Doncaster Local Plan
Local Plan Evidence Base

Stage Two: Assessing, Evaluating and Proposing Minerals Areas of Search

May 2018
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<td>63</td>
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<td></td>
<td>65</td>
</tr>
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</table>
Assessing Areas of Search

Detailed Evaluation Criteria (Part Two) (Detailed evaluation of the areas identified in the initial screening under Part 1)

Part 2 of the methodology provides a detailed, consistent and comparable appraisal of the areas which have passed through from the Part 1 identification and initial screening process. The aim of this part of the assessment process is to facilitate identification of the most suitable locations for minerals-related development through detailed appraisal, taking into account any identified future requirements as set out within the Local Plan. This is based around the councils adopted sustainability appraisal criteria, national and local policy guidance.

Stage 2a: Identification of relevant features and designations
This stage identifies the main attributes of land in terms of physical and environmental features and designations. A range of relevant decision making criteria relating to the features and designations has been used to assess the areas in more detail. National and local policy and guidance has been used to identify relevant themes/constraints. The range is not intended to be exhaustive, rather it seeks to identify those factors that will enable meaningful comparison of site suitability, sensitivity and potential impacts, bearing in mind that the purpose of identifying areas is to establish ‘in principle’ suitability. A more detailed assessment will take place through the development management process as and when any specific planning applications are submitted. The information included within this broad scoping process is based on sustainability appraisal objectives adopted by the council. In addition to the constraints identified, some areas may require further consideration of local factors which could affect its designation within the Local Plan.

Stage 2b: Mapping and Identification of Additional Features
This stage uses ArcGIS Geographical Information System to identify features and designations within the areas of search. At this stage the assessment identifies and considers:

- BGS Brit Pit, Resource and Borehole Data and Historic Permissions
- Transport proposals
- Navigable waterways
- Local Biodiversity, Ecology, Geodiversity
  - Nightjar foraging habitat (as covered by policy CS16 ‘Valuing our Natural Environment’)
  - Local Wildlife and Geological Sites
  - Areas with overriding major environmental constraints (for example SAC / SPAs, SSSIs) were scoped out in stage one. Biodiversity is listed for information and cross checking
- Impact on (or the setting of historic and cultural heritage)
  - Scheduled Monuments
  - Parks and Gardens of Special Interest
  - Parks and Gardens of Local Historic Interest
  - Conservation Areas
  - Listed Buildings

- Best and most versatile soil
- Air Quality Management Areas
- Groundwater source protection zones and flood zones
- Coal Authority Land Stability
- Airport Consultation Zone
- Biodiversity Opportunity Mapping

1 And transferred to Local Plan - Draft Policy: Valuing biodiversity and geodiversity (Strategic Policy)
Climate change\(^2\) does not feature in the assessment criteria. There is little opportunity in the borough to move minerals other than by road. In considering climate change, traffic movements and greenhouse gas emissions, it is noted that the extraction of minerals in the borough is on a long term downward trend. There are no proposals for new aggregate quarries, sand and gravel is a declining resource and limestone extraction has declined over the last 20 years. The implications for greenhouse gas emissions from new mineral sites or the transportation of minerals from other areas into the borough are unknown and therefore scoped out of the assessment.

*It is important to note any potential interaction between an Area of Search and features/designations will depend significantly on the type and scale of minerals proposal, and would need to be assessed in detail at the planning application stage.*

A results table and map of each Areas of Search produced as a visual representation of the features and designations identified around each Area of Search. This will be used and expanded upon at Stage 2c.

**Stage 2c Assessment of Potentially Suitable Areas of Search**

This stage assesses the potential Areas of Search through the application a range of expert knowledge and local understanding. In addition to the constraints identified in stages 2a & b (above), each area is likely to require the consideration of unique local factors which could affect its designation within the Local Plan. Therefore, in addition to the features, designations and associated questions identified through the desk top assessment, specific details relating to local or technical knowledge of the area will also be recorded.

A working group of relevant officers will discuss all Areas of Search included at this stage. The working group will draw on expert knowledge and provide a balanced view on applicable considerations. Record of discussions, meetings and emails will be used to inform the inclusion of an area as an ‘Areas of Search’. The process will include consideration of the factors identified as being relevant to each potential Areas of Search such as:

- Housing, employment, mixed use and transport proposals
- The main potential adverse impacts resultant from site development;
- Any opportunities\(^3\) that may arise as a result of the development (e.g. through contribution to delivery of green infrastructure through the site restoration process), and;
- Potential mitigation measures that could be applied.
- Landscape Character Capacity Study

Representatives on the working group will include (as appropriate):

- Natural Environment (Ecology, Biodiversity, Geodiversity / Geology)
- Built Environment (Historic and Cultural Environment)
- Development Management
- Economy, Housing and Employment
- Transport (including waterways)
- Strategic Transport Unit
- Regeneration
- Pollution control

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\(^2\) SA sub objective 11b

\(^3\) Possible opportunities are identified in the assessment, however without clearly defined opportunities at application level (should this occur) opportunities remain uncertain and therefore will be identified as such in the assessment..
Summary of Areas of Search for inclusion in the Local Plan

Following the appraisal process in this document the table below identifies the council’s preferred options for allocation in the Local Plan.

<table>
<thead>
<tr>
<th>ID</th>
<th>Area (Ha)</th>
<th>Mineral Type</th>
<th>Y/N</th>
<th>Summary Reasons</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>90.78</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>Mineral extracted at borehole location. Limited borehole data and poor quality. Routing on a B class road may impact on the amenity of Rossington.</td>
</tr>
<tr>
<td>5</td>
<td>283.66</td>
<td>Sand and Gravel</td>
<td>Y</td>
<td>The two boreholes within the area of search show a significant mineral resource. However the Routing on ‘A’ and ‘B’ class roads through either Tickhill or Bawtry may be an issue.</td>
</tr>
<tr>
<td>6</td>
<td>337.02</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>The four boreholes within the area of search show a significant mineral resource, but proximity to local biodiversity assets makes it an unreasonable option as an area of search.</td>
</tr>
<tr>
<td>44</td>
<td>100.92</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>The boreholes within the area of search show a potentially good mineral resource. However there is currently a pending appeal decision for housing.</td>
</tr>
<tr>
<td>46</td>
<td>197.22</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>Mineral already extracted at borehole location. Limited borehole data and the granting of permission for a 25 year solar panel power park.</td>
</tr>
<tr>
<td>47</td>
<td>323.01</td>
<td>Sand and Gravel</td>
<td>Y</td>
<td>The boreholes within the area of search show a significant mineral resource. Extraction has taken place within the surrounding area. The southern area has been developed as a leisure facility with fishing and holiday lodges. A large ‘off road’ / motocross facility is also located off Holme Wood Lane. It is proposed therefore to re-draw the boundary and allocate only northern part as an area of search.</td>
</tr>
<tr>
<td>50</td>
<td>457.77</td>
<td>Sand and Gravel</td>
<td>Y</td>
<td>The numerous boreholes within the area of search show a potentially good mineral resource. Prior extraction has taken place within the nearby area.</td>
</tr>
<tr>
<td>51</td>
<td>462.18</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>The numerous boreholes within the area of search show a potentially good mineral resource. However, historic permissions show extraction may have already taken place in this</td>
</tr>
<tr>
<td></td>
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<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>52</td>
<td>391.11</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>The numerous boreholes within the area of search show a varied mineral resource. Hatfield Woodhouse settlement sits within the area and Hatfield Moor SAC is close by.</td>
</tr>
<tr>
<td>54</td>
<td>230.00</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>Limited borehole data and the assessment area is approximately 1km from Hatfield Moor SPA / SAC / SSSI</td>
</tr>
<tr>
<td>55</td>
<td>373.13</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>Limited borehole data and the majority of the area may have reached the limit of extraction</td>
</tr>
<tr>
<td>58</td>
<td>180.81</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>Limited borehole data.</td>
</tr>
<tr>
<td>64</td>
<td>345.25</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>The numerous boreholes within the area of search show a potentially good mineral resource.</td>
</tr>
<tr>
<td>65</td>
<td>447.11</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>The three boreholes within the area of search show a potentially good mineral resource, however aerial photography implies that prior extraction may have taken place within parts of the area. Also impact on public amenity</td>
</tr>
<tr>
<td>66</td>
<td>85.36</td>
<td>Sand and Gravel</td>
<td>N</td>
<td>The one borehole shows a mineral resource of limited value.</td>
</tr>
<tr>
<td>68</td>
<td>201.01</td>
<td>Magnesian Limestone</td>
<td>N</td>
<td>It is not proposed to bring forward this area as an area of search for aggregate mineral due to the current land bank of permissions.</td>
</tr>
<tr>
<td>85</td>
<td>262.51</td>
<td>Magnesian Limestone</td>
<td>N</td>
<td>It is not proposed to bring forward this area as an area of search for aggregate mineral due to the current land bank of permissions.</td>
</tr>
<tr>
<td>88</td>
<td>565.1</td>
<td>Magnesian Limestone</td>
<td>N</td>
<td>It is not proposed to bring forward this area as an area of search for aggregate mineral due to the current land bank of permissions.</td>
</tr>
</tbody>
</table>
How this document fits in with the Local Plan and Sustainability Appraisal (SA)

This document is part of a series of documents which identify and assess the mineral requirements the council will support in the Local Plan, ultimately contributing toward the Local Plan’s aims and objectives including delivering sustainable development. The template incorporates and uses the relevant criteria identified in the council’s SA objectives. Our Sustainability Appraisal Framework can be found in appendix three of our ‘Sustainability Appraisal of the Local Plan: Scoping Report’. This work is required by law and is used to appraise polices and proposals from the start of the plan preparation process. SA is a tool designed to assess, predict and monitor the effects of a plan or programme allowing decisions to be made in accordance with the principles of sustainable development. Consultation was carried out in 2015 to identify the site selection methodology process and procedure. As part of this work relevant SA framework criteria were identified for inclusion in the mineral assessment process for ‘areas of search’ and site proposals. These criteria have been incorporated into the areas of search assessment work (this document). Please note, the ‘areas of search’ assessment scoring system is based on the SA scoring system, but it should be noted that the scoring is not aggregated. See appendix one for information.

A summary of the areas considered for inclusion in the Local Plan can be found on page 5 and assessments sheets can be found starting on page 9. The work below provides an overview of the assessments undertaken to identify the areas for final stage consideration.

Cumulative Impacts

See… separate document ‘Minerals Areas of Search - Cumulative Impacts Final Proposals’
Assessment

Overview of Areas of Search Stage Two Assessment Areas
Areas of Search Assessment Records

Area No. 3: South of Rossington off B6463

Resource and Borehole Data: Sand and Gravel
NW 59 – Overburden 0.7m, Mineral 3.6m, Bedrock 0.1m+

Location, Description and Size: 90.78 Ha

The area consists of arable farmland to the South East of Rossington in between the B6463 and the East Coast Main Line.

Assessment Criteria and Summary

Landscape Character (SA objective 12b)
Moderate landscape capacity for mineral working

BGS Brit Pit Data and Historic Permissions
Stripe Road - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Sand and Gravel) (Mineral extracted at borehole location)

Housing Proposals (SA objective 5)
Small area at the northern tip identified as a housing proposal (ref 302l land of stripe road) The proposal if allocated would have limited impact on the whole area of search. Incompatible development buffer would however be required

Employment Proposals (SA objective 1)
N/A

Multiple / Mixed Use options
Rossington site 307 mixed use to the east of the area of search (at the northern racing college sit. The proposal if allocated could impact on the area of search. Incompatible development buffer would however be required

Transport Proposals and Highways (SA objective 3)
The AoS is within 0.5km of the strategic road network
Routing on 'B' class road adjacent western edge of the area which goes through Rossington
Navigable waterways – AoS is over 0.5km from a navigable waterway

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

No national and internationally important sites. No SAC / SPAs

Nightjar foraging habitat – N/A

No local wildlife sites, no local geological sites, no SSSIs within the AoS. There are LWS within the SA buffer of the area of search which may prompt 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 (SA objective 13)**

No Listed Buildings, Conservation Areas, Parks and Gardens of Historic Value or Special Interest, or Scheduled Monuments within the AoS. Rossington Hall (Listed Building and Park and Garden of Local Historic Interest) is located within 250m east of the assessment area. South west of the site is the locally designated Hesley park and grade 2 listed chapel.

(consider impact on setting)

English Heritage commissioned ArchHeritage consultants to produce the 'Doncaster Minerals and Archaeology (project number 6497)' which is due for completion in summer 2018

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

Mostly grade 3 agricultural land, northern tip classed as 'urban'. (It is not possible to ascertain whether best or most versatile (3a) without survey work)

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

Not in the vicinity of an AQMA

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

SPZ 2 and 3

Risk of pollution to surface water bodies

**Flood zones**

Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (Flood zone information will be provided for information)

- Functional Floodplain - 0.00%
- Flood Zone 3a - 2.40%
- Flood Zone 2 - 0.15%
- Flood Zone 1 - 97.45%

**Coal Authority Land Stability**

Abandoned Mines Catalogue

- Type: Abandoned Mines Catalogue
- Catalogue Number: 16257

Coal Mining Reporting Area

- Type: Coal Mining Reporting Area
- Name: NOTTS

**Main Potential Adverse Impact (if any)**

- Impact on local amenity
- Conflict with incompatible Uses

**Conflict with incompatible Uses**

- Impact on local amenity

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

Partially in Finningley Cover Sands BOM area

**Airport Consultation Zone**

Yes

**Cumulative Impacts**

Potential for Impact on local amenity and transport network

**Development Management Issues**

As above

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4 positive or negative effects dependent on restoration proposals
5 will impact on restoration proposals
6 water compatible development / appropriate restoration proposals could alleviate flooding
7 [http://mapapps2.bgs.ac.uk/coalauthority/home.html](http://mapapps2.bgs.ac.uk/coalauthority/home.html)
8 will impact on restoration proposals
<table>
<thead>
<tr>
<th>Summary</th>
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<tbody>
<tr>
<td>The one borehole (NW 59) in the assessment area shows 2.0m of clayey (fine to coarse) sandy gravel. The borehole assessment also identifies 2m of clayey sand and gravel, and sand with scattered pebbles within the Sherwood Sandstone bedrock. There are potential impacts on local amenity and infrastructure. Proposals for housing, employment or mixed use <strong>if allocated</strong> would have limited impact on the whole area of search. Incompatible development buffer would however be required. The majority of the mineral will be available for safeguarding beyond the plan period.</td>
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</table>

Although the area is identified on the BGS mineral resource data set, it is not proposed to bring forward this area as an area of search. Reason: limited borehole data and poor quality (as identified in the Mineral Assessment Reports 37 or 92). Routing on ‘B’ class road adjacent western edge of the area which goes through Rossington (as identified by our local transport team).

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9 The sand and gravel resources of the country around Bawtry, South Yorkshire (37 & 92)
Area No. 5 West of Bawtry

Resource and Borehole Data: Sand and Gravel
SW60 Overburden 0.3m, Mineral 8.0m, Bedrock 0.1m+
SW63 Overburden 0.3 Mineral 11.4, Bedrock 0.1m+

Location, Description and Size: 283.66 Ha
Large area of arable and livestock (pigs) farmland to the west of Bawtry

Assessment Criteria and Summary

**Landscape Character (SA objective 12b)**
Moderate landscape capacity for mineral working

**BGS Brit Pit Data and Historic Permissions**
N/A

**Housing Proposals (SA objective 5)**
Proposals 146, 873 and 874 – Tickhill Road, Bawtry
The proposal if allocated would have a small impact on the whole area of search.
Incompatible development buffer would however be required.
Should the site be considered for allocation borehole information will be requested to confirm the quality of the mineral resource

**Employment Proposals (SA objective 1)**
N/A

**Multiple / Mixed Use options**
Proposal 175 and 176 Land adjacent to Water Tower Great North Road
The proposals if allocated would have limited impact on the whole area of search.
Incompatible development buffer would however be required.

**Transport Proposals and Highways (SA objective 3)**
The AoS is within 0.5km of the strategic road network
routing on A roads but through Bawtry or Tickhill (routing agreement required)
Navigable waterways – AoS is over 0.5km from a navigable waterway

**Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)**
No national or internationally important site;
Nightjar foraging habitat – N/A
Swinnow wood local wildlife site. Also adjacent Bawtry Forest Local Wildlife Site. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible). There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)
No above ground heritage assets within the AoS. Listed building reference 334705 on the eastern boundary (milepost). The Bawtry Conservation Area begins 350m to the east of the southern part of the area of search where there are 3 listed structures. English Heritage commissioned ArchHeritage consultants to produce the 'Doncaster Minerals and Archaeology (project number 6497)' which is due for completion in summer 2018

Best and Most Versatile Land (SA objective 14)
Grade 3 agricultural land. (It is not possible to ascertain whether best or most versatile (3a) without survey work)

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

Groundwater Source Protection Zone (SA objective 14)
SPZ 2 and 3
Risk of pollution to surface water bodies

Flood zones
Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be provided for information)
Functional Floodplain - 0.00%
Flood Zone 3a - 0.00%
Flood Zone 2 - 0.00%
Flood Zone 1 - 99.99%

Coal Authority Land Stability
Abandoned Mines Catalogue
Type: Abandoned Mines Catalogue
Catalogue Number: EM1230

Coal Mining Reporting Area
Type: Coal Mining Reporting Area
Name: NOTTS

Main Potential Adverse Impact (if any)
Impact on local amenity, transport and traffic routing

Conflict with incompatible Uses
Impact on local amenity, transport and traffic routing

Opportunities (including Biodiversity opportunity mapping BOM)
Finningley Cover Sands BOM area

Airport Consultation Zone
Yes

Cumulative Impacts
Potential impact on local amenity, including dust effects from screening and processing, transport and traffic routing

Development Management Issues
Impact on local amenity, transport and traffic routing

Summary
The borehole data for the assessment area shows 8m of fine to medium sand with scattered pebbles and 6m of clayey / very clayey pebbly sand with 5.4m of clayey sand with scattered pebbles in the Sherwood Sandstone.
Proposals for housing, employment or mixed use if allocated would have a small impact on the whole area of search. Incompatible development buffer would however be required.
Should the housing site representation 146 be considered for allocation borehole information
will be requested to confirm the quality of the mineral resource?

There are limited impacts on the natural and built environment but potential impacts on local amenity due to traffic routing and possibly dust effects. As 'small growth area' the assessment area land around Bawtry would be available for safeguarding beyond the plan period if not allocated as an area of search.

| It is considered this area may be suitable for identification as an Area of Search in the Local Plan Document. Reason Borehole data between Martin Lane and A631 Bawtry Rd. *(Caveat - Swinnow wood local wildlife site – to be identified as a 'no extraction' area)* |  |
Area No. 6 North of Spital Hill

Resource and Borehole Data: Sand and Gravel
NW60 Overburden 0.6m, Mineral 4.3m, Bedrock 0.1m+
SW54 Overburden 0.4m, Mineral 5.0m, Waste 12.6m
SW55 Overburden 0.5m, Mineral 4.4m, Bedrock 0.1m+
SW56 Overburden 0.4m, Mineral 4.3m, Bedrock 0.1m+

Location, Description and Size: 337.02
Large area of arable farmland with some woodland located between Tickhill and Bawtry

Assessment Criteria and Summary

Landscape Character
Moderate landscape capacity for mineral working

BGS Brit Pit Data and historic Permissions
High common lane historic permission – status unknown
Bog Hill Sand Pit - Open-pit or surface workings – status unknown

Housing Proposals (SA objective 5)
100 High Common Lane, Tickhill
The proposal if allocated would have limited impact on the whole area of search as the area appears to be in employment use. Incompatible development buffer would however be required.

Employment Proposals (SA objective 1)
N/A

Multiple / Mixed Use options
179 – Land adj to High Common Lane
The proposal if allocated would have limited impact on the whole area of search. Incompatible development buffer would however be required.

Transport Proposals and Highways (SA objective 3)
The AoS is within 0.5km of the strategic road network
Routing on ‘A’ and ‘B’ class roads through either Rossington, Tickhill or Bawtry (routing agreement required)
Navigable waterways – AoS is over 0.5km from a navigable waterway
### Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)

- No national and internationally important sites
- Nightjar foraging habitat – N/A
- Adjacent to Swinnow Wood, Bawtry Forest and Hesley Park Local Wildlife Sites. 4.24a - Martin Beck Common Ponds is within the AoS. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)

There are no above ground heritage assets within the area of search. AoS Adjacent to Hesley Park, Park Garden of Local Historic Interest and Listed Building 334733. Also adjacent to Sandrock Estate candidate Park and Garden of Local Historic Interest. English Heritage commissioned ArchHeritage consultants to produce the 'Doncaster Minerals and Archaeology (project number 6497)' which is due for completion in summer 2018

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

- Grade 3 agricultural land. (It is not possible to ascertain whether best or most versatile (3a) without survey work)

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

- Not in the vicinity of an AQMA

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

- SPZ 3
- Risk of pollution to surface water bodies

### Flood zones

Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be provided for information)
- Functional Floodplain - 0.00%
- Flood Zone 3a - 0.67%
- Flood Zone 2 - 0.04%
- Flood Zone 1 - 99.29%

### Coal Authority Land Stability

- Abandoned Mines Catalogue
  - Type: Abandoned Mines Catalogue
  - Catalogue Number: EM1230

- Coal Mining Reporting Area
  - Type: Coal Mining Reporting Area
  - Name: NOTTS

### Main Potential Adverse Impact (if any)

- Impact on local amenity
- Conflict with incompatible Uses

### Opportunities (including Biodiversity opportunity mapping BOM)

- Within Finningley Cover Sands BOM area

### Airport Consultation zone

- Yes

### Cumulative Impacts

- Impact on local infrastructure and local amenity

### Development Management Issues

- Potential for Impact on local amenity and transport network (Screening to avoid any adverse visual impacts)

### Summary

The borehole data for the assessment area identifies 2m of gravel and 2.3m of medium sand within the Sherwood sandstone bedrock at NW 60, 3m of pebbly sand, gravel, and fine sand.
and 2m of very clayey fine sand at SW54, 1m of very clayey gravel and 3.4m of very clayey fine to medium sand at SW55, and finally 4.3m of clayey pebbly sand and gravel at SW56. The main issue in this area would be traffic routing. The assessment area would be available for safeguarding beyond the plan period if not allocated as an area of search … subject to …

Proposals for housing, employment or mixed use **if allocated** would have limited impact on the whole area of search. Incompatible development buffer would however be required.

**The mineral will be available for safeguarding beyond the plan period.**

Smaller pockets of land within this assessment area maybe suitable for minerals extraction primarily in the fields where the existing borehole information is located. An amendment of the boundary excluding the farmstead and the large areas of woodland and the areas of very clayey material may be a more acceptable search area. The four boreholes within the area of search show a significant mineral resource, but proximity to local biodiversity assets makes it an unreasonable option as an area of search. (Area of search boundary could be re-defined to exclude LWS if required). **Routing on ‘A’ and ‘B’ class roads through either Rossington, Tickhill or Bawtry may be an issue.**
Area No. 44 Land between Edenthorpe, Kirk Sandall and Armthorpe Lane

Resource and Borehole Data: Sand and Gravel

<table>
<thead>
<tr>
<th>Borehole (metres)</th>
<th>Overburden (metres)</th>
<th>Mineral (metres)</th>
<th>Waste (metres)</th>
<th>Mineral (metres)</th>
<th>Bedrock</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE 60 NW 33</td>
<td>0.2</td>
<td>5</td>
<td></td>
<td></td>
<td>0.1</td>
</tr>
<tr>
<td>SE 60 NW 37</td>
<td>0.6</td>
<td>2.4</td>
<td>0.7</td>
<td>3.3</td>
<td>0.1</td>
</tr>
</tbody>
</table>

Location, Description and Size: 100.92 Ha
This is a relatively linear assessment area located between Edenthorpe, Kirk Sandall and Armthorpe Lane. The area is predominantly intensive arable farmland with a linear woodland known as Long Plantation separating the north and south sections.

Assessment Criteria and Summary

Landscape Character (SA objective 12b)

Moderate landscape capacity for mineral working

BGS Brit Pit Data and Historic Permissions


Housing Proposals (SA objective 5)

Northern area proposal – 116 Armthorpe Lane Barnby Dun
Southern area proposal – 241 land to the east of Mere Lane Edenthorpe
Proposals for housing, employment or mixed use if allocated would have a significant impact on the whole area of search. Should the sites be considered for allocation borehole information will be requested to confirm the quality of the mineral resource.

Employment Proposals (SA objective 1)

N/A
Multiple / Mixed Use options

South western area proposal – 431 land off Thorne Road Edenthorpe

Proposals for housing, employment or mixed use if allocated would have a significant impact on the whole area of search. Should the site be considered for allocation borehole information will be requested to confirm the quality of the mineral resource.

Transport Proposals and Highways (SA objective 3)

The AoS is within 0.5km of the strategic road network

Routing on ‘A’ class road to M18 junction 4 (routing agreement required)

Navigable waterways – AoS is over 0.5km from a navigable waterway

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

No national and internationally important sites

Nightjar foraging habitat – N/A

Local Wildlife Site 8.20 Long Plantation is located in the southern area and Brecks Common (site 819) is located in the northern area. Brecks Plantation (8.17) is located just outside the boundary of the site. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)

There are no above ground heritage assets within the area of search. Listed milepost (site ref. 445144) located on the A18. Edenthorpe Manor House (site ref. 334762) will require consideration for its setting.

English Heritage commissioned ArchHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)’ which is due for completion in summer 2018

Best and Most Versatile Land (SA objective 14)

Grade 3. (It is not possible to ascertain whether best or most versatile (3a) without survey work)

Air Quality Management Areas (SA objective 14)

Not in the vicinity of an AQMA

Groundwater Source Protection Zone (SA objective 14)

SPZ 2 and 3

Risk of pollution to surface water bodies

Flood zones

Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be provided for information)

Functional Floodplain - 0.00%

Flood Zone 1 - 8.35%

Flood Zone 2 - 0.00%

Flood Zone 3 - 91.65%

Coal Authority Land Stability

Abandoned Mines Catalogue

Type: Abandoned Mines Catalogue

Catalogue Number: 16054

Coal Mining Reporting Area

Type: Coal Mining Reporting Area

Name: NOTTS

Main Potential Adverse Impact (if any)

Potential impact on local amenity and biodiversity. Also overhead power lines (utilities)

Conflict with incompatible Uses

AS above. overhead power lines (utilities)

Opportunities (including biodiversity opportunity mapping BOM)

N/A

Airport Consultation Zone
<table>
<thead>
<tr>
<th>Product/Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cumulative Impacts</strong></td>
<td>Potential impact on local amenity, biodiversity, location of overhead power lines (utilities)</td>
</tr>
<tr>
<td><strong>Development Management Issues</strong></td>
<td>Potential impact on local amenity, traffic routing, utilities, local designation biodiversity.</td>
</tr>
</tbody>
</table>

**Screening**

The borehole data within the assessment area shows 1m of sandy gravel and 4m of clayey fine sand within the Sherwood Sandstone bedrock NW 33, and 2.4m of coarse sandy gravel with a thin layer of clay and a further 2.8m of fine to coarse gravel at NW 37. There is a potential impact on local amenity, biodiversity and utilities. The southern area has evidence of a potentially good mineral deposit, however it is proposed as a housing allocation. Proposals for housing, employment or mixed use if allocated would have a significant impact on the whole area of search. Should the sites be considered for allocation borehole information will be requested to confirm the quality of the mineral resource.

An outline application (housing proposal 241) has been submitted to the authority for residential development with open space, landscaping and associated access 15/01278/OUTM Land to the East Mere Lane, Edenthorpe – refused by planning committee – allowed at appeal in 2017.

Although the area is identified on the BGS mineral resource data set, it is not proposed to bring forward this area as an Area of Search in the Local Plan Document. Application for housing (see above note) allowed at appeal 2017.
Area No. 46 east of the A638 (Great North Road)

Resource and Borehole Data: Sand and Gravel

NE 38 – Overburden 0.0m, Mineral 4m, Waste 2m, Bedrock 0.1m

Location, Description and Size: 197.22 Ha

This large assessment area is located to the east of the A638 (Great North Road). The area is predominantly intensive arable farmland fields bisected by hedgerows and also containing small pockets of woodland. Yorkshire Caravans and a small area of residential housing is located in the south west corner.

Assessment Criteria and Summary

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

*Moderate landscape capacity for mineral working*

**BGS Brit Pit Data and Historic Permissions**

*Partridge Hill Farm Current permission (97/0674/P) granted 2005 - permitted to 2042*

81/0360/P granted

Housing Proposals (SA objective 5)

N/A

Employment Proposals (SA objective 1)

N/A

Multiple / Mixed Use options

177 & 178 land adjacent to Water Tower, Great North Road. Multiple Options
Proposals for housing, employment or mixed use if allocated would have some impact on the whole area of search. Should the sites be considered for allocation borehole information will be requested to confirm the quality of the mineral resource.

Transport Proposals and Highways (SA objective 3)

The AoS is within 0.5km of the strategic road network
Routing on ‘A’ class roads to FARRRS and on to M18 (routing agreement required)
Navigable waterways – AoS is over 0.5km from a navigable waterway

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

No national and internationally important sites in area
Nightjar foraging habitat – N/A
Part of Local Wildlife Site 4.29 - King's Wood, Bawtry is within the AoS. 4.30 - Austerfield Sandpits and Willow Holt Local Geological Site - 4.30 are adjacent the AoS. Areas of undesignated woodland are also within the assessment area. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the
planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)**

There are no above ground heritage assets within the area of search. Two grade 2 listed structures are located within 250m of the area i.e Rossington Hall and its former stables, separately Grade II listed to the west. English Heritage commissioned ArchHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)” which is due for completion in summer 2018

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

Grade 3. (It is not possible to ascertain whether best or most versatile (3a) without survey work)

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

Not in the vicinity of an AQMA

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

SPZ 2 and 3

Risk of pollution to surface water bodies

**Flood zones**

Objective 11A is not considered relevant to the assessment of mineral Areas of Search. *(flood zone information will be 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**

- **Abandoned Mines Catalogue**
  - Type: Abandoned Mines Catalogue
  - Catalogue Number: EM1230

- **Abandoned Mines Catalogue**
  - Type: Abandoned Mines Catalogue
  - Catalogue Number: 16257

- **Coal Mining Reporting Area**
  - Type: Coal Mining Reporting Area
  - Name: NOTTS

**Main Potential Adverse Impact (if any)**

impacts on designated and un-designated, local biodiversity farm, local amenity and businesses

**Conflict with incompatible Uses**

- Proximity to international airport. Bird Strike. Landing lights Issue?
- Opportunities (including biodiversity opportunity mapping **BOM**)

**Airport Consultation Zone**

- Yes

**Cumulative Impacts**

designated and un-designated local biodiversity, farm, local amenity and businesses, airport proximity

**Development Management Issues**

- Partridge Hill Farm – See above
- Local biodiversity designations, proximity to airport, impact on local amenity and businesses.
- Application 15/01268/FULM solar panel power park granted for 25 years on the northern part of the site.

**Summary**

The borehole data within the assessment area shows 4m of clayey pebbly sand, fine to coarse gravel and medium sand at NE 38. The FARRRs link road will probably improve traffic
routing. There are however issues with local biodiversity designations, proximity to the airport and local amenity.

Proposals for housing, employment or mixed use *if allocated* would have some impact on the whole area of search. Should these housing, employment or mixed use sites be considered for allocation borehole information will be requested to confirm the quality of the mineral resource.

15/01268/FULM solar panel power park granted for 25 years

Although the area is identified on the BGS mineral resource data set, it is not proposed to bring forward this area as an Area of Search in the Local Plan Document. Reason: Extracted and limited borehole data (*clayey pebbly sand*) (as identified in the Mineral Assessment Reports 37 or 92) and the granting of permission for a 25 year solar panel power park. The area will however be safeguarded beyond the plan period.
Area No. 47 Land between the M18 and Gatewood Lane

Resource and Borehole Data: Sand and Gravel

<table>
<thead>
<tr>
<th>Borehole</th>
<th>Overburden</th>
<th>Mineral</th>
<th>Waste</th>
<th>Bedrock</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE 60 NE 39</td>
<td>2.1</td>
<td>5.0</td>
<td>0.1</td>
<td></td>
</tr>
<tr>
<td>SE 60 NE 43</td>
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</tr>
<tr>
<td>SE 60 NE 47</td>
<td>2.3</td>
<td>3.0</td>
<td>0.1</td>
<td></td>
</tr>
<tr>
<td>SE 60 NE 48</td>
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<td>6.0</td>
<td>0.1</td>
<td>Boundary</td>
</tr>
<tr>
<td>SE 60 NE 49</td>
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<td>8.9</td>
<td>4.6+</td>
<td></td>
</tr>
<tr>
<td>SE 60 SE E1</td>
<td>0.4</td>
<td>4.6</td>
<td>0.3+</td>
<td>Boundary</td>
</tr>
</tbody>
</table>

Location, Description and Size: 323.01 Ha

Located to the south of Hatfield Woodhouse this extensive area is found between the M18 and Gatewood Lane. The area is predominantly intensive arable farmland (and farm houses), bisected by hedgerows and drains. A large 'off road' / motocross facility is also located off Holme Wood Lane.

Assessment Criteria and Summary

Landscape Character (SA objective 12b)

Moderate landscape capacity for mineral working

BGS Brit Pit Data and Historic Permissions

Huggin Carr - Open-pit or surface workings (Status: Ceased, Operator: RMC Aggregates (Eastern) Ltd, Commodity: Sand and Gravel)
Holmewood - Sand and Gravel (Operator: RMC Eastern, Don Quarries Ltd., Decision Date: 10/11/1947)

Housing Proposals (SA objective 5)

N/A

Employment Proposals (SA objective 1)

934 – Site 3, Land at West Moor Farm, Armthorpe (Late Rep)
935 – Site 4, Land at West Moor Farm, Armthorpe (Late Rep)
938 – Site 1, Junction 4, M18 (Late Rep)
1014 Land at Holmwood Lane (additional call for sites)

To meet with strategic employment objectives it is proposed to allocate employment sites to the west of the M18

Multiple / Mixed Use options

N/A

Transport Proposals and Highways (SA objective 3)

The AoS is within 0.5km of the strategic road network

Routing… M18 junction 4? (Routing agreement required)

Navigable waterways – AoS is over 0.5km from a navigable waterway

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

No national and internationally important sites

Nightjar foraging habitat - Yes

8.30 - Holme Wood and 9.51 - Little Gate Wood local wildlife sites are located within the assessment area. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services, minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)

There are no above ground heritage assets within the area of search or within 200m of the area.

English Heritage commissioned ArcHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)’ which is due for completion in summer 2018

Best and Most Versatile Land (SA objective 14)

Grade 3. (It is not possible to ascertain whether best or most versatile (3a) without survey work)

Air Quality Management Areas (SA objective 14)

Not in the vicinity of an AQMA

Groundwater Source Protection Zone (SA objective 14)

SPZ 2 and 3

Risk of pollution to surface water bodies

Flood zones

Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be provided for information)

Functional Floodplain - 0.00%

Flood Zone 3a - 70.42%

Flood Zone 2 - 7.73%

Flood Zone 1 - 21.85%

Coal Authority Land Stability

Coal Mining Reporting Area

Type: Coal Mining Reporting Area

Name: NOTTS

Main Potential Adverse Impact (if any)

Assessment area falls within 3km of Thorne and Hatfield Moor special protection area. Potential dust and sand blow onto M18? Would require consideration of particle entrapment conditions and or buffer

Conflict with incompatible Uses

14/02984/FUL – Huggin Lakes Granted Permission (sept 2015) for water based holiday lodge complex comprising up to 150 lodges, up to 24 touring caravan pitches, an aqua-centre amenity building, lake activities and 9-hole golf course:

Opportunities (including biodiversity opportunity mapping BOM)

Humberhead Peatlands – Thorne and Hatfield Moor. Net gain in nightjar foraging habitat.

Opportunities at restoration for flood alleviation scheme?

Airport Consultation Zone

Yes
### Cumulative Impacts

### Development Management Issues

*Also see section on conflict with incompatible uses above (14/02984/FUL)*

A 200m buffer will be required along the M18 to mitigate for potential dust and sand blow onto the M18.

### Summary

The borehole data has not been considered where planning permission has already been granted for an alternative use. The borehole data at NE 39 shows 4m of gravel and 3.4m sandy gravel with pebbly sand at NE 43 identifying good potential for remaining area. A small area in the north (reference HC6 Brick Hill Carr- close to borehole SE60 NE39) was put forward as a representation by Marshalls Mono some years ago, but withdrawn prior to assessment. The borehole data at NE 49 shows 4.9m of sandy gravel and 3.3m of partly sand grave, this was extracted regarded as part of the Huggin Lake proposal. The remaining assessment area is within the vicinity of known extraction areas and has been subject to commercial interest in the past.

It is considered a reduced area in the north area may be suitable for identification as an Area of Search in the Local Plan Document. Reason borehole data at NE 39 shows 4m of gravel and 3.4m sandy gravel with pebbly sand at NE 43 identifying good potential for remaining area. Mineral operators have previously shown interest in the area. The area to the south should be removed from the search area due to development as a holiday park / leisure facility, this includes the LWS 'Little Gate Wood'.
Area No. 50 Land to the East of the M18 (near Armthorpe junction 4)

Resource and Borehole Data: Sand and Gravel

<table>
<thead>
<tr>
<th>Borehole</th>
<th>Overburden</th>
<th>Mineral</th>
<th>Waste</th>
<th>Bedrock</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE 60 SW 42</td>
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<td>0.4</td>
<td>Boundary</td>
</tr>
<tr>
<td>SE 60 SW 46</td>
<td>1.5</td>
<td>5.8</td>
<td>0.1</td>
<td></td>
</tr>
<tr>
<td>SE 60 SW 51</td>
<td>0.5</td>
<td>5.3</td>
<td>0.1</td>
<td></td>
</tr>
<tr>
<td>SE 60 SW 52</td>
<td>0.4</td>
<td>2.6</td>
<td>0.1</td>
<td></td>
</tr>
<tr>
<td>SE 60 SW 55</td>
<td>0.8</td>
<td>2.5</td>
<td>0.2</td>
<td>Boundary</td>
</tr>
<tr>
<td>SE 60 SE 20</td>
<td>1.3</td>
<td>2.8</td>
<td>0.6</td>
<td>Boundary</td>
</tr>
</tbody>
</table>

Location, Description and Size: 457.77 Ha
This large assessment area is located to the east of the M18 (near Armthorpe junction 4). The area is predominantly intensive arable farmland with rectangular fields and fragmented or missing hedgerow boundaries. There are also a number of small woodlands within the area.

Assessment Criteria and Summary
Landscape Character (SA objective 12b)
Moderate landscape capacity for mineral working

BGS Brit Pit Data and Historic Permissions
Cantley - Open-pit or surface workings (Status: Ceased, Operator: Hoveringham Gravels Ltd, Commodity: Sand and Gravel)
Cantley - Sand and Gravel (Operator: Hoveringham Gravels Ltd., Decision Date: UNKNOWN)

Housing Proposals (SA objective 5)
024 – Game keepers field, land of Kilham Lane, Branton
025 – Branton Moor, Land to the south of Gatewood Lane, Cantley
360 – Land at Branton 1, Adjacent Poplar Close, Branton
361 – Land at Branton 2, North of the Close, Branton
362 – Land at Branton 3, North of Beech Drive, Branton
363 – Land at Branton 4, West of Branton Gate Road, Branton
364 – Land at Branton 5, North of the Close, Branton

Proposals for housing if allocated would impact on the southern part of the area of search.
Should the sites be considered for allocation borehole information will be requested to confirm the quality of the mineral resource. Incompatible development buffer would also be required should sites 675 and 536 be considered for allocation.

**Employment Proposals (SA objective 1)**

939 – Site 2, Junction 4, M18 and 1014-Land at Holme Wood, Armthorpe (Late Reps)

Should the sites be considered for allocation borehole information will be requested to confirm the quality of the mineral resource. Allocating sites 939 and 1014 could also severely limit access to the M18.

**Multiple / Mixed Use options**

N/A

**Transport Proposals and Highways (SA objective 3)**

The AoS is within 0.5km of the strategic road network

Routing to M18 junction 4 to the north or Lane via Cockwood farm, Gate Farm on to A614 for the south area (routing agreement required)

Navigable waterways – AoS is over 0.5km from a navigable waterway

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

No national or internationally important sites

Nightjar foraging habitat – small area to east within 3km buffer

Bracken’s Plantation local wildlife site reference 4.37. Common Plantation local wildlife site reference 4.38, Seven Yards Road local wildlife site reference 8.31a&b are within or adjacent to the AoS. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)**

There are no above ground heritage assets within the area of search or within 200m of the area. 350m to the west of the M18 the village of Old Cantley is a conservation area and beyond is the grouping of Cantley Hall listed buildings within a park and garden of local historic interest. Cantley Mill (site ref. 334754) May require consideration. Other as yet unknown archaeological impacts may also require consideration.

English Heritage commissioned ArchHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)’ which is due for completion in summer 2018

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

Grade 3. (It is not possible to ascertain whether best or most versatile (3a) without survey work)

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

Not in the vicinity of an AQMA

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

SPZ 2 and 3. Very small area to the north east of the AoS is SPZ 1

Risk of pollution to surface water bodies

**Flood zones**

Objective 11A is not considered relevant to the assessment of mineral Areas of Search. *(flood zone information will be provided for information)*

Functional Floodplain - 0.00%

Flood Zone 3a - 52.49%

Flood Zone 2 - 24.85%

Flood Zone 1 - 22.66%

**Coal Authority Land Stability**

Abandoned Mines Catalogue

Type: Abandoned Mines Catalogue

Catalogue Number: 16054

Coal Mining Reporting Area
| **Type:** Coal Mining Reporting Area |
| **Name:** NOTTS |
| **Main Potential Adverse Impact (if any):** Local biodiversity designations, proximity to airport, local amenity, water treatment works, proximity to M18 |
| **Conflict with incompatible Uses:** As above |
| **Opportunities (including biodiversity opportunity mapping BOM):** Delivering a net gain in nightjar foraging habitat. Within Finningley Cover Sands BOM area |
| **Airport Consultation Zone:** Yes |
| **Cumulative Impacts:** Local biodiversity designations, proximity to airport, local amenity |
| **Development Management Issues:** Local biodiversity designations, proximity to airport, local amenity (dust blow Branton and Armthorpe and water treatment works). Potential dust and sand blow onto M18? Would require consideration of particle entrapment. A 200m buffer could be imposed along the M18 to mitigate for potential dust and sand blow. Ensure no extraction within 50m of SPZ1. There is a small part of the assessment area around SE6539 0363 which falls within 3km of Thorne and Hatfield Moor special protection area, therefore applications for minerals development within this area would be required to deliver a net gain in nightjar foraging habitat. |
| **Summary:** This assessment area is in the vicinity of a known historic extraction area. The borehole data shows 5m of fine to coarse gravel (which is clayey at the top) at SW 46, 3.2 of clayey pebbly sand and 2.1m of fine clayey sand at SW51, and 1.6m of fine gravel and very clayey pebbly sand at SW52. Borehole SW 55 is on the periphery of the site (B1396) and SW 42 is now under the M18 motorway. Proposals for housing if allocated would impact on the southern part of the area of search. Should the sites be considered for allocation borehole information will be requested to confirm the quality of the mineral resource. Incompatible development buffer would also be required. |
| It is considered this area may be suitable for identification as an Area of Search in the Local Plan Document. Reason borehole data and prior extraction has taken place within the vicinity of this area. (Caveat - local wildlife site – to be identified as an area not suitable for extraction. Small area to the north east is also within SPZ 1, mineral operators will be required to avoid this area.) |
Location, Description and Size: 462.18 Ha
This large assessment area is located to the west of the A614. The area is predominantly intensive arable farmland with rectangular fields and fragmented or missing hedgerow boundaries. There are also one large and two smaller woodland areas.

Assessment Criteria and Summary

Landscape Character (SA objective 12b)
Moderate landscape capacity for mineral working

BGS Brit Pit Data and Historic Permissions
Gate Farm Gravel Pit - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Sand and Gravel)
Great Gate Wood - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Sand and Gravel)
Armthorpe Quarry (2) - Sand and Gravel (Operator: Cemex (ex RMC), Decision Date: UNKNOWN) Great Gate Wood - Sand and Gravel (Operator: Finningley Gravel Co. Ltd., Decision Date: 12/5/1949)

Housing Proposals (SA objective 5)
N/A

Employment Proposals (SA objective 1)
N/A

Multiple / Mixed Use options
N/A

Transport Proposals and Highways (SA objective 3)
The AoS is within 0.5km of the strategic road network.
Routing on ‘A’ class road adjacent eastern edge of the area (through Hatfield Woodhouse in the north or Bawtry in the south) (routing agreement required)
Navigable waterways – AoS is over 0.5km from a navigable waterway

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

- No national and internationally important sites within the area
- Nightjar foraging habitat - yes
- Local Wildlife Sites Outam Wood (4.49), Great Gate Wood (4.51), Cockwood Drain (4.48d) and Cock Wood (4.50) are within the assessment area. A large linear site Thorne Valley (4.48a,c,e & f) is on the periphery and the assessment area falls within 3km of Thorne and Hatfield Moor special protection area. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible). There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)**

- Listed building within assessment area (Barn) approximately 25 metres north east of Gatewood Farmhouse (ref. 334753). Can be excluded form AoS if required. Also Milepost (ref. 334601) is located on the A614.
- English Heritage commissioned ArchHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)’ which is due for completion in summer 2018

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

- Grade 3. (It is not possible to ascertain whether best or most versatile (3a) without survey work)

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

- Not in the vicinity of an AQMA

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

- SPZ 2 and 3 (SPZ 1 on two boundaries)

**Flood zones**

- Objective 11A is not considered relevant to the assessment of mineral Areas of Search. *(flood zone information will be provided for information)*
- Functional Floodplain - 0.00%
- Flood Zone 3a - 68.31%
- Flood Zone 2 - 13.78%
- Flood Zone 1 - 17.91%

**Coal Authority Land Stability**

- Coal Mining Reporting Area
  - Type: Coal Mining Reporting Area
  - Name: NOTTS

**Main Potential Adverse Impact (if any)**

- Impact on nightjar foraging habitat
- Conflict with incompatible Uses
  - As above

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

- Delivering a net gain in nightjar foraging habitat / flood alleviation scheme
- BOM area - Humberhead Peatlands - Thorne and Hatfield Moors
- Flood alleviation scheme (restoration)?

**Airport Consultation Zone**

- Yes

**Cumulative Impacts**

- Nightjar foraging habitat, biodiversity sites, and listed building

**Development Management Issues**
Assessment area falls within 3km of Thorne and Hatfield Moor special protection area.

Summary

Borehole data shows 2.8m of clayey sandy gravel at SE 20, 1.6m of very clayey sand and gravel (obstructed after 1.6m) at SE21, 1.9m of very clayey fine sand and 2.4m of coarse and fine gravel and 4.6m of clayey (fine and medium) sand at SE 26. Although the BGS Britpit and Historic planning permissions databases show one small extraction site, aerial photography gives the impression that extraction may have already taken place in the Southern area. (Area of search boundary could be re-defined to exclude LWS if required)

Although the area is identified on the BGS mineral resource data set, it is not proposed to bring forward this area as an area of search. Reason: borehole data of limited value (as identified in the Mineral Assessment Reports 37 or 92) and historic permissions show extraction may have already taken place in this area.
Area No. 52 Hatfield Woodhouse

<table>
<thead>
<tr>
<th>Borehole</th>
<th>Overburden</th>
<th>Mineral</th>
<th>Waste</th>
<th>Mineral</th>
<th>Bedrock</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE 60 NE 32</td>
<td></td>
<td>0.1</td>
<td>5.0</td>
<td>0.1</td>
<td></td>
</tr>
<tr>
<td>SE 60 NE 35</td>
<td>0.5</td>
<td></td>
<td>1.9</td>
<td>0.1</td>
<td></td>
</tr>
<tr>
<td>SE 60 NE 36</td>
<td></td>
<td>1.1</td>
<td>5.5</td>
<td>0.7</td>
<td></td>
</tr>
<tr>
<td>SE 60 NE 37</td>
<td></td>
<td>0.5</td>
<td>2.0</td>
<td>3.9</td>
<td>3.1</td>
</tr>
<tr>
<td>SE 60 NE 38</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Location, Description and Size: 391.11 Ha

The village of Hatfield Woodhouse sits at the centre of this assessment area. The eastern area consists of intensive arable farmland with rectangular fields and remnant hedgerow boundaries. To the west the field patterns are smaller, less regular containing more hedgerows with mature trees.

Assessment Criteria and Summary

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

Moderate landscape capacity for mineral working

**BGS Brit Pit Data and Historic Permissions**

Dale Pit - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Sand and Gravel) Hollin Bridge Gravel Pit - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Sand and Gravel)

Mill Hill Road - Sand and Gravel (Operator: H. Chappell, Decision Date: 14/3/1949) Hatfield Quarry - Sand and Gravel (Operator: T & T Aggregates, Decision Date: UNKNOWN)

**Housing Proposals (SA objective 5)**

058 – Elm Tree Farm, Bawtry Road, Hatfield Woodhouse
061 - Land at the back of Field Cottage, Main Street, Hatfield Woodhouse
064 - Land off Mosscroft Lane, West End, Hatfield
065 – Slay Pits Lane, Main St, Hatfield Woodhouse
076 – Hatfield Woodhouse, Warwick Close
151 – The Paddock, Remple Lane, Hatfield Woodhouse
319 – Rear of the Firs, Bawtry Road, Hatfield Woodhouse
333 – Rear of Main St, Hatfield Woodhouse
341 - Chapel Farm, Bawtry Road, Hatfield Woodhouse
345 – Hale Hill Cottage, Ancient Lane, Hatfield Woodhouse
417 – Land to the rear of Main Street, Hatfield Woodhouse
493 – Keval, Bawtry Road, Hatfield Woodhouse
603 – Orchard View, Bawtry Road, Hatfield Woodhouse

The settlement hierarchy identifies Hatfield Woodhouse as a (no growth) defined village.

### Employment Proposals (SA objective 1)

| N/A |

### Multiple / Mixed Use options

| N/A |

### Transport Proposals and Highways (SA objective 3)

| The AoS is within 0.5km of the strategic road network |
| Routing on ‘A class roads to M18 / M180 (potentially Navigable waterways – AoS is over 0.5km from a navigable waterway |

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

| No national and internationally important sites within the area |
| Nightjar foraging habitat - Yes |
| Green Tree Inn (ref. 9.34), Hollin Bridge Farm (ref. 9.39), West Moor Drain (9.37), Hatfield Moor West (99.40d) adjacent the area of search and the assessment area falls within 3km of Thorne and Hatfield Moor special protection area. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible). There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)

| Potential adverse Impact which may be possible to mitigate. There are 7 grade 2 listed buildings within the search area. These are all agricultural buildings whether farmhouses or associated barns. Farmhouses would generally include historic unlisted ancillary structures as curtilage listed buildings. Listed Buildings: Stonehill Farmhouse, DN7 6NS (ref. 334596). Cart shed with dovecot at Stonehill Farmhouse, Bantry Rd (ref. 334597). Barn DN7 6BT (ref. 334599). Elmtree House DN7 6BT (ref. 334598). Bawtry Rd Farmhouse (ref. 334604). Outbuildings at Hepworths Yard DN7 6PH (ref. 334603). Glen Cottage DN7 6PH (ref. 334602). Also the setting of listed buildings not within the assessment area will require further consideration |

#### English Heritage commissioned ArchHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)’ which is due for completion in summer 2018 |

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

| Grade 2 (can be mitigated through planning condition and restored back to agriculture) |

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

| Not in the vicinity of an AQMA |

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

| SPZ 2 and 3 (SPZ 1 on northern boundary) |

### Risk of pollution to surface water bodies

| Flood zones |

#### Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be provided for information) |
| Functional Floodplain - 0.00% |
| Flood Zone 3a - 57.20% |
| Flood Zone 2 - 1.27% |
| Flood Zone 1 - 41.53% |

### Coal Authority Land Stability

<p>| Abandoned Mines Catalogue |
| Type: Abandoned Mines Catalogue |</p>
<table>
<thead>
<tr>
<th>Catalogue Number: 17904</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coal Mining Reporting Area</td>
</tr>
<tr>
<td>Type: Coal Mining Reporting Area</td>
</tr>
<tr>
<td>Name: NOTTS</td>
</tr>
</tbody>
</table>

**Main Potential Adverse Impact (if any)**

The south western corner is within 1Km of Hatfield Moors and minerals extraction could have an impact on water levels in the nearby SAC. Minerals development proposals in this area would require appropriate assessment. There may also be adverse impact on local amenity and businesses.

**Conflict with incompatible Uses**

Local amenity

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

BOM area - Humberhead Peatlands – Thorne and Hatfield Moor. Net gain in nightjar foraging habitat. Opportunity for restoration flood alleviation scheme?

**Airport Consultation Zone**

Yes

**Cumulative Impacts**

Impact on, local amenity and businesses, nightjar foraging, HRA may be required?

**Development Management Issues**

As above

**Summary**

SE 60 NE 35 – in the vicinity of Ancient Lane, very close to housing, borehole data shows 1.9m very clayey sandy gravel extraction potential low. (also proximity to housing)

SE 60 NE 36 – Remple Lane Hollin Bridge, close to housing, borehole data shows 3.1m of fine gravel, extraction potential questionable.

SE 60 NE 37 – in the vicinity of Turf Moor Road, borehole data 2.4m of coarse sandy gravel and 2.8m of fine to coarse gravel. Sites or areas within 1km of Hatfield moor would require Appropriate Assessment and Habitats Regulation Assessment

SE 60 NE 38 – in the vicinity of Stainforth Moor Road, borehole 0.5m of clayey pebbly sand, extraction potential low

Se 60 NE 32 – in the vicinity of Cross Road (track) near Ferneholme Lodge, borehole data 0.6m of clayey pebbly sand. Extraction potential low?

Although the area is identified on the BGS mineral resource data set, it is not proposed to bring forward this area as an area of search. Reason: The area of search is centred on the defined village of Hatfield Woodhouse, which may impact on local amenity. The proximity to Hatfield Moor SAC and varied borehole data are also issues – see summary above.
**Area No. 54 Land between Gatewood Lane and the A614 (Brick Hill Carr)**

**Resource and Borehole Data: Sand and Gravel**

<table>
<thead>
<tr>
<th>Borehole</th>
<th>Overburden</th>
<th>Mineral</th>
<th>Waste</th>
<th>Bedrock</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE 60 NE 40</td>
<td>1.9</td>
<td>4.0</td>
<td>0.1</td>
<td></td>
</tr>
</tbody>
</table>

**Location, Description and Size: 230 Ha**

The assessment area is located between Gatewood Lane and the A614 and consists of intensive arable farmland with rectangular fields and remnant hedgerow boundaries to the north and south. A residential park home and a number of farmsteads are located in the central area.

**Assessment Criteria and Summary**

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

Moderate landscape capacity for mineral working

**BGS Brit Pit Data and Historic Permissions**

Hatfield West Gas Field in this area

**Housing Proposals (SA objective 5)**

N/A

**Employment Proposals (SA objective 1)**

N/A

**Multiple / Mixed Use options**

N/A

**Transport Proposals and Highways (SA objective 3)**

The AoS is within 0.5km of the strategic road network

Routing on ‘A’ class road adjacent eastern edge of the area (through Hatfield Woodhouse in the north or Bawtry in the south) (routing agreement required)

Navigable waterways – AoS is over 0.5km from a navigable waterway

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

No national and internationally important sites within the area

Nightjar foraging habitat – Yes. The assessment area falls within 3km of Thorne and Hatfield Moor special protection area
Local wildlife sites West Moor Drain (site ref. 9.37) and Clownes Drain (site ref. 9.41) can be found in this area. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)**

There are no above ground heritage assets within the area of search or within 200m of the area.

English Heritage commissioned ArchHeritage consultants to produce the 'Doncaster Minerals and Archaeology (project number 6497)' which is due for completion in summer 2018

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

Grade 2. (can be mitigated through planning condition and restored back to agriculture)

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

Not in the vicinity of an AQMA

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

SPZ 3

Risk of pollution to surface water bodies

**Flood zones**

<table>
<thead>
<tr>
<th>Objective</th>
<th>Flood Zone 1</th>
<th>Flood Zone 2</th>
<th>Flood Zone 3a</th>
</tr>
</thead>
<tbody>
<tr>
<td>11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be provided for information)</td>
<td>Functional Floodplain - 0.00%</td>
<td>Flood Zone 2 - 1.86%</td>
<td>Flood Zone 3a - 98.14%</td>
</tr>
</tbody>
</table>

**Coal Authority Land Stability**

Coal Mining Reporting Area  
Name: NOTTS

**Main Potential Adverse Impact (if any)**

The south eastern boundary of the assessment area is approximately 1km from Hatfield Moor SPA / SAC / SSSI. Natural England express concerns over mineral extraction in respect of hydrological impacts on the moors. Proposals for minerals development in this area would require an appropriate assessment.

**Conflict with incompatible Uses**

The eastern boundary of the assessment area is approximately 1km from Hatfield Moor SPA / SAC / SSSI. Natural England express concerns over mineral extraction in respect of hydrological impacts on the moors. This would require appropriate assessment.

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

Humberhead Peatlands – Thorne and Hatfield Moor. Net gain in nightjar foraging habitat. Opportunity for restoration flood alleviation scheme?

**Airport Consultation Zone**

Yes

**Cumulative Impacts**

**Development Management Issues**

Hydrological impacts on moors, AA, HRA, Some un-consented extraction in this area – see Development Management

**Summary**

The borehole data within the northern part of the assessment area (at NE 40) identifies 4m of sandy gravel. The area is however within or just outside the 1 km SPA / SAC buffer. This raises concerns over mineral extraction in respect of hydrological impacts on the moors which may require an appropriate assessment. There is also a site of illegal extraction within the northern part of the area. An enforcement notice was serviced and extraction ceased.
Although the area is identified on the BGS mineral resource data set, it is not proposed to bring forward this area as an area of search. Reason: limited borehole data.
**Location, Description and Size: 373Ha**

This assessment area is located to the east of the M18 (junction 4) and south of the M180. The area consists of intensive arable farmland with rectangular fields and bisected by hedgerows with mature trees, remnant hedgerows and drains to the north and south. There are a number of mineral extraction sites (historic and current), farms and individual dwellings scattered within the assessment area. Hatfield Young Offender’s Institution is located in the north adjacent the A1146 with Hatfield Woodhouse in the south.

---

**Assessment Criteria and Summary**

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

Moderate landscape capacity for mineral working

**BGS Brit Pit Data and Historic Permissions**

- Hatfield Quarry - Open-pit or surface workings (Status: Inactive, Operator: T & T Aggregates, Commodity: Sand and Gravel)
- Mill Hill Road - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Sand and Gravel)
- Woodhouse Windmill Gravel Pit - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Sand and Gravel)
- Mill Hill Road - Sand and Gravel (Operator: H. Chappell, Decision Date: 14/3/1949)
- Hatfield Quarry - Sand and Gravel (Operator: H. Chappell, Decision Date: 14/3/1949)
- Hatfield Quarry - Sand and Gravel (Operator: T & T Aggregates, Decision Date: UNKNOWN)

**Housing Proposals (SA objective 5)**

- 094 - Land to rear of 12a Cemetery Road, Hatfield
- 119 - Cemetery Road, Hatfield
- 275 - Land adj. Balk End House, Mosscroft Lane, Hatfield
- 278 - Balk End House, Mosscroft Lane, Hatfield
The settlement hierarchy identifies Hatfield Woodhouse as a (no growth) defined village.

### Employment Proposals (SA objective 1)
- 421 - Land at Holme Wood, Armthorpe

### Multiple / Mixed Use options
- 062 – Acomb common Road, Brierholme Carr Road, Hatfield (east) (mixed use)
- 063 - Acomb common Road, Brierholme Carr Road, Hatfield (west) (mixed use)
- 066 - Land at Old Mill Field, off Epworth Road East, Hatfield (multiple options)
- 242 - Land at Epworth Road / Thorne Road, Hatfield (Gypsy and Traveller)

### Transport Proposals and Highways (SA objective 3)
- The AoS is within 0.5km of the strategic road network
- Routing on 'A' class roads to M18 / M180 (routing agreement required)

### Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)
- No national or internationally important sites within the area
- Nightjar foraging habitat- yes

### 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 (SA objective 13)
- Two listed buildings in the southern area. Tower Mill at Mill House, Moss Croft Lane (site ref. 334628). Mortuary Chapel at Hatfield Cemetery (site ref. 334605)
- English Heritage commissioned ArchHeritage consultants to produce the 'Doncaster Minerals and Archaeology (project number 6497)' which is due for completion in summer 2018

### Best and Most Versatile Land (SA objective 14)
- Grade 2 and 3. (can be mitigated through planning condition and restored back to agriculture)

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

### Groundwater Source Protection Zone (SA objective 14)
- SPZ 2 and 3 (SPZ 1 on southern boundary)

### Flood zones
- Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be provided for information)
- Functional Floodplain - 0.00%
- Flood Zone 3a - 65.51%
- Flood Zone 2 - 4.69%
- Flood Zone 1 - 29.80%

### Coal Authority Land Stability
- Abandoned Mines Catalogue
  - Type: Abandoned Mines Catalogue
  - Catalogue Number: 17904
- Coal Mining Reporting Area
  - Type: Coal Mining Reporting Area
  - Name: NOTTS
<table>
<thead>
<tr>
<th>Main Potential Adverse Impact (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential impact on local amenity, such as sand / dust blow</td>
</tr>
<tr>
<td>Potential impact on local amenity</td>
</tr>
<tr>
<td>Conflict with incompatible Uses</td>
</tr>
<tr>
<td>Opportunities (including biodiversity opportunity mapping BOM)</td>
</tr>
<tr>
<td>Delivering a net gain in nightjar foraging habitat.</td>
</tr>
<tr>
<td>BOM area - Humberhead Peatlands - Thorne and Hatfield Moors</td>
</tr>
<tr>
<td>Opportunity for restoration flood alleviation scheme?</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Airport Consultation Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cumulative Impacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soil, groundwater, flood zones, local amenity</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Management Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soil, groundwater, flood zones, local amenity (in the south), biodiversity. AA and HRA required.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>The borehole in the southern area SE 60 NE 34 has been extracted and forms part of New fold Mill field local wildlife site. BGS Britpit and Historic Permissions databases and aerial photography infers that some additional fields may have been extracted in the northern area.</td>
</tr>
</tbody>
</table>

Although the area is identified on the BGS mineral resource data set, it is not proposed to bring forward this area as an area of search. Reason: the majority of the area may have reached the limit of extraction - see summary above. Consideration should also be given as to whether the area should be safeguarded as part of the sand and gravel MSA.
Area No. 58 Land to the east of the A614 and north of the B1396

Resource and Borehole Data: Sand and Gravel

<table>
<thead>
<tr>
<th>Borehole</th>
<th>Overburden</th>
<th>Mineral</th>
<th>Waste</th>
<th>Mineral</th>
<th>Bedrock</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE 60 SE 33</td>
<td>9.5</td>
<td></td>
<td></td>
<td>0.2</td>
<td></td>
</tr>
<tr>
<td>SE 60 SE 28</td>
<td>10.5</td>
<td></td>
<td></td>
<td></td>
<td>0.5</td>
</tr>
</tbody>
</table>

Location, Description and Size: 180 Ha
This assessment area is located to the east of the A614 and north of the B1396. The area consists of intensive arable farmland made up of geometric fields bounded by fragmented hedgerows and drains. The linear area along the A614 is predominantly willow biomass bio-fuel crops.

Assessment Criteria and Summary

Landscape Character (SA objective 12b)
Moderate landscape capacity for mineral working

BGS Brit Pit Data and Historic Permissions
Auckley Common Lane - Sand and Gravel (Operator: Blaxton Sand + Gravel Co., Decision Date: UNKNOWN)
Auckley - Sand and Gravel (Operator: S.Toulson + Sons Ltd., Decision Date: UNKNOWN)
Peat Holes - Sand and Gravel (Operator: S.Toulson + Sons Ltd., Decision Date: UNKNOWN)

Housing Proposals (SA objective 5)
277- Carlton House, Mosham Road, Blaxton
442 - Land adjacent 34 Mosham Road, Blaxton
The settlement hierarchy identifies Blaxton as a (no growth) defined village.

Employment Proposals (SA objective 1)
N/A

Multiple / Mixed Use options
N/A

Transport Proposals and Highways (SA objective 3)
The AoS is within 0.5km of the strategic road network
Routing on ‘A’ class roads to M18 / M180 North through Hatfield Woodhouse or south through Blaxton, Finningley (routing agreement required)
Navigable waterways -- AoS is over 0.5km from a navigable waterway

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

No national or internationally important sites within the area

Nightjar foraging habitat – yes. The northern part of the assessment area falls within 3km of Thorne and Hatfield Moor special protection area.

Adjacent to Torne Valley LWS(4.48 a,c,e and f) Humberhead Peatlands - Thorne and Hatfield Moor. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)

There are no above ground heritage assets within the area of search, however archaeological impacts may require consideration

English Heritage commissioned ArchHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)’ which is due for completion in summer 2018

Best and Most Versatile Land (SA objective 14)

Grade 3. (It is not possible to ascertain whether best or most versatile (3a) without survey work)

Air Quality Management Areas (SA objective 14)

Not in the vicinity of an AQMA

Groundwater Source Protection Zone (SA objective 14)

SPZ 2 and 3

Risk of pollution to surface water bodies

Flood zones

Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be provided for information)

Functional Floodplain - 0.00%

Flood Zone 3a - 86.19%

Flood Zone 2 - 10.30%

Flood Zone 1 - 3.51%

Coal Authority Land Stability

Abandoned Mines Catalogue

Type: Abandoned Mines Catalogue

Catalogue Number: 16257

Coal Mining Reporting Area

Type: Coal Mining Reporting Area

Name: NOTTS

Main Potential Adverse Impact (if any)

Nightjar foraging habitat

Conflict with incompatible Uses

Nightjar foraging habitat

Opportunities (including biodiversity opportunity mapping BOM)

Finningley Cover Sands. Delivering a net gain in nightjar foraging habitat.

BOM area - Humberhead Peatlands - Thorne and Hatfield Moors

Opportunity for restoration flood alleviation scheme?

Airport Consultation Zone

Yes

Cumulative Impacts

Soil, groundwater, flood zones, biodiversity

Development Management Issues

Delivering a net gain in nightjar foraging habitat.

Summary
The southern borehole SE 33 shows 3.2m of Clayey fine and coarse sandy gravel) and SE 28 was impeded and the borehole abandoned. Records show previous extraction within the vicinity but not in this assessment area. The map also shows a pond in the area of borehole SE 33, aerial photography shows no pond just a large agricultural field. The borehole data at SE33 shows 3.2m of very clayey coarse sandy gravel and 6.3m of clayey sand with some pebbles, which may have been extracted.

| Although the area is identified on the BGS mineral resource data set, it is not proposed to bring forward this area as an area of search. Reason: limited borehole data. |
Location, Description and Size: 345 Ha
This assessment area is found between Barnby Dun and Dunsville and is bounded by Armthorpe Lane to the west and Thorne Road to the south. The area is predominantly an intensive arable farmland of semi-regular medium to large fields bounded by drains and intact / fragmented hedgerows. There is also contains a centrally located farmstead, a small woodland copse, larger woodland, and irrigation lagoons.

Assessment Criteria and Summary
Landscape Character (SA objective 12b)
Moderate landscape capacity for mineral working

BGS Brit Pit Data and Historic Permissions
Old Mill Field Gravel Pit - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Sand and Gravel)
Historic Permissions: Park Lane (Dunns) - Sand (Operator: Don Quarries Ltd., Decision Date: 17/11/1947)

Housing Proposals (SA objective 5)
008 - Wynthorpe Farm, Dunsville
011 - Land rear of 55 St Mary's Drive, Dunsville
118 - St Marys Road, Dunsville
037 - Land to West of Ingram Road, Dunscroft
125 - Park Hill, Armthorpe Lane, Barnby Dun
229 - Pickup Land, Dunsville
The settlement hierarchy identifies Dunsville as a main town with growth options. (the area is identified jointly as Dunscroft, Dunsville, Hatfield and Stainforth)

Proposals for housing, employment or mixed use if allocated may impact on the mineral safeguarding area.

### Employment Proposals (SA objective 1)

| N/A |

### Multiple / Mixed Use options

| N/A |

### Transport Proposals and Highways (SA objective 3)

- The AoS is within 0.5km of the strategic road network
- Routing on ‘A’ class roads to M18 (routing agreement required)
- Navigable waterways – AoS is over 0.5km from a navigable waterway

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

#### National and internationally important sites

- Nightjar foraging habitat – no

#### Navigable waterways

- Local Wildlife Site Brecks Pond (site ref. 818) and Barnby Dun Station Wood (site ref. 8.16).
- Dunsville Quarry Park (9.52) adjacent the area of search. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)

- There are no above ground heritage assets within the area of search. However, archaeological impacts may require consideration. Also the setting of Wyndthorpe Hall Grounds Park and Garden of Local Historic Interest and Listed Building may require consideration.

- English Heritage commissioned ArchHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)’ which is due for completion in summer 2018

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

- Grade 3. (It is not possible to ascertain whether best or most versatile (3a) without survey work)

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

- Not in the vicinity of an AQMA

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

- SPZ 2 and 3

### Flood zones

- Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be provided for information)
- Functional Floodplain - 0.00%
- Flood Zone 3a - 26.80%
- Flood Zone 2 - 2.00%
- Flood Zone 1 - 71.20%

### Coal Authority Land Stability

- Abandoned Mines Catalogue
- Type: Abandoned Mines Catalogue
- Catalogue Number: 16054

- Coal Mining Reporting Area
- Type: Coal Mining Reporting Area
- Name: NOTTS

### Main Potential Adverse Impact (if any)
<table>
<thead>
<tr>
<th><strong>Impacts on local amenity including potentially dust blow.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Conflict with incompatible Uses</strong></td>
</tr>
<tr>
<td>Issues with the golf driving range and public amenity in the southern area</td>
</tr>
<tr>
<td><strong>Opportunities</strong> (including biodiversity opportunity mapping <strong>BOM</strong>)</td>
</tr>
<tr>
<td>Opportunity for restoration flood alleviation scheme? (Not in BOM area)</td>
</tr>
<tr>
<td><strong>Airport Consultation Zone</strong></td>
</tr>
<tr>
<td>Yes</td>
</tr>
<tr>
<td><strong>Cumulative Impacts</strong></td>
</tr>
<tr>
<td>Impact on local amenity, local wildlife sites,</td>
</tr>
<tr>
<td><strong>Development Management Issues</strong></td>
</tr>
<tr>
<td>As cumulative impacts</td>
</tr>
<tr>
<td><strong>Summary</strong></td>
</tr>
<tr>
<td>Borehole data shows 1m of clayey sand at NW 29, 2m of silty clay and 1m of very clayey sandy gravel at NW 30 and 0.6m of clayey pebbly sand and 17.3m of silty clay at NW 32. Records also show historic extraction has been identified in the east just outside the assessment area. Aerial photography however, also may indicate prior extraction within the area. Proposals for housing, employment or mixed use if <em>allocated</em> may impact on the minerals safeguarding area.</td>
</tr>
<tr>
<td>Although the area is identified on the BGS mineral resource data set, it is not proposed to bring forward this area as an area of search. Reason: limited borehole data and potential impacts on public amenity.</td>
</tr>
</tbody>
</table>
### Location, Description and Size: 447 Ha

This assessment area is located to the south of Dunsville and is bounded by the A630 and the M18. The area is predominantly intensive arable farmland of regular medium to large fields bounded by drains and fragmented and absent hedgerows.

### Assessment Criteria and Summary

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

Low to no landscape capacity for mineral working

#### BGS Brit Pit Data and Historic Permissions

- **Sandal Common - Liquid or gas extraction (Status: Yet to Begin, Operator: Unknown**
- **Operator, Commodity: Abandoned Mine Methane**) Long Sandall Common Sand Pit - Open-pit or surface workings (Status: Ceased, Operator: Unknown, Commodity: Sand)
- **Green House Gravel Pit - Open-pit or surface workings (Status: Ceased, Operator: Unknown**
- **Operator, Commodity: Sand and Gravel**)

#### Historic Permissions: Dunsville - Sand and Gravel (Operator: Marshalls Mono Ltd, Glen Quarries Ltd., Decision Date: UNKNOWN) Dunsville - Sand and Gravel (Operator: Marshalls Mono Ltd, Glen Quarries Ltd., Decision Date: UNKNOWN)

#### Housing Proposals (SA objective 5)

- 1009 - West Moor Farm, Armathorpe (Additional Call for Sites (2017))

#### Employment Proposals (SA objective 1)

- 013 - West Moor Park
- 932 - Site 1, Land at West Moor Farm, Armathorpe (Additional Call for Sites (2017))
**933 - Site 2, Land at West Moor Farm, Armthorpe (Additional Call for Sites (2017))**

*Proposals for housing, employment or mixed use if allocated may impact on the mineral safeguarding area.*

### Multiple / Mixed Use options

| N/A |

### Transport Proposals and Highways (SA objective 3)

| The AoS is within 0.5km of the strategic road network |
| Routing on ‘A’ class roads to M18 (routing agreement required) |
| Navigable waterways – AoS is over 0.5km from a navigable waterway |

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

| No national or internationally important sites within the area |
| Nightjar foraging habitat - No |
| Local wildlife Sites Wyndthorpe Hall (site ref. 9.35) and 9.36 - Hatfield Lings: Local Geological Site 9.36 - Hatfield Lings are within the assessment area. The loss of local wildlife or geological sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible). There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)

| Park and Garden of Local Historic Interest Wyndthorpe Hall Grounds. Listed building Wyndthorpe Hall (site ref. 334613) adjacent the AoS. Thorne Road marks the southern boundary of the site and immediately to the south are the grounds of Wyndthorpe Hall which is grade 2 listed. The Hall can be excluded from the AoS boundary if required. The setting would require consideration especially the south west view. Also archaeological impacts may require further consideration. English Heritage commissioned ArcHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)’ which is due for completion in summer 2018 |

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

| Grade 2. |

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

| Not in the vicinity of an AQMA |

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

| SPZ 2 and 3 (SPZ 1 on 50m boundary on the south western boundary) |
| Risk of pollution to surface water bodies |

### Flood zones

| Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be provided for information) |
| Functional Floodplain - 0.00% |
| Flood Zone 3a - 82.32% |
| Flood Zone 2 - 0.63% |
| Flood Zone 1 - 17.05% |

### Coal Authority Land Stability

| Abandoned Mines Catalogue |
| Type: Abandoned Mines Catalogue |
| Catalogue Number: 16054 |
| Coal Mining Reporting Area |
| Type: Coal Mining Reporting Area |
| Name: NOTTS |

### Main Potential Adverse Impact (if any)

| Impacts on local amenity including potentially dust blow near Dunsville and Wyndthorpe Hall. |

### Conflict with incompatible Uses

<p>| Impacts on local amenity |</p>
<table>
<thead>
<tr>
<th>Opportunities (including biodiversity opportunity mapping <strong>BOM</strong>)</th>
<th><strong>Flood alleviation scheme? Not within BOM area</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Airport Consultation Zone</strong></td>
<td><strong>Yes</strong></td>
</tr>
<tr>
<td><strong>Cumulative Impacts</strong></td>
<td>Soil, water, flood risk, local amenity (temporary)</td>
</tr>
<tr>
<td><strong>Development Management Issues</strong></td>
<td>As above</td>
</tr>
<tr>
<td><strong>Summary</strong></td>
<td>Borehole data shows 2.4m of Clayey sand at NW 34, 1.9m of fine to coarse sandy gravel at NW 35, 0.5m of clayey pebbly sand at NW 38 and 3.0m of fine clayey sand and 14.7m plus of silty clay at NE 42. Extraction is taking place in the north just outside the assessment area. Proposals for housing, employment or mixed use if <em>allocated</em> may impact on the mineral safeguarding area.</td>
</tr>
</tbody>
</table>

Although the area is identified on the BGS mineral resource data set, it is not proposed to bring forward this area as an area of search. Reason: limited borehole data and bedrock within 0.1m. (as identified in the Mineral Assessment Reports 37 or 92). The area is in a low to no landscape value for minerals extraction.
Location, Description and Size: 85 Ha

This assessment area is located to the east of Dunsville and is bounded by Woodhouse Lane to the south and the M18. The area is predominantly an intensive arable farmland of regular medium to large fields bounded by intact and fragmented hedgerows. Two small woodland copses are also evident in the area and the arable fields occasionally contain individual mature deciduous trees.

Assessment Criteria and Summary

Landscape Character (SA objective 12b)
Moderate landscape capacity for mineral working

BGS Brit Pit Data and Historic Permissions
BGS ‘Historic Permissions and Britpits’ databases show no records

Housing Proposals (SA objective 5)
170 - Land at Doncaster Road, Hatfield
240 - Land West of Hatfield Lane
970 – Permission; Land Off Doncaster Road, Hatfield (16/00998/OUTM)
Proposals for housing, employment or mixed use if allocated may impact on the mineral safeguarding area.

Employment Proposals (SA objective 1)
N/A

Multiple / Mixed Use options
N/A

Transport Proposals and Highways (SA objective 3)
The AoS is within 0.5km of the strategic road network
Routing on ‘A’ class roads to M18 (routing agreement required)
Navigable waterways – AoS is over 0.5km from a navigable waterway

Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA...
### National and internationally important sites

Nightjar foraging habitat – the eastern edge of the area just lies within the 3km buffer

None

### Local Wildlife Sites within the area

None

None Local Wildlife Sites within the area, however there are two small woodland copses and Hatfield Lings (9.36) adjacent. Development proposals resulting in the loss of areas of undesignated woodland would require consideration for biodiversity impact. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)

Potential adverse impact which may be possible to mitigate. The area of search is bisected by Lings Lane where there is the grade 2 listed Lings Mill (site ref. 334615) and its ancillary buildings. Also mile post (site ref. 334609). The Hatfield – Manor Road conservation area and its 8 grade 2 listed buildings lies around 200m north of the area and 160m at its closest point. No other heritage assets are potentially affected by the area of search. Settings would require consideration

English Heritage commissioned ArchHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)’ which is due for completion in summer 2018

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

Grade 3. (It is not possible to ascertain whether best or most versatile (3a) without survey work)

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

Not in the vicinity of an AQMA

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

SPZ 2 and 3 (SPZ 1 within AoS, boundary can be amended if required)

No risk of pollution to surface water bodies

### Flood zones

Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be 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

Abandoned Mines Catalogue
Type: Abandoned Mines Catalogue
Catalogue Number: NE1059
Type: Abandoned Mines Catalogue
Catalogue Number: 17904

Coal Mining Reporting Area
Type: Coal Mining Reporting Area
Name: NOTTS

### Main Potential Adverse Impact (if any)

Impacts on local amenity including potentially dust blow and visual intrusion

### Conflict with incompatible Uses

Proximity to residential area

### Opportunities (including biodiversity opportunity mapping BOM)

Not within BOM area

### Airport Consultation Zone

Yes

### Cumulative Impacts

Local amenity
## Development Management Issues

### Extensive buffer between residential dwelling located to the west of the assessment area

### Summary

The one borehole for the area shows 0.2m of brown sandy clay and 4.0m of clayey fine to medium sand at NE 33. Further boreholes would be required to assess whether the area is ultimately suitable for minerals development. The Lings Quarry (Woodhouse Lane) is immediately adjacent his assessment area. Proposals for housing, employment or mixed use if allocated may impact on the mineral safeguarding area.

Although the area is identified on the BGS mineral resource data set, it is not proposed to bring forward this area as an area of search. Reason: limited borehole data. (as identified in the Mineral Assessment Reports 37 or 92) and granted permission 16/00998/OUTM

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10 The sand and gravel resources of the country around Bawtry, South Yorkshire (37 & 92)
Area No. 68 Warmsworth-Conisbrough

Resource and Borehole Data: Magnesian Limestone (No Borehole Data)

Location, Description and Size: 201 Ha

The assessment area is located along the A630 between Warmsworth in the north east and Conisbrough in the south west. The landscape is intensive agricultural fields, with fragmented / absent hedgerows and drystone walls. Two farmsteads lay within the area boundary and a number of dwellings are dotted along Barkers Lane and Common Road.

Assessment Criteria and Summary

Landscape Character (SA objective 12b)

Moderate landscape capacity for mineral working

BGS Brit Pit Data and Historic Permissions

There are two small sites with historic permissions shown in the area – Conisbrough Parks and New Edlington Brick Pit. The brick pit is however on the periphery of the boundary and is a geological SSSI.

**Housing Proposals (SA objective 5)**

- 033 - Paddock to rear of Home Croft (housing)
- 552 - Land Off Ravens Walk, Conisbrough - Permission Complete
- 618 - Land Off Ravens Walk, Conisborough - Permission Complete
- 682 - Land To The South Of Kingfisher Court, Conisbrough (urban extension)
- 825 - Fields off Drake Head Lane, Conisbrough (Additional Late Call for Site)
- 1000 - Land to the North of Stringers Nurseries, Croohill Road, Conisbrough (Additional Call for Sites (2017))

**Employment Proposals (SA objective 1)**

N/A

**Multiple / Mixed Use options**

- 033 - Paddock to rear of Home Croft - Multiple Options
- 236 and 237 Warmsworth Quarry 1 and 2 proposed for ‘other’ and ‘mixed use’

**Transport Proposals and Highways (SA objective 3)**

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

Routing on ‘A’ class roads to A1M through Warmsworth (routing agreement required)

Navigable waterways – The AoS is within 0.5km of a navigable waterway. Northern area (at Warmsworth) close to River Don, however there is limited access and no wharf.

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

No national or internationally important sites within the area, but is adjacent to Sprotbrough Gorge SSSI and ancient woodlands in the north. New Edlington Brick Pit is a geological SSSI on the periphery of the central eastern boundary.

Nightjar foraging habitat – No

Warmsworth Cliff and Quarry (local site ref – 2.68 and 2.69) and Limestone Wood (4.5d) and 2.69 - Nearcliffe Quarry & Woods and 2.74 - Conisbrough Caves East (LGS) are within the northern boundary. Farcliff wood ancient woodland, Nearcliff quarry and wood is adjacent the north western boundary. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)

Listed building at Butterbusk Farm (Grade II listed 17th century derelict farmho in the northern area would require consideration.

English Heritage commissioned ArchHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)’ which is due for completion in summer 2018

Best and Most Versatile Land (SA objective 14)

Grade 2

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

Adjacent Warmsworth AQMA (A630) which is being considered for extension further along A630 toward Conisbrough

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

N/A

Risk of pollution to surface water bodies

**Flood zones**

Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone
information will be provided for information)

Functional Floodplain - 0.00%
Flood Zone 3a - 0.00%
Flood Zone 2 - 0.00%
Flood Zone 1 - 100.00%

<table>
<thead>
<tr>
<th><strong>Coal Authority Land Stability</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Abandoned Mines Catalogue</strong></td>
</tr>
<tr>
<td><strong>Type:</strong> Abandoned Mines Catalogue</td>
</tr>
<tr>
<td><strong>Catalogue Number:</strong> NE946</td>
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<td><strong>Catalogue Number:</strong> NE947</td>
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<tr>
<td><strong>Catalogue Number:</strong> M780</td>
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<td><strong>Type:</strong> Abandoned Mines Catalogue</td>
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<td><strong>Catalogue Number:</strong> FGB232</td>
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<td><strong>Type:</strong> Abandoned Mines Catalogue</td>
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<td><strong>Catalogue Number:</strong> NE971</td>
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<tr>
<td><strong>Catalogue Number:</strong> NE626</td>
</tr>
<tr>
<td><strong>Type:</strong> Abandoned Mines Catalogue</td>
</tr>
<tr>
<td><strong>Catalogue Number:</strong> NE634</td>
</tr>
</tbody>
</table>

Coal Mining Reporting Area
**Type:** Coal Mining Reporting Area
**Name:** NOTTS

**Main Potential Adverse Impact (if any)**
*Biodiversity, listed building, air quality management area, local amenity, traffic routing.*

**Conflict with incompatible Uses**
As above

**Opportunities (including biodiversity opportunity mapping BOM)**
*Southern Mag Limestone Ridge-South Doncaster and Living Don-Don Gorge BOM areas*

**Airport Consultation Zone**
Yes

**Cumulative Impacts**
*Biodiversity, listed building, air quality management area, local amenity, traffic routing.*

**Development Management Issues**
As above

**Summary**
The northern area has been submitted as a proposal for minerals extraction. (Site 235 Warmsworth Quarry Extension, Sheffield Road, Warmsworth) – Proposals for housing, employment or mixed use if allocated may impact on the mineral safeguarding area.

It is not proposed to bring forward this area as an area of search for aggregate mineral due to the current land bank of permissions.

Please note the ‘British Geological Survey’ place 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 which is adjacent the proposal area.
Area No. 85 Skelbrooke

Resource and Borehole Data: Magnesian Limestone and Sand and Gravel (No Borehole Data)

Location, Description and Size: 262 Ha
This assessment area is located at Skelbrooke between the A1M and the A638. The landscape consists of intensive agricultural fields with fragmented or absent hedgerows. A number of dwellings / farmsteads are dotted along Sleep Hill Lane and a waste water treatment works is located near Wrangbrook House.

Assessment Criteria and Summary

Landscape Character (SA objective 12b)
Low to no landscape capacity for mineral working

BGS Brit Pit Data and Historic Permissions
Not within the assessment area.

Housing Proposals (SA objective 5)
N/A

Employment Proposals (SA objective 1)
N/A

Multiple / Mixed Use options
N/A

Other
080 - Hazel Lane Quarry, Hampole- Minerals Extraction

Transport Proposals and Highways (SA objective 3)
The AoS is within 0.5km of the strategic road network
Routing on ‘B’ class roads to A1 (routing agreement required)
Navigable waterways – AoS is over 0.5km from a navigable waterway

Natural Environment (National and Local Biodiversity, Ecology, Geodiversity) (SA objective 12)
National and internationally important sites
Nightjar foraging habitat - No
Local wildlife Site Low Hollins Wood (site ref. 6.16 ) is within the assessment area.
Skelbrooke Reign, Harry Wood and Park Nook Quarry are adjacent to the area of search. The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)**

Within the area of search is Hill Farm. This has two separate Grade II listed barns within it. Adjoining the area of search are the Grade II listed buildings of Skelbrooke Hall, its gate piers and former stable block, and the Church of St Michaels and All Angels. The settings of these assets will require further consideration.

English Heritage commissioned ArchHeritage consultants to produce the ‘Doncaster Minerals and Archaeology (project number 6497)’ which is due for completion in summer 2018

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

Grade 2

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

Not in the vicinity of an AQMA

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

N/A

**Risk of pollution to surface water bodies**

**Flood zones**

Objective 11A is not considered relevant to the assessment of mineral Areas of Search. *(flood zone information will be provided for information)*

- Functional Floodplain - 0.00%
- Flood Zone 3a - 1.49%
- Flood Zone 2 - 0.56%
- Flood Zone 1 - 97.63%

**Coal Authority Land Stability**

- Abandoned Mines Catalogue
  - Type: Abandoned Mines Catalogue
  - Catalogue Number: NE1006
  - Type: Abandoned Mines Catalogue
  - Catalogue Number: NE514

- Coal Mining Reporting Area
  - Type: Coal Mining Reporting Area
  - Name: NOTTS

**Main Potential Adverse Impact (if any)**

- Potential impact on local amenity. Access and egress would require a routing agreement.
- Noise, dust, smells. Impact on landscape character

**Conflict with incompatible Uses**

- Public Right of Way, Potential impact on local amenity (loss of small area leased to model aircraft flying club) and dust blow which can travel up to 1km from source.

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

- Southern Mag Limestone Ridge - North Doncaster BOM area

**Airport Consultation Zone**

No

**Cumulative Impacts**

- local amenity, traffic, noise, dust, smells, impact on landscape character

**Development Management Issues**

As above

**Summary**

There is no evidence of extraction within this assessment area, however Hazel Lane Quarry and Skelbrooke Quarry (restored) are adjacent the assessment area. The area is being
assessed as a representation has been received to extend the quarry. The land to the south of the assessment area has been historically been extracted and undergone low level restoration. The Landscape Character & Capacity Assessment (2007) identifies the area as having low to no capacity for mineral extraction. Restoration proposals including infilling will require an EA permitting.

It is not proposed to bring forward this area as an area of search for aggregate mineral due to the current land bank of permissions for limestone aggregate. The area is also identified as having low to no capacity for mineral extraction in the landscape character capacity study.
### Area No. 88

**Resource and Borehole Data: Magnesian Limestone**

(No Borehole Data)

### Location, Description and Size: 317 Ha

This assessment area is located to the south of the M18 and contains a very large active quarry, plus some areas of intensive arable farmland.

### Assessment Criteria and Summary

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

*Moderate landscape capacity for mineral working*

#### British Geological Survey (BGS) Brit Pit Data and Historic Permissions

- Large active quarry, plus numerous historic permissions
- Holme Hall Quarry - Open-pit or surface workings (Status: Active, Operator: Hope Construction Materials, Commodity: Limestone)
- Holme Hall Quarry - Open-pit or surface workings (Status: Inactive, Operator: Hope Construction Materials, Commodity: Limestone)
- Holme Hall Quarry - Open-pit or surface workings (Status: Inactive, Operator: Hope Construction Materials, Commodity: Limestone)
- Holme Hall Extension - Open-pit or surface workings (Status: Yet to Begin, Operator: Hope Construction Materials, Commodity: Limestone)
- Glen Quarry - Open-pit or surface workings (Status: Inactive, Operator: Marshalls Natural Stone, Commodity: Limestone)
- Cockhill Brickyard - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Clay and Shale)
- Glen - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Dolomite)
- Stainton Lane - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Dolomite)
- Cockhill Cottage - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Dolomite)
- Cockhill Cottage - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Dolomite)
- Cockhill Cottage - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Dolomite)
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- Cockhill Cottage - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Dolomite)
- Rakes Lane - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Dolomite)
Cockhill - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Dolomite) Limekiln Lane - Open-pit or surface workings (Status: Ceased, Operator: Unknown Operator, Commodity: Mineral) Historic Permissions: Ruddle Mill Lane - Limestone (Operator: Glen Products Ltd., Decision Date: 26/4/48) Ruddle Mill Lane - Limestone (Operator: Glen Products Ltd., Decision Date: 26/4/48) Holme Hall - Limestone (Operator: Holme hall Quarries Ltd. (Butlers), Decision Date: 16/3/48) Holme Hall - Limestone (Operator: Holme hall Quarries Ltd. (Butlers), Decision Date: 16/3/48) Holme Hall - Limestone (Operator: Holme hall Quarries Ltd. (Butlers), Decision Date: 16/3/48) Ruddle Farm - Limestone (Operator: W. Watson (Contractor) Ltd., Decision Date: 28/6/68)

**Housing Proposals (SA objective 5)**

- 358 - Land North of Limekiln Lane, Stainton
- 359 - Manor Farm, Stainton
- 649 - Rock House, Holme Hall Lane, Stainton
- 671 - Manor Farm, School Lane, Stainton

Proposals for housing, employment or mixed use if allocated may impact on a small part of the mineral safeguarding area.

**Employment Proposals (SA objective 1)**

- 140 - Maltby Works, Ruddle Mill Lane, Stainton

Proposals for housing, employment or mixed use if allocated may impact on the mineral safeguarding area.

**Multiple / Mixed Use options**

N/A

**Transport Proposals and Highways (SA objective 3)**

- The AoS is within 0.5km of the strategic road network
- Routing on 'A' and 'B' class roads through Maltby or Tickhill (routing agreement required)
- Navigable waterways – AoS is over 0.5km from a navigable waterway

**Other**

- 010 – Stainton Quarry (Aggregate Recycling)
- 102 - Holme Hall Quarry, Stainton Lane (mineral extraction)

Proposals will be considered through the site allocations assessment

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

- No national or internationally important sites
- Nightjar foraging habitat- No

Area overlays or is adjacent to a number of designated sites:

The loss of local wildlife sites or large areas of designated / undesignated woodlands is not appropriate in policy terms (the planning system should protect and enhance the natural environment by recognising the wider benefits of ecosystem services minimising impacts and providing net gain in biodiversity where possible. There are sites within the SA buffer of the area of search which may prompt 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 (SA objective 13)

The area of search includes the village of Stainton which along with several listed buildings including the Grade II* listed Church of St Winifred as well as separately Grade II listed tombstones, Holme Hall Farmhouse and Hall Farmhouse, also contains Stainton Conservation Area. Edlington Wood 250m north, is proposed as a local park and garden of local historic interest but is separated from the site by the M18 Motorway and a field. There will be no impact on this latter heritage asset.

English Heritage commissioned ArchHeritage consultants to produce the 'Doncaster Minerals
and Archaeology (project number 6497) which is due for completion in summer 2018

Best and Most Versatile Land (SA objective 14)
Grade 2 and 3 (It is not possible to ascertain whether best or most versatile (3a) without survey work)

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

Groundwater Source Protection Zone (SA objective 14)
Area located within total catchment (Source Protection Zone 3) or further from source
Risk of pollution to surface water bodies

Flood zones
Objective 11A is not considered relevant to the assessment of mineral Areas of Search. (flood zone information will be provided for information)
Functional Floodplain - 0.00%
Flood Zone 3a - 2.01%
Flood Zone 2 - 0.45%
Flood Zone 1 - 97.53%

Coal Authority Land Stability
Abandoned Mines Catalogue
Type: Abandoned Mines Catalogue
Catalogue Number: 16169
Type: Abandoned Mines Catalogue
Catalogue Number: NE797
Type: Abandoned Mines Catalogue
Catalogue Number: 18194
Type: Abandoned Mines Catalogue
Catalogue Number: 18193

Coal Mining Reporting Area
Type: Coal Mining Reporting Area
Name: NOTTS

Main Potential Adverse Impact (if any)
Biodiversity, listed building, local amenity, traffic routing.

Conflict with incompatible Uses
As above

Opportunities (including biodiversity opportunity mapping BOM)
Southern Mag Limestone Ridge - South Doncaster BOM area

Airport Consultation Zone
Yes

Cumulative Impacts
Biodiversity, listed building, local amenity, traffic routing.

Development Management Issues
As above

Summary
Located in area of moderate landscape capacity for mineral extraction, this assessment area contains a very large active quarry, plus some areas of intensive arable farmland and restored areas.
Site 102 - Holme Hall Quarry, Stainton Lane has been proposed for further mineral extraction - Located in the north of the area the proposal has yet to be assessed.

Proposals for housing, employment or mixed use if allocated may impact on the mineral safeguarding area.

It is not proposed to bring forward this area as an area of search for aggregate mineral due to the current land bank of permissions.

Call for sites submission site 102 - Holme Hall Quarry, Stainton Lane (mineral extraction) - will be considered separately through the site representations assessment
Appendix One

Minerals development within proposed for areas of search could possibly contribute toward the landbank of permissions if extracted during the plan period. Should non-mineral development submissions within these areas be considered for allocation in the Local Plan additional site borehole data would be required as part of an application. Should the material be of good quality (such as sharp sand and gravel which is in short supply in Doncaster) consideration should be given to the prior extraction of minerals in line with (NPPG Paragraph: 008 Reference ID: 27-008-20140306). The Core Strategy Policy CS20 Minerals will be replaced by Local Plan policy 62: Providing for and Safeguarding Mineral Resources (Strategic Policy). As such should these site representations be considered for allocation in the Local Plan consideration will need to be given to the value of the mineral in the ground and prior extraction considered if feasible at these locations.

The table below lists the council’s best options for ‘Areas of Search’ as identified in this document. Colleagues dealing with the housing and employment representations for the Local Plan have provided a response to the housing and employment submissions within these areas to ensure there are no cross policy / allocation issues in respect of areas 5, 47 and 50 as areas of search in the Local Plan. It confirms there are no cross policy / allocation issues with allocating these areas as the councils best options in the Local Plan.

<table>
<thead>
<tr>
<th>Area of Search</th>
<th>Representation</th>
<th>Rep’ Type</th>
<th>Housing, Employment and Mixed Use Sites Internal Consultation Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area No. 5: West of Bawtry</td>
<td>146 - Tickhill Road, Bawtry</td>
<td>Housing</td>
<td>Not supported as a draft housing allocation via summer 2018 consultation – Green Belt Review concludes site has a moderately weak case for inclusion in further site selection and other non-Green Belt/less sensitive Green Belt sites identified at the settlement to meet its housing requirement.</td>
</tr>
<tr>
<td>Area No. 5: West of Bawtry</td>
<td>873 - Site A, Land at Martin Common Farm, Bawtry</td>
<td>Housing</td>
<td>Not supported as a draft housing allocation via summer 2018 consultation – Green Belt Review concludes site has a weak case for inclusion in further site selection and other non-Green Belt/less sensitive Green Belt sites identified at the settlement to meet its housing requirement.</td>
</tr>
<tr>
<td>Area No. 5: West of Bawtry</td>
<td>874 - Site B (Safeguarded), Land at Martin Common Farm, Bawtry</td>
<td>Housing</td>
<td>Not supported as a draft housing allocation via summer 2018 consultation – Green Belt Review concludes site has a weak case for inclusion in further site selection and other non-Green Belt/less sensitive Green Belt sites identified at the settlement to meet its housing requirement.</td>
</tr>
<tr>
<td>Area No. 5: West of Bawtry</td>
<td>175 - Land adj. Water Tower, Great North Road, Bawtry (Part A)</td>
<td>Multiple / Mixed Use options</td>
<td>Not supported as a draft housing allocation via summer 2018 consultation – the site is isolated and therefore not suitable for housing in line with the Housing &amp; Economic Land Availability Assessment methodology.</td>
</tr>
<tr>
<td>--------------------------</td>
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</tr>
<tr>
<td>Area No. 5: West of Bawtry</td>
<td>176 - Land adj. Water Tower, Great North Road, Bawtry (Part B)</td>
<td>Multiple / Mixed Use options</td>
<td>Not supported as a draft housing allocation via summer 2018 consultation – the site is isolated and therefore not suitable for housing in line with the Housing &amp; Economic Land Availability Assessment methodology.</td>
</tr>
<tr>
<td>Area No. 47: Land between the M18 and Gatewood Lane</td>
<td>934 – Site 3, Land at West Moor Farm, Armthorpe (Late Rep)</td>
<td>Employment</td>
<td>Not proposed for allocation. To east of M18 – not in preferred area for employment use (west of M18). Also fails first flood risk sequential test.</td>
</tr>
<tr>
<td>Area No. 47: Land between the M18 and Gatewood Lane</td>
<td>935 – Site 4, Land at West Moor Farm, Armthorpe (Late Rep)</td>
<td>Employment</td>
<td>Not proposed for allocation not marketable in HELAA.</td>
</tr>
<tr>
<td>Area No. 47: Land between the M18 and Gatewood Lane</td>
<td>938 – Site 1, Junction 4, M18 (Late Rep)</td>
<td>Employment</td>
<td>Not proposed for allocation. To east of M18 – not in preferred area for employment use (west of M18). Also fails first flood risk sequential test.</td>
</tr>
<tr>
<td>Area No. 47: Land between the M18 and Gatewood Lane</td>
<td>1014 Land at Holmwood Lane (additional call for sites)</td>
<td>Employment</td>
<td>Not proposed for allocation. To east of M18 – not in preferred area for employment use (west of M18).</td>
</tr>
<tr>
<td>Area No. 50 Land to the East of the M18 (near Armthorpe junction 4)</td>
<td>024 – Game keepers field, land of Kilham Lane, Branton</td>
<td>Housing</td>
<td>Not supported as a draft housing allocation via summer 2018 consultation – the site constitutes a large urban extension to a settlement (Branton – Defined Village) not supported for growth through the emerging Local Plan.</td>
</tr>
<tr>
<td>Area No. 50 Land to the East of the M18 (near Armthorpe)</td>
<td>025 – Branton Moor, Land to the south of Gatewood Lane,</td>
<td>Housing</td>
<td>Not supported as a draft housing allocation via summer 2018 consultation – the site is isolated and therefore not suitable for housing in</td>
</tr>
<tr>
<td>junction 4)</td>
<td>Cantley</td>
<td>line with the Housing &amp; Economic Land Availability Assessment methodology.</td>
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</tr>
<tr>
<td>Area No. 50 Land to the East of the M18 (near Armthorpe junction 4)</td>
<td>360 – Land at Branton 1, Adjacent Poplar Close, Branton</td>
<td>Housing Not supported as a draft housing allocation via summer 2018 consultation – the site constitutes a large urban extension to a settlement (Branton – Defined Village) not supported for growth through the emerging Local Plan.</td>
<td></td>
</tr>
<tr>
<td>Area No. 50 Land to the East of the M18 (near Armthorpe junction 4)</td>
<td>361- Land at Branton 2, North of the Close, Branton</td>
<td>Housing Not supported as a draft housing allocation via summer 2018 consultation – the site constitutes a large urban extension to a settlement (Branton – Defined Village) not supported for growth through the emerging Local Plan.</td>
<td></td>
</tr>
<tr>
<td>Area No. 50 Land to the East of the M18 (near Armthorpe junction 4)</td>
<td>362 – Land at Branton 3, North of Beech Drive, Branton</td>
<td>Housing Not supported as a draft housing allocation via summer 2018 consultation – the site constitutes a modest urban extension to a settlement (Branton – Defined Village) not supported for growth through the emerging Local Plan.</td>
<td></td>
</tr>
<tr>
<td>Area No. 50 Land to the East of the M18 (near Armthorpe junction 4)</td>
<td>363 – Land at Branton 4, West of Branton Gate Road, Branton</td>
<td>Housing Not supported as a draft housing allocation via summer 2018 consultation – the site constitutes a large urban extension to a settlement (Branton – Defined Village) not supported for growth through the emerging Local Plan.</td>
<td></td>
</tr>
<tr>
<td>Area No. 50 Land to the East of the M18 (near Armthorpe junction 4)</td>
<td>364 – Land at Branton 5, North of the Close, Branton</td>
<td>Housing Not supported as a draft housing allocation via summer 2018 consultation – the site constitutes a large urban extension to a settlement (Branton – Defined Village) not supported for growth through the emerging Local Plan.</td>
<td></td>
</tr>
<tr>
<td>Area No. 50 Land to the East of the M18 (near Armthorpe junction 4)</td>
<td>939 – Site 2, Junction 4, M18 and 1014-Land at Holme Wood, Armthorpe (Late Reps)</td>
<td>Employment Not proposed for allocation. To east of M18 – not in preferred area for employment use (west of M18).</td>
<td></td>
</tr>
</tbody>
</table>
Appendix Two  
Sand and Gravel Volume of Material Analysis  

The table below identifies the potential sand and gravel resource available in the Areas of Search. Please note no consideration is given to extractable resource.

Sand and Gravel Analysis

<table>
<thead>
<tr>
<th>Area ID Number</th>
<th>Area (Ha)</th>
<th>Area (square metres)</th>
<th>Mineral Depth (Average of Resource and Borehole data)</th>
<th>Volume (cubic metres)</th>
<th>T/m3</th>
<th>T/m3</th>
<th>Tonnes Sand and Gravel Estimate (@1.5 t/m3)</th>
<th>Tonnes Sand and Gravel Estimate (@1.65 t/m3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>284</td>
<td>2,840,000</td>
<td>9.70</td>
<td>27,548,000</td>
<td>1.50</td>
<td>1.65</td>
<td>41,322,000</td>
<td>45,454,200</td>
</tr>
<tr>
<td>47.1 (north area)</td>
<td>172</td>
<td>1,720,000</td>
<td>5.15</td>
<td>8,858,000</td>
<td>1.50</td>
<td>1.65</td>
<td>13,287,000</td>
<td>14,615,700</td>
</tr>
<tr>
<td>50</td>
<td>458</td>
<td>4,580,000</td>
<td>3.70</td>
<td>16,946,000</td>
<td>1.50</td>
<td>1.65</td>
<td>25,419,000</td>
<td>27,960,900</td>
</tr>
</tbody>
</table>

Local Plans Team, Doncaster Council, Civic Office, Waterdale, Doncaster DN1 3BU
Appendix Three - Site Visits (sites, 5, 47 and 50)
Area 5 (west of Bawtry)
Area 47 (south of Hatfield Woodhouse)
Area 50 (east of M18 and north of Branton)