

Design & Access Statement

Complete with
**Business & Transport Statement + FRA &
SUD's Assessments.**

Date:	July 2024
Development Address:	Melton Ross Quarry, Bigby Road, Barnetby Le Wold, DN38 6EB.
Applicant:	Sandstop Quarries Ltd.
Local Planning Authority:	North Lincolnshire Council.
Nature of Development:	Full Plans Application for siting of 2No. porta cabins and a secure vehicle, machinery & materials storage area together with palisade security fencing and BNG Landscaping at: Melton Ross Quarry, Bigby Road, Barnetby Le Wold, DN38 6EB.
Current Site / Land Use:	Chalk Quarry.



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Contents Page:

	Page
<u>Introduction</u>	3
<u>FRA & SUD's Assessment</u>	5
<u>Assessment</u>	5
Physical Context.....	5
Social Context	6
Economic Context	6
Ecology	6
Planning Policy Context.....	6
<u>Involvement</u>	6&7
<u>Design Component in More Detail</u>	7
Use.....	7
Amount.....	7
Layout.....	7
How Does This Layout Fit With Its Surroundings	7
Scale.....	7
Landscaping.....	7
Appearance.....	7
<u>Conclusion</u>	7

Introduction:

This statement is submitted by Sandstop Quarries Ltd, as an integral part of their Full Plans Application for siting of 2No. porta cabins and a secure vehicle, machinery & materials storage area together with palisade security fencing and BNG Landscaping at: Melton Ross Quarry, Bigby Road, Barnetby Le Wold, DN38 6EB.

Business & Transport Statement:

Standstop Quarries Ltd have owned and maintained the Melton Ross Quarry Site for the last 6 years, after purchasing it from Singleton Birtch Quarries whom owned it in a similar fashion. The quarrying business on site pre dates 1948 and benefits from “Long-Use” i.e. pre dates planning legislation.

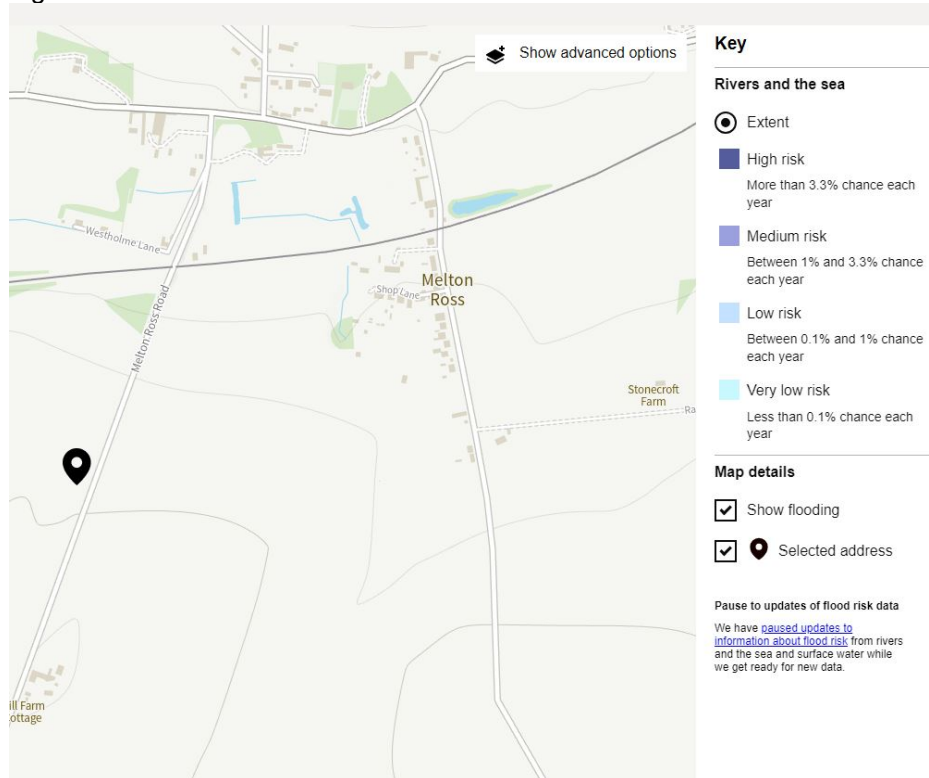
This application for 2 No porta cabins and storage of materials is being made as the quarry will be supplying hardcore for the local redevelopment of the Grasby Quarry (at the village of Grasby, West Lindsey), into a Holiday Lodge Park....the development is predicted to take 5 to 10 years in total...to which the quarry will be supplying small amounts of chalk / limestone to the site to create the site roads and lodge bases..... The Melton Ross Quarry is ideally located to sustainably supply this development and provide the smallest transport carbon footprint possible for obtaining chalk and limestone for the development.....This application will provide secure storage of machinery, materials and offices for the quarry and in the process will create 4 – 6 local jobs...

In relation to transport, It is proposed to use the A18 to transport extracted materials or machinery i.e. lorries will **“not”** go through Bigby or Barnetby when travelling to or from the quarry. Note – as the extraction is relatively low key, lorry movements will also be minimal throughout the day / week.

Flood Risk Assessment (FRA):

The Application Land falls within Flood Zone 1 as identified on the GOV.UK website (See Black selected Address Marker in Figure 1 Below), and as such the site is seen as **“not at risk of flooding from sea, river, reservoir, sewerage or general surface water runoff of any type”**.

Figure 1



SUD's Assessment:

Please note the existing Chalk / Limestone quarry surface is naturally permeable.

Note - The Porta cabin roof run off will be dispensed locally onto the permeable chalk surface. This is proposed as the roof run-off is volumetrically relatively small. It will be discharged within the application site and in such a way that it will ensure run-off does not effect the House Hold Recycling Centre or Arable Land Adjacent.

Note - The foul drainage will take the form a portable toilet, hired and maintained from / by a local company.

Precipitation that falls onto the Quarry Vehicles & Materials Storage Area (See Submitted Plans), will naturally percolate through / into the permeable chalk surface in this area.

Assessment:

Physical Context:

The Application Site is an "Commercial Quarry Site", opened pre 1948 and benefits from "long-use" in terms of planning legislation. It is located adjacent to the North Lincs Councils House Hold Recycling Centre on Bigby Road, Barnetby Le Wold, DN38 6EB.

The site is accessed through the same entrance as the recycling centre....

The sites is depressed / lower down in relation to the adjacent recycling centre....

The site is well screened from the adjacent Bigby Road by a mature Hawthorne Hedge.

Views into the site are not easily gained From Bigby Road or other road around the Site for that matter.

The site is bordered on its West, Southern and Part of its Northern side by Open Arable Fields.

The site has piles of recently excavated chalk on it which are to be used on the nearby Grasby Quarry Development at Grasby, West Lindsey.

Social Context:

The Site is adjacent to the Household recycling centre on Bigby Road.

There are no immediate residential dwellings to the quarry.....The nearest dwelling is 250m approximately away in a Southernly direction along Bigby Road. The Settlement of Barnetby is approximately 500m away in a Westerly direction across arable fields. As a result no pre submission consultation with residential neighbours has been undertaken.

It will create 4 to 6 local jobs on site over the proposed 5 - 10 years it will be sustainably serving the Grasby Quarry Holiday Lodge Development....

Note – No loud running machinery will be used on site. The Extraction of the chalk will be by a relatively small and low noise excavator.. The site will also run during conventional working hours only i.e. it will be restricted to 9am to 5pm Monday to Friday only.

Economic Context:

The quarries siting of 2 portal cabins and machine and material storage area will generate 4 to 6 local jobs on site.

It is the closest source of chalk to the Grasby Quarry Holiday Lodge Development and thus is the most cost effective and smallest carbon footprint source of chalk from a transport to site point of view and thus is the most sustainable.

Ecology:

The Site has no trees directly on it and has a mature Hawthorne Hedge along its Eastern side which boards Bigby Road to the East.

The site has small Hawthorne bushes and tall grass along its Western + Southern perimeters only + it has thin patches of weeds here and there across the site.

Planning Policy Context:

Relevant Planning Policy:

NPPF.

Presumption in favour of sustainable development.

North Lincolnshire Core Strategy (June 2011)

CS21 – Minerals.

CS19 – FloodRisk.

North Lincolnshire Local Plan – Adopted May 2003

Minerals Policy Section.

North Lincolnshire Emerging Local Plan – 2020-2038

Policy RD1 – Item 1(i) Mineral extraction in accordance with Policy Min 3.

Involvement:

Discussions regarding this application have been undertaken with the LPA planning officer Dean Watson.

Again here it is worth noting that there are no “immediate” surrounding residential dwellings to the quarry.....The nearest dwelling is 250m approx. away in a Southernly direction along Bigby Road and the nearest large settlement, Barnetby, is approximately 500m away in a Westerly direction across arable fields.....The proposed BNG planting of trees to the quarries perimeter will screen the proposed porta cabins and machinery from surrounding dwellings / Barnetby....

Design Component In More Detail:**Use:**

Siting of 2No. Porta cabins and storage of quarry machinery and materials ancillary to quarry business.

Amount:

See submitted plans for location / extent of porta cabins + Materials & Machinery Storage Area.

Layout:

See submitted plans.

How Does This Layout Fit With Its Surroundings:

It works well with the House Hold Recycling Centre as they currently share an access onto Bigby Road, this relationship is historic and has adequately served the quarry over the years.

The site is well screened from the adjacent Bigby Road by a mature Hawthorne hedge.

The proposed new BNG berm with grass and trees will very effectively screen the perimeter of the quarry and view in and out of the quarry....

Scale:

See submitted plans of porta cabins.....

The level of machinery and materials storage will be low key.....and appropriate to the size of the size...

Landscaping:

A new BNG soil berm with grass and trees is proposed to be installed along the quarry perimeter to screen the quarry. The proposed tree species are to be agreed with LPA.

Conclusion:

This Design and Access Statement, supports the Applicants submission of their Full Plans Application for siting of 2No. porta cabins and a secure vehicle, machinery & materials storage area together with palisade security fencing and BNG Landscaping at: Melton Ross Quarry, Bigby Road, Barnetby Le Wold, DN38 6EB.

The Applicants proposal conforms to all relevant planning policies within the NPPF, North Lincolnshire Core Strategy (June 2011), **North Lincolnshire Local Plan 2003 and the North Lincolnshire Emerging Local Plan 2020-2038**.

The Applicants proposal is a “sustainable”, “low carbon footprint” proposal that creates a better and more secure compound at the quarry site, one that will create 4 to 6 local jobs and serve a local holiday lodge development that will bring additional tourism and prosperity into the wider area.

Thus, in Conclusion, the Applicant feels that their proposed development in this particular case is “acceptable” and should be granted full planning permission with any relevant conditions attached.