<td>52.1</td>
<td>30.2</td>
<td>41.4 2.3mt X 18 year plan period</td>
<td>10.3</td>
<td>N/A</td>
</tr>
<tr>
<td>(based on 3 year average)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes: see table 1 above**

**Industrial Dolomite**

Industrial grade dolomite (where the chemical properties including the low iron content is important) is also sourced from the Magnesian limestone ridge. The quality of the dolomite is however, very variable and only a fraction is suitable for industrial purposes such as glass making and fillers. The Dolomite Quarry at Warmsworth supplies dolomite to the glass industry primarily for flat glass. The NPPF requires planning for a steady and adequate supply of industrial minerals, to ensure aggregate dolomite can is available for industrial purposes, but there is no requirement to maintain a landbank of permissions as with sand, gravel and limestone aggregate.

**Clay**

Brick clay and fire clay occurs mostly within the Pennine Coal Measures Group to the west of Doncaster. Deposits associated with the Devensian glaciation containing fine grained sand and laminated clays also occur within the north east of the borough. Doncaster's brick clay is not identified as part of the locally or nationally important resource and there is therefore no requirement to maintain a landbank of permissions.

**Groundwater Protection - The Sherwood Sandstone Aquifer**

Most sites considered in this assessment are within either a primary or secondary aquifer. A large quantity of the Doncaster’s sand and gravel is sourced from within the Sherwood sandstone aquifer and the Magnesian Limestone Ridge, which is the source of crushed rock is also a secondary aquifer. The Environment Agency has adopted 'GP3 – Policy and Practice for the Protection of Groundwater', which interprets and regulates the EU Water framework Directive. It is therefore worth noting that safeguarding water resources is a national and European requirement.

**Site Assessment Methodology (Summary)**

The production of this site assessment evidence based document primarily takes account of legislation, national guidance, the council’s sustainability objectives, but also considers the adopted Core Strategy. The evaluation methodology used is derived from, and incorporates the council’s sustainability appraisal methodology used for appraising new council policy. Information
from secondary sources such as flood risk maps from the Environment Agency (EA) and agricultural land maps have also been used. Statutory consultees, stakeholders and the public will be consulted in line with the Statement of Community Involvement adopted in July 2015. Finally site assessments, professional knowledge and information from the mineral companies will provide a primary source of data.

**Stages One and Two:**
Stage one includes a desk top survey of information typically held on the council’s geographical information system (GIS) and included determining the issue or impact of the proposed allocation (if applicable). There is a wide variety of information held on the corporate GIS system including geology maps, landscape appraisal areas, nature conservation sites, flood maps, soil maps, groundwater protection zones, ancient monuments and many others. This stage is used to identify the potential issue for consideration.
Stage two includes a simple assessment to identify any issues and potential impacts from the representation and is based on the adopted sustainability appraisal criteria already used council.

**Stage Three:**
Stage three included site visits to look at a visual assessment of each representation

**Stage Four:**
The fourth and final stage included the professional assessment of draft results. This assessment was carried out by officers with expertise in minerals planning, ecology, landscape, historic environment, and planning policy.

This workshop took place on the 13th June 2017 and included:
Helen McCluskie - Planning Officer (Lead)
Jeremy Johnson – Local Plans Team Leader
Nicola Ward - Planning Officer (Employment)
Jonathan Clarke - Planning Officer (Housing)
Chris Hall - Planning Officer
Malcolm Thomas (Design and Conservation Officer)
Ian Kellett (Environmental Health)
Roseanne Barnes-Brett (Transport)

Additional discussions also took place with regard to appraisal scoring with:
Helen Markland - Ecologist Planner
Roseanne Barnes-Brett (Transport)
Kerry Perruzza (Transport)
Malcolm Thomas (Design and Conservation Officer)

The initial report has been reviewed and amended as appropriate. Some proposals which may need additional screening for an appropriate assessment have also been noted. The map overleaf shows both the locations of active mineral sites and industry representations being evaluated as part of this document.

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1 Site visits were not carried out on land that has been granted permission for minerals development (active quarry)
Mineral Sites: Industry Representations
## Mineral Site Selection Assessment Forms

### Johnson Field, off Holmewood Lane, Armthorpe (023)

<table>
<thead>
<tr>
<th>Grid Reference</th>
<th>SE665 050</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td></td>
</tr>
<tr>
<td>Site Proposer</td>
<td>Jonathan White – Branton Grange, Gatewood Lane</td>
</tr>
<tr>
<td>Agent</td>
<td></td>
</tr>
<tr>
<td>Representation</td>
<td>Sand and gravel extraction</td>
</tr>
<tr>
<td>Site Area</td>
<td>13.2 Ha</td>
</tr>
<tr>
<td>Land Ownership</td>
<td>Multiple owners</td>
</tr>
<tr>
<td>Estimated Output (tpa)</td>
<td>150,000 to 175,000 per annum</td>
</tr>
<tr>
<td>Estimated Reserve</td>
<td>335,000</td>
</tr>
<tr>
<td>Proposed Life of Operations</td>
<td>2 to 3 years</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Access</td>
<td>Access road to M18 motorway</td>
</tr>
<tr>
<td>Estimated Traffic Movement</td>
<td>55 a day (max)</td>
</tr>
</tbody>
</table>

### Site Location Plan

![Site Location Plan](image)

### Assessment Criteria and Summary

#### Mineral Deposit

- **Sand and Gravel** – full geological survey report completed and provided with lapsed permission

#### Planning History

- The representation is within an area that has been historically worked for sand and gravel. Planning consent for the extraction of sand and gravel was granted for this site in 2008 (Extension to Armthorpe Quarry for the extraction of sand and gravel for a period of three years and the restoration of the site...
back to agriculture and wetland. Extension of time granted in 2011, this has now lapsed
(06/03057/MINA and 10/03527/EXTM)

Economic Justification
Sharp sand and gravel will contribute toward the landbank of permissions required to provide a steady
supply of mineral to contribute toward local development

 Proposed Operations
Not given

 Proposed Restoration
Not given

Highways, Rights of Way, Traffic Issues (and proposals) (SA objective 3)
Although the site is over 0.5km of the strategic road network the mineral can be routed directly on to
junction 4 M18. (routing agreement would be required)
Navigable waterways - none

Housing, Employment and other Options (SA objectives 1 and 5)
No residential area or housing sites within the vicinity of the representation
Two late employment reps received, just off junction 4 M18. (sites 938, 939 and 1014) (not proposed for
allocation)
No other representations received

Landscape Character (SA objective 12b)
Landscape Character Area – Sandland Heath, with moderate capacity for minerals extraction.
Moderate capacity for minerals extraction

Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)
National and internationally important sites – Hatfield Moor is 1.5km from the representation
Nightjar foraging habitat – within 3km of Hatfield Moor (SPA, SAC, SSSI)
Local – the representation is immediately adjacent to Little Gate Wood and Great Gate wood Local
Wildlife Sites – will require consideration and mitigation

Impact on (or the setting of historic and cultural heritage). Listed Building, Conservation Area,
Parks and Gardens of Historic Value and Special Interest, Scheduled Monuments, Archaeology
(SA objective 13)
There are no above ground heritage assets within the site or within 250m of the site. No above ground
heritage assets are affected by the allocation. (No adverse impact)
Archaeology will be considered through the Doncaster Minerals and Archaeology (project number 6497)'
due for completion in summer 2018

Best and Most Versatile Land (SA objective 14a)
Grade 3. It is not possible to identify at this stage whether the soil is 3a or 3b. Consideration and
mitigation is however possible through appropriate planning conditions.

Air Quality Management Areas (SA objective 14c)
Not in the vicinity of an AQMA

Groundwater Source Protection Zone (SA objective 14b)
SPZ 2 and 3

Flood zones (SA objective 11a)
Flood zones are not considered relevant to the assessment of sites however flood zone information is
provided for information
Flood zone 3a and Flood zone 2

Coal Authority Land Stability
Not within a known area with land stability issues

Conflict with incompatible Uses (including residential properties)
None

Opportunities (including biodiversity opportunity mapping BOM)
BOM - Humberhead Peatlands - Thorne and Hatfield Moors

Airport Consultation Zone
Yes. The representation is within the 13km consultation zone for the Doncaster Sheffield Robin Hood
International Airport, any restoration proposals will require statutory consultation with the airport.

Cumulative Impacts
The works are temporary and the site will be worked and progressively restored. If restored back to agriculture there should not be any permanent cumulative impacts.

### Main Potential Adverse Impact (if any) / Development Management Issues

- Impacts on highway, impacts of noise from extraction and machinery / plant, dust, monitoring groundwater levels, protecting groundwater, specifying landscaping / restoration, soil retention and handling.

### Local Wildlife Sites

### Appropriate Assessment Screening Requirement (Under the EU Habitats Directive)

All Local Plan mineral site proposals within the planned 3km nightjar consultation buffer zone around Hatfield Moor will automatically require screening to see if an appropriate assessment is required. Other proposals not immediately within the 3km buffer zone may still require screening but for different reasons such as impacts on the water table so on.

### Summary

The site has been put forward by the landowners and has been previously granted permission for minerals development, identifying some 500,000 tonnes of sand and gravel to contribute toward the landbank. All adverse impacts can be mitigated through the use of planning conditions.

### Decision

It is proposed to bring forward this representation as a proposal for minerals development as it contains 500,000 tonnes of sand and gravel to contribute toward the landbank of permissions.
Finningley Quarry Extension (035)

<table>
<thead>
<tr>
<th>Grid Reference</th>
<th>SK 691 991</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>Finningley</td>
</tr>
<tr>
<td>Site Proposer</td>
<td>Lafarge (Now Tarmac)</td>
</tr>
<tr>
<td></td>
<td>David Atkinson</td>
</tr>
<tr>
<td>Agent</td>
<td>David L Walker</td>
</tr>
<tr>
<td>Representation</td>
<td>Site extension - additional sand and gravel extraction</td>
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<tr>
<td>Site Area</td>
<td>25 ha</td>
</tr>
<tr>
<td>Land Ownership</td>
<td>multiple</td>
</tr>
<tr>
<td>Estimated Output (tpa)</td>
<td>400,000 to 500,000 tonnes per annum</td>
</tr>
<tr>
<td>Estimated Reserve</td>
<td>1.52 million tonnes</td>
</tr>
<tr>
<td>Proposed Life of Operations</td>
<td>3 to 4 years</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Access</td>
<td>Croft Road to A614</td>
</tr>
<tr>
<td>Estimated Traffic Movement</td>
<td>80 in 80 out based on 400,000 tonnes</td>
</tr>
</tbody>
</table>

Site Location Plan

Assessment Criteria and Summary

Mineral Deposit

Borehole data shows an economically viable deposit of pure fluvioglacial sand and gravel between 1 and 2 metres deep. A desk top survey using BGS DiGMapv4_1_16 GIS layer evidences Devensian glaciolacustrine deposits of sand and gravel. The ratio of overburden to viable mineral in places is a 3 to 1 ratio, but the overburden is re-used in the restoration of the site.

Planning History
The representation is within an area that has been historically worked for sand and gravel and a number of applications for extraction of mineral and the relocation of the processing plant have subsequently been granted. The applications generally run for a short time periods on small areas of land and the site subsequently restored back to agriculture. The quarry straddles the Doncaster Nottinghamshire boundary, with the processing plant in Doncaster. Application history dates back to the 1980’s

**Economic Justification**

Sharp sand and gravel is an increasingly rare commodity in Doncaster. The sand and gravel land bank is predominantly soft sand. This representation will provide 1.52 million tonnes of fluvioglacial (sharp) sand and gravel to contribute toward the landbank.

**Proposed Operations**

The current site is worked with a back-actor a dump trucks. The mineral is extracted and the site progressively restored back to agriculture as identified within the existing planning consent. The representation area will be worked in the same way. The deposit is a pure layer of fluvioglacial sand and gravel between 1 and 2 metres deep with overburden at a ratio of 3 to 1 in places.

**Proposed Restoration**

The current consented area is undergoing progressive restoration back to agriculture using the high ratio of existing overburden. The final restoration level is only about 0.5 metre lower than the original level and in some areas the soil quality is improved from grade three to grade two. The representation areas will undergo similar restoration.

**Highways, Rights of Way, Traffic Issues (and proposals) (SA objective 3)**

- The representation is within 0.5km of the strategic road network
- Mineral can be routed directly on to A614. (routing agreement required)
- The representation area will probably result in no additional traffic issues as the current application area has been subject to a section 278 notice for infrastructure improvements on Croft Road. The representation areas will be worked progressively as the other consented areas are exhausted.
- There are no definitive public rights of way within the existing consented area or in the representation areas. However, Croft Road and Bank End Road (no RU92) bisect the existing worked area and becomes footpath number 7 Finningley, where it crosses the railway line.

**Navigable waterways**

**Housing, Employment and other Options (SA objectives 1 and 5)**

- There are a number of housing representations around the existing quarry and representation. Site 447 is immediately adjacent the consented quarry boundary. Finningley is identified as a service town / village in the settlement hierarchy and will meet its housing requirement through existing applications / completions.
- No employment representations around the existing quarry and representation
- No mixed use or multiple option representation around the existing quarry and representation

**Landscape Character (SA objective 12b)**

The Landscape Character and Capacity Assessment of Doncaster, identifies the area as ‘Blaxton to Stainforth sand-land heaths and farmland’. The proposed sites are also in a ‘minerals moderate capacity area’. A more detailed landscape character and visual impact assessment would be required in support of an extension.

**Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)**

- National and internationally important sites - Thorne and Hatfield moors are over 4.5 kilometres away.

**Nightjar foraging habitat**

Local… The representation areas are currently agriculture land and provide limited ecological value and no geodiversity value. Part of the site overlays a designated site: - Local Wildlife Site - 4.42 - Pickle Wood

The proposed extensions do not impact on any nationally or regionally important wildlife sites. Protected species will need evidencing and if present require further consideration. Sand martins (Riparia riparia) are known to nest on site, and are identified in the Doncaster Species Audit as being not only locally important but both regionally and nationally important too. The birds are catered for on site by the company who annually recreate a nesting area within a sandbank. Ideally an agreement to safeguard the long term preservation of a sand martin nesting area would benefit local biodiversity and national targets.
Impact on (or the setting of historic and cultural heritage). Listed Building, Conservation Area, Parks and Gardens of Historic Value and Special Interest, Scheduled Monuments, Archaeology (SA objective 13)

There are no above ground heritage assets within the site or within 250m of the site. No above ground heritage assets are affected by the allocation – no adverse impacts

Potential for additional archaeology within the site, due to evidence of previous finds

Archaeology will be considered through the Doncaster Minerals and Archaeology (EH project number 6497) due for completion in summer 2018

Best and Most Versatile Land (SA objective 14a)

The agricultural land map identifies the representation areas as grade three agricultural land. The representation states the area will be predominantly restored back to agriculture resulting in no net loss of agricultural land in Doncaster. It is worth noting that as the quarry straddles two authorities and restoration proposals within North Nottinghamshire includes a fishing pond.

Air Quality Management Areas (SA objective 14c)

The representation is not within or near an air quality management area.

Groundwater Source Protection Zone (SA objective 14b)

SPZ 2 and 3

Pollution to surface water bodies

Flood zones (SA objective 11a)

Flood zones are not considered relevant to the assessment of sites however flood zone information is provided for information

Flood zone 2 and 3a

Coal Authority Land Stability

Not within a known area with land stability issues

Conflict with incompatible Uses (including residential properties)

No residential within the vicinity of the extraction area. See main potential adverse impacts / DM issues

Opportunities (including biodiversity opportunity mapping BOM)

Part in the Finningley cover sands BOM area

Airport Consultation Zone

The representation area is within the 13km consultation zone for the Doncaster Sheffield Robin Hood International Airport, any restoration proposals will require statutory consultation with the airport. The operators of the airport will request a bird strike mitigation plan for the life of the quarry (includes restoration).

Cumulative Impacts

As the works are temporary and the site is worked and progressively restored back to agriculture including in some instances improvement to the soil structure, there do not appear to be any permanent cumulative impacts.

Main Potential Adverse Impact (if any) / Development Management Issues

Temporary impacts on highway, impacts of noise from extraction and machinery / plant, dust, monitoring ground water levels, protecting groundwater, specifying landscaping / restoration, soil retention and handling, tree removal, archaeology, protected species? Aftercare strategy and management

Appropriate Assessment Screening Requirement (Under the EU Habitats Directive)

All Local Plan mineral site proposals within the planned 3km nightjar consultation buffer zone around Hatfield Moor will automatically require screening to see if an appropriate assessment is required. Other proposals not immediately within the 3km buffer zone may still require screening but for different reasons such as impacts on the water table so on.

Summary

Pure layers of fluvio-glacial (sharp) sand and gravel are a rare commodity in Doncaster. Impacts can be addressed through mitigation

Decision... The representation contains sharp sand and gravel which will contribute toward the landbank of permissions. The proposal has been granted permission for extraction 14/00672/MINA – for a 4 year life span).
**Austerfield Quarry, Land North of Highfield Lane (420)**

<table>
<thead>
<tr>
<th>Grid Reference</th>
<th>E465800 N395500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>Rossington and Bawtry</td>
</tr>
<tr>
<td>Site Proposer</td>
<td>Hanson Aggregates</td>
</tr>
<tr>
<td>Agent</td>
<td></td>
</tr>
<tr>
<td>Representation</td>
<td>Sand extraction</td>
</tr>
<tr>
<td>Site Area</td>
<td>5 Ha northern extension</td>
</tr>
<tr>
<td>Land Ownership</td>
<td>Multiple ownership</td>
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<tr>
<td>Estimated Output (tpa)</td>
<td>65,000 kpa</td>
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<tr>
<td>Estimated Reserve</td>
<td>650,000 tonnes</td>
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<tr>
<td>Proposed Life of Operations</td>
<td>10 years</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Access</td>
<td>Through existing quarry</td>
</tr>
<tr>
<td>Estimated Traffic Movement</td>
<td>As existing</td>
</tr>
</tbody>
</table>

### Site Location Plan

![Site Location Plan](image)

#### Assessment Criteria and Summary

**Mineral Deposit**

The proposed site comprises solely of Sherwood Sandstone with borehole data estimating 600 to 700 thousand tonnes of available sand suitable for screened asphalt and building sand. The drift deposits of glacial sand and gravel have already been exploited.

**Planning History**

The site lies within an area that has historically been worked for Sherwood Sandstone. The proposed extension is adjacent to a site which has been worked and progressively restored since the 1940’s. The permission to work the existing area was granted in 1994 (93/06/1955/MNP). It is estimated that the...
The application area will be exhausted within the next 7 years. Permission granted for extension 24/11/2015. 699,300 tonnes sand - planning permission ref 15/01094/MINA.

**Economic Justification**

The estimated output would contribute about 600,000 tonnes of soft sand to the current landbank of permissions.

**Proposed Operations**

It is proposed to work the extension area using a back-actor and dump truck, with the sand being screened on site. There are no proposed changes to the hours of operation.

**Proposed Restoration**

Conservation grazing and biodiversity benefit

**Highways, Rights of Way, Traffic Issues (and proposals) (SA objective 3)**

The representation is within 0.5km of the strategic road network

No new infrastructure proposals within the vicinity of the representation area

Mineral can be routed directly on to the A614. (routing agreement required to avoid Austerfield)

There are no formal infrastructure agreements pertaining to the existing site, but there are routing recommendations in place and support of an extension being subject to the use of the existing access.

High Field Lane is on the definitive public rights of way map as a bridleway and bisects the current worked area and the area awaiting restoration. The proposed extension is to the north of the currently worked area. Doncaster Council’s Rights of Way team will need to be consulted to assess the impact (if any) of the proposed extension

Navigable waterways. The representation is over 0.5km from a navigable waterway

**Housing, Employment and other Options (SA objectives 1 and 5)**

- Housing - none
- Employment - none

Other… Site 138 Foxhills Farm, Thorne Road (multiple options) adjacent to extension representation.
Site 178 North of Poplar Farm, Great North Road, Bawtry (Part B) Site 171 North of Poplar Farm, Great North Road, Bawtry (Part A) (both multiple options) adjacent to existing extraction area. Representations are not proposed for allocation

**Landscape Character (SA objective 12b)**

The Landscape Character and Capacity Assessment of Doncaster, identifies the area as ‘Bawtry to Finningley sand-land heaths and farmland’.

The proposed site is also in a ‘minerals moderate capacity area’. A more detailed landscape character and visual impact assessment would be required in support of an extension

**Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)**

National and internationally important site. The representation is within the buffer of a designated site and would trigger a NE consultation

Nightjar foraging habitat

Local… The representation site is currently agricultural land and provides limited ecological value. The proposed extension should not impact on any nationally or regionally important wildlife sites. One statutory designated site located approximately 1.3km to the south of the Site: the River Idle Washlands Site of Special Scientific Interest (SSSI). Two Local Wildlife Sites (LWS) have also been identified: Kings Wood LWS - mature deciduous woodland, approximately 720m to the south west; and Austerfield Sandpits and Willow Holt LWS - a complex site located immediately to the south of High Field Lane (which includes previously worked areas of Austerfield Quarry).

Impact on (or the setting of historic and cultural heritage). Listed Building, Conservation Area, Parks and Gardens of Historic Value and Special Interest, Scheduled Monuments, Archaeology (SA objective 13)

There is a presumption that the top 4 metres of the proposed extension has been worked already and that any archaeological evidence has been destroyed – this will need investigating as part of an application to work the site. A watching brief may be required. A desk top survey has shown no impact on ‘conservation areas’, scheduled ancient monuments, and historic parks and gardens. The nearest listed building is over 600 metres away in Austerfield.

Archaeology will be considered through the Doncaster Minerals and Archaeology (EH project number 6497) due for completion in summer 2018

**Best and Most Versatile Land (SA objective 14a)**

The Defra agricultural land map identifies the proposed extension area as non-agricultural land. Aerial photography however, shows the area as being actively farmed. The surrounding classification is grade
3 agricultural land. The subsequent (granted) application shows the representations site as 3b. The loss of good quality agricultural land is contrary to current policy. The proposer will need to quantify the percentage of grade 3 land to be retained post restoration. The proximity of the extension area to any water abstraction boreholes will also need to be considered by the proposer.

**Air Quality Management Areas (SA objective 14c)**

The representation area is not within an air quality management area.

**Groundwater Source Protection Zone (SA objective 14b)**

The proposed extension is in a known groundwater source protection zone (zone 3), and the Sherwood sandstone is Doncaster’s primary aquifer. A large number of water abstraction boreholes are located within the aquifer, should an application be received the Environment Agency will require consultation to evaluate impacts on the aquifer. An inner zone (Source Protection Zone 1) is located on the southern edge of the site. The site is located 25m or further from an identified surface water body.

**Flood zones (SA objective 11a)**

Flood zones are not considered relevant to the assessment of sites however flood zone information is provided for information.

The representation is identified as being within Flood Zone 1.

**Coal Authority Land Stability**

Not within a known area with land stability issues.

**Conflict with incompatible Uses (including residential properties)**

The representation is in a rural area, but there are a number of nearby residential properties. Foxhills View, approximately 220m north east of the proposed extraction limit; Caravan Park, approximately 420m east of the proposed extraction limit; and Poplar Farm, approximately 500m south west of the proposed extraction limit.

**Opportunities (including biodiversity opportunity mapping BOM)**

Finningley Cover Sands.

**Airport Consultation Zone**

The representation area is within the 13km consultation zone for the Doncaster Sheffield Robin Hood International Airport, any restoration proposals will require statutory consultation with the airport. The operators of the airport will request a bird strike mitigation plan for the life of the quarry (includes restoration).

**Cumulative Impacts**

The quarry is situated within a rural area. Landscape, traffic, noise, ecology, etc should result in limited temporary impacts associated with the proposal and all impacts should be able to be mitigated to an acceptable level.

**Main Potential Adverse Impact (if any) / Development Management Issues**

See cumulative impacts above, mitigation conditions can be put in place to address impacts.

**Appropriate Assessment Screening Requirement** (Under the EU Habitats Directive)

All Local Plan mineral site proposals within the planned 3km nightjar consultation buffer zone around Hatfield Moor will automatically require screening to see if an appropriate assessment is required. Other proposals not immediately within the 3km buffer zone may still require screening but for different reasons such as impacts on the water table so on.

**Summary**

Permission granted 24/11/2015. 699,300 tonnes sand - planning permission ref 15/01094/MINA. The current landbank is predominantly made up of soft sand and there is limited requirement for additional soft sand to contribute toward the landbank of permissions. A purely soft sand extension will not to contribute toward the sharp sand and gravel shortfall.

**Decision…** This representation for minerals development was granted permission as a site extension in 2015. Permission granted until 22/12/2029. **Identify as a permitted site in the Local Plan.**
Hazel Lane Quarry, Hampole (080)

Grid Reference | SE 500110
Ward | Sprotbrough
Site Proposer | Catplant Ltd
Agent | MWP Planning
Representation | Extension Limestone Extraction
Site Area | 11.3 Ha
Land Ownership | Private
Estimated Output (tpa) | 300,000 kpa
Estimated Reserve | 4.5 Mt
Proposed Life of Operations | 10 years
Existing Land Use | Agriculture
Access | As existing
Estimated Traffic Movement | As existing

Site Location Plan

Assessment Criteria and Summary

Mineral Deposit

The bedrock geology is Limestone dolomite (Cadeby formation)

Planning History

Planning permission was first granted for limestone extraction at Hazel Lane in 1960 (Reference DC 4174). Various extensions were subsequently permitted in 1961 (DC 4544), 1965 (DC 6675) and 1970 (DC 9296). In 1993 planning permission (93/50/0584/MIN) was granted for the alteration of the site access including the construction of an internal haul road, provision of weighbridge, office and wheel cleaning facilities. In 1995 planning permission (93/50/0321/MIN) was granted to extract clay and...
limestone with restoration by infilling with waste materials. 01/50/0817/P/MINA covers the previously permitted areas and an extension to the north and revokes previous planning permissions DC 4174, DC 4544, DC 6675, DC 9296 and 93/50/0584/MIN.

15/00728/TIP - The stockpiling of 'Sterefibre' and the retention of an engineered fibre storage pad for a temporary period of 6 years (Retrospective), 16/01360/CPL - Certificate of proposed lawful development for use of sterefibre as a soil conditioner is currently at appeal (16/00028/NONDET).

Economic Justification

The Local Aggregates Assessment identifies that the limestone apportionment for Doncaster is healthy with a 56.6Mt reserve and a 33 year landbank. The proposal would add a two years to the current landbank of permissions.

Proposed Operations

It is proposed the operation of the quarry extension will be the same or similar to the existing consented area and worked by extending the eastern face in an easterly direction

Proposed Restoration

Not given

Highways, Rights of Way, Traffic Issues (and proposals) (SA objective 3)

The representation is within 0.5km of the strategic road network

Mineral can be routed directly on to A638. (routing agreement required)

Existing infrastructure would continue to be used with access to and from the site directly onto A638. A routing agreement is in place which prevents vehicles from entering Skelbrooke village. There is a definitive public right of way running along the eastern boundary of the existing site. Doncaster Council's Public rights of Way Team will require consultation as the representation area will impact directly on the right of way

Navigable waterways – The site is over 0.5km of the navigable waterway with wharf access

Housing, Employment and other Options (SA objectives 1 and 5)

Housing representation 463 Manor Farm, Wakefield Road, Hampole is just under 1km from the existing quarry and 1.4km from the proposed extension (not proposed for allocation)

There are a number of housing and employment representation at junction 38 A1, roughly 3km from the site, these will have no impact on the representation

Landscape Character (SA objective 12b)

Site located in a broad area assessed as having 'low to no' landscape capacity

Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)

Site within the buffer of a designated site or would trigger a NE consultation

National and internationally important sites

Nightjar foraging habitat – the site is not with 3km Nightjar foraging habitat buffer

Local… Stubbs Hall Area Plantation is adjacent the existing quarry. A small section of Skelbrooke Reign and Harry Wood adjoins the proposed extensions.

The consented area is a local geological site due to a rarely seen exposure at the base of the Permian strata onto the underlying coal measures showing an interesting layer of reddened sandstone. The status is limited by the existing planning consent and land-filling may have covered the exposures. Restoration proposals should account for geodiversity, biodiversity, identified priority (protected) species and contribute towards achieving Biodiversity and Geodiversity Action Plan targets.

Impact on (or the setting of historic and cultural heritage). Listed Building, Conservation Area, Parks and Gardens of Historic Value and Special Interest, Scheduled Monuments, Archaeology (SA objective 13)

Unlikely to create any significant impact

A desk top survey has shown no impact on 'conservation areas', scheduled ancient monuments, and historic parks and gardens. There are however two listed building within the vicinity of the proposed extension, which will need consideration. There is also evidence of a Romano-British building which may be a bath house within the existing consented area. Prehistoric, Roman and medieval artefacts have also been found in the area, so archaeological surveys will be essential. Archaeology will be considered through the Doncaster Minerals and Archaeology (EH project number 6497) due for completion in summer 2018

Best and Most Versatile Land (SA objective 14a)

Site is located on grade 2 agricultural land

Air Quality Management Areas (SA objective 14c)
<table>
<thead>
<tr>
<th><strong>Site located outside of an AQMA or National Exceedance Area</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Groundwater Source Protection Zone (SA objective 14b)</strong></td>
</tr>
<tr>
<td><strong>Representation located within total catchment (Source Protection Zone 3)</strong></td>
</tr>
<tr>
<td><strong>Site is located 25m or further from an identified surface water body</strong></td>
</tr>
<tr>
<td><strong>Flood zones (SA objective 11a)</strong></td>
</tr>
<tr>
<td>Flood zones are not considered relevant to the assessment of sites however flood zone information is provided for information</td>
</tr>
<tr>
<td>The site is not within a flood vulnerable area</td>
</tr>
<tr>
<td><strong>Coal Authority Land Stability</strong></td>
</tr>
<tr>
<td>Not within a known area with land stability issues</td>
</tr>
<tr>
<td><strong>Conflict with incompatible Uses (including residential properties)</strong></td>
</tr>
<tr>
<td>The settlements of Skelbrooke and Hampole are approximately 1km from the representation site</td>
</tr>
<tr>
<td><strong>Opportunities (including biodiversity opportunity mapping BOM)</strong></td>
</tr>
<tr>
<td>The site is within the Southern Mag Limestone Ridge BOM area</td>
</tr>
<tr>
<td><strong>Airport Consultation Zone</strong></td>
</tr>
<tr>
<td>The proposed extension area is not within the 13km consultation zone for the Doncaster Sheffield Robin Hood International Airport, therefore there is no requirement to consult the airport operators on the representation.</td>
</tr>
<tr>
<td><strong>Cumulative Impacts</strong></td>
</tr>
<tr>
<td>Consideration of suitable restoration proposals over a secondary aquifers, potential loss of ‘grade two’ agricultural land, visual impact, archaeological interest, rights of way, biodiversity and geodiversity.</td>
</tr>
<tr>
<td><strong>Main Potential Adverse Impact (if any) / Development Management Issues</strong></td>
</tr>
<tr>
<td>See cumulative impacts above</td>
</tr>
<tr>
<td><strong>Appropriate Assessment Screening Requirement (Under the EU Habitats Directive)</strong></td>
</tr>
<tr>
<td>All Local Plan mineral site proposals within the planned 3km nightjar consultation buffer zone around Hatfield Moor will automatically require screening to see if an appropriate assessment is required. Other proposals not immediately within the 3km buffer zone may still require screening but for different reasons such as impacts on the water table so on.</td>
</tr>
<tr>
<td><strong>Summary</strong></td>
</tr>
<tr>
<td>There are a number of cumulative / development management issues with this representation, which can be addressed and mitigated through an application process. The Local Aggregates Assessment identifies that the limestone apportionment for Doncaster is healthy with a 56.6Mt reserve and a 33 year landbank. The representation would add a two of years to the current landbank of permissions. The current LAA identifies there will still be a landbank of permissions in excess of ten years by the end of the plan period.</td>
</tr>
<tr>
<td><strong>Decision…</strong> It is not proposed to bring forward this representation as an allocation due to the current landbank of permissions being around 25 years. This will be reconsidered as part of the 5 year review of the local plan</td>
</tr>
</tbody>
</table>
### Holme Hall Quarry, Stainton Lane (102)

<table>
<thead>
<tr>
<th>Grid Reference</th>
<th>SK549968</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>Edlington and Warmsworth Ward (north), and Tickhill and Wadworth Ward (south east)</td>
</tr>
<tr>
<td>Site Proposer</td>
<td>Hope Construction</td>
</tr>
<tr>
<td>Agent</td>
<td>Wardell Armstrong</td>
</tr>
<tr>
<td>Representation</td>
<td>Extension of the existing Holme Hall Quarry permissions (Cockhill East and West)</td>
</tr>
<tr>
<td>Site Area</td>
<td>38 Ha</td>
</tr>
<tr>
<td>Land Ownership</td>
<td>Private</td>
</tr>
<tr>
<td>Estimated Output (tpa)</td>
<td>2m tonnes</td>
</tr>
<tr>
<td>Estimated Reserve</td>
<td>11 million tonnes total</td>
</tr>
<tr>
<td>Proposed Life of Operations</td>
<td>6 years</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Access</td>
<td>As existing</td>
</tr>
<tr>
<td>Estimated Traffic Movement</td>
<td>As existing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Location Plan</th>
</tr>
</thead>
</table>

![Site Location Plan Image](image-url)  

**Assessment Criteria and Summary**

**Mineral Deposit**

-Magnesian limestone

**Planning History**

The site has a lengthy planning history which is currently under review pending a decision (as at June 2017). 16/01220/REVA - Review of old mineral permissions (including an environmental impact)
assessment and proposed conditions) for the extraction of limestone and subsequent restoration to a mixture of woodland, grassland, agriculture and waterbodies with footpaths and bridleways.

### Economic Justification
The Local Aggregates Assessment identifies the limestone apportionment for Doncaster is healthy with a 25 year landbank. At current extraction rate the representation would add approximately five years to the current landbank of permissions.

### Proposed Operations
As existing

### Proposed Restoration
agriculture and nature conservation

### Highways, Rights of Way, Traffic Issues (and proposals) (SA objective 3)
The representation is within 0.5Km of the strategic road network.
Mineral can be routed to avoid Stainton. (routing agreement required)
Mineral taken under B6094 through existing tunnel for processing and dispatch then distributed by road from a new access on south side of B6094 Long Gate.
Representation will require diversion of further short section Rakes Lane (PROW)
Navigable waterways – The site is over 0.5Km of a navigable waterway with wharf access

### Housing, Employment and other Options (SA objectives 1 and 5)
Housing – there are a number of representations within the nearby village of Braithwell, none of which are proposed for allocation
Employment – Site 140 Maltby Works, Ruddle Mill Lane – not proposed for allocation

### Landscape Character (SA objective 12b)
Site located in a broad area assessed as having ‘moderate’ landscape capacity

### Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)
The site is adjacent to a designated site
National and internationally important site. Edlington Wood (SSSI) is within 500m of the northern representation area.
Nightjar foraging habitat (not applicable)
Local… Ancient Woodland - Peter Wood, Local wildlife sites Ash holt, Cockhill Plantation & Wet Holt, and Wadworth wood south are all immediately adjacent the representation.

### Impact on (or the setting of historic and cultural heritage). Listed Building, Conservation Area, Parks and Gardens of Historic Value and Special Interest, Scheduled Monuments, Archaeology (SA objective 13)
Unlike to create any significant impact. The listed building point within the current permitted site (Barn with attached horse engine house at Cockhill farm) has been removed to the Yorkshire Agriculture museum
Archaeology will be considered through the Doncaster Minerals and Archaeology (EH project number 6497) due for completion in summer 2018

### Best and Most Versatile Land (SA objective 14a)
The representation is located on grade 2 agricultural land

### Air Quality Management Areas (SA objective 14c)
Site located outside of an AQMA or National Exceedance Area

### Groundwater Source Protection Zone (SA objective 14b)
Site located within total catchment (Source Protection Zone 3) or further from source
Site is located within 10m of an identified surface water body

### Flood zones (SA objective 11a)
Flood zones are not considered relevant to the assessment of sites however flood zone information is provided for information
Functional Floodplain – 0.00%
Flood Zone 3a – 0.00%
Flood Zone 2 – 0.00%
Flood Zone 1 – 100.00%

### Coal Authority Land Stability
Site within a known area with land stability issues

### Conflict with incompatible Uses (including residential properties)
The settlement of Stainton is on the edge of the main quarry.
**Opportunities (including biodiversity opportunity mapping BOM)**

The site is within the Southern Magnesian Limestone Ridge biodiversity opportunity area

**Airport Consultation Zone**

The representation area is within the 13km consultation zone for the Doncaster Sheffield Robin Hood International Airport, any restoration proposals will require statutory consultation with the airport. The operators of the airport will request a bird strike mitigation plan for the life of the quarry (includes restoration).

**Cumulative Impacts**

Potential loss of ‘grade two’ agricultural land, visual impact, archaeological interest, rights of way, biodiversity

**Main Potential Adverse Impact (if any) / Development Management Issues**

See cumulative impacts above

**Appropriate Assessment Screening Requirement (Under the EU Habitats Directive)**

All Local Plan mineral site proposals within the planned 3km nightjar consultation buffer zone around Hatfield Moor will automatically require screening to see if an appropriate assessment is required. Other proposals not immediately within the 3km buffer zone may still require screening but for different reasons such as impacts on the water table so on.

**Summary**

The Local Aggregates Assessment identifies that the limestone apportionment for Doncaster is healthy with a 56.6Mt reserve and a 33 year landbank. The representation would contribute around five years to the landbank of permissions (based on current extraction levels). The current LAA identifies there will still be a landbank of permissions in excess of ten years by the end of the proposed plan period.

**Decision…** It is not proposed to bring forward this representation as an allocation due to the current landbank of permissions being around 25 years. This will be reconsidered as part of the 5 year review of the local plan
<table>
<thead>
<tr>
<th><strong>Warmsworth Quarry Extension, Sheffield Road, Warmsworth (235)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Grid Reference</strong></td>
</tr>
<tr>
<td><strong>Ward</strong></td>
</tr>
<tr>
<td><strong>Site Proposer</strong></td>
</tr>
<tr>
<td><strong>Agent</strong></td>
</tr>
<tr>
<td><strong>Representation</strong></td>
</tr>
<tr>
<td><strong>Site Area</strong></td>
</tr>
<tr>
<td><strong>Land Ownership</strong></td>
</tr>
<tr>
<td><strong>Estimated Output (tpa)</strong></td>
</tr>
<tr>
<td><strong>Estimated Reserve</strong></td>
</tr>
<tr>
<td><strong>Proposed Life of Operations</strong></td>
</tr>
<tr>
<td><strong>Existing Land Use</strong></td>
</tr>
<tr>
<td><strong>Access</strong></td>
</tr>
<tr>
<td><strong>Estimated Traffic Movement</strong></td>
</tr>
</tbody>
</table>

**Site Location Plan**

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**Assessment Criteria and Summary**

**Mineral Deposit**

*Magnesian Limestone (Industrial)*

**Planning History**

05/02864/REVA limestone extraction is permitted to 2048. Current reserve (at 2014) is 1.8Mt. The permitted Magnesian limestone reserves are nearing exhaustion and at current extraction rates will be depleted in around 7 years.

**Economic Justification**
The British Geological Survey identifies industrial Magnesian limestone as significantly important. There are very few quarries in the UK that produce industrial limestone. The limestone is principally used in glass making but also agricultural lime and aggregate.

**Proposed Operations**
- Broadly in line with current extraction methods and rates.

**Proposed Restoration**
- It is proposed the extension will be restored to ground level with imported inert restoration material.
- Restoration to a mixture of agriculture and employment generating land use.
- Restoration proposals may include woodland planting and other habitats.

**Highways, Rights of Way, Traffic Issues (and proposals) (SA objective 3)**
- There are no highways development proposals in the vicinity of the proposed quarry extension.
- The site is within 0.5km of the strategic road network. Access direct on to A630 (Sheffield Road). Two footpaths are present along northern and western site boundary.
- Mineral can be routed directly on to junction 36 A1 (which goes through Warmsworth). (routing agreement required)

**Navigable waterways**
- The site is within 0.5km of a navigable waterway. The site has no immediate wharf access.

**Housing, Employment and other Options (SA objectives 1 and 5)**
- There are a number of other representations within the vicinity of the representation which are not proposed for allocation.
- Site 236 Aggregate recycling – not proposed for allocation in the Local Plan.
- A desk top survey shows residential properties within 215 metres of the representation area. Pre-development screening will be essential to reduce any impacts on local amenity.

**Landscape Character (SA objective 12b)**
- Moderate capacity for minerals extraction

**Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)**
- National and internationally important sites. The site is immediately adjacent a Sprotbrough Gorge SSSI.
- Nightjar foraging habitat – N/A
- Local... Adjacent to Farcliff Wood ancient woodland, Nearcliff Quarry and Woods Local Geological Site.

**Impact on (or the setting of historic and cultural heritage). Listed Building, Conservation Area, Parks and Gardens of Historic Value and Special Interest, Scheduled Monuments, Archaeology (SA objective 13)**
- A desk top survey has shown no impact on 'conservation areas', scheduled ancient monuments, historic parks and gardens. There is a grade 2 listed building at Butterbusk farm west of the proposed extension area. The listed building is however in poor condition. A detailed archaeological report would be required as roman, medieval and neolithic artefacts have been found in the area.
- Archaeology will be considered through the Doncaster Minerals and Archaeology (EH project number 6497) due for completion in summer 2018.

**Best and Most Versatile Land (SA objective 14a)**
- The agricultural land map identifies the representation as being on grade two agricultural land.

**Air Quality Management Areas (SA objective 14c)**
- The representation is adjacent to an AQMA. The mineral will be transported by HGV through the AQMA.

**Groundwater Source Protection Zone (SA objective 14b)**
- The representation area is not in a primary groundwater source protection zone (zone 3), but the Magnesian Limestone ridge is a secondary aquifer. The proximity of the extension area to any water abstraction boreholes will also need to be considered by the proposer.

**Flood zones (SA objective 11a)**
- Flood zones are not considered relevant to the assessment of sites however flood zone information is provided for information.
- The full extent of the extension area is in Flood zone 1.

**Coal Authority Land Stability**
- Not within a known area with land stability issues.

**Conflict with incompatible Uses (including residential properties)**
- Nearby residential development, air quality, landscape, biodiversity, geodiversity, protected species, loss of agricultural land, limited restoration options due to an underlying secondary aquifer.
Opportunities (including biodiversity opportunity mapping BOM)
Southern Magnesian Limestone Ridge and part Living Don Gorge biodiversity opportunity areas

Airport Consultation Zone
The representation area is within the 13km consultation zone for the airport. Consultation may be required, should the representation come forward as an application in the future.

Cumulative Impacts
Nearby housing, air quality, landscape, biodiversity, geodiversity, protected species, loss of agricultural land, limited restoration options due to an underlying secondary aquifer.

Main Potential Adverse Impact (if any) / Development Management Issues
See above

Appropriate Assessment Screening Requirement (Under the EU Habitats Directive)
All Local Plan mineral site proposals within the planned 3km nightjar consultation buffer zone around Hatfield Moor will automatically require screening to see if an appropriate assessment is required. Other proposals not immediately within the 3km buffer zone may still require screening but for different reasons such as impacts on the water table so on.

Summary
This representation is not without its issues, including:
• Location of the representation adjacent to an air quality management area
• Potential impacts on two definitive public rights of way
• Potential impacts on known and unidentified protected species
• Potential impacts of the representation on grade two agricultural land
• Archaeological information identifying roman, medieval and Neolithic artefacts
• The representation it is also subject to land owner agreement

Industrial limestone is however of considerable economic importance.

Decision… It is proposed to allocate the area immediately adjacent the existing quarry (shaded yellow) as an ‘area of search’ for industrial mineral, and the further westerly half of the field (shaded green below) as safeguarded industrial mineral site.

Note. The Local Plan will not be proposing allocated sites for aggregates recycling. This will be dealt with through the planning application process using the current waste plan.
**Land East of Kirk Lane (238)**

<table>
<thead>
<tr>
<th>Grid Reference</th>
<th>SE 641161</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>Norton and Askern Ward</td>
</tr>
<tr>
<td>Site Proposer</td>
<td>Graham Gilliat</td>
</tr>
<tr>
<td>Agent</td>
<td>Johnson Brook</td>
</tr>
<tr>
<td>Representation</td>
<td>New quarry - clay extraction</td>
</tr>
<tr>
<td>Site Area</td>
<td>11.2 Ha</td>
</tr>
<tr>
<td>Land Ownership</td>
<td>Private Landowner</td>
</tr>
<tr>
<td>Estimated Output (tpa)</td>
<td>Not available</td>
</tr>
<tr>
<td>Estimated Reserve</td>
<td>Not available</td>
</tr>
<tr>
<td>Proposed Life of Operations</td>
<td>To be determined</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Access</td>
<td>To be determined</td>
</tr>
<tr>
<td>Estimated Traffic Movement</td>
<td>To be determined</td>
</tr>
</tbody>
</table>

**Site Location Plan**

**Assessment Criteria and Summary**

**Mineral Deposit**

Superficial – Clay and silt. Bedrock Sherwood sandstone

**Planning History**

New site – no planning history

**Economic Justification**

Doncaster’s brick clay is not identified as part of the locally or nationally important resource and there is no requirement to maintain a landbank of permissions.

**Proposed Operations**
## Proposed Restoration

**General concept**

**Highways, Rights of Way, Traffic Issues (and proposals) (SA objective 3)**

The site is within 0.5 km of the strategic road network.

But the transportation of mineral along these roads may be deemed unacceptable in highways terms (no routing agreement to access SRN)

Immediately adjacent a public right of way.

Navigable waterways - The site is within 0.5 km of a navigable waterway

### Housing, Employment and other Options (SA objectives 1 and 5)

None within 1.5 km of the representation site

### Landscape Character (SA objective 12b)

Moderate capacity for minerals extraction. Settled Clay Farmlands. Flat low lying landform with medium to large arable fields with fragmented hedgerows. (Reference page 136 Doncaster Landscape Character and Capacity Study.

### Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)

**Nightjar foraging habitat**

Local... Little Fen Fields local wildlife site is immediately adjacent the representation site on the south east corner. Fenn Carr and Geeseness Lane Meadows area 1 km and 1.3 km away from the representation site respectively.

Site within the buffer of a designated site or would trigger a NE consultation.

### Impact on (or the setting of historic and cultural heritage). Listed Building, Conservation Area, Parks and Gardens of Historic Value and Special Interest, Scheduled Monuments, Archaeology (SA objective 13)

Listed building 500 m north west of the site over the New Junction canal

### Best and Most Versatile Land (SA objective 14a)

The agricultural land map identifies the representation as being on grade four agricultural land

### Air Quality Management Areas (SA objective 14c)

Site located outside of an AQMA or National Exceedance Area

### Groundwater Source Protection Zone (SA objective 14b)

Not within a groundwater source protection zone (zone 3 or further from source)

### Flood zones (SA objective 11a)

Flood zones are not considered relevant to the assessment of sites however flood zone information is provided for information

The site is entirely in Flood zone 2

### Coal Authority Land Stability

Not within a known area with land stability issues

### Conflict with incompatible Uses (including residential properties)

Impact on the highways network

### Opportunities (including biodiversity opportunity mapping BOM)

Humberhead Peatlands - Thorne and Hatfield Moors biodiversity opportunity area

### Airport Consultation Zone

The representation is not within the 13 km airport consultation zone

### Cumulative Impacts

Impact on the highways network

### Main Potential Adverse Impact (if any) / Development Management Issues

### Highways

**Appropriate Assessment Screening Requirement** (Under the EU Habitats Directive)

All Local Plan mineral site proposals within the planned 3 km nightjar consultation buffer zone around Hatfield Moor will automatically require screening to see if an appropriate assessment is required. Other proposals not immediately within the 3 km buffer zone may still require screening but for different reasons such as impacts on the water table so on.

### Summary
Doncaster’s brick clay is not identified as part of the locally or nationally important resource and there is no requirement to maintain a landbank of permissions or provide for ‘puddle’ clay extraction within the Local Plan.

**Decision…** It is not proposed to allocate this representation within the Local Plan – see summary above. The representation could be determined directly through an application to the Planning Authority. Pre-application talks would be recommended.
Paddock at South View, Austerfield (044)

**Site Assessment - Multiple Options (Housing and Mineral Extraction)**

This representation was submitted for housing and mineral extraction. **This assessment relates to minerals only.** The representation is located to the rear of ‘South View’ off the A614 at Austerfield, with housing to the east, arable farmland to the south and west, and a former brick works (area of rough grassland) and employment site to the north.

<table>
<thead>
<tr>
<th>Grid Reference</th>
<th>SK6694SW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>Rossington and Bawtry Ward</td>
</tr>
<tr>
<td>Site Proposer</td>
<td>Messrs Jacques</td>
</tr>
<tr>
<td>Agent</td>
<td>Merryweathers</td>
</tr>
<tr>
<td>Representation</td>
<td>Multiple options including extraction of Sand and Gravel</td>
</tr>
<tr>
<td>Site Area</td>
<td>1.05Ha</td>
</tr>
<tr>
<td>Land Ownership</td>
<td>Private land owner</td>
</tr>
<tr>
<td>Estimated Output (tpa)</td>
<td>Not completed</td>
</tr>
<tr>
<td>Estimated Reserve</td>
<td>Not completed</td>
</tr>
<tr>
<td>Proposed Life of Operations</td>
<td>Not completed</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Farmland, grazing</td>
</tr>
<tr>
<td>Access</td>
<td>Not completed</td>
</tr>
<tr>
<td>Estimated Traffic Movement</td>
<td>Not completed</td>
</tr>
</tbody>
</table>

**Site Location Plan**

**Assessment Criteria and Summary**

**Mineral Deposit**

*Sand and Gravel. No further information on mineral type or quality provided*

**Planning History**
0.1Ha of the site currently has consent for a solar PV farm

### Economic Justification
Sharp sand and gravel is an increasingly rare commodity in Doncaster. The sand and gravel land bank is predominantly soft sand. No detail has been provided on the nature of the sand and gravel.

### Proposed Operations
Non given

### Proposed Restoration
Non given

### Highways, Rights of Way, Traffic Issues (and proposals) (SA objective 3)
The representation is within 0.5km of the strategic road network
The representation area is accessed through an existing housing development on to the A614. (Routing agreement required to identify access to A614)
No new infrastructure proposals within the vicinity of the representation area
Navigable waterways. The representation is over 0.5km from a navigable waterway

### Housing, Employment and other Options (SA objectives 1 and 5)
Site 173 multiple options representation is to the south of representation 044 (not proposed for allocation)
Other – Site 190 (Bawtry Carbon International representation for mixed use (housing / employment / retail) not proposed for allocation in the Local Plan)
Adjacent Uses – Housing to the east of the representation area, employment to the north (Vesuvius works). Farmland/pasture to the west and south

### Landscape Character (SA objective 12b)
The Landscape Character and Capacity Assessment of Doncaster, identifies the area as sand land heath
The site is in a ‘minerals moderate capacity area’. A more detailed landscape character and visual impact assessment would be required in support this site.

### Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)
National and internationally important sites – River Idle washlands (SSSI) approximately 500m from the representation site (Site within the buffer of a designated site or would trigger a NE consultation)
Nightjar foraging habitat- not within nightjar foraging habitat buffer
Local… Site 4.30 Austerfield Sandpits and Willow Holt are approximately 500m from the site. Site within the buffer of a designated site or would trigger a NE consultation

### Impact on (or the setting of historic and cultural heritage). Listed Building, Conservation Area, Parks and Gardens of Historic Value and Special Interest, Scheduled Monuments, Archaeology (SA objective 13)
No listed buildings, scheduled monuments or conservation areas within the vicinity of the representation Archaeology will be considered through the Doncaster Minerals and Archaeology (EH project number 6497) due for completion in summer 2018.

### Best and Most Versatile Land (SA objective 14a)
The agricultural land map identifies the representation areas as grade three agricultural land (it is not possible to ascertain whether best or most versatile (3a) without survey work on site)

### Air Quality Management Areas (SA objective 14c)
The representation is not within or near an air quality management area.

### Groundwater Source Protection Zone (SA objective 14b)
SPZ 3
Pollution to surface water bodies

### Flood zones (SA objective 11a)
Flood zones are not considered relevant to the assessment of sites however flood zone information is provided for information
Not within a flood zone - Flood Zone 1 - 98.87%

### Coal Authority Land Stability
Not within a known area with land stability issues

### Conflict with incompatible Uses (including residential properties)
The representation site is immediately to the rear of an existing residential area.

### Opportunities (including biodiversity opportunity mapping BOM)
The representation is located within the Finningley Cover Sands BOM area, restoration proposals would be required to consider opportunities to benefit this BOM area.

### Airport Consultation Zone

The representation is within the 13km consultation zone for the Doncaster Sheffield Robin Hood International Airport, representation will require statutory consultation with the airport.

### Cumulative Impacts

Unknown

### Main Potential Adverse Impact (if any) / Development Management Issues

Unknown

### Appropriate Assessment Screening Requirement (Under the EU Habitats Directive)

All Local Plan mineral site proposals within the planned 3km nightjar consultation buffer zone around Hatfield Moor will automatically require screening to see if an appropriate assessment is required. Other proposals not immediately within the 3km buffer zone may still require screening but for different reasons such as impacts on the water table so on.

### Summary

The site is currently marketed as grazing land with Merryweathers. There is no information on estimated output, reserve, proposed operations, access or traffic movements.

### Decision

It is not proposed to bring forward this representation as a proposal for minerals development due to accessibility issues, and no information on mineral type estimated output, reserve, proposed operations.
Land at Old Mill Field, off Epworth Road East, Hatfield (066)

Site Assessment - Multiple Options (Housing and Mineral Extraction)

This representation was submitted for housing and mineral extraction. This assessment relates to minerals only. This representation is immediately adjacent the M18, with Hatfield Woodhouse to the north and east, arable farmland and former quarry works (borrow pit) to the south and west.

Grid Reference: SE 66936 09087

Ward

Site Proposer: Messrs Bateson, Johnson and Renselar

Agent: Mrs D Renselar

Representation: New (temporary) quarry. The sand and gravel required for any building works would remain on site and the excess removed and stored on or sold to a neighbouring quarry.

Site Area: 2.13Ha

Land Ownership: Messrs Bateson, Johnson and Renselar

Estimated Output (tpa): Not completed

Estimated Reserve: 180,000 tonnes

Proposed Life of Operations: Not completed

Existing Land Use: Farmland

Access: Epworth road east, and then about 180m on this road to the A18.

Estimated Traffic Movement: Possibly around 10 a day?

Site Location Plan

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Assessment Criteria and Summary

Mineral Deposit
Sharp sand and gravel and soft sand lower down. A mineral report with bore hole data, done on the directly neighbouring fields indicated significant deposits, within around 5m depth of minerals, near the boundary with this field.

Planning History
No prior planning history within this proposal area. The proposal area is adjacent to a former mineral site (M18 borrow pit) and land to the south was subject to a refused application which was subsequently dismissed at appeal (09/00156/REF)

Economic Justification
Sharp sand and gravel is an increasingly rare commodity in Doncaster. The sand and gravel land bank is predominantly soft sand. No specific detail has been provided on the nature of the sand and gravel within this proposal area.

Proposed Operations
None given. Professional appraisal has not yet been commissioned.

Proposed Restoration
Housing, if permission could be obtained or if not, solar panels or fishing ponds.

Highways, Rights of Way, Traffic Issues (and proposals) (SA objective 3)
The site is within 0.5km of the strategic road network. (A18)
No new infrastructure proposals within the vicinity of the representation area
Access to the main highway via a small track. No access detail given (routing agreement required)
Navigable waterways - The site is over 0.5km of the navigable waterway with wharf access

Housing, Employment and other Options (SA objectives 1 and 5)
Sites 119 and 318 (Cemetery Rd Hatfield), 094 land to the rear of Cemetery Rd, 394 Mosscroft Lane Playing Fields are not proposed for allocation, 706 - 3 - 27 (excl 13) Paddock Way (Formerly Land At Paddock Way), Hatfield (permission granted)
No employment representations within the vicinity of this site
Site 066 identified for multiple options including housing and mineral extraction

Landscape Character (SA objective 12b)
The Landscape Character and Capacity Assessment of Doncaster, identifies the area as sand land heath. The site is in a 'minerals moderate capacity area'. A more detailed landscape character and visual impact assessment would be required in support this site.

Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)
National and internationally important sites (Site within the buffer of a designated site or would trigger a NE consultation)
Nightjar foraging habitat. The site is within the 3km nightjar foraging habitat
Local… Site 9.48 (New Fold Mill Fields) Local Wildlife site immediately adjacent site. Site within the buffer of a designated site or would trigger a NE consultation

Impact on (or the setting of historic and cultural heritage). Listed Building, Conservation Area, Parks and Gardens of Historic Value and Special Interest, Scheduled Monuments, Archaeology (SA objective 13)
Listed buildings - Mortuary Chapel at Hatfield Cemetery and Tower Mill at Mill House, Moss Croft Lane, Hatfield (minor negative impacts)
Archaeology will be considered through the Doncaster Minerals and Archaeology (EH project number 6497) due for completion in summer 2018

Best and Most Versatile Land (SA objective 14a)
Site is located on grade 3 agricultural land and it is not possible to ascertain whether best or most versatile (3a) without an on-site survey

Air Quality Management Areas (SA objective 14c)
Site located outside of an AQMA or National Exceedance Area

Groundwater Source Protection Zone (SA objective 14b)
Site located within total catchment (Source Protection Zone 3) or further from source
Site is located 25m or further from an identified surface water body

Flood zones (SA objective 11a)
Flood zones are not considered relevant to the assessment of sites however flood zone information is provided for information
<table>
<thead>
<tr>
<th>Not within a flood zone</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Coal Authority Land Stability</strong></td>
</tr>
<tr>
<td>Not within a known area with land stability issues</td>
</tr>
<tr>
<td><strong>Conflict with incompatible Uses (including residential properties)</strong></td>
</tr>
<tr>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Opportunities (including biodiversity opportunity mapping BOM)</strong></td>
</tr>
<tr>
<td>The representation is not within a BOM area</td>
</tr>
<tr>
<td><strong>Airport Consultation Zone</strong></td>
</tr>
<tr>
<td>The representation is within the 13km consultation zone for the Doncaster Sheffield Robin Hood International Airport, representation will require statutory consultation with the airport</td>
</tr>
<tr>
<td><strong>Sustainability Appraisal and Cumulative Impacts</strong></td>
</tr>
<tr>
<td><strong>To complete</strong></td>
</tr>
<tr>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Main Potential Adverse Impact (if any) / Development Management Issues</strong></td>
</tr>
<tr>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Appropriate Assessment Screening Requirement (Under the EU Habitats Directive)</strong></td>
</tr>
<tr>
<td>All Local Plan mineral site proposals within the planned 3km nightjar consultation buffer zone around Hatfield Moor will automatically require screening to see if an appropriate assessment is required. Other proposals not immediately within the 3km buffer zone may still require screening but for different reasons such as impacts on the water table so on.</td>
</tr>
<tr>
<td><strong>Summary</strong></td>
</tr>
<tr>
<td>No site specific mineral data provided.</td>
</tr>
<tr>
<td><strong>Decision</strong>... It is not proposed to bring forward this representation as a proposal for minerals development due to potential impacts relating to local amenity and accessibility. No site specific information has been provided for mineral type, estimated output, reserve, proposed operations and timescales. Restoration proposal to housing is also inappropriate in the countryside.</td>
</tr>
</tbody>
</table>
Land at Thorne Road (780)

**Site Assessment - Multiple Options (Housing and Mineral Extraction)**

This representation was submitted for housing and mineral extraction. This assessment relates to minerals only. This representation is immediately adjacent the A614 on the edge of the Bawtry settlement, with housing to the north arable farmland to the east and west and the river Idle to the south.

<table>
<thead>
<tr>
<th>Grid Reference</th>
<th>SK657936</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td></td>
</tr>
<tr>
<td>Site Proposer</td>
<td>Mr I Kelsey</td>
</tr>
<tr>
<td>Agent</td>
<td>Merryweathers</td>
</tr>
<tr>
<td>Representation</td>
<td>Multiple Options (Housing and Mineral Extraction)</td>
</tr>
<tr>
<td>Site Area</td>
<td>2.56Ha</td>
</tr>
<tr>
<td>Land Ownership</td>
<td></td>
</tr>
<tr>
<td>Estimated Output (tpa)</td>
<td>Not Given</td>
</tr>
<tr>
<td>Estimated Reserve</td>
<td>Not Given</td>
</tr>
<tr>
<td>Proposed Life of Operations</td>
<td>Not Given</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Farmland</td>
</tr>
<tr>
<td>Access</td>
<td>Not Given</td>
</tr>
<tr>
<td>Estimated Traffic Movement</td>
<td>Not Given</td>
</tr>
</tbody>
</table>

**Site Location Plan**

![Site Location Plan](image)

**Assessment Criteria and Summary**

**Mineral Deposit**

Sand and Gravel (No further information on mineral type or quality provided)

**Planning History**

No previous planning history
### Economic Justification
Sharp sand and gravel is an increasingly rare commodity in Doncaster. The sand and gravel land bank is predominantly soft sand. No detail has been provided on the nature of the sand and gravel.

### Proposed Operations
Non given

### Proposed Restoration
Non given

### Highways, Rights of Way, Traffic Issues (and proposals) (SA objective 3)
The representation is within 0.5km of the strategic road network. The representation is immediately adjacent the A614.
Routing mineral through either Bawtry or Austerfield (Routing agreement required)
No new infrastructure proposals within the vicinity of the representation area
Navigable waterways- The representation is over 0.5km from a navigable waterway

### Housing, Employment and other Options (SA objectives 1 and 5)
Site 173, Site 044 and site 172 multiple options representations (not proposed for allocation)
Other – Site 190 (Bawtry Carbon International representation for mixed use (housing / employment / retail) not proposed for allocation in the Local Plan)
Residential properties immediately opposite the representation

### Landscape Character (SA objective 12b)
The Landscape Character and Capacity Assessment of Doncaster, identifies the area as sand land heath
The site is in a 'minerals moderate capacity area'. A more detailed landscape character and visual impact assessment would be required in support this site.

### Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)
National and internationally important sites – the representation is immediately adjacent the Rive Idle Washlands SSSI (Site within the buffer of a designated site or would trigger a NE consultation) (Site within the buffer of a designated site or would trigger a NE consultation)
Nightjar foraging habitat – not applicable
Local – No Local Wildlife Sites within the vicinity of the representation

### Impact on (or the setting of historic and cultural heritage). Listed Building, Conservation Area, Parks and Gardens of Historic Value and Special Interest, Scheduled Monuments, Archaeology (SA objective 13)
No listed buildings, scheduled monuments or conservation areas within the vicinity of the representation
Archaeology will be considered through the Doncaster Minerals and Archaeology (EH project number 6497) due for completion in summer 2018

### Best and Most Versatile Land (SA objective 14a)
The agricultural land map identifies the representation area as grade four agricultural land

### Air Quality Management Areas (SA objective 14c)
The representation is not within or near an air quality management area.

### Groundwater Source Protection Zone (SA objective 14b)
SPZ 3
Pollution to surface water bodies

### Flood zones (SA objective 11a)
Flood zones are not considered relevant to the assessment of sites however flood zone information is provided for information
Functional Floodplain - 5.98%
Flood Zone 3a - 2.03%
Flood Zone 2 - 47.78%
Flood Zone 1 - 44.20%

### Coal Authority Land Stability
Not within a known area with land stability issues

### Conflict with incompatible Uses (including residential properties)
Residential properties are immediately opposite and could give rise to noise, dust traffic issues.

### Opportunities (including biodiversity opportunity mapping BOM)
The representation is located within the Finningley Cover Sands BOM area, restoration proposals would be required to consider opportunities to benefit this BOM area

### Airport Consultation Zone
The representation is within the 13km consultation zone for the Doncaster Sheffield Robin Hood International Airport, representation will require statutory consultation with the airport.

<table>
<thead>
<tr>
<th>Cumulative Impacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unknown</td>
</tr>
</tbody>
</table>

### Main Potential Adverse Impact (if any) / Development Management Issues

Residential properties are immediately opposite and could give rise to noise, dust traffic issues. Also adjacent a SSSI washland (all of which would need to be assessed in more detail)

### Appropriate Assessment Screening Requirement (Under the EU Habitats Directive)

All Local Plan mineral site proposals within the planned 3km nightjar consultation buffer zone around Hatfield Moor will automatically require screening to see if an appropriate assessment is required. Other proposals not immediately within the 3km buffer zone may still require screening but for different reasons such as impacts on the water table so on.

### Summary

There is no information on estimated output, reserve, proposed operations, access or traffic movements.

### Decision

It is not proposed to bring forward this representation as a proposal for minerals development due to no information on mineral type estimated output, reserve, proposed operation.
Late Representation (received 03/11/2017)

**Land at Grange Farm (1011)**

<table>
<thead>
<tr>
<th><strong>Grid Reference</strong></th>
<th>469620  400469</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ward</strong></td>
<td>Finningley</td>
</tr>
<tr>
<td><strong>Site Proposer</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Agent</strong></td>
<td>Lichfields - Jonathan Standen</td>
</tr>
<tr>
<td><strong>Representation</strong></td>
<td>New Quarry - Extraction of Sharp Sand and Gravel</td>
</tr>
<tr>
<td><strong>Site Area</strong></td>
<td>40.0Ha</td>
</tr>
<tr>
<td><strong>Land Ownership</strong></td>
<td>Multiple private ownership</td>
</tr>
<tr>
<td><strong>Estimated Output (tpa)</strong></td>
<td>260,000 to 270,000 tpa</td>
</tr>
<tr>
<td><strong>Estimated Reserve</strong></td>
<td>1.55Mt</td>
</tr>
<tr>
<td><strong>Proposed Life of Operations</strong></td>
<td>6 years</td>
</tr>
<tr>
<td><strong>Existing Land Use</strong></td>
<td>Agriculture</td>
</tr>
<tr>
<td><strong>Access</strong></td>
<td>Bank End Road (via existing access serving Bank End Farm)</td>
</tr>
<tr>
<td><strong>Estimated Traffic Movement</strong></td>
<td>13,500 return movements per year</td>
</tr>
</tbody>
</table>

**Site Location Plan**

![Site Location Plan](image)

**Assessment Criteria and Summary**

**Mineral Deposit**

*Sand, Gravel and bedrock Sherwood Sandstone.*  
_Southern section comprises of fine grained silty sand and glaciolacustrine deposits with silty clay. The northern section is overlain with Peat, Sutton sand and glaciolacustrine deposits in the southern half. River Terrace deposits are present below the surface._
Laboratory Testing

The majority of the samples tested were those recovered from the river terrace sand and gravel deposits. The results indicated that the vast majority of the material was a slightly clayey / silty, very sandy gravel.

Based on the relatively small number of samples that have been tested, it can be seen that around 37% of the samples satisfy the grading limits for an ‘all-in’ aggregate; as presented in Table E.1 of Annex E in PD 6682-1:2009+A1:2013, specifically for an aggregate with a nominal grain size of 40 mm and below (known as ‘0/40’). Where the grading limits are not satisfied, the

Planning History
Historic sand and gravel mineral extraction has taken place within the surrounding area

Economic Justification
The agent has provided excerpts from the 2014 and 2015 Local Aggregate Assessment (LAAs) as part of the economic justification for the project, stating the 2014 landbank equated to 7.6 years and the 2015 landbank equated to 14.5 years and also acknowledges that the landbank for sand and gravel should be 7 years or more. These LAAs identify a shortfall in sharp sand and gravel. The representation states the shortfall in sharp sand and gravel can be met in part by the Grange Farm prospect.

Proposed Operations
Not given

Proposed Restoration
Agriculture (but nature conservation is also mentioned within the representation)

Highways, Rights of Way, Traffic Issues (and proposals) (SA objective 3)
The site is within 0.5km of the strategic road network
Proposed access Bank End Road (via existing access serving Bank End Farm)
13,500 return movements per year? (as identified in the representation)

Mineral can be routed directly on to Bank End Road and to the A614

Navigable waterways - The site is over 0.5km of the navigable waterway with wharf access

Housing, Employment and other Options (SA objectives 1 and 5)

Farm and residence immediately adjacent the representation - no buffer. No detail on impact on local amenity. No other residences within the immediate area.
Housing representation 153 Land of Bank End Quarry (Site 1) is located immediately south west of the representation – not proposed for allocation in Local Plan.

No employment Representations within the vicinity of the Grange Farm Representation.

<table>
<thead>
<tr>
<th>Landscape Character (SA objective 12b)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Landscape Character and Capacity Assessment identifies the area as sand land heath and farmland. The site is in a ‘minerals moderate capacity area’. A more detailed landscape character and visual impact assessment would be required in support this site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)</th>
</tr>
</thead>
<tbody>
<tr>
<td>National and internationally important sites- Hatfield Moor is 3km from the representation</td>
</tr>
</tbody>
</table>

**Nightjar foraging habitat – within 3km of Hatfield Moor (SPA, SAC, SSSI)**

**Local – the representation is immediately adjacent Whin covert local wildlife site and Ash Holt LWS is approximately 120m from the representation**

Site within the buffer of a designated site or would trigger a NE consultation

<table>
<thead>
<tr>
<th>Impact on (or the setting of historic and cultural heritage), Listed Building, Conservation Area, Parks and Gardens of Historic Value and Special Interest, Scheduled Monuments, Archaeology (SA objective 13)</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are no above ground heritage assets within the area of search. No heritage assets in the wider area would be affected by mineral extraction. Archaeology will be considered through the Doncaster Minerals and Archaeology (EH project number 6497) due for completion in summer 2018</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Best and Most Versatile Land (SA objective 14a)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The agricultural land map identifies the representation area as grade 2 and 3 agricultural land. (roughly about 50% each)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Air Quality Management Areas (SA objective 14c)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site located outside of an AQMA or National Exceedence Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Groundwater Source Protection Zone (SA objective 14b)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPZ 3 Pollution to surface water bodies</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Flood zones (SA objective 11a)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood zones are not considered relevant to the assessment of sites however flood zone information is provided for information</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Flood Zone 3a - 99.93%</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Coal Authority Land Stability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not within a known area with land stability issues</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Conflict with incompatible Uses (including residential properties)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No immediate issues apart from impact on the highways network</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities (including biodiversity opportunity mapping BOM)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part in the Finningley cover sands BOM area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Airport Consultation Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>The representation is within the 13km consultation zone for the Doncaster Sheffield Robin Hood International Airport, representation will require statutory consultation with the airport.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cumulative Impacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing quarries in the vicinity of the representation with progressive extraction and restoration around the immediate area.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Main Potential Adverse Impact (if any) / Development Management Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary impacts on highway, impacts of noise from extraction and machinery / plant, dust, monitoring ground water levels, protecting groundwater, specifying landscaping / restoration, soil retention and handling, protected species? Proximity to adjacent property</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Appropriate Assessment Screening Requirement (Under the EU Habitats Directive)</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Local Plan mineral site proposals within the planned 3km nightjar consultation buffer zone around Hatfield Moor will automatically require screening to see if an appropriate assessment is required. Other proposals not immediately within the 3km buffer zone may still require screening but for different reasons such as impacts on the water table so on.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>The representation is in an area of known sand and gravel extraction and has an estimated reserve of 1.55Mt. It appears adverse impacts can be mitigated through the use of planning condition, however I am concerned about the amenity impacts on the farm and detached house immediately adjacent to the</td>
</tr>
</tbody>
</table>
A detailed breakdown of the sand and gravel resource would be beneficial to assess whether the representation can provide much needed sharp sand and gravel in the desired quantity.

<table>
<thead>
<tr>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is proposed to bring forward this representation as a proposal for minerals development as it has potential to provide 1.55Mt of sand and gravel to contribute toward the landbank of permissions.</td>
</tr>
</tbody>
</table>
SA Objectives (2015 SA Scoping Report)²

1. Maintain and increase Doncaster’s growth/prosperity and diversify its economic base (no relationship to the assessment criteria)

2. Reinforce and support community identity and pride (no relationship to the assessment criteria)

3. Improve accessibility to place and services, both within and outside of the borough (no relationship to the assessment criteria)

4. Ensure resources are available and efficiently used to sustain development and reduce waste and consumption (minerals and waste)

5. Provide affordable, good quality housing that is available to everyone, including vulnerable and disadvantaged groups (relevant)

6. Reduce social exclusion and disadvantage (no relationship to the assessment criteria)

7. Make places that are safe, attractive, culturally interesting and distinctive to live, work and travel in (no relationship to the assessment criteria)

8. Renew and reuse existing buildings, land and infrastructure (no relationship to the assessment criteria)

9. Improve the health and well-being of the borough’s population (no relationship to the assessment criteria)

10. Provide education and training provision to build the skills and capacity of the population (no relationship to the assessment criteria)

11. Manage and adapt to climate change (relevant – consideration of contributing to the creation of flood alleviation schemes?)

12. Protect, increase and enhance the natural environment, including the landscape, its underlying geology and wildlife habitat (relevant)

13. Protect, conserve and enhance the historic and cultural heritage (relevant)

14. Protect and enhance soil, air and water quality (watercourses and ground water) (relevant)

Sustainability appraisal:

The ‘Sustainability Appraisal Framework’ can be found in appendix three of our ‘Sustainability Appraisal of the Local Plan: Scoping Report’

Sustainability Appraisal of mineral sites is located on the server… S:\Development & Planning\Spatial Planning\LOCAL PLAN\Consultation\8. Informal Consultation Summer 2018\Minerals\SA

² S:\Development & Planning\Spatial Planning\LOCAL PLAN\Sustainability Appraisal
Appendix One - Mineral Sites - SA Scores Summary Table

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name</th>
<th>Source of Site</th>
<th>08d Unstable Land Score</th>
<th>12a Biodiversity Score</th>
<th>Landscape - Minerals</th>
<th>13a Heritage Impact Score</th>
<th>14b Agricultural Land Score</th>
<th>14c Groundwater Source Protection Score</th>
<th>14d Pollution to Surface Water Bodies Score</th>
<th>14e Air Quality Score</th>
<th>Road Network Score</th>
<th>Waterways Score</th>
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<tbody>
<tr>
<td>023</td>
<td>Johnsons Field, off Holmewood Lane, Armthorpe</td>
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<td>-</td>
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<tr>
<td>035</td>
<td>Finningley Quarry Extension</td>
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<td>-</td>
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<tr>
<td>044</td>
<td>Paddock at South View, Austerfield</td>
<td>Call for Sites</td>
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<td>-</td>
<td>0</td>
<td>0</td>
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<tr>
<td>066</td>
<td>Land at Old Mill Field, off Epworth Road East, Hatfield</td>
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<tr>
<td>080</td>
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<tr>
<td>Austerfield Quarry, Land North of Highfield Lane</td>
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<tr>
<td>Land at Thorne Road</td>
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<td>Land at Grange Farm, Finningley</td>
<td>Additional Call for Sites (2017)</td>
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</tbody>
</table>
Appendix Two – Site Visit photos
Johnson Field (off junction 4 M18)
Comment: Looks like good quality sand

Hazel Lane quarry (extension)
Warmsworth quarry (extension) Site visits
Weather dry and sunny for 2 weeks! (very clayey soil)
Paddock at South View, Austerfield (044)
Land at Thorne Road (780) (between Austerfield and Bawtry)
Land at Grange Farm, Finningley (1011)