

**North Lincolnshire
Local Plan
(2020 to 2038)**

Mineral Sites

**Site Selection
Methodology and Site
Assessments**

July 2018

1 INTRODUCTION

- 1.1 North Lincolnshire Council is the minerals planning authority for its area. This means that we have to plan for a steady and adequate supply of minerals to meet future demand in our area as well as contribute to the overall national supply. To meet these future needs the North Lincolnshire Local Plan (2020 to 2038) will need to include suitable sites or areas to allocate for extraction to meet these demands. Accordingly we must identify and assess potential mineral sites and, from a list of potential options, select those most suitable for allocation.
- 1.2 This paper sets out how potential mineral sites will be identified and assessed as part of the Local Plan process. The methodology provides the steps to be carried out to gather robust evidence to inform the selection of allocations. It is important that the principles established by the methodology accord with the requirements of the National Planning Policy Framework (NPPF).

2 CONTEXT

- 2.1 Minerals are essential to the nation's prosperity and quality of life. It is important that there is an adequate and steady supply of material to provide the infrastructure, buildings and goods that society, industry and the economy needs. It is also important that this provision is made in accordance with the principles of sustainable development.
- 2.2 Paragraph 143 of the NPPF requires that Local Plans should allocate sites to promote development and flexible use of land. Specifically in relation to planning for minerals, the NPPF states that Mineral Planning Authorities should plan for a steady and adequate supply of minerals (both aggregates and industrial minerals) and make provision them in the form of specific sites, preferred areas and/or areas of search and locational criteria as appropriate.
- 2.3 Government guidance on the supply of minerals (both aggregates and industrial minerals) is set out within the National Planning Practice Guidance notes that planning for the supply of minerals has a number of special characteristics that are not present in other development:
 - minerals can only be worked (i.e. extracted) where they naturally occur, so location options for the economically viable and environmentally acceptable extraction of minerals may be limited. This means that it is necessary to consider protecting minerals from non-minerals development and has implications for the preparation of minerals plans and approving non-mineral development in defined mineral safeguarding areas;
 - working is a temporary use of land, although it often takes place over a long period of time;
 - working may have adverse and positive environmental effects, but some adverse effects can be effectively mitigated;
 - since extraction of minerals is a continuous process of development, there is a requirement for routine monitoring, and if necessary, enforcement to secure compliance with conditions that are necessary to mitigate impacts of minerals working operations; and
 - following working, land should be restored to make it suitable for beneficial after-use.
- 2.4 The PPG also states that provision for minerals including land won aggregates and industrial minerals extraction should take the form of specific site allocations, wherever possible, but the identification of preferred areas and/or areas of search may be appropriate (see definitions below).

Specific Sites	Sites with existing and viable mineral resources and with a clearly defined boundary where development is acceptable in principle.
Preferred Areas	Clearly defined areas of known resources, but are subject to a lesser degree of precision with regard to the definition of the actual site, which may be suitable in principle for development. Preferred Areas may need to be subject to a more detailed evaluation to identify the extent of the development area with more precision
Areas of Search	Likely to be more geographically extensive areas, generally defined with a lesser degree of precision than Preferred Areas and are likely to be characterised by less robust information about the extent and viability of the potential resource. They are intended to direct potential developers to areas where suitable sites may be located and where support in principle, subject to identification of a suitable site, is likely to be provided by the planning authority.

- 2.5 In addition to national policy, minerals development in North Lincolnshire is currently guided by policies set out in the adopted Core Strategy DPD (June 2011) (in particular policy CS21) and the saved policies of the North Lincolnshire Local Plan (May 2003). All minerals policies in the 2003 Local Plan were “saved” by the Secretary of State in 2007 until such time as they are replaced by the North Lincolnshire Local Plan (2020 to 2038).

3 OUR MINERALS

- 3.1 North Lincolnshire’s geology ensures the presence of several different mineral resources in the area. These include sand and gravel, limestone, chalk, silica sand, clay, ironstone and peat as well as hydrocarbon (oil and gas) deposits. We have five quarries extracting either chalk or limestone and four extracting either sand and gravel, and silica sand. The material is used for both aggregate (construction) and non-aggregate purposes (lime manufacturing, cement manufacturing and industrial purposes) Ironstone extraction ceased some time ago, as has peat extraction. Clay extraction for brick and tile manufacturing has taken place in the Isle of Axholme and along the southern bank of the Humber Estuary. Clay and shale are also extracted at South Ferriby as a raw material for cement manufacture. There is one operational oil well, to the north east of Scunthorpe.
- 3.2 The British Geological Survey (BGS) [report on mineral resources in former Humberside area](#) and its [accompanying map](#) identifies the type and extent of the minerals present in North Lincolnshire.

Quarry/Extraction Site	Material
Barton Tileyards East	Clay
Cove Farm Quarry	Sand
Crosby Warren	Oil
Eastfield Farm	Silica Sand
Kettleby Parks Quarry*	Sand & Gravel
Kirton Quarry	Limestone
Manton	Clay
Manton Quarry	Limestone
Melton Ross Quarry	Chalk
Messingham Quarry	Silica Sand
Slate House Quarry	Limestone
South Ferriby Quarry	Chalk
South Ferriby Quarry	Clay & Shale

*Kettleby Parks Quarry straddles the boundary between the North Lincolnshire Council and Lincolnshire County Council areas.

- 3.3 The BGS mapping also shows mines and quarries (operational and historic) (as of 2005), together with details of the material quarried or extracted. Discussions will need to take place with brick and tile manufacturers to ascertain the status of the clay extraction sites in the area.

4 MINERAL REQUIREMENTS

- 4.1 As required by the NPFF, our future demand for aggregates is established in the Local Aggregate Assessment (LAA). This is produced jointly for the Humber area by East Riding of Yorkshire Council, Hull City Council, North East Lincolnshire and North Lincolnshire Council. Doing so recognises that minerals are a larger than local issues and forms part of the Duty to Co-operate under the Localism Act 2011. The authorities also form part of the wider Yorkshire & Humber Aggregates Working Party (YHAWP).
- 4.2 The requirements identified in the LAA are based on the average 10 year aggregate sales data, alongside other relevant local information. The 2017 version of the LAA is currently being prepared. Information is based on annual surveys of mineral operators in the Humber regarding sales and reserves. This information is also used by YHAWP to prepare its annual monitoring report.
- 4.3 We are required to ensure that landbanks are maintained for sand and gravel, crushed rock, silica sand (industrial sand) and clay in order to support growth and meet our apportionment. The length of these landbanks are:
- Sand & Gravel – 7 years

- Crushed Rock – 10 years
- Silica Sand – at least 10 years for individual silica sand sites
- at least 15 years for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant, and for silica sand sites where significant new capital is required
- at least 25 years for brick clay, and for cement primary and secondary materials to support a new kiln

5 NORTH LINCOLNSHIRE LOCAL PLAN (2017 TO 2036) - CALL FOR SITES

- 5.1 As part of the early stages of the Local Plan preparation, a Call for Site exercise took place between February and April 2017. Of the submissions received, 10 sites were proposed for mineral extraction (see Table 1). A further Call for Sites exercise took place at the Issues & Options stage (January to March 2016), with three sites being proposed (see Table 2)

Call for Sites Reference	Proposed Site	Proposed Use
10ZQM	Land south of A1077, to the west of South Ferriby cement works.	Site Allocation – Clay
4ZTO3	Land extending to approximately 15ha. lying to the north and west of Hibaldstow Quarry, off Redbourne Road, Hibaldstow	Site Allocation – Limestone (Extension to existing quarry)
8KZE3	Land off Middlegate Lane, South Ferriby	Site Allocation – Chalk
ABSRS	Land to the north of Composition Lane, Winteringham.	Site Allocation – Silica Sand
JUCBG	Ellerholme Farm, Wroot Road, Finningley, Doncaster	Site Allocation – Sand & Gravel
KFZWG	Hibaldstow Quarry, Hibaldstow	Site Allocation – Limestone (Extension to existing quarry)
OZYUA	Land to the south of Composition Lane and East of Ermine Street, Winteringham, DN15 9LZ	Site Allocation – Silica Sand
RZARY	Land to the east of Holme Lane, Nr Scunthorpe	Site Allocation – Industrial Silica Sand
TEQPK	Land south of A1077, Eastfield Farm, Winteringham, DN15 9LZ	Site Allocation – Silica Sand
YMNEY	Land at Northmoor Road / Butterwick Crossroads (Catchwater Crossroads)*	Site Allocation – Silica Sand

* Minerals extraction was third proposed use for this site. The other proposed uses were Residential (Market Housing) and Sport/Leisure

Call for Sites Reference	Proposed Site	Proposed Use
IY2AN	Land North of Brigg Road, nr Messingham DN21 4JX	Site Allocation – Silica Sand
DJ3RK	Land at Greetwell North	Site Allocation – Silica Sand
4LG95	Land off High Levels Bank, Belton, Scunthorpe, DN17 BP*	Site Allocation – no mineral specified

* Minerals extraction was third proposed use for this site. The other proposed uses were Energy Generation and Waste Management

- 5.2 It should be noted that the North Lincolnshire Local Plan (May 2003) identified and safeguard a number of sites/areas for future mineral extraction in order to contribute towards supply. These were for sand and gravel, silica sand and brick clay. No areas were identified for crushed rock. It is likely these will need to be considered as part of the overall site selection process.

NLLP Policy Reference	Site Name/Location	Mineral
M12-1	Land west of Willow Holt Farm, Fiixborough	Sand & Gravel
M12-2	Land at Cove Farm, Haxey	Sand & Gravel

M15-1	Land adjacent to and east of Barrow Tileries, Barrow upon Humber	Clay
M15-2	Land adjacent to and north of Far Ings Road, Barton upon Humber	Clay
M15-3	Land north of South Marsh Farm, east of Falkland Way, Barton upon Humber	Clay
M15-4	Land west of Low Melwood Farm, adjacent to C204, between Epworth & Owston Ferry	Clay
M19-1	Land adjacent to North Moor Road, Messingham	Silica Sand
M19-2	East of Scallow Grove, Messingham	Silica Sand
M19-3	Land adjacent/west of the Lincoln Edge, north west of Manton	Silica Sand
M19-4	Land at Black Nook Wood	Silica Sand
IG9	Ironstone Extraction (East & North of Scunthorpe)	Ironstone
IG10	Crosby Warren*	Oil Extraction

*Operational hydrocarbon sites will need to be identified on the emerging Local Plan policies map in due course.

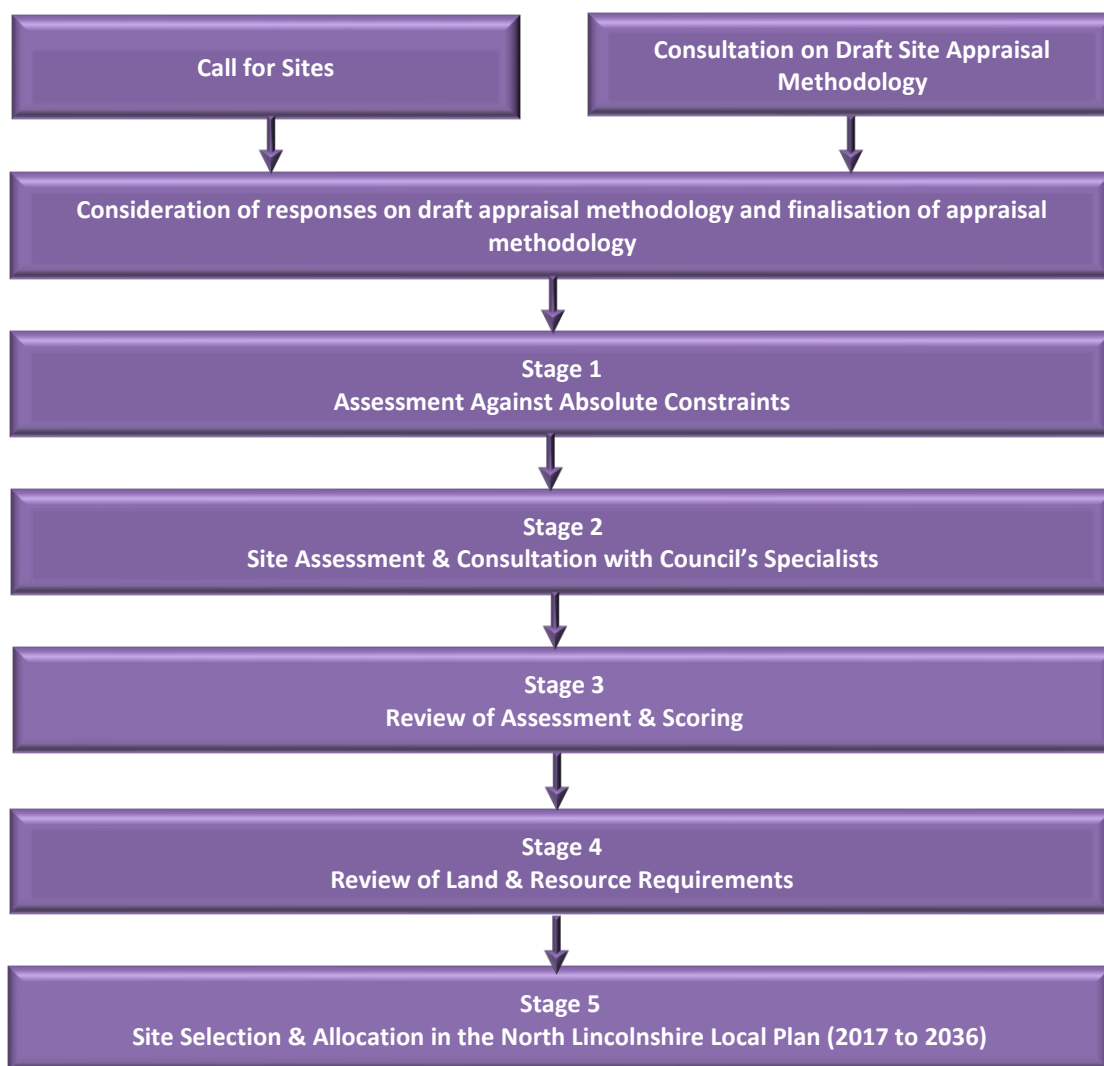
6 CONSULTATION

- 6.1 A draft version of the Site Selection Methodology was circulated for comment to a range of selected stakeholders. This included mineral site owners and operators in North Lincolnshire, those who put forward sites for consideration as part of the Call for Sites exercise (February to April 2017) and statutory bodies. 12 responses were received. The majority of respondents supported the methodology. However, a number of specific comments were made regarding the proposed scoring system and how it would be used in decision-making. There were concerns that the proposed scoring mechanism may result in suitable sites being excluded due to anomalies arising from this mechanism.
- 6.2 Based on the comments received this, and from examining practice in other mineral planning authorities, it was decided to re-examine the use of a scoring/ranking system and revise the site assessment form. This moves away from a scoring and ranking system based on a "Red, Amber, Green" analysis. This new approach allows for all relevant information on a site to be clearly set out and considered, and for professional judgement to be used in selecting preferred sites for minerals.
- 6.3 A number of respondents considered that it is essential for an ongoing dialogue to take place between the council and site promoters as well as statutory bodies as work on the Local Plan progresses. A number of other comments highlighted issues that would need to be addressed as part of developing the minerals planning policy framework.

7 SITE SELECTION/ASSESSMENT METHODOLOGY

- 7.1 The suitability of a site is influenced by national planning policy, local planning policy (where policy is up to date and consistent with the NPPF) and other factors including physical constraints affecting the site, the impacts of the development of the site, the proposed use and location and the impacts on amenity and environment of neighbouring areas. In the case of minerals, it is likely demand will also be a factor.
- 7.2 The site selection methodology as detailed in Figure 1 (below) will be used to assess all sites submitted as part of the Call for Site exercises. The sites will be assessed using a five stage process:
- Stage One: Desktop site assessment against a set of absolute constraints including site availability, resource and potential impact on designations.
 - Stage Two: Detailed site suitability assessment against a set of broad discretionary criteria. This will include further consultation with relevant specialists within the Council.
 - Stage Three: Internal review of assessments.
 - Stage Four: Review of landbank and resource requirements through update of Local Aggregate Assessment using 2016 sales and reserve data, where available.
 - Stage Five: Final report on outcome of assessment and recommendations for site allocation.

FIGURE 1: PROPOSED SITE APPRAISAL & SELECTION METHODOLOGY



Stage One: Absolute Constraints

- 7.2 In order for a site or area to move forward to stage two of the site appraisal process, there are a number of criteria that must be met. These criteria are absolute and provide a means of removing unsuitable sites from the site selection process. This stage of the process operates on a 'yes/no' basis.
- 7.3 If a site or area is affected by any of these absolute constraints it will not be carried forward for further detailed assessment and will be removed from the site selection process.

Table 4: Stage One: Absolute Constraints		
1. Is the site available and deliverable within the Plan period (2017 – 2036)?	Yes	No
2. Is there sufficient evidence of the availability of the resource i.e. is the site likely to contain a viable resource which could contribute to future minerals resource requirements?	Yes	No
3. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	Yes	No
4. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	Yes	No
5. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	Yes	No

6. Is the site within the functional floodplain (Flood Zone 3b)	Yes	No	
7. Is the site located within Ancient Woodland?	Yes	No	
8. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	Yes	No	
All Green	Site or area has the potential to be suitable site	Any Red	Site is affected by an absolute constraint. Site must be excluded from the site appraisal process

- 7.4 It is important that evidence is provided to clearly set out the presence of the relevant mineral resource. BGS resource mapping will assist in this process as it identifies the broad extent of resource. However, evidence needs to be provided regarding the quantity and quality of the mineral resources, together with information regarding the likely potential resource at the site.
- 7.5 In allocating sites within a Local Plan for any use, it is essential that they are available and deliverable. It must be proven that the resource is capable of contributing to the provision of a steady and adequate supply of aggregate and industrial minerals during the Plan period (2020 - 2038). To assist us in understanding whether a site is likely to be delivered, we need to know whether there is an agreement (preferably in writing) in place between the proposer and the landowner (if different) for mineral development on the site. Also we will need a commitment or indication from industry that the site is likely to be brought forward during the plan period. This could take the form a broad indication as to when extraction may commence. For example, proposers could state that sites are likely to come forward in a time period e.g. 0 to 5 years, 5 to 10 years, 10 to 15 years, beyond 15 years.
- 7.6 If the development of a site is likely to give rise to significant adverse impacts on any of the criteria set out above it will not be taken forward for consideration at stage two. If a site scores green against all criteria it will automatically be carried forward for consideration in stage two of the site appraisal process against a broader range of criteria. Where the outcome of the stage one screening is unclear (in situations where the information is unavailable or unknown) the site will be taken forward to stage two and further enquiries made.
- 7.7 Where a site that has been put forward by a landowner and/or industry representative is screened out at stage one, the promoter will be notified and given the opportunity to provide further evidence as to why the site should be carried forward to stage two.

Stage Two: Site Assessment

- 7.8 The second stage of the site appraisal process involves a more detailed assessment of the suitability of those sites carried forward from stage one. Each site will be assessed against a broad range of criteria (see below) that will allow us understand and assess potential impacts of their potential development and their potential acceptability of mineral extraction. They are similar to those in stage one, however not meeting one or more of these discretionary criteria does not necessarily prevent development. Using these criteria allows us to undertake a balanced assessment of the likely overall impacts of development and therefore the potentially suitability of the site for allocation. Professional judgement and knowledge will also inform the decision making process.

Amenity Emissions &	<p>Mineral development can give rise to a number of impacts on the amenity of the surrounding properties and land uses. The principle amenity impacts are from noise, dust, vibration and light. The exact nature of these impacts will depend upon the mineral being extracted, and the processes used to do so, together with the design and nature of the site. However, this is a key factor in determining whether or not a site is deliverable.</p> <p>The council’s Environmental Health team will be asked to provide a broad assessment of the potential impacts of proposed mineral sites.</p>
Aircraft Hazard	<p>There are potential airfield safety and long term operational issues relating to minerals development within the proximity of aerodromes and airports. The most common hazard arising from minerals and waste development is bird strike. 116</p> <p>There is only limited scope for taking action on aerodromes to counter hazards such as bird strike, and safeguarding may be the only effective means of reducing the risk to aircraft in flight. The primary aim is to guard against new or increased hazards caused by development.</p> <p>Mineral extraction and quarrying can also create a bird hazard because, although these processes do not in themselves attract birds, the after-use of sites can include landfill or the creation of wetland.</p> <p>In order to protect aerodromes, safeguarding maps include, in addition to the requirements related to the height of buildings and structures, a 13 kilometre radius for both civil and military aerodromes.</p>

<p>Biodiversity & Geodiversity</p>	<p>The impact of mineral extraction on ecological features and the natural environment is an important consideration. The assessment will consider the impact of development a range of nationally and locally designated sites for nature conservation and geodiversity. In particular, it will examine the proximity of such areas (listed below) to the proposed site.</p> <ul style="list-style-type: none"> • National Nature Reserves (NNR) • Local Nature Reserves (LNR) • Local Wildlife Sites/Sites of importance for Nature Conservations (LWS/SNCI) • Local Geological Sites/Regionally Important Geological Sites (LGS/RIGS) • Priority habitats, veteran trees, ecological networks; • Priority and/or legally protected species populations. <p>Sites with national or international protection will have already been excluded from the assessment at the first stage. However, other sites in close proximity or with links to these sites may still result in a detrimental impact which cannot be mitigated. Where mitigation is possible, these sites could be assessed as an amber impact. Compensatory provision is not an option for the top five bulleted designations as compensatory measures are only appropriate where an overriding national need for development has been demonstrated.</p> <p>Sites which could have a detrimental impact on the other designated sites listed above will be regarded as a red impact if mitigation or compensatory provision cannot be provided. Where mitigation or compensatory provision can be provided sites will be assessed as having an amber impact.</p> <p>Priority habitats and species are those listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 and UK Biodiversity Action Plan (UK BAP).</p> <p>Ecological networks are coherent systems of natural habitats organised across whole landscapes so as to maintain ecological functions. A key principle is to maintain connectivity - to enable free movement and dispersal of wildlife e.g. badger routes, river corridors for the migration of fish and staging posts for migratory birds).</p> <p>Natural England and in-house ecologists where possible will be consulted on sites to test their suitability against impacts on biodiversity and geodiversity.</p>
<p>Compatibility with Neighbouring Land Uses and/or Sensitive Receptors (existing or proposed)</p>	<p>Mineral development can give rise to a number of impacts on the amenity of the surrounding properties and land uses. The principle amenity impacts are from noise, dust, vibration and light. The exact nature of these impacts will depend upon the mineral being extracted, and the processes used to do so, together with the design and nature of the site.</p> <p>In the absence of detailed EIA, it is difficult to determine the impact mineral extraction will have on sensitive receptors and uses. Sensitive receptors include residential properties and sensitive neighbouring facilities may include hospitals, schools, care homes, offices, recreation and tourist attractions, public rights of way, footpaths, cycleways, bridleways, open access land and byways.</p> <p>The existence of sensitive receptors and uses does not mean that extraction would not be permitted but it provides an indication of the context and potential for issues to arise. Given that these impacts will vary from site to site and depend on the type of mineral being extracted and the methods to do so.</p> <p>The council's Environmental Health team will be asked to provide a broad assessment of the potential impacts of proposed mineral sites.</p>
<p>Cumulative Impacts</p>	<p>The proximity of existing and proposed minerals sites has the potential to give rise to cumulative impacts e.g. increased HGVs, amenity, landscape. The potential and type of cumulative impact will be assessed in broad terms.</p>
<p>Flood Risk/Water Resources</p>	<p>Flood Zones are defined by the Environment Agency and are present on their flood mapping. Flood Zone 1 represents an area with less than a 0.1% chance of flooding (a 1 in 1,000 year flood event). Flood Zone 2 and Flood Zone 3a represent areas with greater than a 0.1% and a 1% chance of flooding respectively (1 in 1,000 year and 1 in 100 year flood events). The functional flood plain (Zone 3b) comprises land where water has to flow or be stored in times of flood.</p> <p>The Environment Agency Flood Zones only show flood risk as of the situation today. However, when planning for new development the risk over the lifetime of development needs to be considered taking into account the effects of climate change. The council's Strategic Flood Risk Assessment (SFRA) identifies flood zones based on the lifetime of the development in certain areas. Where this information is available these flood zones will be used for the purpose of this assessment. The flood zones described above relate to fluvial and tidal flooding (flooding from rivers and the sea).</p> <p>Surface water flooding can also be an issue. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium, low and very low surface water flood risk, together with information</p>

	<p>on velocity and depth. A low risk surface flooding event has a similar likelihood of occurring as flood zone 2 events of between 0.1% and 1% chance.</p> <p>Whilst flooding may not provide an absolute constraint to development, it may limit the development potential of the site or involve additional costs which may affect the viability of the site. On the other mineral workings, depending on their location may in long term assist in the creation of flood prevention or flood storage schemes.</p> <p>It should be noted that in terms of flood risk minerals workings and processing (with the exception of sand and gravel working) are classed as being a “less vulnerable” use. Sand and gravel working is considered to be a water compatible use (Planning Practice Guidance - 065 Reference ID: 7-065-20140306 – Table 2: Flood Risk Vulnerability Classification)</p> <p>The water environment is an important consideration in determining the overall suitability of minerals extraction in a specific locality, and extracting minerals has the potential to affect local hydrology. The key issue that will be examined is the site’s proximity of to a Groundwater Protection Zone 1 or 2 and/or a Principle Aquifer.</p> <p>The council’s drainage team will be asked to provide comments on these matters.</p>
Ground Conditions	<p>Ground conditions are often important in deciding where development can take place and the suitability of sites. Therefore, the assessment will seek to identify whether any of the proposed sites have issues with ground contamination or instability. The council’s Environmental Health team will be consulted in this regard.</p>
Historic Environment	<p>The environmental context of mineral resources often forms part of historic environment and the impact of extracting minerals in that context needs to be assessed. It is also important to consider the immediate and wider setting of the heritage assets as set out in both legislation and national policy. This topic heading will consider the existence of Scheduled Ancient Monuments, conservation areas, listed buildings, historic parks and gardens, and non-designated heritage assets.</p> <p>Non-designated Heritage Assets can include locally listed buildings, non-registered parks or gardens, historic landscapes, sites with known and potential archaeological evidence and sites identified as having local heritage significance, recorded in the North Lincolnshire Historic Environment Record (HER).</p> <p>Historic England and North Lincolnshire’s historic environment Officers will be consulted on sites to test their suitability against impacts on the historic environment. The in-house assessment will be based on an appraisal of the current records, including GIS data, held within the North Lincolnshire Historic Environment Record, and professional expertise.</p> <p>It should be noted that a desktop study is not a substitute for detailed heritage assessment which may be undertaken at any stage and may alter the assessment of site suitability in relation to designated and non-designated heritage assets and their settings.</p>
Landscape	<p>This section of the appraisal will consider the impact of working minerals on the landscape and any relevant landscape designations. The assessment will consider the existing topography and contours, the depth of mineral to be extracted, the proposed restoration and the impact in terms of landscape change.</p>
Legal Issues or Covenants	<p>It is essential that sites are deliverable; therefore it is important to understand whether or not there any legal impediments that would prevent this. In some cases, sites may have legal restrictions or covenants placed on them that need to be address before development can happen.</p>
Vehicular Access/Traffic Generation	<p>Development of new minerals sites or intensification can involve significant vehicle movements and impact on highway safety and amenity. This topic heading will look at the hierarchy level of the road to be used to access the site, the distance to the strategic road network, whether a new or existing access would be required, and access to sustainable transport modes to transport materials. Detailed Transport Assessment is not considered at this stage as that would be dealt with at the planning application stage.</p> <p>The Highway Authority and Highways England will be consulted to understand the access implications for sites and their impacts on the local and strategic highway network.</p>
Other Criteria	<p>HSE Zones Pipelines Proximity to the transport network.</p>

Stage Three: Internal Review

7.9 In order to provide a robust and transparent process the site assessments will be internally reviewed to ensure a consistent and fair approach has been taken. An assessment of those sites screened out at stage one will also be included in this review.

Stage Four: Review of Landbank

7.10 The local authority produces a joint Humber Local Aggregate Assessment on annual basis. This sets out details of aggregate sales and reserve data, and forms the basis for establishing resource requirements in the area. However, it

should be noted that a landbank in excess of seven years (sand and gravel) or ten years (crushed rock) or 10 or 15 years for silica sand should not be seen as a reason not to make site specific allocations within the Local Plan.

Stage Five: Final Recommendations

- 7.11 When all sites have been assessed and the assessments reviewed, a final recommendations report will be produced setting out those sites which are recommended as allocations. Wider preferred area or areas of search may also be recommended identified as part of the Local Plan making process. These may have particular merit where specific sites cannot be identified. Should this be the case, the preferred areas or areas of search will be subject to assessment.
- 7.12 A Sustainability Appraisal of the selected sites and reasonable alternatives will be carried out prior to sites being selected and included within the either the Preferred Options or Submission (Publication) Draft versions of the Local Plan.

SITE ASSESSMENT FORM

Site Overview		
Location Map		
Site Reference		
Settlement (Nearest)		
Site address		
Site size (Ha)		
Existing Land Use(s)		
Site and Surrounding Description		
Greenfield/Brownfield		
Type of Mineral		
Indication of Resource (million tonnes)		
Type of site (extension, existing allocation, new)		
Proposed Working Lifespan (Years)		
Name of Landowner and/or Proposer		
Ownership (if known) (Private, Public, Single, Multiple Owners)		
Planning History		
Relevant Planning History (Applications)		
Relevant Planning Policy Designations		
Stage 1: Absolute Constraints Check		
1. Deliverable within the plan period (2020 to 2038)?		
2. Is there sufficient evidence of the availability of the resource?		
3. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?		
4. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?		
5. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?		
6. Is the site within the functional floodplain (Flood Zone 3b)		
7. Is the site located within Ancient Woodland?		
8. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)		
Should the site be taken forward for further consideration?		
Are there any issues arising from Stage 1 which need to be carried forward?		
Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		

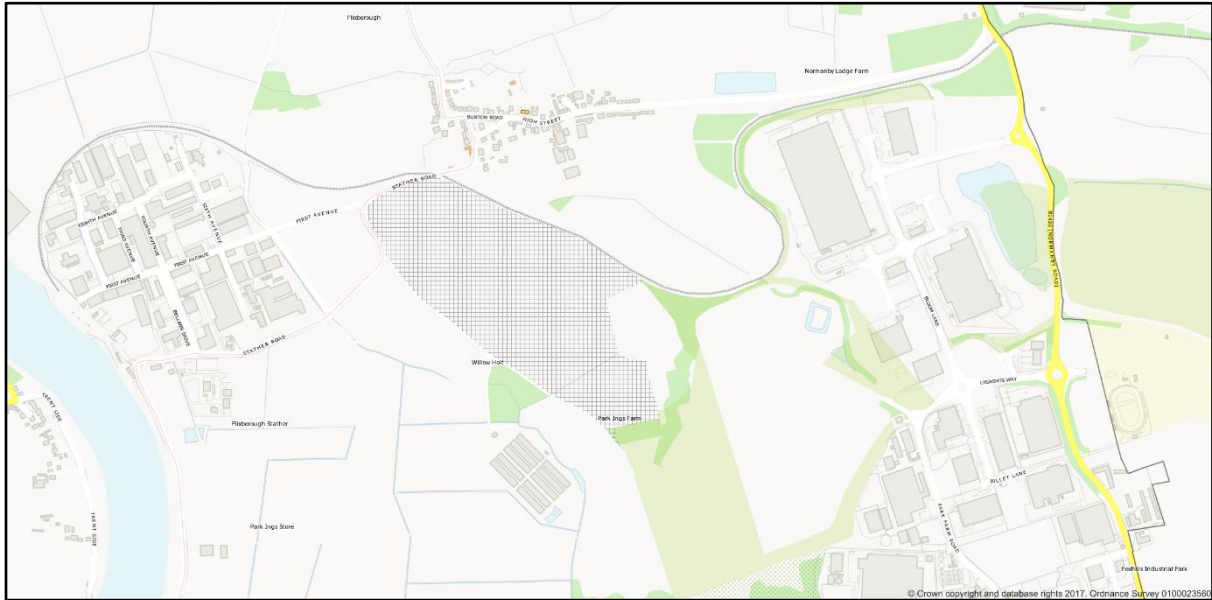
9. Is a significant part of the site located in an area of best and most versatile agricultural land?		
Amenity/Emissions		
10. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?		
11. Is the site located in or close to an existing Area Quality Management Area (AQMA)?		
12. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?		
Aircraft Hazard		
13. Is the site within an Airfield safeguarding area (bird strike zone)?		
Biodiversity & Geodiversity		
14. Are there any protected species and/or habitats present on the site?		
15. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)		
16. Is the site in proximity to (250m) woodlands?		
17. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?		
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
18. Is the site with 250m of individual house/dwellings?		
19. Is the site with 250m of a settlement?		
20. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?		
Cumulative Impacts		
21. Is the site located adjacent to or in proximity to other mineral workings?		
Flood Risk/Water Resources		
22. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding		
23. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?		
24. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?		
Ground Conditions		
25. Are any known instances of contamination on the site?		
26. Is the site subject to any known stability issues?		
Historic Environment & Built Heritage		

27. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?		
28. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?		
29. Are there any Grade II listed buildings in or in proximity to (250m) the site?		
Landscape		
30. Is it likely to have a visual impact on the Landscape?		
Legal/ Covenants		
31. Is the site subject to any legal agreements or covenants that would prevent delivery?		
Vehicular Access/Traffic Generation		
32. Is there suitable access to/from the site?		
33. Is the road network suitable to accommodate the transportation of materials to/from the site?		
34. Will there be any impacts on the public highway in relation to transport to/from the site?		
35. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network		
Other Constraints		
36. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure		
Review & Verification		
Review Undertaken By:		Review Date:
Is the assessment correct?		
Potential Site Allocation		
Other Relevant Information		
Conclusions/Recommendations		

Site Assessments

SITE REF: NLLP/M12 -1: LAND WEST OF WILLOW HOLT, FLIXBOROUGH

Location Map



Site Reference	NLLP/M12-1
Settlement (Nearest)	Flixborough
Site address	Willow Holt Quarry Stather Road Flixborough
Site size (Ha)	33ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	Willow Holt is located to the east of the Flixborough Industrial Estate, with Flixborough village to the north. The eastern boundary is formed by a cutting containing the Flixborough Wharf branch line. The Normanby Enterprise Park is further to the east. A number of solar farms have been developed to the west, whilst there are poultry sheds to the south The site located on the edge of a scarp slope.
Greenfield/Brownfield	Greenfield
Type of Mineral	Sand & Gravel
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	Existing Local Plan allocation
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	G.S. & J. Jewitt (former operator)
Ownership (if known) (Private, Public, Single, Multiple Owners)	Unknown

Planning History

Relevant Planning History (Applications)	7/1988/0148 – Planning permission for extraction of soft sand. GRANTED [08.11.1988]
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	<p>7/1995/0451 – Planning to extend quarry for the extraction of sand. NO DECISION</p> <p>MIN/1998/0408 - Planning permission for extraction of blown sand deposit via surface working with full restoration to agriculture. GRANTED [31.07.1998]</p> <p>PA/2002/0448 – Planning permission for the change of use of a concrete muck pad used for the storage pig manure to an area for the commercial production of organic compost. GRANTED [07.06.2002]</p>
Relevant Planning Policy Designations	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the site is considered to be in the open countryside. It is also allocated as site for future sand extraction under saved North Lincolnshire Local Plan policy M12-1

Stage 1: Absolute Constraints Check		
1. Deliverable within the plan period (2017 to 2036)?	No	<p>There is a history of sand extraction on parts of the site, however this has not taken place for some years.</p> <p>The previous operator indicated (February 2016) that minerals have not been extracted from the site for some time and that the quarry is now closed. Control has reverted to landowner from the former operator.</p>
2. Is there sufficient evidence of the availability of the resource?	Yes	<p>History of mineral working on site (two planning permissions). Both are shown BGS Mineral Resource mapping as being inactive, worked and/or a restored site.</p> <p>BGS Mineral Resource mapping shows the potential for blown sand to present within the safeguarded area.</p>
3. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The Humber Estuary Ramsar and Special Area of Conservation is located 1km to the west of the site. Due consideration would need to given to any potential impacts.
4. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	No	The Humber Estuary SSSI is located 1km to the west of the site. Due consideration would need to given to any potential impacts.
5. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	<p>The site is located immediately adjacent to a site with a nationally recognised heritage designation. The Flixborough Saxon Nunnery and site of All Saints medieval church and burial ground adjoins the western boundary of the site. As such its setting will need to be taken into account.</p> <p>The nearest listed buildings are located in Flixborough to the north east.</p>
6. Is the site within the functional floodplain (Flood Zone 3b)	No	Site is located primarily in SFRA Flood Zone 1 & partially in SFRA Flood Zone 2/3(a) (Tidal)
7. Is the site located within Ancient Woodland?	No	The nearest areas of Ancient Woodland are located around 730m to the north (Burton Wood) and 8.6km to the south east (Far Wood) of the site.
8. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	The site is currently allocated for sand and gravel under Saved North Lincolnshire Local Plan (policy M12/1)
Should the site be taken forward for further consideration?		Yes

Are there any issues arising from Stage 1 which need to be carried forward?	Yes – potential impacts on Humber Estuary Ramsar, SAC and SSSIs and scheduled monument.
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Stage 2: Suitability Assessment Criteria

Criteria	Yes/No	Comments
Agricultural Land		
37. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification (ALC) mapping shows the site to be Grade 3 agricultural land.
Amenity/Emissions		
38. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	It is considered that there would potential for adverse impact on residents/sensitive receptors from dust, fumes or emission. Accordingly, a dust and air quality assessment would be required.
39. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is situated in Scunthorpe, some 4km to the south west of the site.
40. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	It is considered that there would potential for adverse impact on residents/sensitive receptors from noise. Accordingly, a noise impact assessment would be required.
Aircraft Hazard		
41. Is the site within an Airfield safeguarding area (bird strike zone)?	No	Whilst the site is not located within a bird strike zone for an airfield, it is within the safeguarding area for Doncaster Sheffield Airport and Humberside Airport.
Biodiversity & Geodiversity		
42. Are there any protected species and/or habitats present on the site?	?	Unknown
43. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	The south eastern boundary of the site adjoins the Phoenix Local Nature Reserve (LNR). Accordingly, there is the potential for any mineral extraction to impact on this site. Such impacts would need to be appropriately addressed.
44. Is the site in proximity to (250m) woodlands?	Yes	A number of wooded areas are located adjacent to the sites, most notably Willow Holt, whilst there are a number of hedgerows running across the site, forming field boundaries.
45. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	The nearest Local Geological Site (LGS) is Atkinsons Warren LGS located to the south of the proposed site.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
46. Is the site with 250m of individual house/dwellings?	Yes	The nearest dwellings are within 60m of the site.
47. Is the site with 250m of a settlement?	Yes	The nearest settlement is Flixborough, around 100m to the north of the site.
48. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	A number of Public Rights of Way run across and around the site. Two run across the site (FLIX175 – south west/north east; FLIX176 – south east/north west) whilst others run along the eastern, southern and western boundaries. These link Flixborough with the Phoenix LNR as well as A1077 Phoenix Parkway.
Cumulative Impacts		
49. Is the site located adjacent to or in proximity to other mineral workings?	No	Mineral working has previously taken place on two sections of the site, but ceased some time ago. There

		are no other mineral workings within the vicinity of the site.
Flood Risk/Water Resources		
50. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	Yes	Site is located primarily in SFRA Flood Zone 1 & partially in SFRA Flood Zone 2/3(a) (Tidal). Should a planning come forward on the site, a Flood Risk Assessment will be required as it is greater than 1ha in size.
51. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?		A drainage ditch runs across part of the site, following into the network of channels to the west of Willow Holt. Ground water vulnerability mapping shows the site as being underlain by a Minor Aquifer (High).
52. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?		The site is underlain by both a Secondary A and Secondary B aquifer within bedrock layers, and by Secondary A aquifer within superficial deposits. Ground water vulnerability mapping shows the site as being underlain by a Minor Aquifer (High). It is not within a Source Protection Zone.
Ground Conditions		
53. Are any known instances of contamination on the site?	No	None known.
54. Is the site subject to any known stability issues?	No	None known.
Historic Environment & Built Heritage		
55. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	The site is located immediately adjacent to a site with a nationally recognised heritage designation. The Flixborough Saxon Nunnery and site of All Saints medieval church and burial ground adjoins the western boundary of the site. As such its setting will need to be taken into account. A Heritage Assessment would be required.
56. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes	The site is located immediately adjacent to a site with a nationally recognised heritage designation. The Flixborough Saxon Nunnery and site of All Saints medieval church and burial ground adjoins the western boundary of the site. As such its setting will need to be taken into account. A Heritage Assessment would be required. There are no Grade 1 or 2* listed buildings within the vicinity of the site.
57. Are there any Grade II listed buildings in or in proximity to (250m) the site?	Yes	There are several Grade II listed building located in Flixborough village. The closest, known as The Smith, is 115m to the north of the site boundary.
Landscape		
58. Is it likely to have a visual impact on the landscape?	Yes	The site is located within Natural England's National Character Area (NCA) 45: Northern Lincolnshire Edge with Coversands. The North Lincolnshire Landscape Character Assessment, identifies the site as being with Lincolnshire Edge Character Area. Sand extraction at Flixborough was identified as being a potential pressure on the landscape. The site on the edge of a scarp sloped, and can be clearly viewed from the west and south. Another key view is from Stather Road, which forms the northern boundary of the site. Any planning application would need to be accompanied by a Landscape and Visual Impact Assessment, with appropriate screening methods

		identified and provided to reduce visual impacts. In addition, a restoration plan would be required.
Legal/ Covenants		
59. Is the site subject to any legal agreements or covenants that would prevent delivery?	?	Unknown
Vehicular Access/Traffic Generation		
60. Is there suitable access to/from the site?	Yes	Previous access to the former extraction sites was via the lane that forms the western boundary of the site. This joins Stather Road. However it considered that further discussions would need to be held regarding the location of any future access, were the site to come forward.
61. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	-
62. Will there be any impacts on the public highway in relation to transport to/from the site?	No	-
63. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	No	The North Lincolnshire Strategic Road Network – the A1077 - can be accessed via Stather Road, the Flixborough Industrial Estate and Ferry Road West. There is weight restriction in place in Flixborough village.
Other Constraints		
64. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	Yes	A decommissioned gas pipeline runs along the southern boundary of the area, and though part of the south-eastern section of the site, whilst an electricity transmission runs across the south east corner. The eastern/north eastern boundary is formed by the cutting contained the Flixborough Wharf branch line.

Other Relevant Information

The site has also been proposed for alternative uses as part the Local Plan Call for Sites exercise (submission ref: YNJ43). These uses are:

- Energy Generation - 10 hectares. Solar panels, battery storage, AD plant,
- General Industrial (B2)/Warehousing (B8) 5 hectares
- Sports/Leisure (please specify) 5 hectares re-siting of livestock buildings to include horse livery.

Conclusions/Recommendations

The site was a safeguarded under saved Local Plan policy M12-1 for future sand extraction, in order to contribute to the landbank for the area. Sand extraction has previously taken on part of the site, but has not done so for a number of years. Extraction suggests that a viable sand resource is available, and this is supported by BGS Mineral Resource mapping. However, the key consideration as highlighted above is the question over the deliverability of the site during the plan period.

Should any proposals for mineral extraction come forward on the site, the issues outlined in this proforma would be need addressed, in particular any impacts on the nearby nature conservation sites and scheduled monument.

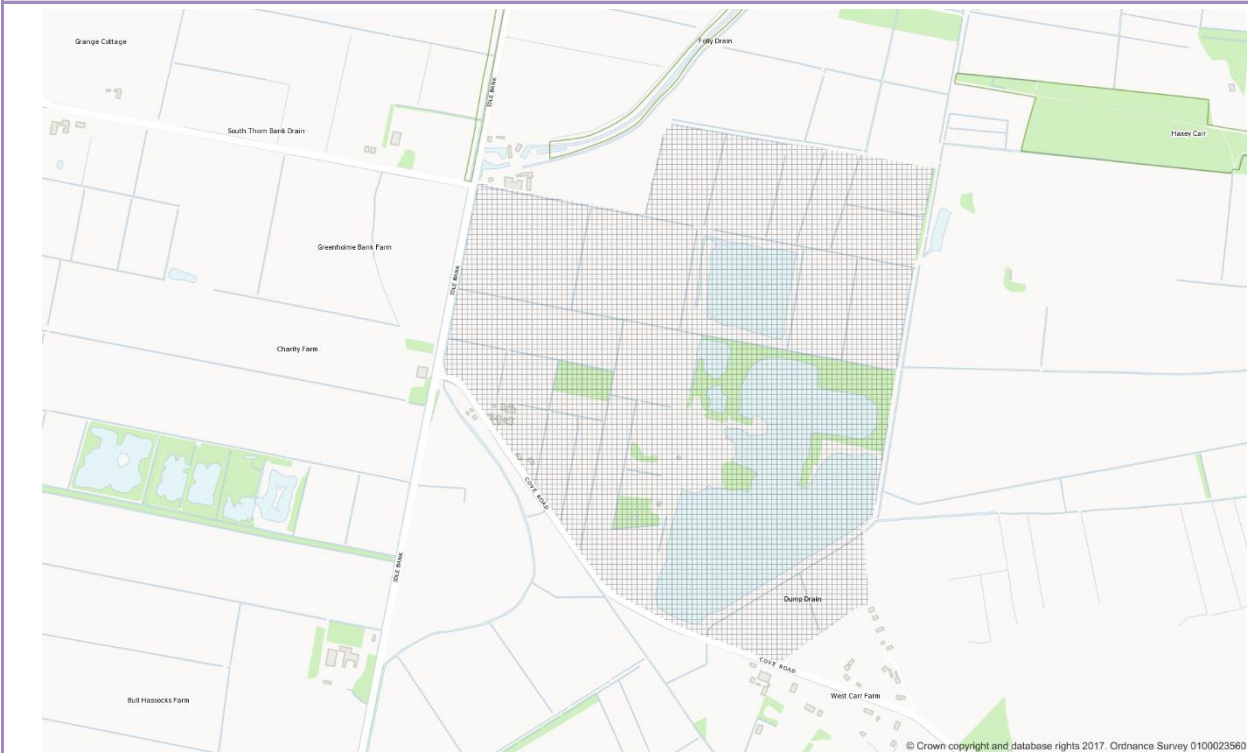
Based on the question of deliverability, at this stage it is not considered appropriate to continue to allocate/safeguard the site from future sand extraction.

RECOMMENDATION: SITE TO BE DISCOUNTED

SITE REF: NLLP/M12-2: LAND AT COVE FARM, HAXEY

Site Overview

Location Map



Site Reference	NLLP/M12-2
Settlement (Nearest)	Westwoodside
Site address	Cove Farm Quarry Cove Road Westwoodside
Site size (Ha)	127ha (extent of safeguarded area) XXXha (extent of permitted quarry) 22ha (extent of extension site)
Existing Land Use(s)	Mineral Extraction; Nature Conservation; Agriculture
Site and Surrounding Description	<p>Cove Farm is located around 1km to the north west of Westwoodside, in the Isle of Axholme. It is surrounded by a number of scattered dwellings and farmsteads, in a primarily flat landscape, intersperse with trees and hedgerows that form field boundaries. There are also a number drainage ditches in and around the site.</p> <p>The existing quarry is located to the eastern section of the safeguard area, with the remainder being agricultural land. Cove Road runs along the southern edge of the safeguarded area with Idle Bank to the west. Greenholme Bank is track running along the eastern edge. A single internal quarry haul road runs northwards from Cove Road to the existing processing plant site.</p> <p>Planning permissions for sand extraction at Cove Farm date back to the 1950's. Most of the existing site is governed by permissions granted in the 1970s, with more recent ones dating to 2001 and 2004. Areas of the site where quarrying operations have ceased consist of waterbodies that form the Birds Wood Nature Reserve. Planning permission was granted</p>

	in 2010 for an easterly extension to allow the continued extraction of sand. Land at Cove Farm was safeguarded in the North Lincolnshire Local Plan (May 2003) for future sand extraction.
Greenfield/Brownfield	Brownfield/Greenfield
Type of Mineral	Sand
Indication of Resource (million tonnes)	Operational Quarry: Unknown Extension Site: 700,000 tonnes/80,000 per annum (estimated)
Type of site (extension, existing allocation, new)	Existing mineral extraction (part) Proposed extension (to east of current site).
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Owner: Unknown Operator: North Lincs Aggregates Ltd
Ownership (if known) (Private, Public, Single, Multiple Owners)	Single

Planning History	
Relevant Planning History (Applications)	<p>2/1974/0447 – Planning permission for the extraction of silica sands. Granted – 02.05.1975.</p> <p>2/1982/0040 – Application for the construction of an 11,000-volt overhead line. No objection – 02.03.1982</p> <p>2/1983/0014 - Change of use from vacant farmhouse to farm machinery store. Diminimus – 21.02.1983</p> <p>2/1994/0982 - Planning permission for erection of a detached dwelling. Granted – 16.02.1995</p> <p>PA/1996/1315 – Planning permission to erect 1 and 4 bed detached dwelling barn and LPG store. Granted – 13.02.1997</p> <p>MIN/1999/1256 - Planning permission for extension of existing sand extraction and restoration to nature conservation. Granted – 09.02.2001</p> <p>MIN/2000/1311 – Application for determination of conditions for a mineral site under the Environment Act 1995. Deemed Consent – 01.02.2001</p> <p>MIN/2003/0601 - Planning permission to extend sand extraction operations with progressive restoration. Granted – 15.04.2004</p> <p>PA/2004/1454 – Planning permission to erect a replacement dwelling. Refused – 08.10.2004</p> <p>PA/2005/0206 - Outline planning permission for the erection of a dwelling in connection with agriculture. Granted – 05.04.2005</p> <p>PA/2005/0425 - Form B application for the erection of 155 metres of 11000 volt overhead line comprising of 3 conductors supported on wood poles. No objection – 03.05.2005</p> <p>PA/2007/1322 - Approval of reserved matters subsequent to outline planning permission 2005/0206 granted 05.04.2005 for the erection of a dwelling in connection with agriculture. Refused – 13.09.2007</p> <p>PA/2007/1955 - Approval of reserved matters subsequent to outline planning permission 2005/0206 granted 05.04.2005 for the erection of a dwelling in connection with agriculture (Resubmission of 2007/1322). Approved – 14.01.2008</p> <p>MIN/2008/0489 – Planning permission for extension to sand extraction operations with progressive restoration. Withdrawn – 01.08.2008</p> <p>MIN/2009/0324 - Planning permission to extend sand extraction operations with progressive restoration. Granted – 02.11.2010</p> <p>PA/2009/1321 - Planning permission to erect a three-storey farmhouse with external landscaping. Granted – 16.12.2009</p> <p>MIN/2013/0865 - Planning permission to vary condition one (previously approved application MIN/2009/0324 to extend sand extraction operations</p>

	<p>with progressive restoration) to extend the time limit for commencement to 01 November 2015. Withdrawn – 25.10.2013</p> <p>MIN/2013/0988 - Planning permission to vary condition 1 (previously approved application MIN/2009/0324 to extend sand extraction operations with progressive restoration) to extend the time limit for commencement to before 1 November 2018. Granted – 23.10.2013</p> <p>MIN/2015/0865 - Planning permission to remove condition 5 of MIN/2013/0988 dated 23/10/2013. Withdrawn – 21.12.2015</p>
Relevant Planning Policy Designations	<p>Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the safeguarded area, and adjacent extension are considered to be in the open countryside. Both are also covered by the Isle of Axholme Special Historic Landscape Area under saved policy LC14.</p> <p>It is also identified under saved policy M12-2 of the North Lincolnshire Local Plan (May 2003) as being safeguarded for future sand extraction.</p>

Stage 1: Absolute Constraints Check		
9. Deliverable within the plan period (2017 to 2036)?	Yes	Part of the safeguarded area is an existing mineral extraction site for sand, whilst planning permission has been granted on land to the east for an extension to operations.
10. Is there sufficient evidence of the availability of the resource?	Yes	Part of the safeguarded area is an existing mineral extraction site for sand, whilst planning permission has been granted on land to the east for an extension to operations. BGS mineral resource mapping shows a blown sand resource to be present.
11. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The nearest internationally designated sites for nature conservation are Thorne & Hatfield Moors SPA (3.5km to north west) and Hatfield Moor SAC (3.3km to north west)
12. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	No	Haxey Turbary SSSI is located 246m to the north east of the safeguarded area and operational quarry, whilst the extension site is 310m from it. Hatfield Chase Ditches SSSI is around 122m to west/north west of the safeguarded area and permitted extraction site.
13. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The nearest Scheduled Monument to the safeguarded area, existing quarry and extension site are located in Haxey (2.6km, 2.8km & 3.4km to the south east, respectively), and Hatfield Moors (6.5km to the north west). The closest Conservation Area is Epworth, 4.6km to the north east.
14. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located in SFRA Flood Zone 2/3a (Fluvial). Sand and gravel extraction is considered to be water compatible development
15. Is the site located within Ancient Woodland?	No	The nearest areas of Ancient Woodland are located 13.3km (Wharton Wood) to the south east and 21.8km to the north east (Far Wood; Gadbury & Lundimore Wood).
16. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	Saved policy M12-2 of the North Lincolnshire Local Plan (May 2003) as being safeguarded for future sand extraction.
Should the site be taken forward for further consideration?		Yes
Are there any issues arising from Stage 1 which need to be carried forward?		None

Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
9. Is a significant part of the site located in an area of best and most versatile agricultural land?	Yes	Agricultural Land Classification (ALC) mapping shows the site to be a mix Grade 2 (best & most versatile) & Grade 3 agricultural land.
Amenity/Emissions		
10. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	It is noted the Local Plan safeguarded area includes a number of properties. There is the potential for dust, fumes and emissions to impact on nearby sensitive receptors. The various planning permissions for sand extraction contain relevant conditions to reduce the impact of workings on the surrounding areas.
11. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMAs are Scunthorpe (18.5km to the north east) and Doncaster AQMA No. 4 (10.8km to the west)
12. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	There is the potential for noise to impact on nearby sensitive receptors. The various planning permissions for sand extraction contain relevant conditions to reduce the impact of workings on the surrounding areas.
Aircraft Hazard		
13. Is the site within an airfield safeguarding area (bird strike zone)?	Yes	The site is located within the safeguarding area for Doncaster Sheffield Airport.
Biodiversity & Geodiversity		
14. Are there any protected species and/or habitats present on the site?	Yes	As part of the planning application for the extension site, an Environmental Impact Assessment was undertaken that examined ecological impacts. A number of planning conditions were attached to the permission relating to ecology and nature conservation/enhancement. A part a recent planning application (2010) on site conditions were imposed relating the provision of Biodiversity & Geodiversity Management Plan prior to extraction taking place on the extension site.
15. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	Part of the safeguarded area, which has previously been worked and restored, consists of the Birds Wood Nature Reserve. A part a recent planning application (2010) on site conditions were imposed relating the provision of Biodiversity & Geodiversity Management Plan prior to extraction taking place on the extension site.
16. Is the site in proximity to (250m) woodlands?	Yes	There are areas of scattered woodland, trees and hedgerows with the safeguarded area.
17. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	-
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
18. Is the site with 250m of individual house/dwellings?	Yes	Safeguarded Area: Cove Farm and Cove House are located within the safeguarded area, whilst Greenholme Bank Farm is directly adjacent to the north western boundary. Properties known as Sand Acres (139m) and Thrumrows are located close to the south east boundary of the area. West Carr Farm and Sunny Acre are located to the south of Cove Road. Operational Quarry: Cove Farm and Cove House are located 339m and 281m respectively from the operational quarry

		<p>site, whilst Greenholme Bank Farm 575m to the north west. Properties known as Sand Acres (708m) and Thrumrows are located close to the south east.</p> <p>Extension Site: The nearest dwelling to the extension site is some 300m to south and around 1km to the west.</p>
19. Is the site with 250m of a settlement?	No	The nearest settlement is Westwoodside. It located 650m to the south east from the edge of the safeguarded area, 1.2km from the operational quarry and 915m from the extension area.
20. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	<p>A bridleway (Greenholme Bank) runs along the eastern edge of the safeguarded area and permitted quarry area. It divides the existing quarry from the extension area.</p> <p>In order access the extension, an internal haul road would be constructed across the bridleway to allow for the transport minerals from the site to the processing plant.</p> <p>The planning permission for the quarry extension includes conditions relating to this bridleway.</p> <p>A new footpath along southern perimeter of site (linking bridleway 75 to footpath 85) to be created and laid out before extraction works on the extension area commence.</p>
Cumulative Impacts		
21. Is the site located adjacent to or in proximity to other mineral workings?	Yes	Part of the safeguarded site is an existing mineral working, with permission to extend to the north and east.
Flood Risk/Water Resources		
22. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	Yes	The site is located in SFRA Flood Zone 2/3(a) (Fluvial). Sand extraction is considered water compatible development.
23. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	No	<p>The local ditch network and pumping/water is controlled by the Environment Agency at Bull Hassocks pumping station and serves to control water levels in the area.</p> <p>The Environmental Impact Assessment for the proposed extension included a detailed study of the potential impacts on the water environment.</p> <p>As part of the planning permission for the extension site conditions were imposed relating to surface and foul water drainage and surface water regulation.</p> <p>The former requires a surface and foul water drainage scheme to be submitted and approved in order to prevent increased risk of flooding, to improve and protect water quality and improve habitat and amenity. The latter requires a scheme for provision, implementation and maintenance of a surface water regulation system to be approved and implemented to satisfaction of NLC and IBD, in order to minimise the risk of flooding.</p>
24. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	No	The site is underlain by a Secondary B Aquifer (bedrock). However, the aquifer designation map (Superficial Drift) shows this area to be unproductive. Groundwater vulnerability mapping shows the site to be underlain by a Minor Aquifer (High). It is not located with a Source Protection Zone.
Ground Conditions		
25. Are any known instances of contamination on the site?	?	Unknown
26. Is the site subject to any known stability issues?	?	It would be anticipated that measures to ensure site stability have been incorporated into working methods.
Historic Environment & Built Heritage		

27. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	Archaeological data, surveys and information were submitted as part of the planning applications submitted for the operational quarry and extension site. Relevant conditions were applied to the planning permissions. These included the need to implement a programme of archaeological work as well as a mitigation strategy. Investigations were undertaken.
28. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The nearest Scheduled Monuments to the safeguarded area, existing quarry and extension site are located in Haxey (2.6km, 2.8km & 3.4km to the south east, respectively), and Hatfield Moors (6.5km to the north west). The closest Conservation Area is Epworth, 4.6km to the north east.
29. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest Grade II listed buildings are located 1km to the north west and south west of the site.
Landscape		
30. Is it likely to have a visual impact on the landscape?	Yes	<p>The existing quarry and proposed extension area are located within Natural England's National Character Area (NCA) 39: Humberhead Levels. Within the North Lincolnshire Landscape Character Assessment it is within Trent Levels character area, more specifically the Flat Drained Treed Farmland sub-area.</p> <p>Its character and that of much of the surrounding area is derived primarily from open field pattern with small woods and some hedgerows following the extensive network of dykes, ditches and pumping stations that help drain the land. The site falls within the Isle of Axholme Area of Special Historic Landscape Interest (saved Local Plan policy LC14).</p> <p>The existing quarry is screened from the southern and western edges of the safeguarded area by trees and hedgerow, whilst the extension area is likely to be visible from adjacent tracks and bridleways. As part of the planning permission it is proposed introduce new planting and provide additional screening to reduce impacts.</p> <p>A restoration scheme has agreed for existing quarry to be implemented following the cessation of operations, whilst the planning permission for the extension requires a restoration scheme to completed within two years of sand extraction ceasing.</p>
Legal/ Covenants		
31. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	Unknown
Vehicular Access/Traffic Generation		
32. Is there suitable access to/from the site?	No	<p>Access to the existing quarry site is from Cove Road. A haul road would link the extension site to the existing quarry and processing plant.</p> <p>A transport assessment has been undertaken as part of the planning application for the extension site.</p> <p>The council's highway team consider that Cove Road/Idle Bank are unsuitable for further HGV movements</p>
33. Is the road network suitable to accommodate the transportation of materials to/from the site?	No	<p>A transport assessment has been undertaken as part of the planning application for the extension site.</p> <p>The council's highway team consider that Cove Road/Idle Bank are unsuitable for further HGV movements</p>
34. Will there be any impacts on the public highway in relation to transport to/from the site?	Yes	A transport assessment has been undertaken as part of the planning application for the extension site.

		The council's highway team consider that Cove Road/Idle Bank are unsuitable for further HGV movements
35. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	Yes	Traffic from the site may pass through Westwoodside to access the North Lincolnshire Strategic Road Network.
Other Constraints		
36. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	Yes	Isle of Axholme Special Historic Landscape Area – the site is located within this area, as defined under policy LC14 of the NLLP (2003).

Other Relevant Information

Cove Farm was safeguarded under saved policy M12-2 of the North Lincolnshire Local Plan (May 2003) for future sand extraction may be permitted, as well as to maintain a seven year landbank.

The area has a history of sand extraction dating the 1950s. Sand extraction has been concentrated in the eastern portion of the safeguarded area, based on planning permission dating to the 1970's. Part of this area now consists of the Birds Wood Nature Reserve, where former workings have been restored in line with previous planning permissions. Sand extraction continues to take place to the north of these restored areas (based on a planning permission issued in 2004).

An extension was proposed and granted planning permission in 2010. This included a condition requiring development commence no later than 1st November 2015, which was subsequently amended in 2013, extending the commencement date to no later than 1st November 2018. To date no indication has been given whether or not workings will commence by this date, and if an amendment to the condition will be submitted.

Each planning permission was accompanied by range of conditions to ensure that all relevant planning issues are addressed. It is anticipated that future extraction will take place in line with these permissions

Conclusions/Recommendations

It is considered that existing site and the extension should be identified as site allocation within the emerging North Lincolnshire Local Plan. The site remains an important location for production of sand to meet local and regional requirements. The planning applications on the both sections of the site contain a number of conditions to deal with the issues highlighted in the proforma above.

One issue relates to the deliverability of the extension site, as there due to the condition regarding commencement of extraction (highlighted above). Given this, it may be appropriate to identify this as an preferred area, rather than a specific allocation.

The existing operational quarry and permitted extraction areas should be identified, with wider Local Plan safeguarding area reduce in scale to reflect this.

RECOMMENDATION: IDENTIFY THE EXISTING PERMITTED QUARRY AREA AS AN OPERATIONAL SITE, AND THE EXTENSION AS A PREFERRED AREA

Site Overview

Location Map



Site Reference	NLLP/M15-1
Settlement (Nearest)	Barrow Haven
Site address	Land adjacent to and east of Barrow Tileries Marsh Lane Barrow Haven Barrow upon Humber DN19 7ER
Site size (Ha)	18.5ha
Existing Land Use(s)	Fishing Lakes and Agricultural
Site and Surrounding Description	The site is located to the east of the former Barrow Tileries, on the southern bank of the Humber Estuary. It bounded to the south by a track and Barton upon Humber to Cleethorpes railway line. It contains a number of ponds, where clay extraction has previously taken place. These are now used as part of an angling club. Barrow Haven village and wharf is located to the west.
Greenfield/Brownfield	Greenfield
Type of Mineral	Clay
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	Existing allocation/Safeguard Site
Proposed Working Lifespan (Years)	Unknown – Site is no longer active
Name of Landowner and/or Proposer	Unknown
Ownership (if known) (Private, Public, Single, Multiple Owners)	Private

Planning History

Relevant Planning History (Applications)	Planning history on the site is very limited. NLC records do not show applications. Clay extraction would appear to have been a historic activity that pre-dates the formation of the authority. The nearest planning applications related to an adjacent property.
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Relevant Planning Policy Designations	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the site is considered to be in the open countryside. It is also allocated as site for future clay extraction under saved North Lincolnshire Local Plan policy M15-1. Part of the site is with the Humber Estuary RAMSAR, SPA and SSSI, which means that Core Strategy policies CS1, CS16 & CS17 and saved Local Plan policies LC1 to LC3 are relevant.
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Stage 1: Absolute Constraints Check

17. Deliverable within the plan period (2017 to 2036)?	No	Whilst clay extraction has previously taken place on part of the site, this would appear to have ceased some time ago, with the former extraction areas now being for fishing lakes.
18. Is there sufficient evidence of the availability of the resource?	Yes	BGS Mineral Resource mapping shows the site to be underlain by a brick clay resources. Clay has also been previously extracted within the site to supply the adjacent former tile works.
19. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	Yes	Part of the site (ponds) is located within the Humber Estuary RAMSAR site and Special Protection Area (SPA). It is also immediately adjacent to the Humber Estuary Special Area of Conservation (SAC)
20. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	Yes	Part of the site (the ponds) is located within the Humber Estuary SSSI.
21. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	There are no sites or building with a nationally recognised heritage designation. The nearest Scheduled Monument (Heavy Anti-aircraft gunsite 220m east of West Marsh Cottage) is located around 1km to the south west.
22. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located within SFRA Flood Zone 2/3(a) (Tidal).
23. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland are located 17.4km to the south west (Far Wood), 12km to the south east (Alder Wood, North East Lincolnshire) and 10km to the north west (Nut Wood, East Riding of Yorkshire)
24. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	Yes	Alongside being allocated of future clay extraction (saved Local Plan policy M15-1), the site is located with the Humber Estuary RAMSAR, SPA and SSSI.

Should the site be taken forward for further consideration?	No
Are there any issues arising from Stage 1 which need to be carried forward?	Not applicable

Stage 2: Suitability Assessment Criteria

Criteria	Yes/No	Comments
Agricultural Land		
65. Is a significant part of the site located in an area of best and most versatile agricultural land?		
Amenity/Emissions		
66. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?		
67. Is the site located in or close to an existing Area Quality Management Area (AQMA)?		

68. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?		
Aircraft Hazard		
69. Is the site within an Airfield safeguarding area (bird strike zone)?		
Biodiversity & Geodiversity		
70. Are there any protected species and/or habitats present on the site?		
71. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)		
72. Is the site in proximity to (250m) woodlands?		
73. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?		
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
74. Is the site with 250m of individual house/dwellings?		
75. Is the site with 250m of a settlement?		
76. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?		
Cumulative Impacts		
77. Is the site located adjacent to or in proximity to other mineral workings?		
Flood Risk/Water Resources		
78. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding		
79. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?		
80. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?		
Ground Conditions		
81. Are any known instances of contamination on the site?		
82. Is the site subject to any known stability issues?		
Historic Environment & Built Heritage		
83. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?		
84. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?		
85. Are there any Grade II listed buildings in or in proximity to (250m) the site?		
Landscape		
86. Is it likely to have a visual impact on the landscape?		
Legal/ Covenants		

87. Is the site subject to any legal agreements or covenants that would prevent delivery?		
Vehicular Access/Traffic Generation		
88. Is there suitable access to/from the site?		
89. Is the road network suitable to accommodate the transportation of materials to/from the site?		
90. Will there be any impacts on the public highway in relation to transport to/from the site?		
91. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network		
Other Constraints		
92. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure		

Other Relevant Information

There is no other relevant information.

Conclusions/Recommendations

The site is an existing safeguarded area for future clay extraction from the North Lincolnshire Local Plan (May 2003). Its aim was to ensure that sufficient clay reserves were maintained to support the tile industry in the area. BGS Mineral Resource Mapping indicates that a brick clay resource underlies the site. However, information suggests that whilst clay extraction has previously taken place to provide material for adjacent Barrow Tileries, this has not been the case for some time, and the site is now used for a different purpose, namely a fishing club.

In addition, parts of the site are within the boundaries of internationally and nationally designated sites for nature conservation – the Humber Estuary RAMSAR, SPA and SSSI, as well being immediately adjacent to the Humber Estuary SAC.

RECOMMENDATION: SITE SHOULD NO LONGER BE ALLOCATION/BLANKET SAFEGUARDED

SITE REF: NLLP/M15-2: LAND ADJACENT/NORTH OF FAR INGS ROAD, BARTON UPON HUMBER

Site Overview

Location Map



Site Reference	NLLP/M15-2
Settlement (Nearest)	Barton upon Humber
Site address	Land north of Far Ings Road Far Ings Road Barton upon Humber
Site size (Ha)	4ha
Existing Land Use(s)	Former clay extraction/agricultural
Site and Surrounding Description	The is located to the north Far Ings Road, on the north western edge of Barton upon Humber. The site is bounded to the west by the Humber Bridge. An unmade footpath and drainage forms the eastern boundary, with a number of properties on Far Ings Road and Waterside as well as a mobile home site located beyond them. A nature reserve is to the north. The site forms part of the area used for clay extraction to serve the nearby tile works.
Greenfield/Brownfield	Greenfield
Type of Mineral	Clay
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	Existing allocation/safeguarded area
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Unknown
Ownership (if known) (Private, Public, Single, Multiple Owners)	Private

Planning History

Relevant Planning History (Applications)	7/1975/0458 - Approval of design and specifications of an electricity substation. NO OBJECTION [15.07.1975] GBC4/1982/0027 – Change the use of land to a car park. GRANTED [29.04.1982]
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	GBC4/1983/0037 – Construct a footpath. GRANTED [02.06.1983] MIN/2001/0445 - Application for determination of conditions for a mineral site under the Environment Act 1995. GRANTED [17.08.2001]
Relevant Planning Policy Designations	

Stage 1: Absolute Constraints Check

25. Deliverable within the plan period (2017 to 2036)?	No	Whilst clay extraction has previously taken place on part of the site, this would appear to have ceased some time ago. There is no information to suggest that the site will be available for production.
26. Is there sufficient evidence of the availability of the resource?	No	BGS Mineral Resource mapping shows the site to be underlain by a brick clay resources. Clay has also been previously extracted within the site to supply the adjacent tile works. However, there is no indication regarding the extent of the resource and quantity of available material.
27. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	Yes	The boundary of the Humber Estuary RAMSAR, SAC and SPA sites are located around 190m from the site. Potential effects would need to be considered should extraction resume on this site.
28. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	Yes	The boundary of the Humber Estuary SSSI is located 190m from the site. Potential effects would need to be considered should extraction resume on this site.
29. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The nearest sites or buildings with a nationally recognised heritage designation is a Scheduled Monument – St Peter’s Church and Tyrwhitt Hall - around 1.3km to the south east. The Barton upon Humber Conservation Area is around 540m to the south east. There are no listed buildings within the site, however the adjacent Humber Bridge is a Grade 1 listed building there are several Grade II listed buildings in the surrounding area.
30. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located within SFRA Flood Zone 2/3(a) (Tidal).
31. Is the site located within Ancient Woodland?	No	The nearest areas of Ancient Woodland are located 8km to the north west (Nut Wood, East Riding of Yorkshire), 13.9km to the south east (Alder Wood, North East Lincolnshire) and 14.1km to the south west (Far Wood, Broughton).
32. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	-

Should the site be taken forward for further consideration?	
Are there any issues arising from Stage 1 which need to be carried forward?	Potential impacts on the Humber Estuary Ramsar, SPA, SAC and SSSI, and the setting of the Humber Bridge (Grade 1 listed building).

Stage 2: Suitability Assessment Criteria

Criteria	Yes/No	Comments
Agricultural Land		

93. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification (ALC) mapping shows the site to be Grade 3 agricultural land. However, it is not possible to determine whether it falls with either Grade 3a or 3b.
Amenity/Emissions		
94. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	The nearest residential properties are located around 15m from the site. It is considered the clay is unlikely to have an impact, however, plant and machinery used to extract it may have an impact on nearby residents.
95. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMAs are Hull No. 1 (7.4km to the north east) and Scunthorpe (12.9km to the south west).
96. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	The nearest residential properties are located around 15m from the site. Accordingly, there is potential for adverse impact of noise and vibration on nearby residents.
Aircraft Hazard		
97. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	Whilst not being identified as being in a bird strike zone, the site is within the safeguarding areas for Doncaster Sheffield Airport and Humberside Airport.
Biodiversity & Geodiversity		
98. Are there any protected species and/or habitats present on the site?	?	
99. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	The Water's Edge Local Nature Reserve (LNR) is located immediately to the north of the site, whilst the Far Ings National Nature Reserve (NNR) is 350m to the west and the Far Ings LNR, around 1km to the west. The Water's Edge Local Wildlife Site is also nearby. Due consideration should be given to any potential impacts. As highlighted previously, the site is within close proximity to the Humber Estuary Ramsar, SPA, SAC & SSSI sites.
100. Is the site in proximity to (250m) woodlands?		
101. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	There are no Local Geological Sites (LGS) within close proximity to the site.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
102. Is the site with 250m of individual house/dwellings?	Yes	The nearest residential dwellings are located around 15m to the east of the proposed site
103. Is the site with 250m of a settlement?	Yes	The site is located within the development limit for Barton upon Humber
104. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	In addition to the residential dwellings the site is located adjacent a mobile home park and the Barton Waterside area as well as a number of footpaths.
Cumulative Impacts		
105. Is the site located adjacent to or in proximity to other mineral workings?	No	-
Flood Risk/Water Resources		
106. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	Yes	The site is located within SFRA Flood Zone 2/3a (Tidal). SFRA mapping shows the site be within in an area where there have been historic flooding complaints, whilst the

		EA's mapping shows small parts of the site as being at low risk from surface water flooding. The Planning Practice Guidance on flooding considers mineral extraction to be a less vulnerable use.
107. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?		The nearest main river is Barton Haven which flows into the Humber Estuary. The haven is fed by the drainage ditch that runs along the eastern boundary of the site. Ground water vulnerability mapping shows no features on the site.
108. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?		The site is not underlain by an aquifer, but is located with a Source Protection Zone III. Ground water vulnerability mapping shows no features on the site.
Ground Conditions		
109. Are any known instances of contamination on the site?	No	None known
110. Is the site subject to any known stability issues?	No	None known
Historic Environment & Built Heritage		
111. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	?	
112. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes	The nearest sites or buildings with a nationally recognised heritage designation is a Scheduled Monument – St Peter's Church and Tyrwhitt Hall - around 1.3km to the south east. The Barton upon Humber Conservation Area is around 540m to the south east. There are no listed buildings within the site, however the immediately adjacent Humber Bridge is a Grade 1 listed building there are several Grade II listed buildings in the surrounding area.
113. Are there any Grade II listed buildings in or in proximity to (250m) the site?	Yes	The nearest Grade II listed building – 139 Waterside Road – is located 210m to the north east of the site. The Ropewalk Building is located 245m to the east. Others (4 in total) are located between 250m and 300m to the north west as part of the complex of buildings that make up the Far Ings tile works.
Landscape		
114. Is it likely to have a visual impact on the landscape?	Yes	The site is located within Natural England's National Character Area (NCA) 41: Humber Estuary. Within the North Lincolnshire Landscape Character Assessment it is within Humber Estuary character area. In relation to impact the landscape surrounding the site is a mixture of urban development (to the south and east) and agricultural land and former clay extraction sites (to the west). The site is visible from the Humber Bridge, however it is well screened along the northern, eastern and southern boundaries by hedgerows trees.
Legal/ Covenants		
115. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	None known.
Vehicular Access/Traffic Generation		
116. Is there suitable access to/from the site?	Yes	Access would be from Far Ings Road or via the existing tile works.

117. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	-
118. Will there be any impacts on the public highway in relation to transport to/from the site?	No	-
119. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	No	The council's highways team suggests that any vehicles would have to enter/exit to the west to avoid the need to travel through Barton upon Humber.
Other Constraints		
120. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	-

Other Relevant Information

No other relevant information

Conclusions/Recommendations

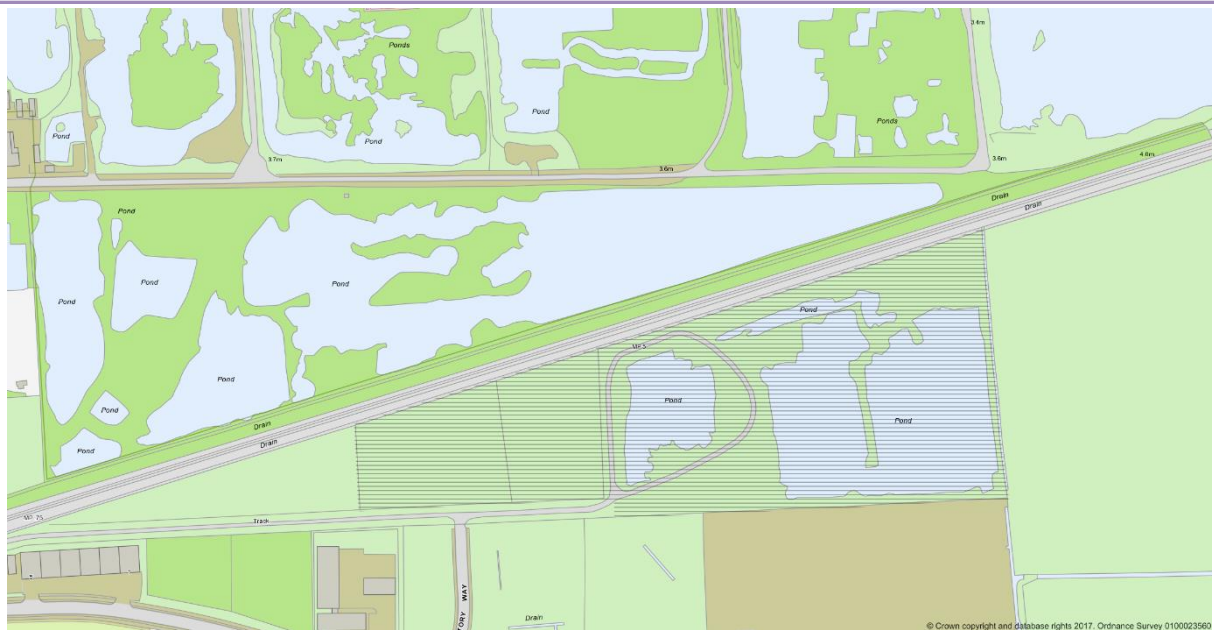
The site is safeguarded for future clay extraction under saved Local Plan policy M15-2. Whilst clay has been extracted on the site in previous years, this has not taken place for some time. It is understood initial planning permission was granted during the late 1960's with new conditions being determined in 2001. At this stage, it is not certain that the site will come forward during the plan period, therefore it is not proposed to continue to allocate/safeguard this site in emerging Local Plan.

RECOMMENDATION: DO NOT CONTINUE TO ALLOCATE/ BLANKET SAFEGUARD THIS SITE IN THE EMERGING LOCAL PLAN.

SITE REF: NLLP/M15-3: LAND NORTH OF SOUTH MARSH FARM, EAST OF FALKLAND WAY, BARTON UPON HUMBER

Site Overview

Location Map



Site Reference	NLLP/M15-3
Settlement (Nearest)	Barton upon Humber
Site address	Land north of South Marsh Farm Victory Way Barton upon Humber
Site size (Ha)	4.7ha
Existing Land Use(s)	Mineral Extraction - Clay
Site and Surrounding Description	<p>The safeguarded area/site is located to north of the Humber Bridge Industrial Estate on the north-eastern edge of Barton upon Humber. It is bounded to the north by the Barton upon Humber to Cleethorpes railway line, with various buildings and plots of land that are part of the industrial estate. The land to east is currently agricultural use, but has a long standing planning permission for employment development.</p> <p>North of the railway line there are significant areas for former clay extraction which have restored for nature conservation and leisure purposes. The site currently supplies clay for making roof tiles to nearby Hoe Hill Tile Works, operated by William Blyth Ltd. Water bodies have formed where clay has been extracted.</p> <p>Clay is extracted twice-yearly by excavator and transported to the tile works by tractor and trailer.</p>
Greenfield/Brownfield	Brownfield (part); Greenfield (part)
Type of Mineral	Clay
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	Existing mineral extraction site.
Proposed Working Lifespan (Years)	15 years (estimated)
Name of Landowner and/or Proposer	William Blyth Ltd.

Ownership (if known) (Private, Public, Single, Multiple Owners)	Private
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Planning History	
Relevant Planning History (Applications)	<p>7/1975/0383 - Form B application to erect an 11kv overhead line outlet from Barton Primary substation. NO OBJECTION [01.08.1975]</p> <p>7/1981/0220 - Extraction of clay for local roof tile manufacture. GRANTED [25.05.1982]</p> <p>7/1983/0446 - Planning permission for the tipping of brickyard waste. GRANTED [07.02.1984]</p> <p>MIN/2001/0446 - Application for determination of conditions for a mineral site under the Environment Act 1995. GRANTED [17.08.2001]</p>
Relevant Planning Policy Designations	<p>The western portion of the area/site is located within the settlement development limit for Barton upon Humber (as shown on Inset Map 7 of the Housing & Employment Land Allocations DPD (HEDPD) [March 2016]). The eastern section, which is currently worked is outside. Core Strategy DPD (June 2011) policies CS1, CS1 & CS3 are relevant as is saved North Lincolnshire Local Plan (NLLP) policy RD2.</p> <p>The area inside the development is also allocated in the HEDPD for employment development (site ref: BARE-1), whilst the saved policy NLLP M15-3 safeguards it for future clay extraction.</p>

Stage 1: Absolute Constraints Check		
33. Deliverable within the plan period (2017 to 2036)?	Yes	The site is an existing minerals operation and is currently used for clay extraction to provide raw materials for the nearby tile works.
34. Is there sufficient evidence of the availability of the resource?	Yes	The site is an existing minerals operation and is used for clay extraction to provide raw materials for the nearby tile works. It is suggested that around to 10 to 15 years supply remains.
35. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	Yes	<p>The site is located adjacent to a number of internationally and national designated sites for nature conservation.</p> <p>The boundaries of the Humber Estuary RAMSAR and SPA site are located to the north of the railway line, around 30m from the site, whilst the boundary of the Humber Estuary SAC is 575m to the north.</p>
36. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	Yes	The boundary of the Humber Estuary SSSI also to the north of the railway line, 30m to the north of the site.
37. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	<p>The nearest sites or buildings with a nationally recognised heritage designation are Scheduled Monuments – 917m to south west (Site of Saxon Manor, Tyrwhitt Hall) and 1.4km to the east (Heavy anti-aircraft gunsite 220m east of West Marsh Cottage). The closest conservation area is Barton upon Humber (718m to south west) of the site.</p> <p>The nearest Listed Buildings (Grade II) – Hoe Hill Tile Works – 583m to north of the site.</p>
38. Is the site within the functional floodplain (Flood Zone 3b)	No	Site is located in SFRA Flood Zone 2/3(a) (Tidal)
39. Is the site located within Ancient Woodland?	No	The nearest areas of Ancient Woodland are located 9km to the north west (Nut Wood, East Riding of Yorkshire), 12.7km to the south east (Alder Wood, North East Lincolnshire) and 14.6km to the south west (Far Wood, Broughton).
40. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	Yes	Part of the site/area is allocated for employment use in the Housing & Employment Land Allocations DPD (Site Ref: BARE-1). All existing employment

		allocations are being reviewed as part of the Local Plan process.
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Should the site be taken forward for further consideration?	Yes
Are there any issues arising from Stage 1 which need to be carried forward?	Partial allocation for employment purposes, impacts on nature conservation sites to north.

Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
121. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification (ALC) mapping shows that site consists of Grade 3 agricultural land.
Amenity/Emissions		
122. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	No	There is no potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors
123. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMAs are Hull No. 1 (6.5km to the north east) and Scunthorpe (13.4km to the south west).
124. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	The nearest residents to the site are on Falkland Way. It is considered unlikely that clay extraction would have any noise or vibration impacts on them, although transporting clay from the site may.
Aircraft Hazard		
125. Is the site within an Airfield safeguarding area (bird strike zone)?	No	The site is not with the bird strike zone for an airfield. However it is within the safeguarding zone for Humberside Airport and Doncaster Sheffield Airport.
Biodiversity & Geodiversity		
126. Are there any protected species and/or habitats present on the site?	?	
127. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	The Water's Edge Local Nature Reserve (LNR) is located around 310m to the west of the site, whilst the Pasture Wharf Nature Reserve is located to the north of the railway line. Water Edge Country Park is also closeby.
128. Is the site in proximity to (250m) woodlands?	Yes	There are a number wooded areas within and adjacent to the site.
129. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	There no Local Geological Sites, or similar designations with close proximity to the site.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
130. Is the site with 250m of individual house/dwellings?	Yes	The nearest dwellings (Nursery Close/Lower Meadows) are located around 240m to the south west of the edge of the site/area. The current extraction is taking place towards the eastern section of the site, around 360m from these dwellings.
131. Is the site with 250m of a settlement?	Yes	The site is located on north-eastern edge of the built up area of Barton upon Humber.
132. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	There are number of leisure and recreation, as well as nature conservation, uses located to north of site in a number of the former clay pits.
Cumulative Impacts		

133. Is the site located adjacent to or in proximity to other mineral workings?	No	There is previous history of clay extraction to the north of the railway line, however this has now ceased. The former clays pits have been restored for nature conservation and leisure purposes.
Flood Risk/Water Resources		
134. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	Yes	The site is located with SFRA Flood Zone 2/3(a) (Tidal). SFRA/EA mapping show no history of flooding. The Planning Practice Guidance on flooding considers mineral extraction to be a less vulnerable use.
135. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?		The nearest watercourse is the Humber Estuary, with drainage ditches running alongside the railway line. Previous clay extraction on the site as well as in the surrounding area has resulted in a number of ponds forming. Ground water vulnerability mapping shows the site to be underlain by a Major Aquifer (High).
136. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	Yes	The site is underlain by a Principle Aquifer (bedrock). There is no aquifer within the superficial drift deposits. Ground water vulnerability mapping shows the site to be underlain by a Major Aquifer (High). It is within a Source Protection Zone III (Total Catchment).
Ground Conditions		
137. Are any known instances of contamination on the site?	No	None known
138. Is the site subject to any known stability issues?	No	None known
Historic Environment & Built Heritage		
139. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	?	
140. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	There are no sites or buildings with a nationally recognised designation with 250m of the site. The nearest Scheduled Monument are to be found 917m to south west and 1.4km to the east, whilst the Barton upon Humber Conservation Area is some 720m to the south west.
141. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The closest Grade II listed buildings are those that form part of the Hoe Hill Tile works complex, 583m to north of the site.
Landscape		
142. Is it likely to have a visual impact on the landscape?	No	The site is located within Natural England's National Character Area (NCA) 41: Humber Estuary Within the North Lincolnshire Landscape Character Assessment it is within Humber Estuary character area. In relation to impact the landscape surrounding the site is a mixture of urban development (to the south and west) and agricultural land (to the east), with former clay pits to the north. The site is well screened from the surrounding by hedgerows and buildings.
Legal/ Covenants		
143. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	None known
Vehicular Access/Traffic Generation		
144. Is there suitable access to/from the site?	Yes	Access is via Victory Way and Falkland Way. Material transported by tractor and trailer to Hoe Hill Tile Works and the Tile Yard, off Far Ings Road.

145. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	Discussions with operator suggests a limited number of movements to/from the site.
146. Will there be any impacts on the public highway in relation to transport to/from the site?	Yes	Discussions with operator suggests a limited number of movements to/from the site. However, the council's highways team consider that improvement may be needed at the junction of Falkland Way and Barrow Road, whilst there may be a negative impact on the A1077 through Barton upon Humber.
147. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	Yes	Vehicles (usually a tractor and trailer) will pass through Barton upon Humber to/from the nearby Hoe Hill Tile Works and the Tile Yard, off Far Ings Road. The council's highways team considered that there may be the potential for traffic to pass through Barton upon Humber.
Other Constraints		
148. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	-

Other Relevant Information

Conclusions/Recommendations

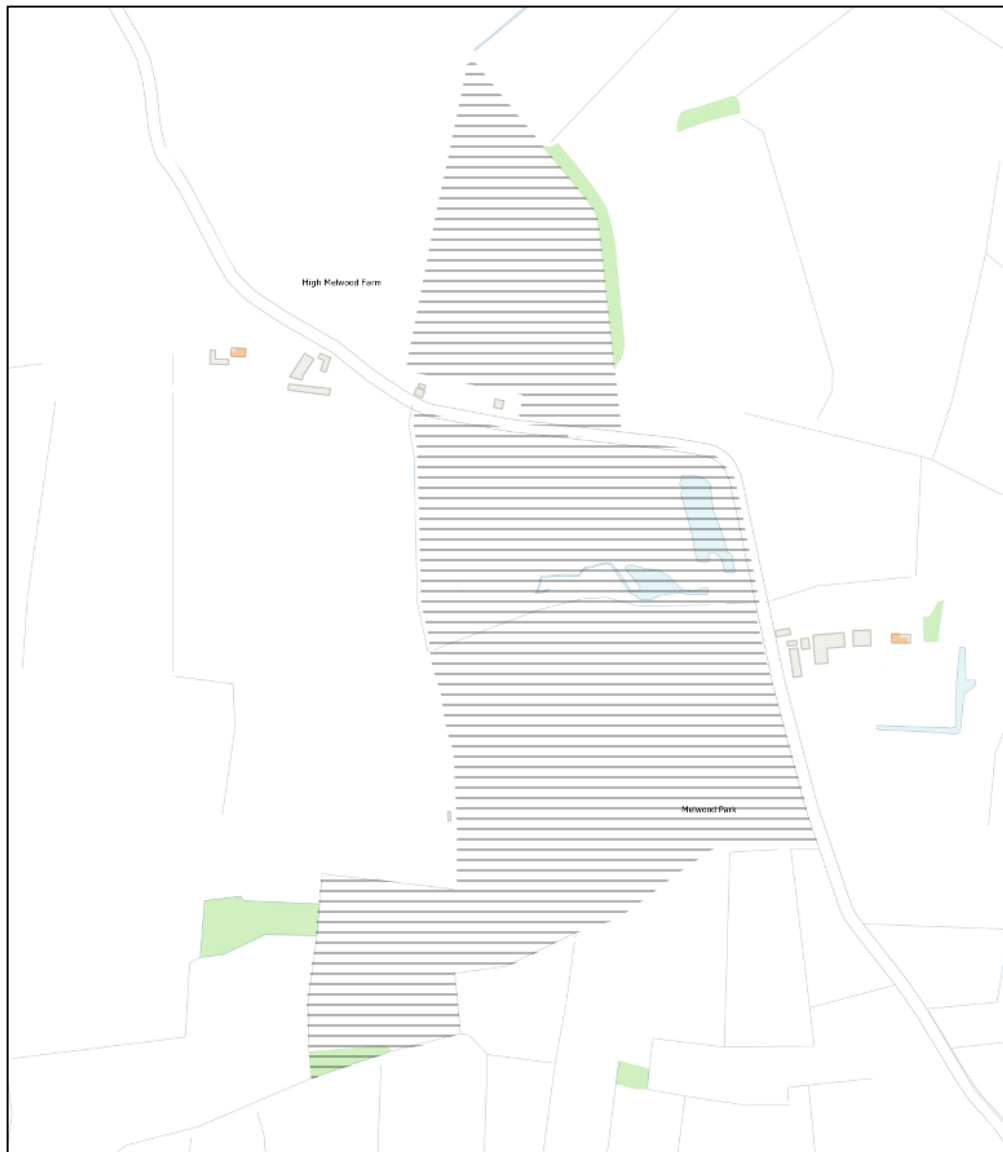
The site benefits from planning permission for clay extraction, dating back to the 1980's, with modern planning conditions being applied in the early 2000's. It is currently operational and supplies clay to the nearby tile works at Hoe Hill and Far Ings. To date extraction has focussed on the eastern end of the site and takes place on a twice yearly basis. It is understood that there are around 10 to 15 years reserves within the site.

As the site benefits from planning permission and it is operational, it is anticipated that it will be developed in line with existing conditions. Its proximity to areas of internationally and nationally designated areas for nature conservation is noted.

RECOMMENDATION: IDENTIFY AS EXISTING MINERAL EXTRACTION SITE AND CONTINUE TO SAFEGUARD IT.

Site Overview

Location Map



Site Reference	NLLP/M15-4
Settlement (Nearest)	Epworth & Owston Ferry
Site address	Low Melwood Quarry Epworth Road Owston Ferry
Site size (Ha)	26ha
Existing Land Use(s)	Clay extraction site (currently closed)
Site and Surrounding Description	<p>The site is located in the Isle of Axholme, 1.7k to the south east of Epworth and 1.1km to the north west of Owston Ferry. It is bounded to the west by High Melwood Farm and to the east by Low Melwood Farm.</p> <p>The site was previously operated by Ibstock Brick and supplied clay to the company's brickworks. Extraction has now ceased.</p>

Greenfield/Brownfield	Greenfield
Type of Mineral	Clay
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	Existing Local Plan allocation.
Proposed Working Lifespan (Years)	End date 2046
Name of Landowner and/or Proposer	Landowner: North Lincs Property & Aggregates Ltd Agent: H.J. Wroot
Ownership (if known) (Private, Public, Single, Multiple Owners)	Private; Single Ownership

Planning History	
Relevant Planning History (Applications)	<p>2/1983/0020 – Planning permission for the retention of a vehicular access. GRANTED [30.06.1983]</p> <p>2/1985/0796 – Planning permission for winning and working of clay reserves. GRANTED [22.08.1986]</p> <p>2/1993/0007 – Planning permission for the restoration of Owston Ferry clay pit through infilling with controlled waste. WITHDRAWN [31.03.1994]</p> <p>MIN/1998/0966 – Application for the determination of conditions for a mineral site under Environment Act 1995. ALLOWED [31.10.1998]</p> <p>MIN/2004/2210 - Application for the determination of conditions for a mineral site under the Environment Act 1995. AGREED [17.03.2005]</p>
Relevant Planning Policy Designations	<p>Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the site is considered to be in the open countryside. It is covered by the Isle of Axholme Special Historic Landscape Area under saved policy LC14.</p> <p>It is also identified under saved policy M15-4 of the North Lincolnshire Local Plan (May 2003) as being safeguarded for future clay extraction.</p>

Stage 1: Absolute Constraints Check		
41. Deliverable within the plan period (2017 to 2036)?	Yes	The site benefits from a planning permission, dated 1986, for the winning and working of clay reserves. The conditions attached to the original permission have reviewed and modernised, with the most recent being agreed in 2005. This set an end date of 2046 for the site.
42. Is there sufficient evidence of the availability of the resource?	Yes	The site benefits from planning permission for clay extraction, and had been an operational quarry, although it is now inactive. Parts of the site have yet to be worked, in particular to the north of the C202 BGS Mineral Resource Mapping shows the site to be underlain by brick clay desposits (Triassic, Mercia Mudstone Group – the principle brick clay resource in Nottinghamshire, Leicestershire and the Isle of Axholme).
43. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The Humber Estuary Ramsar and SAC site is located 9.5km to the north east of the site, whilst the Hatfield Moor SAC and Thorne & Hatfield Moors SPA are situated 7.5km and 8km to the west respectively.
44. Is the site in or adjacent to a Site(s) of Special Scientific Interest (SSSI)?	No	The nearest SSSI is Rush Furlong SSSI, located around 2km to the south west of the site.
45. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The nearest site with a nationally recognised heritage designation is a Schedule Monument - Axholme Carthusian Priory and post-Dissolution

		garden earthworks, Melwood Park – located immediately to the east of C202. There are two Grade II listed buildings located to east and west of the site. The nearest Conservation Area is Epworth, 2km to the north west.
46. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located in SFRA Flood Zone 1.
47. Is the site located within Ancient Woodland?	No	The nearest areas of Ancient Woodland is located 15.6km to the north east (Gadbury & Lundimore Woods), 10.5km to the south east (Wharton Wood, West Lindsey) and 13.2km to the west (Great Gate Wood, Doncaster)
48. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	

Should the site be taken forward for further consideration?	Yes
Are there any issues arising from Stage 1 which need to be carried forward?	None.

Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
37. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification (ALC) mapping shows the significant majority of the site as being Grade 3 agricultural land. However, it is not possible to determine within it is Grade 3a or Grade 3b. Part of the eastern section of the site is shown as being Grade 2 (best and most versatile).
Amenity/Emissions		
38. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	Potential impacts from dust, fumes and emissions to air on nearby residents/sensitive receptors could from plant or machinery that could be used to extract clay. It is noted that most recent set of planning conditions relating to the site includes restriction on operating times as well as a requirement to a Dust Management Plan to be implemented in the interest of amenity.
39. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMAs are Scunthorpe (12.6km to the north east) and Doncaster AQMA No. 4 (17.3km to the west)
40. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	There is potential for noise and vibration impacts on those properties immediately adjacent to the site. It is noted that the most recent set of planning conditions relating to site include restrictions on operating times and noise levels in the interest of amenity.
Aircraft Hazard		
41. Is the site within an airfield safeguarding area (bird strike zone)?	Yes	The site falls outside the bird strike zone for Doncaster Sheffield Airport, however falls within its overall safeguarding area.
Biodiversity & Geodiversity		
42. Are there any protected species and/or habitats present on the site?	?	
43. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	No	The nearest National Nature Reserve is the Humberhead Peatlands NNR, 7.4km to the north west, whilst the closest Local Nature Reserve (LNR) is Owston Ferry Castle LNR, 1.3km to the south.

44. Is the site in proximity to (250m) woodlands?	Yes	A small area of woodland adjoins the south western boundary of the site, whilst the hedgerows form the eastern boundary.
45. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	Yes	Melwood Quarry designated as a Local Geological Site.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
46. Is the site with 250m of individual house/dwellings?	Yes	The closest residential properties are located on the northern side of C202 between to halves of the safeguarded area. Other properties are situated to the east (Low Melwood Farm) and west (High Melwood Farm) of the site. It is noted that most recent set of planning conditions relating to site include restrictions in order to protect amenity.
47. Is the site with 250m of a settlement?	No	The nearest settlements are Epworth (1.7km to the north west) and Owston Ferry (1.1km to the south)
48. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	No	-
Cumulative Impacts		
49. Is the site located adjacent to or in proximity to other mineral workings?	No	The site is an existing mineral working, which is currently inactive.
Flood Risk/Water Resources		
50. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	No	The site is located within SFRA Flood Zone 1. SFRA/EA shows no history of flooding within the vicinity.
51. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	?	Mapping shows a number of drains within and adjacent to the site. Ponds have formed where clay has previously been extracted. The most recent of planning conditions relating to the site include requirements to protect existing watercourses, and provide appropriate drainage Ground water vulnerability mapping shows no features in relation to the site.
52. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	No	The site is underlain by a Secondary B aquifer (bedrock), whilst ground water vulnerability mapping shows no features. It is not within a Source Protection Zone.
Ground Conditions		
53. Are any known instances of contamination on the site?	No	None known. The most recent planning conditions include requirements to deal with oil and grease.
54. Is the site subject to any known stability issues?	No	None known.
Historic Environment & Built Heritage		
55. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	The most recent planning conditions require the implementation of a programme of archaeological works in accordance a written scheme of investigation to be approved by the planning authority.
56. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes	The nearest site with a nationally recognised heritage designation is a Schedule Monument - Axholme Carthusian Priory and post-Dissolution garden earthworks, Melwood Park – located immediately to the east of C202 (around 10m for the eastern boundary of the site)

		There are two Grade II listed buildings located to east and west of the site. The nearest Conservation Area is Epworth, 2km to the north west
57. Are there any Grade II listed buildings in or in proximity to (250m) the site?	Yes	There are two Grade II listed buildings within 250m of the site – an outbuilding part of the Low Melwood Farm complex, 173m to the east, and High Melwood Farmhouse, 227m to the west.
Landscape		
58. Is it likely to have a visual impact on the landscape?	Yes	<p>The site is located within Natural England's National Character Area (NCA) 39: Humberhead Levels. Within the North Lincolnshire Landscape Character Assessment it is within Trent Levels character area, more specifically the Flat Drained Farmland sub-area.</p> <p>The site is an existing, established feature in the landscape. The surrounding area is predominately flat and is made up of fields of varying sizes separated by hedgerows and drainage ditches. The landscape slopes eastwards from the Epworth area towards the River Trent. The site is located towards the bottom this slope and is screened from the adjacent road by hedgerows, as well as a number of bunds.</p> <p>The site will be subject to a restoration plan to be implemented when extraction formally ceases.</p>
Legal/ Covenants		
59. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	None known.
Vehicular Access/Traffic Generation		
60. Is there suitable access to/from the site?	Yes	Access to the site exists from the C202.
61. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	-
62. Will there be any impacts on the public highway in relation to transport to/from the site?	Yes	-
63. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	Yes	It is likely that vehicle traffic would have to travel through a number of villages along the A161 to access the North Lincolnshire Strategic Road Network.
Other Constraints		
64. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	Yes	Two lines of overhead electricity transmission lines cross the site in south west to north west direction. There are two pylons within the site. The most recent set of planning conditions require an appropriate stand off distance between the pylons and any workings.

Other Relevant Information

Part of the safeguarded area been put forward for an alternative use as part of the North Lincolnshire Local Plan (2017 to 2036) – Call for Sites exercise. The landowner and their agent propose that the site should be allocated for leisure purposes, more particularly for water sports, fishing, sailing with ancillary infrastructure together with a clubhouse and other building alongside holiday lodges. Any future quarrying activity will be dependent on whether or not the site is used for an alternative purpose.

Information published that accompanies BGS Mineral Resource mapping, notes that the Triassic Mercia Mudstone Group in the Isle of Axholme was exploited on a large scale for brick manufacture in the Epworth area. Production totalled around 35 million brick per year. The local brickworks at Belton closed in 2001, with smaller amounts being transported to the Birtley Brickworks at Gateshead.

Conclusions/Recommendations

The site is safeguarded under saved Local Plan policy 15-4 for future clay extraction. The site benefits from planning permission for clay extraction (dating from 1985), including updated conditions (dated 2005), and has been worked since then (see above). However, it has not been worked for a number of years. Many of the issues highlighted in this proforma are dealt with as part of the updated planning conditions.

It is noted that the site has been proposed for an alternative use as part of the Call for Sites process for the emerging Local Plan (2017 to 2036).

Given that the site benefits from planning permission, it is considered appropriate to continue to safeguard it for future clay extraction.

RECOMMENDATION: CONTINUE TO IDENTIFY THE SITE IN THE EMERGING LOCAL PLAN AS AN EXISTING MINERAL EXTRACTION SITE.

Site Overview

Location Map



Site Reference	NLLP/M19-1
Settlement (Nearest)	Messingham
Site address	Land adjacent to North Moor Road North Moor Road Messingham
Site size (Ha)	8.54ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	The site is located to the west of North Moor Road and Black Bank, around 750m to the west of Messingham. Messingham Sands Fishery and Grange Park Golf Course and lodges are located further to the west.
Greenfield/Brownfield	Greenfield
Type of Mineral	Silica Sand
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	Existing allocation/safeguarded area
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Unknown
Ownership (if known) (Private, Public, Single, Multiple Owners)	Unknown

Planning History

Relevant Planning History (Applications)	<p>7/1976/0405 – Planning permission to construction a toilet block. GRANTED [09.07.1976]</p> <p>PA/2017/362 - Planning permission for change of use of land to site a caravan. REFUSED [07.08.2018]</p>
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Relevant Planning Policy Designations	The site is classed as being in the open countryside under existing development plan policy – Core Strategy policies CS1 to CS3 and Saved North Lincolnshire Local Plan policy RD2. It is also safeguarded saved Local Plan policies M18 and M19-1 for future silica sand.
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Stage 1: Absolute Constraints Check

49. Deliverable within the plan period (2017 to 2036)?	No	Whilst the site has been safeguarded for future silica sand extraction, there is has been no evidence of the site being brought forward at any point since it was designated in 2003. Whilst there is a history of sand extraction on neighbouring sites, the current has not been the subject of any planning applications for this purpose. Based on this, it is assumed that there is no interest in developing the land for this purpose.
50. Is there sufficient evidence of the availability of the resource?	No	Whilst the site has been safeguarded for future silica sand extraction, there is has been no evidence of the site being brought forward at any point since it was designated in 2003. Whilst there is a history of sand extraction on neighbouring sites, the current has not been the subject of any planning applications for this purpose. Based on this, it is assumed that there is no interest in developing the land for this purpose. BGS Mineral Resource Mapping shows that the site is underlain by deposits of silica sand.
51. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The nearest internationally and nationally designated sites for nature conservation are located around 8km to the north west.
52. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	Yes	The nearest SSSI is Messingham Heath, located immediately to the south of Black Bank. Any potential impacts would need to be addressed.
53. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The site does not include a site or building with a nationally recognised heritage designation. The nearest listed buildings are located in Messingham to the east of the site.
54. Is the site within the functional floodplain (Flood Zone 3b)	No	The majority of the site is located in SFRA Flood Zone 1, with a small element at north east corner being in SFRA Flood Zone 2/3a (Fluvial).
55. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland (Gadbury & Ludimore Wood) is located 7.7km to the north east of the site.
56. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	

Should the site be taken forward for further consideration?	Yes
Are there any issues arising from Stage 1 which need to be carried forward?	Impact on SSSI

Stage 2: Suitability Assessment Criteria

Criteria	Yes/No	Comments
Agricultural Land		

149. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification (ALC) mapping shows the site as being Grade 4 agricultural land.
Amenity/Emissions		
150. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	There a number of properties and other activities within the vicinity of the site, meaning that there is potential for impacts arising from noise and vibration relating to any future sand extraction.
151. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is Scunthorpe, around 5.5km to the north east.
152. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	There a number of properties and other activities within the vicinity of the site, meaning that there is potential for impacts arising from noise and vibration relating to any future sand extraction.
Aircraft Hazard		
153. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The site falls with the bird strike area for Hibaldstow Airfield, that requires any bird attractive development with 13km to be assessed. It is also within the broader safeguarding areas for Doncaster Sheffield Airport and Humberside Airport.
Biodiversity & Geodiversity		
154. Are there any protected species and/or habitats present on the site?	?	
155. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)?	Yes	The Messingham Lakes Local Wildlife Site (LWS) is located 175m to the west of the site. This forms part of the Messingham Sands Fisheries.
156. Is the site in proximity to (250m) woodlands?	Yes	There is an area woodland immediately to the west of the site.
157. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	There are no Local Geological Sites (LGS) or similar designations within close proximity to the site.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
158. Is the site with 250m of individual house/dwellings?	Yes	The nearest dwellings are located around 70m to the north of the site, whilst there are a row properties fronting Butterwick Road that are around 200m distant. The Cracar Farm complex is 180m to the south. Any potential impacts should be addressed as part any future planning application including the identification of appropriate mitigation measures and good working practices.
159. Is the site with 250m of a settlement?	No	The nearest settlement is Messingham, around 1km to the east.
160. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	There are a number leisure and recreation activities situated to the west of the site. These include Messingham Sands Fisheries and Grange Park Golf Club and cabin lodges. Messingham Zoo and Grange Park Fisheries are further to west on the north side of Butterwick. Any potential impacts should be addressed as part any future planning application including the identification of appropriate mitigation measures and good working practices.
Cumulative Impacts		

161. Is the site located adjacent to or in proximity to other mineral workings?	No	Sand extraction has previously taken in the area surrounding the site. These workings have ceased and are now used for other uses including leisure and recreation.
Flood Risk/Water Resources		
162. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	No	The majority of the site is located in SFRA Flood Zone 1, with a small element at north east corner being in SFRA Flood Zone 2/3a (Fluvial).
163. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	No	Drainage ditches run along the northern and part of the western boundaries of the site, with latter crossing the site. Ground water vulnerability mapping shows the site to be underlain by a Minor Aquifer (High).
164. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	No	The site is underlain by a Secondary (undifferentiated) aquifer (bedrock and a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows the site to be underlain by a Minor Aquifer (High). It is not located within a Source Protection Zone.
Ground Conditions		
165. Are any known instances of contamination on the site?	No	None known
166. Is the site subject to any known stability issues?	No	None known
Historic Environment & Built Heritage		
167. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	?	
168. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The site is not within close proximity to a site or building with a nationally recognised heritage designation. The nearest listed buildings are located in Messingham, around to 1km to the east of the site.
169. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest listed buildings are located in Messingham, around to 1km to the east of the site
Landscape		
170. Is it likely to have a visual impact on the landscape?	Yes	<p>The site is located within Natural England's National Character Area (NCA) 45: North Lincolnshire Edge with Coversands. The North Lincolnshire Landscape Character Assessment shows it as being within Trent Levels character area, more specifically the Wooded Springline Farmland sub-area.</p> <p>The surrounding consists of a range of agricultural and other uses, whilst there is a history of sand extraction.</p> <p>Principal visual impacts are likely to be from adjacent North Moor Road, particularly at the south eastern corner of the site where there is limited or no hedgerows to provide screening. There is potential for site to be viewed from the properties to the north.</p> <p>Accordingly, a Landscape and Visual Impact Assessment should form part of any future planning application, and appropriate mitigation measures identified.</p>
Legal/ Covenants		

171.	Is the site subject to any legal agreements or covenants that would prevent delivery?	?	Unknown
Vehicular Access/Traffic Generation			
172.	Is there suitable access to/from the site?	Yes	Access is from North Moor Road
173.	Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	-
174.	Will there be any impacts on the public highway in relation to transport to/from the site?	Yes	-
175.	Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	No	-
Other Constraints			
176.	Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	None known.

Other Relevant Information

Part of the site has been put forward as part of the Call for Exercise for the emerging Local Plan during 2017. The suggested uses are residential dwellings, a caravan/camping site and mineral extraction. It is assumed that any mineral extraction would be part of forming the leisure use. This will be subject of a separate site assessment.

Conclusions/Recommendations

The site is safeguard under saved Local Plan policy M19-1 for future silica sand extraction. Since its allocation, no proposals have come forward for sand this use. Whilst there is likely to be a resource present on the site, as witnessed by previous sand extraction in the area surrounding and by BGS mineral resource mapping, the lack of progress on bring the site forward could suggest it is unlikely to be delivered, should its designation continue in the emerging Local Plan.

In order bring the site forward for sand extraction, the issues highlighted in this proforma would need to be addressed as part of the supporting information to accompany any planning application.

Based on concerns regarding the deliverability of the site for sand extraction, it is considered that it should no longer be safeguarded/allocated in the emerging Local Plan.

RECOMMENDATION: DO NOT BLANKET SAFEGUARD /ALLOCATE THE SITE IN THE EMERGING LOCAL PLAN.

SITE REF: NLLP/M19-2 – LAND EAST OF SCALLOW GROVE, ADJACENT TO KIRTON ROAD, MESSINGHAM

Site Overview

Location Map



Site Reference	NLLP/M19-2
Settlement (Nearest)	Messingham
Site address	Land east of Scallow Grove Kirton Road Messingham
Site size (Ha)	18.6ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	<p>The site is located around 1km to the south east of Messingham, on the eastern side of B1400 Kirton Road. It is currently used for agriculture, however there is a history of silica sand extraction in the surrounding area, dating to the 1950s. Extraction is still taking place around 1.5km to the north east.</p> <p>Messingham Sand Quarry SSSI and nature reserve is immediately to the north, whilst the southern edge is formed by the local authority boundary between North Lincolnshire and Lincolnshire (West Lindsey district). Scallow Grove Farm is to the west of the site.</p>
Greenfield/Brownfield	Greenfield
Type of Mineral	Silica Sand
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	Existing allocation/safeguarded area
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Unknown
Ownership (if known) (Private, Public, Single, Multiple Owners)	Unknown

Planning History	
Relevant Planning History (Applications)	There is no planning history associated with the site
Relevant Planning Policy Designations	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the safeguarded area, and adjacent extension are considered to be in the open countryside. It is also identified under saved policy M19-2 of the North Lincolnshire Local Plan (May 2003) as being safeguarded for future silica sand extraction.

Stage 1: Absolute Constraints Check		
57. Deliverable within the plan period (2017 to 2036)?	No	Whilst the site has been safeguarded for future silica sand extraction, there is has been no evidence of the site being brought forward at any point since it was designated in 2003.
58. Is there sufficient evidence of the availability of the resource?	No	Whilst there is a history of sand extraction on neighbouring sites, the current has not been the subject of any planning applications for this purpose. Based on this, it is assumed that there is no interest in developing the land for this purpose.
59. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The nearest internationally and nationally designated sites for nature conservation are located around 10km to the north west.
60. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	Yes	The site is located adjacent to the Messingham Sand Quarry SSSI.
61. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The site does not include a site or building with a nationally recognised heritage designation. The nearest listed buildings are located in Messingham to the north west of the site.
62. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located with SFRA Flood Zone 1.
63. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland (Gadbury & Ludimore Wood) is located 5.8km to the north east of the site.
64. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	
Should the site be taken forward for further consideration?		
Are there any issues arising from Stage 1 which need to be carried forward?		

Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
65. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification (ALC) mapping shows the site to be Grade 3 agricultural land. However, it is not possible to distinguish whether it is Grade 3a or 3b.
Amenity/Emissions		
66. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	It is considered that there would potential impacts resulting from dust, fumes and emissions on adjacent residents or sensitive receptors. Relevant assessments would be required as part of any future planning application, with appropriate mitigation

		measure identified and good working practices adopted.
67. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is Scunthorpe, 5.6km to the north of the site.
68. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	yes	The nearest residential properties are located between 10m and 100m from the western edge of the site. It is considered that there would potential impacts resulting from noise and vibration on adjacent residents or sensitive receptors. Relevant assessments would be required as part of any future planning application, with appropriate mitigation measure identified and good working practices adopted.
Aircraft Hazard		
69. Is the site within an airfield safeguarding area (bird strike zone)?	Yes	The site falls with the bird strike area for Hibaldstow Airfield, that requires any bird attractive development with 13km to be assessed. It is also within the broader safeguarding areas for Doncaster Sheffield Airport and Humberside Airport.
Biodiversity & Geodiversity		
70. Are there any protected species and/or habitats present on the site?	?	
71. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	The site is located immediately adjacent to the Messingham Sand Quarry SSSI, whilst Messingham Grassland Local Wildlife Site (LWS) is situated around 700m to the north, with Black Walk Nook LWS at 515m to the south.
72. Is the site in proximity to (250m) woodlands?	Yes	There is small wooded area the south eastern corner of the site, whilst there is woodland areas around 220m to the north (part of the SSSI) and 250m to the west (south west of Scallow Grove Farm). Other areas of woodland are more distant from the site including Black Walk Nook (around 515m to the south east)
73. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	The nearest Local Geological Site (LGS) or similar designation is Messingham Sand Pit East Extension LGS, located to the north east of the site.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
74. Is the site with 250m of individual house/dwellings?	Yes	The nearest residential properties are located between 10m and 100m from the western edge of the site. Accordingly any potential impacts would be need to addresses and mitigated appropriately/
75. Is the site with 250m of a settlement?	No	The nearest settlement is Messingham, around 1km to the north west of the site.
76. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	The site is located to south of the Messingham Sand Quarry SSSI which is open to the public.
Cumulative Impacts		
77. Is the site located adjacent to or in proximity to other mineral workings?	Yes	There is a history of silica sand extraction in the surrounding area, to the east of Messingham. Extraction is ongoing around 1.6km to north east, whilst processing continues to take place on a site north of Brigg Road.

		A number of former extraction sites have been restored including for nature conservation purposes.
Flood Risk/Water Resources		
78. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	No	The site is located partially with SFRA Flood Risk Zone 1 and SFRA Flood Risk Zone 2/3a (Fluvial). It should be noted that the sand extraction is considered a water compatible use. SFRA & EA mapping shows no history of flooding on the site.
79. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	No	A drainage ditch (the Manton Sewer) forms the eastern boundary for the site, which runs south to join the River Eau, a tributary of the River Trent. Ground water vulnerability mapping shows it as being underlain by a Minor Aquifer High.
80. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	No	The site is underlain by a Secondary undifferentiated aquifer (Bedrock) and by a Secondary A aquifer (superficial deposit). Ground water vulnerability mapping shows it as being underlain by a Minor Aquifer High. It is not within a Source Protection Zone.
Ground Conditions		
81. Are any known instances of contamination on the site?	No	None Known
82. Is the site subject to any known stability issues?	No	None Known
Historic Environment & Built Heritage		
83. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	?	
84. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The site is not with close proximity to a site or building with a nationally recognised heritage designation. The nearest listed buildings are located in Messingham and Manton to the north west and east of the site, respectively.
85. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest listed buildings are located in Messingham and Manton to the north west and east of the site, respectively.
Landscape		
86. Is it likely to have a visual impact on the landscape?	Yes	The site is located in Natural England's National Character Area (NCA) 45: North Lincolnshire Edge with Coversands. In the North Lincolnshire Landscape Character Assessment, it is within the Lincolnshire Edge character area, more specifically the Wooded Undulating Farmland sub-area. Silica sand extraction has been a feature in the landscape in the Messingham area for a number of decades. Some working is still ongoing, whilst former sites have been restored to either agricultural or nature conservation afteruses. The site flat and can be viewed mainly from the adjacent B1400 Kirton Road and properties to the north west. Hedgerows and trees provide a degree of screening. Should a planning application come forward it needs to be accompanied by a landscape and visual impact assessment.
Legal/ Covenants		

87. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	Unknown
Vehicular Access/Traffic Generation		
88. Is there suitable access to/from the site?	Yes	Access would be from B1400 Kirton Road
89. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	-
90. Will there be any impacts on the public highway in relation to transport to/from the site?	No	-
91. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	Yes	There would be potential for vehicles to travel via Messingham
Other Constraints		
92. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	None known.

Other Relevant Information

There is no other relevant information.

Conclusions/Recommendations

The site is safeguard under saved Local Plan policy M19-1 for future silica sand extraction. Since its allocation, no proposals have come forward for sand this use. Whilst there is likely to be a resource present on the site, as witnessed by previous sand extraction in the area surrounding and by BGS mineral resource mapping, the lack of progress on bring the site forward could suggest it is unlikely to be delivered, should its designation continue in the emerging Local Plan.

In order bring the site forward for sand extraction, the issues highlighted in this proforma would need to be addressed as part of the supporting information to accompany any planning application.

Based on concerns regarding the deliverability of the site for sand extraction, it is considered that it should no longer be safeguarded/allocated in the emerging Local Plan.

RECOMMENDATION: DO NOT BLANKET SAFEGUARD/ALLOCATE THE SITE IN THE EMERGING LOCAL PLAN.

SITE REF: NLLP/M19-3 – LAND ADJACENT TO AND WEST OF THE LINCOLN EDGE, NORTH WEST OF MANTON

Site Overview

Location Map



Site Reference	NLLP/19-3
Settlement (Nearest)	Messingham & Manton
Site address	Land adjacent to, and west of, the Lincoln Edge Manton
Site size (Ha)	42ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	The site is located to the north west of the hamlet of Manton, 2km to the east of Messingham. It is within an area where silica sand extraction has taken place since the 1950s. Extraction is occurring to the north of the existing site.
Greenfield/Brownfield	Greenfield
Type of Mineral	Silica Sand
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	Existing allocation/safeguarding area
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Landowner: Unknown Operator: Silbelco (Previous)
Ownership (if known) (Private, Public, Single, Multiple Owners)	Unknown

Planning History

Relevant Planning History (Applications)	PA/1999/0169 – Planning permission to extract silica sand and restore land to agriculture at a lower level. GRANTED [02.07.1999]
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	PA/2015/0387 – Planning permission for installation of ground-mounted solar array with associated services and infrastructure. REFUSED (18.11.2015)/APPEAL DISMISSED [28.06.2016]
Relevant Planning Policy Designations	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) site is considered to be in the open countryside. It is also identified under saved policy M19-3 of the North Lincolnshire Local Plan (May 2003) as being safeguarded for future silica sand extraction.

Stage 1: Absolute Constraints Check

65. Deliverable within the plan period (2017 to 2036)?	No	The site was granted planning permission for silica sand extraction in 1999. Extraction is now complete and the site restored to agriculture.
66. Is there sufficient evidence of the availability of the resource?	Yes	BGS Mapping Mineral Resource mapping shows a silica sand resource to be present on the site. The site was granted planning permission for silica sand extraction in 1999. Extraction is now complete and the site restored to agriculture.
67. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The nearest internationally designated sites for nature conservation are the Humber Estuary Ramsar and SAC sites, located 11km to the north west.
68. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	No	The nearest SSSIs are Manton & Twigmoor SSSI (around 800m to the north east) Messingham Sand Quarry SSSI (993m to the west) and Manton Stone Quarry SSSI (910m to the south east)
69. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The nearest site or building with a nationally recognised heritage designation is a Scheduled Monument – Romano-British Settlement near Staniwells Farm – 2.7km to the east of the site, whilst the closest listed building is St Hybald’s Church, Manton, around 560m to the south east.
70. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located in SFRA Flood Zone 1.
71. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland (Gadbury and Lundimore Woods) is located 4.4km to the north east of the site
72. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	

Should the site be taken forward for further consideration?	No – site is now restored
Are there any issues arising from Stage 1 which need to be carried forward?	None.

Stage 2: Suitability Assessment Criteria

Criteria	Yes/No	Comments
Agricultural Land		
177. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification (ALC) mapping shows the site to be Grade 3 agricultural land. Information suggests that it Grade 3b.
Amenity/Emissions		

178. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	There would be potential impacts from dust, fumes and emissions on nearby residents/sensitive receptors, from any potential silica sand extraction.
179. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is Scunthorpe, 4.8km to the north of the site.
180. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	There nearest residents are located less than 170m from the site. Accordingly, there would be potential impacts from noise and vibration on nearby residents/sensitive receptors, from any potential silica sand extraction.
Aircraft Hazard		
181. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The site falls with the bird strike area for Hibaldstow Airfield, that requires any bird attractive development with 13km to be assessed. It is also within the broader safeguarding areas for Doncaster Sheffield Airport and Humberside Airport.
Biodiversity & Geodiversity		
182. Are there any protected species and/or habitats present on the site?	?	
183. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	Black Walk Nook Local Wildlife Site (LWS) is located around 350m to the south of the site.
184. Is the site in proximity to (250m) woodlands?		
185. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	The nearest Local Geological Sites (LGS) or similar designation are Messingham Sand Pit Extension (circa 830m to the west), Twigmoor Warren LGS (circa 720m to the north east) Manton Stone Quarry LGS (920m to the east) Cleatham Quarry LGS (1.6km to the south east), Cleatham Clay Pits LGS (2.2km to the south)
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
186. Is the site with 250m of individual house/dwellings?	Yes	There nearest residents are located less than 170m from the site. Accordingly, there would be potential impacts from silica sand extraction to addressed.
187. Is the site with 250m of a settlement?	No	The hamlet of Manton is situated 360m to the east of the site. The nearest settlements are Messingham (2.3km to the west), Greetwell (1.9km to the north east) and Kirton in Lindsey (2.8km to the south)
188. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	The site is cross by two Public Rights of Way (PROWs) - Footpaths MANT210 & MANT249. These paths connect the Messingham to Brigg road with Manton. A Brideway (MANT241) runs north to south, around 330m to the east of the site.
Cumulative Impacts		
189. Is the site located adjacent to or in proximity to other mineral workings?	Yes	The site is a former mineral working that has now restored to agriculture. Extraction is taking place in an area to the north.
Flood Risk/Water Resources		
190. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	No	The site is located within SFRA Flood Zone 1. SFRA mapping shows no history of flooding.
191. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	No	A number drainage ditches form part of the boundaries of the site as running across the site. Ground water

		vulnerability mapping shows the site to be underlain by a Minor Aquifer (High).
192. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	No	The site is underlain by Secondary (undifferentiated) aquifer (bedrock) and by a Secondary A aquifer (superficial deposits). Ground water vulnerability mapping shows the site to be underlain by a Minor Aquifer (High). It is not within a Source Protection Zone.
Ground Conditions		
193. Are any known instances of contamination on the site?	No	None known.
194. Is the site subject to any known stability issues?	No	None known
Historic Environment & Built Heritage		
195. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	?	
196. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The nearest site or building with a nationally recognised heritage designation is a Scheduled Monument – Romano-British Settlement near Staniwells Farm – 2.7km to the east of the site, whilst the closest listed building is St Hybald's Church, Manton, around 560m to the south east.
197. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest Grade II Listed Building is St Hybalds Church, 560m to the south west of the site.
Landscape		
198. Is it likely to have a visual impact on the Landscape?	No	Mineral working on the site has ceased. It has been restored to agricultural use.
Legal/ Covenants		
199. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	None known.
Vehicular Access/Traffic Generation		
200. Is there suitable access to/from the site?	No	It is considered that there is no obvious suitable access to the highway network, unless internal haul roads via other sites were utilised
201. Is the road network suitable to accommodate the transportation of materials to/from the site?	No	See above
202. Will there be any impacts on the public highway in relation to transport to/from the site?	No	See above
203. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	No	See above.
Other Constraints		
204. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	Yes	An electricity transmission line crosses the site from east to west, with a pylon being present in the centre.

Other Relevant Information

No other relevant information.

Conclusions/Recommendations

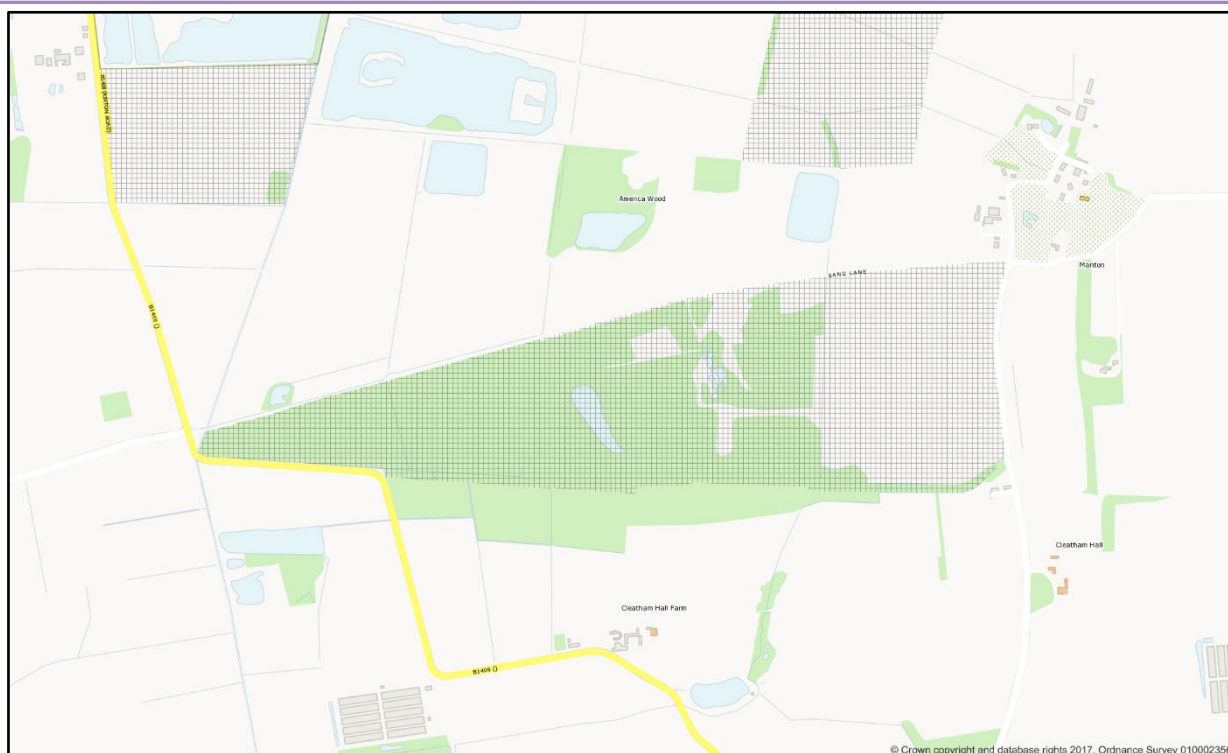
The site was safeguarded under Saved Local Plan policy M19-3 for future silica sand. At the time of its allocated, it had planning permission for silica sand extraction and subsequent restoration. It is understood that extraction ended and the site has now been restored to agriculture afteruse.

RECOMMEDATION: EXTRACTION COMPLETE AND SITE RESTORED – DO NOT ALLOCATE/ BLANKET SAFEGUARD IN THE LOCAL PLAN

SITE REF: NLLP/M19-4: LAND AT BLACK NOOK WOOD

Site Overview

Location Map



Site Reference	NLLP/M19-4
Settlement (Nearest)	Messingham & Cleatham
Site address	Black Nook Wood B1400 Near Messingham
Site size (Ha)	83.18ha (Estimated)
Existing Land Use(s)	Woodland
Site and Surrounding Description	The site is located to the east of the B1400 Messingham to Kirton in Lindsey road
Greenfield/Brownfield	Greenfield
Type of Mineral	Silica Sand
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	Existing site allocation – safeguarded area for silica sand extraction.
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Unknown
Ownership (if known) (Private, Public, Single, Multiple Owners)	Unknown

Planning History

Relevant Planning History (Applications)	The following planning applications have been submitted on the site: 7/1991/0160 - Change the use of existing woodlands to leisure use including activity games. REFUSED [20.02.1992] 7A/1992/0676 - Consent to display a non illuminated sign 4ft wide and 4ft long elevated 2 metres from ground level. GRANTED [21.01.1993]
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	<p>7/1992/0136 - Change the use of part of existing woodlands for activity games with track access and car parking. REFUSED [23.04.1992]</p> <p>PA/2013/0283 - Planning permission to erect a fisherman's welfare lodge. GRANTED [03.05.2015]</p> <p>PA/2018/1131 - Application under the Overhead Lines (Exemption) (England & Wales) Regulations 2009 for the proposed rebuilding of Santon to Hibaldstow 33Kv overhead line. PENDING</p>
Relevant Planning Policy Designations	The site is classed as being in the open countryside under existing development plan policy – Core Strategy policies CS1 to CS3 and Saved North Lincolnshire Local Plan policy RD2. It is also safeguarded saved Local Plan policies M18 and M19-4 for future silica sand. As the consists of woodland Core Strategy policies CS16 and CS17 as well as saved Local Plan policy LC12 are also relevant

Stage 1: Absolute Constraints Check		
73. Deliverable within the plan period (2017 to 2036)?	No	The site was safeguarded for future silica sand extraction in the North Lincolnshire Local Plan (May 2003), in order to help maintain an appropriate land bank. However, a search of the planning history shows no proposals to undertake extraction.
74. Is there sufficient evidence of the availability of the resource?	No	BGS Mineral Resource Mapping shows the site to be underlain by silica sand deposits. Extraction has taken place in the Messingham (to the north) since the 1950s. However, there is no indication of the extent of the resource and its viability of extraction.
75. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The site is not in or adjacent to the any internationally designated sites for nature conservation. The nearest areas are the Humber Estuary Ramsar and SAC site, 12km to the north west.
76. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	No	The nearest SSSIs are Messingham Sand Quarry - 893m to north, Manton Stone Quarry – 690m to the east, Cleatham Quarry – 800m to south east, and Twigmoor – 1.5km to the north east
77. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The nearest site with a nationally recognised heritage designation is located 420m to the south of the site - Round barrow 210m east of Cleatham Hall Farm
78. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located with SFRA Flood Zone 1
79. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland (Gadbury Wood) is located 5.6km to the north east of the site.
80. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	-
Should the site be taken forward for further consideration?		Yes
Are there any issues arising from Stage 1 which need to be carried forward?		

Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
205. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification (ALC) mapping shows the site to be Grade 3 agricultural land.

		However, it is not possible to distinguish whether it is Grade 3a or Grade 3b.
Amenity/Emissions		
206. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	There would potential for impacts on residents/sensitive receptors from dust, fumes and emissions.
207. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is Scunthorpe, XXkm to the north west of the site.
208. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	The nearest residential properties are located around 35m from the site. Accordingly, there is potential impacts arising form noise/vibration.
Aircraft Hazard		
209. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The site is located in the safeguarding zone for Doncaster Sheffield Airport and Humberside Airport. It is also within the 13km safeguarding area for Hibaldstow Airfield for bird attractive development, as well as the for any building/structure in excess of 45.7m for Ingham Airfield.
Biodiversity & Geodiversity		
210. Are there any protected species and/or habitats present on the site?	?	Unknown
211. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	The site is designated as a Local Wildlife Site, whilst Manton Stone Quarry SSSI is located 650m to the east of the site.
212. Is the site in proximity to (250m) woodlands?	Yes	The majority of the site consists of deciduous woodland.
213. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	The nearest Local Geological Site (LGS) are Manton Stone Quarry, 650m to the east of the site, Kirton North Quarry, around 1km to the east, Cleatham Clay Pits, XXm to the XXXXX, and Cleatham Quarry, 840m to the south east.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
214. Is the site with 250m of individual house/dwellings?	Yes	The nearest dwellings are located around 35m from the site.
215. Is the site with 250m of a settlement?	No	The nearest settlements are Cleatham, 520m to the south, Messingham, 2.3km to the north west, and Kirton in Lindsey, 2.8km to the south.
216. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	A Public Right of Way (PROW) in the form of a bridleway runs along the northern boundary of the site. This connects B1400 with Manton. Should extraction take place there may be potential for the PROW to be impacted upon.
Cumulative Impacts		
217. Is the site located adjacent to or in proximity to other mineral workings?	Yes	Silica sand extraction is taking place at Messingham Quarry, around 1.5km to the north.
Flood Risk/Water Resources		
218. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	No	The site is located with SFRA Flood Zone 1. As it is greater than 1ha in size a Flood Risk Assessment would be required.
219. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?		Groundwater vulnerability mapping shows the site to be underlain by Minor Aquifer (High).

220. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	No	The majority of the site is underlain by a Secondary (undifferentiated) aquifer (Bedrock), whilst part of the eastern section is underlain by a Secondary A aquifer (Bedrock). It is also underlain by a Secondary A aquifer (Superficial Drift). Groundwater vulnerability mapping shows the site to be underlain by Minor Aquifer (High). It is not located within a Source Protection Zone.
Ground Conditions		
221. Are any known instances of contamination on the site?	No	-
222. Is the site subject to any known stability issues?	No	-
Historic Environment & Built Heritage		
223. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	?	Unknown
224. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The nearest site with a nationally recognised designation is a Scheduled Monument – a round barrow 210m east of Cleatham Hall Farm – located 420m to the south of the site.
225. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest Grade II listed buildings are Cleatham Villa (370m to the south), 4 buildings that form part of the Cleatham Hall complex (345m to the south east) and St Hybalds Church, Manton (320m to the north east)
Landscape		
226. Is it likely to have a visual impact on the landscape?	Yes	The determining factor in relation to impact on landscape will be how much of the woodland area would be lost. This could allow for some screening from the surrounding area.
Legal/ Covenants		
227. Is the site subject to any legal agreements or covenants that would prevent delivery?	?	Unknown
Vehicular Access/Traffic Generation		
228. Is there suitable access to/from the site?	?	The site would need to be accessed from B1400, assuming an access can be formed that takes into consideration the nearby bends.
229. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	This based on the assumption that the site can be accessed from the B1400
230. Will there be any impacts on the public highway in relation to transport to/from the site?	No	-
231. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	Yes	Vehicles would have to travel through either Messingham or Kirton in Lindsey to access the North Lincolnshire Strategic Road Network.
Other Constraints		
232. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	-

Other Relevant Information

No other relevant information

Conclusions/Recommendations

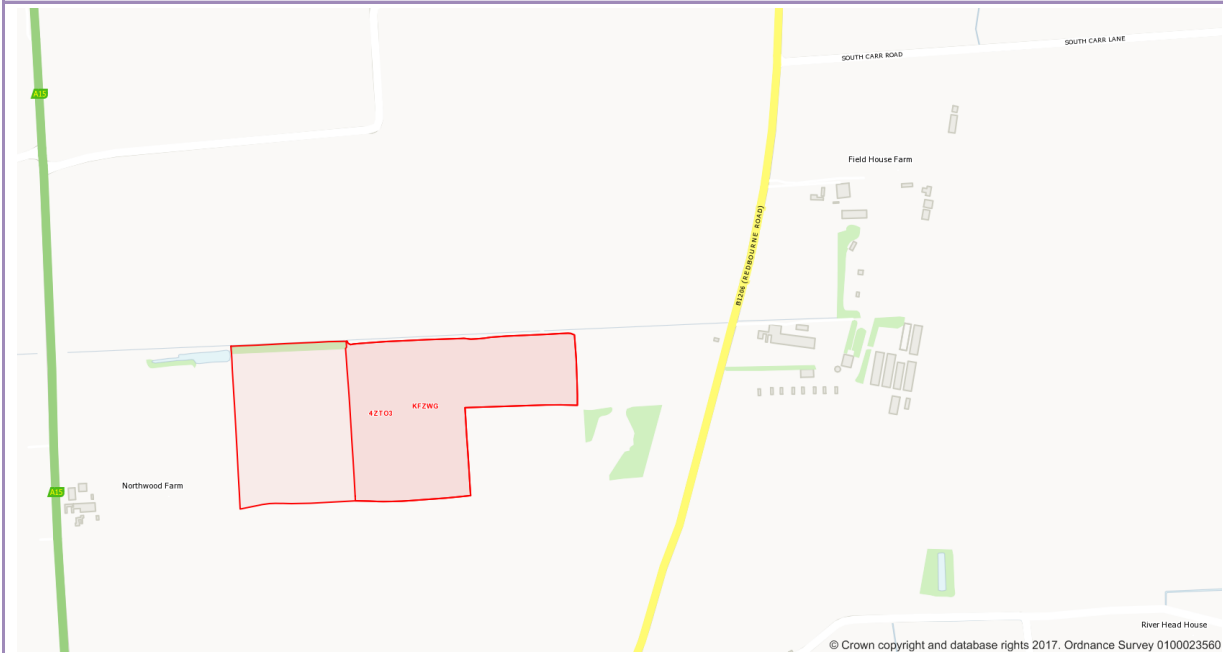
The site is an area that was safeguard under saved Local plan policy M19-4 for future silica sand extraction. Whilst, BGS Resource mapping indicates the presence of silica sand resources, no proposals have come forward for extraction on the site. Therefore, it can reasonably be assumed that proposals will not come forward in future, which questions the deliverability of the site. In addition, its designation as a Local Wildlife Sites (LWS) introduces another constraint that would potential prevent the site being delivered for mineral extraction.

RECOMMENDATION: SITE TO BE DISCOUNTED

SITE REF: 4ZTO3 – LAND NORTH & WEST OF HIBALDSTOW QUARRY

Site Overview

Location Map



Site Reference	4ZTO3
Settlement (Nearest)	Hibaldstow
Site address	Land to north and west of Hibaldstow Quarry, Redbourne Road Hibaldstow DN20 9NN
Site size (Ha)	15ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	<p>The proposed site covers 15ha to the north and west of Hibaldstow Quarry (also known as Slate House Farm Quarry). Hibaldstow Quarry is operational for the extraction of limestone. Facilities also exist in the quarry to crush and reprocess waste materials for use as recycled aggregate.</p> <p>The site is located around 1.3km to the south west of Hibaldstow and around 700m to the north west of Redbourne. The A15 is 415m to the west. The B1206 [Redbourne Road] is 600m to the east.</p> <p>The site is predominately surrounded by agricultural land most of which is in arable use. Northwood Farm and Slate House Farm are situated due west and east of the site respectively. Hibaldstow airfield is opposite the existing quarry site.</p>
Greenfield/Brownfield	Greenfield
Type of Mineral	Limestone (Crushed Rock)
Indication of Resource (million tonnes)	Estimate 15 million tonnes
Type of site (extension, existing allocation, new)	Extension
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Mr. J. Smith, Welton Aggregates Ltd (Promoter)

	Mr O. Craven, Hughes Craven Ltd (Agent)
Ownership (if known) (Private, Public, Single, Multiple Owners)	Private/Single

Planning History	
Relevant Planning History (Applications)	<p>Information submitted alongside MIN/2007/1759 suggests that quarrying commenced on the existing site at some point during the 1940's or earlier. The planning history outlined below, primarily relates to the existing quarry.</p> <p>MIN/2007/1759 – Planning permission to re-open and extend former quarry to produce building stone. REFUSED [29.02.2008]. SUBSEQUENTLY GRANTED WITH CONDITIONS ON APPEAL [23.02.2009]</p> <p>PA/2008/0074 - Planning permission to construct a road to service agricultural land and provide an alternative access to proposed limestone quarry to include upgrading of existing farm tracks, the creation of 490 metres of new road, 4 passing places and incorporating an existing access onto Mill Lane. APPEAL AGAINST NON-DETERMINATION. APPEAL ALLOWED [23.02.2009]</p> <p>PA/2009/0428 – Planning permission to construct a haul road to service agricultural land and provide an alternative access to proposed limestone quarry to include upgrading of existing farm track, the creation of 440 metres of new road and incorporating an existing access onto Mill Lane. GRANTED [12.06.2009]</p> <p>PA/2009/0763 – Planning permission to vary condition 7 on MIN/2007/1759 granted on appeal to allow the use of the new haul road permitted by PA/2009/0428 at site off Redbourne Road, Hibaldstow. GRANTED [18.08.2009]</p> <p>PA/2011/0641 – Planning permission to vary conditions 8, 10, 16, 30 and 35 of application MIN/2007/1759. GRANTED [30.08.2011]</p> <p>PA/2015/1036 – Prior approval for erection of a wash plant for use with the permitted operations at Hibaldstow Quarry. PERMITTED DEVELOPMENT.</p> <p>PA/SCO/2018/2 – Request for a scoping opinion relating to a proposed extension of Hibaldstow Quarry.</p>
Relevant Planning Policy Designations	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the site is considered to be in the open countryside. No other policy designations apply.

Stage 1: Absolute Constraints Check		
81. Deliverable within the plan period (2017 to 2036)?	Yes	No specific information has been provided by the promoter and their agent. However, they suggest that existing quarry will be exhausted by 2024 or before.
82. Is there sufficient evidence of the availability of the resource?	Yes	No formal reserve evaluation has been undertaken, however the promoter and their agent suggest the site is underlain by 15 million tonnes of limestone. The site would form an extension of the existing quarry, which would suggest the presence of further resources. BGS Mineral Resource mapping indicates that the site is underlain by limestone.
83. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	There are no internationally designated nature conservation sites within 10km of the site.
84. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	No	There are no national statutory designations – SSSIs, within the 2km of the site. The nearest are

	No	Cliff Farm Pit SSSI and Cleatham Quarry SSSI (both 2.8km to the north west).
85. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The site contains no sites or buildings with a nationally recognised designation. The nearest Schedule Monument is Gainsthorpe Deserted Medieval Village over 700m to the north west of the site, whilst Redbourne is the nearest conservation area (600m to the south). The nearest listed buildings are found in Hibaldstow (to the north), Redbourne (to the south) and off Gainsthorpe Road (to the west)
86. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located in SFRA Flood Zone 1
87. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland is located around 6.8km to the north west of the site.
88. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	The site is classed as being in the open countryside under existing development plan policy – Core Strategy policies CS1 to CS3 and Saved North Lincolnshire Local Plan policy RD2.

Should the site be taken forward for further consideration?	Yes
Are there any issues arising from Stage 1 which need to be carried forward?	None

Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
89. Is a significant part of the site located in an area of best and most versatile agricultural land?	Yes	Agricultural Land Classification (ALC) maps show the site is located on Grade 2 agricultural land (Best & Most Versatile agricultural land)
Amenity/Emissions		
90. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	The key issues that are likely to arise in terms of amenity are noise and dust. The nearest residential properties are around 400m to the east and 200m to the west, respectively. A dust and air quality impact assessment should be submitted as part of any future planning application. Nearby residential properties would need to be taken into account and good working practices adopted to mitigate any potential impacts
91. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is situated in Scunthorpe, some 7km to the north west of the site.
92. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	Any proposal to extend the quarry would require a noise impact assessment. Nearby residential properties and other receptors would need to be taken into account and good working practices adopted to mitigate any potential impacts
Aircraft Hazard		
93. Is the site within an airfield safeguarding area (bird strike zone)?	Yes	The site located adjacent to Hibaldstow aerodrome as such it is within its safeguarding area. Part of the site is located with 5km safeguarding zone for Kirton Glider Field. The remainder is within the 10km safeguarding zone. It is also within the safeguarding areas for Humberside and Doncaster Sheffield Airports.
Biodiversity & Geodiversity		

94. Are there any protected species and/or habitats present on the site?	No	The site is surrounded by open fields separated by boundary hedgerows It is considered that the site may be acceptable, subject to restoration and management as lowland calcareous grassland (BAP Priority Habitat). An Ecology Survey and Restoration Plan will be required.
95. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	No	There are no nationally designated sites for nature conservation within 2km of the proposed site. The nearest are Cliff Farm Pit SSSI and Cleatham Quarry SSSI (both 2.8km to the north west). In respect of local designations the Gainsthorpe Medieval Village Local Wildlife Site (LWS) is located within 2km (to the west) of the site.
96. Is the site in proximity to (250m) woodlands?	No	Small areas of woodlands are located to the east of the existing quarry site.
97. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	There are no Local Geological Sites (LGS) or other similar sites with 250m of the proposed site.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
98. Is the site with 250m of individual house/dwellings?	Yes	The nearest residential property is located 212m from the site – Northwood Farm. It is likely that noise and dust assessments will be required.
99. Is the site with 250m of a settlement?	No	The nearest settlements are Hibaldstow (1.3km to the north east) and Redbourne (550m to the south)
100. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	No	No public rights of way (PROWs) cross or are located adjacent to the site and there are no recreational or leisure activities/operations within the vicinity. The closest PROW the B1206 (around 250 metres) to the east of the proposed site. This is already separated from the site by the existing quarry operations and hedgerow screening. Footpath 226 (Redbourne to the A15) runs some 420m to south of the site, whilst Footpath 250 (Hibaldstow to Kirton in Lindsey) runs around 300m from to the north west of the site. Aerial photography suggests that the proposed site would be screened from this path by existing hedgerows Hibaldstow Airfield lies to the east of the proposed site.
Cumulative Impacts		
101. Is the site located adjacent to or in proximity to other mineral workings?	No	The proposed site would form an extension of the existing operational quarry. The promoter suggests that the current quarry will be exhausted by 2024.
Flood Risk/Water Resources		
102. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	No	The site is located in SFRA Flood Zone 1. As the site is greater than 1ha in size, a Flood Risk Assessment will be required with any future planning application. The Environment Agency map for Risk of Flooding from Surface Water shows that there is mainly a low risk, adjacent to the site.
103. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	No	There are no significant watercourses within the vicinity of the site. The nearest are in Hibaldstow, which in turn flow into the River Ancholme. A drainage ditch runs close to the northern boundary of the site. The site is underlain by a Principal Aquifer (bedrock), whilst the northern boundary is part of a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows the site as being underlain by a Minor Aquifer (High).

		<p>There several licensed groundwater abstractions within 2km of the site.</p> <p>Details of surface drainage should be included in a Flood Risk Assessment, including proposals for mitigating any impacts.</p>
<p>104. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?</p>	Yes	<p>The site is underlain a Principal Aquifer (bedrock), whilst the northern boundary is part of a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows the site as being underlain by a Minor Aquifer (High). It is also located within a Source Protection Zone II (Outer Protection Zone).</p>
Ground Conditions		
<p>105. Are any known instances of contamination on the site?</p>	No	<p>Whilst there is no history of contamination on the site, any planning application should potential sources of contamination and identify appropriate mitigation measures (if required).</p>
<p>106. Is the site subject to any known stability issues?</p>	No	<p>There are no known stability issues. However, this should be assessed and addressed as part of any planning application.</p>
Historic Environment & Built Heritage		
<p>107. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?</p>	Yes	<p>Archaeology is present within the proposed. Accordingly, a heritage assessment will be required as part of any future planning application. This should include an archaeological assessment.</p>
<p>108. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?</p>	No	<p>The site is not within proximity to sites or buildings with a nationally recognised designation. The nearest Schedule Monument is Gainsthorpe Deserted Medieval Village over 700m to the north west of the site. Despite being over 250m away from the proposed site, issues of noise and dust will need to taken into account.</p> <p>Redbourne is the nearest conservation area (600m to the south). The nearest listed buildings are found in Hibaldstow (to the north), Redbourne (to the south) and off Gainsthorpe Road (to the west)</p>
<p>109. Are there any Grade II listed buildings in or in proximity to (250m) the site?</p>	No	<p>There are no Grade II listed buildings in, or in close proximity of the proposed sites. The nearest listed buildings are found in Hibaldstow (to the north), Redbourne (to the south) and off Gainsthorpe Road (to the west)</p>
Landscape		
<p>110. Is it likely to have a visual impact on the landscape?</p>	Yes	<p>The site lies within Natural England's National Character Area (NCA) 45: North Lincolnshire Edge with Coversands. Under the council's Landscape Character Assessment (LCA) (1999), it is within the Lincolnshire Edge Landscape Character Area. This area is characterised by an open landscape, with gently undulating terrain that dips in an easterly direction. Within this LCA area the site is within the Elevated Open Farm – Hibaldstow, Redbourne, Winterton sub-division.</p> <p>Potential impacts may arise from extraction, processing and transport of limestone from the site, and importation of materials for recycling.</p> <p>The existing quarry and the proposed site is generally isolated from sensitive visual receptors such as residential areas, roads and Public Rights of Way. It will be visible from the private road that provides access to the site. Generally, it is well screened by various field boundaries, hedgerows and planting.</p>

		Given this, it is unlikely that that there will be significant visual impacts on the landscape. However, appropriate measures should identified to and incorporated into future development.
Legal/ Covenants		
111. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	No known legal issues or covenants affect the site. It is understood the existing operator and landowner are in discussions.
Vehicular Access/Traffic Generation		
112. Is there suitable access to/from the site?	Yes	It is considered that there is potential to access the site from A15 and Mill Road, and that a suitable access could be achieved, however clarification will be required on the route to/from the proposed site. A Transport Assessment will be required.
113. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	The A15 is considered suitable to accommodate transportation of material to and from the site. However, further clarification will be required on the route to/from the proposed site. A Transport Assessment will be required.
114. Will there be any impacts on the public highway in relation to transport to/from the site?	?	This will be dependent on which preferred route is adopted. Clarification is required on the route to/from the proposed site. A Transport Assessment will be required.
115. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	?	Clarification of site access arrangements is required. If it consists of the private track to Mill Road, then vehicles would not pass through nearby settlements. A Transport Assessment will be required.
Other Constraints		
116. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	A gas pipeline runs in a north/south direction around 580m to the west of the proposed site.

Other Relevant Information

The existing limestone quarry was granted permission (on appeal) in 2009 and is consented until 2024. The site is currently operational and serves established markets within North Lincolnshire, North East Lincolnshire and Lincolnshire, supplying high quality stone for a range of purposes. The promoter and their agent have indicated that economic reserves at the existing quarry are expected to be exhausted by, or before 2024. It was highlight that any future workings may not cover the entire 15ha. They have also stated that quarry extension will include facilities for recycling aggregates. A similar operation takes place at the existing quarry. Such operations will require a waste management permit issued by the Environment Agency.

The promoter has stated that any application for an extension would be accompanied by an appropriate Environmental Impact Assessment which would identify and assess any potential impacts and propose mitigations measures should they be required.

Conclusions/Recommendations

The proposed site is an extension to the existing Hibaldstow Quarry, which is likely to be exhausted by 2024. All issues identified in this proforma would need to be addressed at any planning application stage. This would contribute towards maintain the area's crushed rock landbank and building stone supply, as required by the National Planning Policy Framework. The key issues that need to be addressed are:

- Archaeology
- Best and most versatile agricultural land.
- Drainage
- Dust, noise and air quality
- Ecology
- Transport and access

Any restoration plan will also need to consider potential impacts on airfield safeguarding. Clarification is required regarding the site access and route that vehicles would take. It is considered these issues could be addressed through the incorporation of appropriate mitigation measures and good working practices.

RECOMMENDATION: PREFERRED SITE ALLOCATION

SITE REF: LAND OFF MIDDLEGATE LANE, SOUTH FERRIBY

Site Overview

Location Map



Site Reference	8KZE3
Settlement (Nearest)	South Ferriby
Site address	Land of Middlegate Lane South Ferriby
Site size (Ha)	26.69ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	The site is located to the south east of South Ferriby (around 800m from the village). It is currently in agricultural use and is surrounded on all sides by fields. It is also close to the southern edge of existing South Ferriby Chalk Pit, which provides chalk and clay to the nearby CEMEX cement plant (by means of overhead conveyor). There are number of farms located to the south, west and east of the site.
Greenfield/Brownfield	Greenfield
Type of Mineral	Chalk
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	New site
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	G.W. & T.J. Wells (Landowner/Promoter) Mr. R. Alderson, Brown & Co. (Agent)
Ownership (if known) (Private, Public, Single, Multiple Owners)	Single Ownership

Planning History

Relevant Planning History (Applications)	No history of planning applications on the proposed site. However, there is a significant planning history relating the existing South Ferriby Chalk Pit, located adjacent to the proposed site.
Relevant Planning Policy Designations	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the

	site is considered to be in the open countryside. Saved policies LC2 and LC4 also apply as the site is bounded to the east by the South Ferriby Chalk Pit SSSI.
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Step 1: Absolute Constraints Check

117. Deliverable within the plan period (2017 to 2036)?	No	No indication has been provided stating whether the site would be deliverable within the plan period. Further information would be required.
118. Is there sufficient evidence of the availability of the resource?	Yes	No indication of resource availability has been provided. However, BGS Mineral Resource mapping indicates that the site is underlain by chalk. Additional information will be required.
119. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The site is located with 1.6km of the Humber Estuary SAC, SPA & RAMAR sites
120. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	Yes	The site is bounded to the east by the South Ferriby Chalk Pit SSSI, whilst the Humber Flats & Marshes, and South Ferriby Cliff SSSIs are situated 1.6km to the north.
121. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The nearest site or building with a nationally recognised designation is the Roman villa, immediately west of Horkstow Hall, some 750m to the south west. The nearest listed buildings Grade II/II* are located within the Horkstow Hall complex (700m to the south west) (Four in total) and The Grange (750m to the north west).
122. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located within SFRA Flood Zone 1.
123. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland is located 9km to the south west.
124. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.) ³	No	The site is considered be in the open countryside under existing planning policy. Core Strategy DPD (June 2011) policies CS1, CS2 & CS3 and Saved North Lincolnshire Local Plan (May 2003) policy RD2 applies.
Should the site be taken forward for further consideration?	No	
Are there any issues arising from Stage 1 which need to be carried forward?	-	

Stage 2: Suitability Assessment Criteria

Criteria	Yes/No	Comments
Agricultural Land		
233. Is a significant part of the site located in an area of best and most versatile agricultural land?	Yes	Agricultural Land Classification maps show the majority of the site as being Grade 2 agricultural land (best and most versatile).
Amenity/Emissions		
234. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	?	There is potential for impacts to arise from dust, fumes and emission. However, information regarding access is not available Any proposal would need to consider potential impacts in a dust and air quality assessment and identify appropriate mitigation measures and good working practices.

235. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMAs are Scunthorpe, 8km to the south west and Hull No. 1, 12km to the north west.
236. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	There is potential for impacts on sensitive receptors to arise from noise and vibration. A noise impact assessment would be required and appropriate mitigation measures and good working practices identified.
Aircraft Hazard		
237. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The site is within the safeguarding areas for Doncaster Sheffield Airport and Humberside Airport.
Biodiversity & Geodiversity		
238. Are there any protected species and/or habitats present on the site?	No	-
239. Is the site in proximity (500m) to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	The site is located immediately adjacent to the South Ferriby Chalk Pit Site of Nature Conservation Importance, which is also SSSI. South Ferriby Chalk Springs LWS is situated around 750m to the north west, whilst South Ferriby Churchyard LWS is 850m to the north west. Other LWSs are located between 1km and 2km to the north east of the proposed site (Leggotts Quarry; Barton Cliff New Quarry; Fox Covert). An ecological survey would be required.
240. Is the site in proximity to (250m) woodlands?	Yes	A number of strips and hedgerows run along the western boundaries of the proposed site, whilst that are wooded areas adjacent to the existing South Ferriby Quarry and running down the scarp slope towards the village.
241. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?		The nearest Local Geological Sites (LGS) are located between 1.5km and 2km to the north east of the proposed sites (Leggotts Quarry; Barton Cliff New Quarry; Barton Cliff Quarry; Fox Covert)
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
242. Is the site with 250m of individual house/dwellings?	Yes	The nearest residential dwelling is situated 240m from the site. There is also a row of terraced dwellings at 400m. These are located at the foot of the scarp slope on the B1206 [Horsktow Road]. Any proposal would need to consider potential impacts and identify appropriate mitigation measures and good working practices.
243. Is the site with 250m of a settlement?	No	The nearest settlement is South Ferriby, around 700m to the north west of the proposed site.
244. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	Middlegate Lane, which forms the western boundary of the proposed is a Public Right of Way. Any impacts would need to be addressed as part of any planning application.
Cumulative Impacts		
245. Is the site located adjacent to or in proximity to other mineral workings?	Yes	The site is located within close proximity to the existing South Ferriby quarry. Chalk is extracted for use the nearby CEMEX cement plant.
Flood Risk/Water Resources		
246. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	No	The site is located within SFRA Flood Zone 1. As the site is greater than 1ha in size, a Flood Risk Assessment will be required with any future planning application.

		The Environment Agency map for Risk of Flooding from Surface Water shows that site is not at risk.
247. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	No	-
248. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	Yes	The site is underlain a Principle Aquifer (bedrock). Ground water vulnerability mapping shows the site as being underlain by a Major Aquifer (High). The eastern portion of the site is with a Source Protection Zone III.
Ground Conditions		
249. Are any known instances of contamination on the site?	No	-
250. Is the site subject to any known stability issues?	No	-
Historic Environment & Built Heritage		
251. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	Archaeology is considered to be present within the site. A Heritage Assessment will be required including an archaeological evaluation, as part of any future planning application.
252. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The nearest site or building with a nationally recognised designated is the Roman villa, immediately west of Horkstow Hall, some 750m to the south west. The nearest listed buildings Grade II/II* are located within the Horkstow Hall complex (700m to the south west) (Four in total) and The Grange (750m to the north west).
253. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest listed buildings Grade II/II* are located within the Horkstow Hall complex (700m to the south west) (Four in total) and The Grange (750m to the north west).
Landscape		
254. Is it likely to have a visual impact on the landscape?	No	The site lies within Natural England's National Character Area (NCA) 44: Central Lincolnshire Vale. Under the council's Landscape Character Assessment (LCA) (1999), the site is part of the Lincolnshire Wold character and straddles the Wooded Farmed Scarp Slope & Open Rolling High Farmland landscape areas. From the top of the scarp slope, the site falls towards the east. In terms of visibility, workings at the western of the site may be visible, in manner similar to those at the existing quarry, and would be clearly visible for the PROW. The top of any workings are likely to be visible from the east. Any proposal should include appropriate screening measures to minimise the impact on the landscape.
Legal/ Covenants		
255. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	There are no know issues.
Vehicular Access/Traffic Generation		
256. Is there suitable access to/from the site?	?	The proposers considers that site can be accessed a field entrance from Middlegate Lane. It is assumed that the proposed site would represent an extension of the existing quarry to supply Cemex, with all material being transported via the conveyor belt

		rather than road. If this is the case then the council's highways team have no issues with the site.
257. Is the road network suitable to accommodate the transportation of materials to/from the site?	No	See above. If vehicular access was to be proposed, Middlegate Lane would need to be upgraded.
258. Will there be any impacts on the public highway in relation to transport to/from the site?	No	See above. If vehicular access was to be proposed, it is considered that could be potential issues with the Middlegate Lane/A1077 junction.
259. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	Yes	See above. Although if it is proposed that material is moved by road it would have travel through South Ferriby.
Other Constraints		
260. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	Yes	Two sets of overhead high voltage electricity pylons and cables run from east to west around 180m and 250m to the south of the proposed site.

Other Relevant Information

No other relevant information.

Conclusions/Recommendations

This is a new site, that promoter suggest would be suitable for chalk extraction, when the adjacent South Ferriby quarry is exhausted. Whilst it is clear from the presence of the existing quarry and BGS mineral resource mapping that a potential supply exists, information about the quantity of material available and whether it is viable to extract have not been provided. Furthermore, it is not clear about the timescale for the site to come forward.

A key outstanding issue relates to access to the site and how the extracted material would be transported – i.e. by conveyor or by road. There are concerns about the ability of Middlegate Lane to accommodate additional traffic should the road option be adopted, in particular its junction with the A1077 in South Ferriby. Another issue relates to located adjacent to a SSSI. Accordingly, it is considered that this site should be discounted from the selection process.

RECOMMENDATION: SITE TO BE DISCOUNTED

SITE REF: 10ZQM – LAND TO SOUTH OF A1077/WEST OF CEMENT WORKS, SOUTH FERRIBY

Site Overview

Location Map



Site Reference	10ZQM
Settlement (Nearest)	South Ferriby
Site address	Land south of A1077 and west of cement works A1077 Sluice Road South Ferriby
Site size (Ha)	40.23ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	The site covers 40.23ha and is located to the south of the A1077, 540m to the west of the South Ferriby Cement works and 1km to the west of South Ferriby village. It is bounded to the north by the A1077 and Humber Estuary with the land adjoining the cement plant to east. Agricultural land is located to the south and west, whilst the Low Farm complex is situated at the north west corner of the site. There are a number of drainage ditches within the area.
Greenfield/Brownfield	Greenfield
Type of Mineral	Clay
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	New site
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Mr. I. Dowson, A.F. Dowson & Son (Landowner) Mr. O. Craven, Hughes Craven Ltd (Agent)
Ownership (if known) (Private, Public, Single, Multiple Owners)	Private/Single

Planning History

Relevant Planning History (Applications)	There are no applications relating to the proposed site although there have been a number of applications on sites adjacent including Low Farm and the South Ferriby cement works. The only recent history relating to the site is: PA/SCR/2018/2 – Request for Screening Opinion under Regulation 6 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 - Proposed extraction of clay for engineering purposes.
Relevant Planning Policy Designations	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the site is considered to be in the open countryside

Step 1: Absolute Constraints Check

125. Deliverable within the plan period (2017 to 2036)?	Yes	The site is owned by a developer. However no indication of timescale for development has been provided.
126. Is there sufficient evidence of the availability of the resource?	Yes	Site promoter has stated that previous tests have been undertaken showing the area to be underlain by clays of a quality suitable for engineering purposes. Information has not been provided.
127. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	Yes	The site is adjacent to the Humber Estuary Ramsar, Special Protection Area and Special Area of Conservation. This will require a Habitats Regulations Assessment (HRA). The council's ecologist considers that the site could be used to create new intertidal habitat. In theory restoration of extracted areas to open water and reedbeds could create additional habitat for SPA/Ramsar waterbirds.
128. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	Yes	The site is located adjacent to the Humber Estuary SSSI. This will require a Habitats Regulations Assessment (HRA).
129. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The nearest sites or buildings with nationally recognised heritage designations are Ferriby Sluice Scheduled Monument (around 960m to the east) and the Old Winteringham Roman Settlement Scheduled (around 885m to the west).
130. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located within SFRA Flood Zone 2/3a (Tidal)
131. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland is located around 10km to the south west of the site.
132. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the site is considered to be in the open countryside. Due to its proximity the nature conservation designations of the Humber Estuary, Core Strategy policy CS17 and saved Local Plan policies LC1, LC2 & LC3 are relevant.

Should the site be taken forward for further consideration?	No – impact on Humber Estuary Ramsar, SPA, SAC & SSSI
Are there any issues arising from Stage 1 which need to be carried forward?	Not applicable.

Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		

261. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification maps show the site as being Grade 3 agricultural land, with information suggesting that it is mainly Grade 3b.
Amenity/Emissions		
262. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	There are potential impacts from dust, fumes and emissions that may arise from any plant/machinery used on the site and from works traffic. There will be no impact from the material itself. A dust and air quality assessment would be required, with appropriate mitigation measures identified, and good working practices adopted.
263. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is situated in Scunthorpe, some 8km to the south west of the site.
264. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	The principle impacts related to noise in respect of the neighbouring dwelling. A noise impact assessment will be required, with appropriate mitigation measures identified, and good working practices adopted.
Aircraft Hazard		
265. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The proposed is located within the safeguarding areas from Doncaster Sheffield Airport and Humberside Airport.
Biodiversity & Geodiversity		
266. Are there any protected species and/or habitats present on the site?	?	See below
267. Is the site in proximity (500m) to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	<p>The site is adjacent to the Humber Estuary Ramsar, Special Protection Area and Special Area of Conservation.</p> <p>This will require a Habitats Regulations Assessment (HRA). The council's ecologist considers that the site could be used to create new intertidal habitat. In theory restoration of extracted areas to open water and reedbeds could create additional habitat for SPA/Ramsar waterbirds.</p> <p>The nearest Local Wildlife Sites are found to the east and west of the site:</p> <ul style="list-style-type: none"> • <i>New River Ancholme LWS (CHECK)</i> • <i>Old River Ancholme LWS (CHECK)</i> • Manor House Farm Field LWS (around 1.5km to the east) • East Drain • South Ferriby Chalk Springs LWS (around 2km to the east) • South Ferriby Churchyard LWS (around 2km to the east) • Sandhills Quarry LWS (around 1km to the west) <p>An ecology survey will be required, as will a restoration plan.</p>
268. Is the site in proximity to (250m) woodlands?	No	There woodland areas with close proximity of the proposed site.
269. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	There are no Local Geological Sites (LGS) or other similar sites with 250m of the proposed site.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
270. Is the site with 250m of individual house/dwellings?	Yes	There is a dwelling adjacent to north west corner of the proposed, which is part of the complex of buildings at Low Farm. Further information would be required about potential impacts of clay extraction.
271. Is the site with 250m of a settlement?	No	The nearest settlement is South Ferriby, around 1.2km to the east of the site.

272. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	No	There are no other sensitive receptors with close proximity to the proposed, other than those identified previously.
Cumulative Impacts		
273. Is the site located adjacent to or in proximity to other mineral workings?	No	There no other mineral working adjacent or in proximity of the proposed site.
Flood Risk/Water Resources		
274. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	Yes	The site is located within SFRA Flood Zone 2/3a (Tidal). As the site is greater than 1ha in size, a Flood Risk Assessment will be required with any future planning application.
275. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	Yes	The nearest watercourses are the Humber Estuary (immediately to the north) and the River Ancholme, around 1km to the east. There are a number of drainage ditches with the proposed that ran north/south and east/west, which discharge into the Estuary. Ground water vulnerability mapping shows no features pertaining to the site.
276. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	Yes	The site is underlain by an unproductive aquifer (bedrock), and a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows no features pertaining to the site. The southern portion of the site falls with Source Protection Zone 1.
Ground Conditions		
277. Are any known instances of contamination on the site?	No	Whilst there is no history of contamination on the site, any planning application should potential sources of contamination and identify appropriate mitigation measures (if required).
278. Is the site subject to any known stability issues?	No	There are no known stability issues. However, this should be assessed and addressed as part of any planning application.
Historic Environment & Built Heritage		
279. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	Archaeology is present on the site. A heritage assessment will be required including an archaeological assessment would be required as part of a future planning application.
280. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The nearest sites or buildings with nationally recognised heritage designations are Ferriby Sluice Scheduled Monument (around 960m to the east) and the Old Winteringham Roman Settlement Scheduled (around 885m to the west). The nearest listed buildings are located to the west, at Eastfield Farm and within South Ferriby, to the east.
281. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	There are no Grade II listed buildings within 250m of the proposed. The nearest listed buildings are located to the west, at Eastfield Farm and within South Ferriby, to the east.
Landscape		
282. Is it likely to have a visual impact on the landscape?	Yes	LCA (need to add). The site is located within an agricultural landscape that is mainly flat, open farmland. However, there are some industrial structures – the cement factory and high voltage electricity lines. Given its open the site and any workings will be visible within the landscape, although this will depend on

		the infrastructure required to extract the clay. A landscape and visual impact assessment will be required.
Legal/ Covenants		
283. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	There are no known issues.
Vehicular Access/Traffic Generation		
284. Is there suitable access to/from the site?	Yes	The promoter states that there is an existing access to the site from the A1077. The council's highways team consider the site to be suitable, subject to suitable access layout being agreed.
285. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	-
286. Will there be any impacts on the public highway in relation to transport to/from the site?	No	-
287. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	Yes	The site is located adjacent to the A1077 which forms part of the North Lincolnshire Strategic Road Network (NLSRN), however traffic may pass through South Ferriby depending on routing from the site.
Other Constraints		
288. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	-

Other Relevant Information

The screening opinion submitted in February 2018 relates to part of the south western corner of the proposed site.

Conclusions/Recommendations

The proposal is for a new clay extraction site, with the extracted material being used for engineering purposes. The promoter considers that there is a sufficient resource, although details have yet to be provided.

This proforma highlights several key issues that would need to be addressed. The key determining factor in respect of the site is its proximity to the Humber Estuary Ramsar, SPA, SAC and SSSI and the potential for impacts that would arising from any future mineral working. This would require Habitat Regulations Assessment to be undertaken in order ascertain the likely significant effect that it would have on these sites. At this stage, it is considered appropriate to allocate this area in the Local Plan: Preferred Options document.

RECOMMENDATION: SITE TO BE DISCOUNTED

SITE REF: ABSRS – LAND NORTH OF COMPOSITION LANE, WINTERINGHAM

Site Overview

Location Map



Site Reference	ABSRS
Settlement (Nearest)	Winteringham
Site address	Land north of Composition Lane Composition Lane Winteringham
Site size (Ha)	2ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	The proposed site covers 2ha and is located to the north of Composition Lane, around 1km to the east of Winteringham. There is a history of silica sand extraction within the immediate vicinity, which supplies the nearby CEMEX cement works at South Ferriby. Winteringham Sewage Treatment Works and a poultry farm are located to the east of the site.
Greenfield/Brownfield	Greenfield
Type of Mineral	Silica Sand
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	Extension
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Mr. I. Dowson, A.F. Dowson & Son (Landowner/Promoter) Mr. O. Craven, Hughes Craven Ltd (Agent)
Ownership (if known) (Private, Public, Single, Multiple Owners)	Multiple Ownership

Planning History

Relevant Planning History (Applications)

There are no applications relating to the proposed site. However, a number of applications for mineral extraction and other uses have been considered on adjacent sites (see below).
Information submitted alongside recent planning applications suggests that mineral (silica sand) extraction has taken place in the surrounding area since the 1980's and 1990s.

	<p>MIN/2006/0095 - Planning permission to quarry, stockpile and process topsoil, silica sand and gravel. Part of field no. 0084, Land off Ermine Street, Winteringham. GRANTED WITH CONDITIONS [04.10.2006]</p> <p>MIN/2009/0321 - Planning permission to quarry, stockpile and process silica sand and gravel, including landscaping and restoration to form a wet land area. Land north of Ermine Street, Winteringham. GRANTED WITH CONDITIONS [12.08.2009]</p> <p>MIN/2012/1040 - Planning application to remove condition no 3 from planning application MIN/2009/0321 (Works shall not commence on site until wheel cleaning facilities in accordance with details to be approved in writing by the Local Planning Authority, have been provided within the curtilage of the site and this facility shall be retained for the duration of the works). Land north of Ermine Street, Winteringham. WITHDRAWN.</p> <p>MIN/2012/1247 – Planning permission for extension of existing sand workings to maintain the supply of silica into the South Ferriby cement works. Land north of Ermine Street, Winteringham. GRANTED WITH CONDITIONS [30.01.2013]</p> <p>PA/2017/1596 - Planning permission for extension of the existing silica sand workings to ensure the continuity of supply to the South Ferriby cement works. Land north of Composition Lane, Winteringham. GRANTED [04.01.2018]</p>
Relevant Planning Policy Designations	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the site is considered to be in the open countryside. As the site is located with 20m of Scheduled Monument, Core Strategy CS6 and saved Local Plan policy HE9 are relevant

Stage 1: Absolute Constraints Check		
133. Deliverable within the plan period (2017 to 2036)?	Yes	It is suggested that site could be delivered with 5 years. The proposer and their agent state that the proposed site has been submitted in order to provide reserves of silica sand to ensure that there is a continuity of supply for nearby cement works during the plan period.
134. Is there sufficient evidence of the availability of the resource?	Yes	The promoter and their agent have not provided an indication of the level of resource availability. BGS Mineral Resource mapping shows the site to be underlain by superficial deposits of undifferentiated glaciofluvial sand and gravels. It is noted that sand is extracted within the vicinity of the proposed site.
135. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The boundary of the Humber Estuary Ramsar, SPA and SAC is located 400m to the north of the proposed. Potential impacts would need to be assessed. A Habitats Regulation Assessment will be required.
136. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	No	The boundary of the Humber Estuary SSSI is located 400m to the north of the proposed. Potential impacts would need to be assessed.
137. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The site is located around 20 metres from the boundary of a Scheduled Monument - the Old Winteringham Roman Settlement.
138. Is the site within the functional floodplain (Flood Zone 3b)	No	The majority of the site is located within SFRA Flood Zone 2/3a (Tidal). The south western portion of the site is in Flood Risk Zone 1.

139. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland is located more than 10km to the south of the proposed site.
140. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	The site is classed as being in the open countryside under existing development plan policy – Core Strategy policies CS1 to CS3 and Saved North Lincolnshire Local Plan policy RD2.
Should the site be taken forward for further consideration?	Yes	
Are there any issues arising from Stage 1 which need to be carried forward?	Yes - Proximity to the Humber Estuary Ramsar, SPA, SAC and SSSI, and Scheduled Monument.	

Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
289. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification maps show the majority of the site as being Grade 3 agricultural land, with parts of the south western portion being Grade 2 agricultural land (best and most versatile)
Amenity/Emissions		
290. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	There is potential for impact on adjacent residential properties from dust. A dust and air quality assessment will be required, with appropriate mitigation measures identified, and good working practices adopted.
291. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is situated in Scunthorpe, some 9km to the south of the site.
292. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	There are a number of sensitive receptors close to the proposed site, in particular a number of residential properties located between 175m and 400m of it. A noise impact assessment will be required, with appropriate mitigation measures identified, and good working practices adopted.
Aircraft Hazard		
293. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The proposed sites is within the safeguarding area for Doncaster Sheffield Airport. Consideration will also need to be given to Humberside Airport.
Biodiversity & Geodiversity		
294. Are there any protected species and/or habitats present on the site?	No	The boundary of the Humber Estuary Ramsar, SPA and SAC is located 400m to the north of the proposed. Potential impacts would need to be assessed. A Habitats Regulation Assessment will be required. The council's ecologist would encourage restoration to wet grassland, open water and reedbed to create additional habitat. A restoration plan will be required.
295. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	The boundary of the Humber Estuary Ramsar, SPA and SAC and SSSI is located 400m to the north of the proposed site. Potential impacts would need to be assessed. A Habitats Regulation Assessment will be required. The council's ecologist would encourage restoration to wet grassland, open water and reedbed to create additional habitat. A restoration will be required/ The Sandhills Quarry Local Wildlife Site is located around 600m to the south-east of the proposed site.

		An ecological survey will be required as part of any future planning application.
296. Is the site in proximity to (250m) woodlands?	Yes	A small wooded area is located to west of the proposed. This forms the northern boundary of the existing mineral workings.
297. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	-
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
298. Is the site with 250m of individual house/dwellings?	Yes	The nearest residential dwellings are Winteringham Grange (300m) and Ermine House (400m). Impacts should be addressed as part of any planning application.
299. Is the site with 250m of a settlement?	No	The nearest settlement is Winteringham (900m to the west).
300. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	Composition Lane is the nearest Public Right of Way (PROW). However, no other paths or rights of way cross or are within the immediate vicinity of the proposed site.
Cumulative Impacts		
301. Is the site located adjacent to or in proximity to other mineral workings?	Yes	A number of small mineral extraction sites are located within the vicinity of the proposed site. Planning permission was granted for silica sand extraction on land immediately to the west of the proposed site in January 2018.
Flood Risk/Water Resources		
302. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	Yes	The majority of the site is located in Flood Risk Zone 2/3a. The south western portion of the site is in Flood Risk Zone 1. Planning Practice Guidance classifies mineral extraction sites as being “less vulnerable” to flooding. As the site is greater than 1ha in size, a Flood Risk Assessment will be required with any future planning application. The Environment Agency map for Risk of Flooding from Surface Water shows that the site is not at risk of flooding from surface water.
303. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?		There are two drainage ditches within close proximity of site. One forms the eastern boundary, whilst another is located at the north western corner of the sites. Both flow northwards towards other drainage ditches and the Humber Estuary.
304. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	Yes	The site is underlain a Principal Aquifer (bedrock) and by a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows the site as being underlain by a Major Aquifer (High). It is not located within a Source Protection Zone.
Ground Conditions		
305. Are any known instances of contamination on the site?	No	Whilst there is no history of contamination on the site, any planning application should potential sources of contamination and identify appropriate mitigation measures (if required).
306. Is the site subject to any known stability issues?	No	There are no known stability issues. However, this should be assessed and addressed as part of any planning application.
Historic Environment & Built Heritage		

307. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	The site is located within 20 metres of a Scheduled Monument – the Old Winteringham Roman Settlement, whilst there is potential for archaeological assets on the site. A heritage assessment would be required.
308. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes	There are no listed buildings (Grade 1 or 2*) within or adjacent to the proposed site, whilst the nearest Conservation Area is Winteringham, around 1km to the west. The site is located within 20 metres of a Scheduled Monument – the Old Winteringham Roman Settlement, whilst there is potential for archaeological assets on the site. A heritage assessment would be required.
309. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest Grade II is listed buildings are located within the Winteringham Grange farm complex (around 380m to the south west) (4 in total) and Eastfield Farm (590m to the south).
Landscape		
310. Is it likely to have a visual impact on the landscape?	Yes	The site lies within Natural England’s National Character Area (NCA) 41: Humber Estuary. Under the council’s Landscape Character Assessment (LCA) (1999), it is within the Humber Estuary character area, more specifically the Flat Drained Farmland landscape type. The landscape surrounding the site is characterised by scattered villages and farmsteads in gently undulating agricultural landscape with rectilinear fields and with few hedgerows and trees. Given the distance of the site from Winteringham, visuals impacts are on the village are likely to be limited. It is likely the main visual impacts will be from Composition Lane (the southern boundary of the site) and from the nearby properties. Accordingly, appropriate screening should be provided/
Legal/ Covenants		
311. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	There are no known issues.
Vehicular Access/Traffic Generation		
312. Is there suitable access to/from the site?	Yes	The proposed site is accessed via Composition Lane, which is an adopted but unmetalled track. This also provides access to the adjacent poultry units and waste water treatment works. This track gives access to C113 [Ermine Street] to the west, which in turn connects to the A1077, located 700m to the south. The council’s highways team have no objection in principle subject the proposed site being managed in a way that does not adversely impact on the adjacent highway network.
313. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	The council’s highways team have no objection in principle subject the proposed site being managed in a way that does not adversely impact on the adjacent highway network.
314. Will there be any impacts on the public highway in relation to transport to/from the site?	No	-
315. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	No	-

Other Constraints		
316. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	-

Other Relevant Information

There is a history of silica sand extraction within the immediate vicinity of the site, with the latest planning permission being granted in January 2018. The proposer views this site as being a logical extension to existing workings.

Conclusions/Recommendations

The site is a proposed extension to existing silica sand extraction at the Eastfield Farm complex, which is long established as area for this purpose. It would allow for the continued supply and landbank for silica sand for use in the nearby South Ferriby Cement Works. The issues outlined in this proforma would need to be assessed as part of any planning application. Of particular importance is the proximity of the site to the Humber Estuary Ramsar, SPA, SAC and SSSI, which necessitate a Habitat Regulations Assessment. Another key issue is the proximity to a Schedule Monument.

Silica Sand extraction is, or is permitted, to take place, on land adjacent to the proposed site. The site has a number of constraints that need to be addressed as part of any future planning application and appropriate mitigation measures and working practices identified and implemented.

Whilst the presence of the silica sand resource within the site is clear, no indication has been given regarding the quantity of sand available or the potential timescale for its extraction. However, the promoter considered that it could be made available within 5 years.

Overall, it is generally considered to a good site for mineral extraction

RECOMMENDATION: PREFERRED SITE ALLOCATION

SITE REF: JUCBG – LAND AT ELLERHOLME FARM, WROOT

Site Overview

Location Map



Site Reference	JUCBG
Settlement (Nearest)	Wroot
Site address	Ellerholme Farm Wroot Road Finningley Doncaster DN9 3EA
Site size (Ha)	13.4ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	<p>The proposed site forms part of the landholding of Ellerholme Farm and is located around 400m to the west of Wroot and 6km to the east of Amthorpe (Doncaster). It is directly adjoining the local authority boundary between Doncaster and North Lincolnshire. It is currently used for agriculture.</p> <p>The site is bounded on all sides by drainage ditches, whilst the western boundary of site is formed by the exiting access to Ellerholme Farm. A pond, surrounded by trees is present within the site, whilst the River Torne is close to the southern and eastern boundaries. The Thorne and Hatfield Moors SPA, Hatfield Moor SAC, Humberhead Peatlands NNR and Hatfield Moors SSSI are situated to north west.</p> <p>Candy Farm Campsite is located close to the south western boundary of the site.</p>
Greenfield/Brownfield	Greenfield
Type of Mineral	Sand & Gravel
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	New site
Proposed Working Lifespan (Years)	Unknown

Name of Landowner and/or Proposer	Mr. N. White, T.A. White & Sons (Landowner/Promoter)
Ownership (if known) (Private, Public, Single, Multiple Owners)	Single/Private

Planning History

Relevant Planning History (Applications)

There are no applications relating to the proposed site. However, a number of applications for other uses have been considered on adjacent to the site (see below):

2/1993/0324 – Planning permission for construction of vehicular access. Land at pumping station, east of Candy Farm. **GRANTED [24.06.1993]**

PA/2008/0329 – Planning permission to retain the change of use of a former pig farm to caravan storage area at Ellerholme Farm, Wroot Road, Wroot. **GRANTED [24.02.2008]**

PA/2018/922 - Planning permission to retain change of use of former pig farm to caravan storage area. **GRANTED [31.10.2018]**

Relevant Planning Policy Designations

Stage 1: Absolute Constraints Check

141. Deliverable within the plan period (2017 to 2036)?	Yes	The landowner/promoter considers the site could be delivered with 5 years, subject to testing being undertaken. Site is within the control of the landowner/promoter.
142. Is there sufficient evidence of the availability of the resource?	Yes	The landowner/promoter has not undertaken any borehole drilling/surveys to date, however based on previous excavations considered that there is likely to be quartzite sand and gravel present on the site. BGS Mineral Resource mapping show the site is underlain by superficial sand & gravel (river terrace deposits).
143. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	Yes	The north western boundary of the proposed site is within 50m of the Thorne & Hatfield Moors Special Protection Area and the Hatfield Moor Special Area of Conservation. This site will require a HRA in relation to Hatfield Moor SAC and Thorne and Hatfield Moors SPA. Other sand and gravel extraction sites near the moors have been found to have an adverse effect on the integrity (AEOI) of the European Sites, due to dewatering of the degraded raise bog capable of regeneration. It is considered that the proponent should provide sufficient evidence to prove “No AEOI” with certainty.
144. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	Yes	The north western boundary of the proposed site is located within 50m of the Hatfield Moors SSSI and the Humberhead Peatlands National Nature Reserve.
145. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The nearest site with a nationally recognised heritage designation is a Schedule Monument – the Lindholme Neolithic timber trackway and platform – located around 3.6km to the north. The nearest listed building (Grade 2) is located 2.5km to the west.
146. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located within SFRA Flood Zone 2/3(a) (Fluvial).

147.	Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland is located 3km to the west of the proposed site.
148.	Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	The site is classed as being in the open countryside under existing development plan policy – Core Strategy policies CS1 to CS3 and Saved North Lincolnshire Local Plan policy RD2.

Should the site be taken forward for further consideration?	Yes
Are there any issues arising from Stage 1 which need to be carried forward?	Proximity to Thorne & Hatfield Moors SPA, Hatfield Moor SAC, Hatfield Moors SSSI and Humberhead Peatlands NNR.

Stage 2: Suitability Assessment Criteria

Criteria	Yes/No	Comments
Agricultural Land		
149. Is a significant part of the site located in an area of best and most versatile agricultural land?	Yes	Agricultural Land Classification (ALC) maps show the site as being Grade 2 agricultural land. Elements of Grade 3a agricultural land may also be present.
Amenity/Emissions		
150. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	There is potential for impact on nearby residents/sensitive receptors from dust, fumes and emissions. A dust and air quality assessment would be required.
151. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMAs are situated in Scunthorpe, some 21km to the north east of the site, and Doncaster No. 4, located around 7.5km to the south west.
152. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	There is potential for impact on nearby residents/sensitive receptors from dust, fumes and emissions. A noise assessment would be required.
Aircraft Hazard		
153. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The proposed site is within the safeguarding area Doncaster Sheffield Airport.
Biodiversity & Geodiversity		
154. Are there any protected species and/or habitats present on the site?	Yes	This site will require a HRA in relation to Hatfield Moor SAC and Thorne and Hatfield Moors SPA. Other sand and gravel extraction sites near the moors have been found to have an adverse effect on the integrity (AEOI) of the European Sites, due to dewatering of the degraded raise bog capable of regeneration. It is considered that the proponent should provide sufficient evidence to prove "No AEOI" with certainty. The proposed site is also located within a Nightjar Foraging area.
155. Is the site in proximity (500m) to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)?	Yes	The site is located within 50m of the Humberhead Peatlands National Nature Reserve. This site will require a HRA in relation to Hatfield Moor SAC and Thorne and Hatfield Moors SPA. Other sand and gravel extraction sites near the moors have been found to have an adverse effect on the integrity (AEOI) of the European Sites, due to dewatering of the degraded raise bog capable of regeneration. It is considered that the proponent should provide sufficient evidence to prove "No AEOI" with certainty.

156. Is the site in proximity to (250m) woodlands?	Yes	There are number of woodland areas within and adjacent to the proposed site. In particular, deciduous woodland habitat is located to the west as part Thorne and Hatfield Moors.
157. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	There are no Local Geological Sites (LGS) or similar sites within 250m of the proposed site. The nearest LGS's are Lindholme Hall (2.7km to the north) and Blaxton Common (1.8km to the south west).
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
158. Is the site with 250m of individual house/dwellings?	Yes	The nearest residential property is located immediately adjacent to the proposed sites with a number of others with 300m.
159. Is the site with 250m of a settlement?	No	The nearest settlements are Wroot, around 380m to east of the proposed site. Blaxton is situated 3.3km to the south west with Lindholme at 2.5km to the north west.
160. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	The proposed site is located adjacent to Candy Farm Camp Site and is around 300m to the north of the Candy Corner Fisheries complex. The nearest Public Rights of Way are located in and around Wroot.
Cumulative Impacts		
161. Is the site located adjacent to or in proximity to other mineral workings?	No	There are no existing mineral workings adjacent or in proximity to the proposed site. Sand and gravel has previously been extracted on part of the site containing the pond, whilst peat extraction has previously taken place on Hatfield Moors (to the west).
Flood Risk/Water Resources		
162. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	Yes	The site is located in SFRA Flood Zone 2/3a (Fluvial). As the site is greater than 1ha in size, a Flood Risk Assessment will be required. However, sand and gravel extraction is considered to be a water compatible use. The Environment Agency map for Risk of Flooding from Surface Water shows that a number of areas within the proposed site at varying degrees of risk.
163. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	Yes	The site is located in the catchment area of the River Trent. The nearest watercourse is the River Torne that flows along the southern and eastern boundaries. A number of drainage ditches, including the East Riding Drain also form part of western, southern and eastern boundaries of the site. Ditches are also present within the site. A pond is situated within the north western section of the site. Extraction would have the potential impact on these watercourses and should be addressed as part of any planning application. A Flood Risk Assessment and Drainage Assessment will be required as part of any future planning application, whilst hydrogeology will also need to be addressed.
164. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	No	The site is underlain a Principal Aquifer (bedrock) and partially by a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows the site as being underlain partially by a Major Aquifer (High) but mostly by a Major Aquifer (Intermediate). It located within a Source Protection Zone 3 area.
Ground Conditions		

165.Are any known instances of contamination on the site?	No	-
166.Is the site subject to any known stability issues?	No	-
Historic Environment & Built Heritage		
167.Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	There are no heritage assets within or adjacent to the site. It is suggested that there is the potential for archaeology to be present; accordingly an archaeology assessment may be required.
168.Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The nearest site with a nationally recognised heritage designation is a Schedule Monument – the Lindholme Neolithic timber trackway and platform – located around 3.6km to the north. The nearest listed building (Grade 2) is located 2.5km to the west.
169.Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest listed building (Grade 2) is located 2.5km to the west.
Landscape		
170.Is it likely to have a visual impact on the landscape?	Yes	The site lies within Natural England’s National Character Area (NCA) 39: Humberhead Levels. Under the council’s Landscape Character Assessment (LCA) (1999), it is within the Trent Levels Landscape Character Area. Flat landscape Likely to visible from the road (south) and west (Candy Farm). Screening from the east by hedgerows and planting, field boundaries.
Legal/ Covenants		
171. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	The proposed site is within control of the landowner.
Vehicular Access/Traffic Generation		
172.Is there suitable access to/from the site?	No	The landowner/promoter states that access would be provided directly from their own private road that serves as access and egress to the Ellerholme Farm complex, to/from the local highway network (Candy Bank) that leads to the villages of Wroot to the east & to Finningley & Blaxton to the south west. No information regarding potential traffic impacts have been provided.
173.Is the road network suitable to accommodate the transportation of materials to/from the site?	No	The council’s highways team consider that the site would have an adverse impact on the adjacent highway network. The existing highway network through Wroot to Idle Bank, as well as along Idle Bank in current condition are not suitable to accommodate development traffic associated with the proposed site.
174.Will there be any impacts on the public highway in relation to transport to/from the site?	Yes	The council’s highway team consider that existing highway network through Wroot to Idle Bank, as well as along Idle Bank in current condition are not suitable to accommodate development traffic associated with the proposed site.
175.Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	Yes	Traffic to/from the proposed site would have to travel through a number of settlements in the surrounding area to access the primary and strategic road network. The council’s highway team consider that existing highway network through Wroot to Idle Bank, as well as along Idle Bank in current condition are not suitable to

		accommodate development traffic associated with the proposed site.
Other Constraints		
176.Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	-

Review & Verification

Review Undertaken By:		Review Date:	
Is the assessment correct?			
Potential Site Allocation	No		

Other Relevant Information

The proposer has yet to ascertain the viability of sand and gravel extraction. If established their aim is create lakes following mineral extraction for leisure and recreation purposes and improve drainage on the site.

Conclusions/Recommendations

The proposed site would be new sand and gravel extraction site. The proposer has yet to determine with quantity of sand and gravel that could be potentially be extracted for the site, however BGS resource mapping suggests there is a resource present. This proforma highlights a number of important issues that affect the potential allocation of the site.

These relate to its location adjacent to the Hatfield Moors SPA/SAC and SSSI and Humberhead Peatlands NNR, and highways. With regard to the former a Habitat Regulations Assessment would be required, whilst there are concerns that sand and gravel extraction would have an adverse effect on the integrity (AEOI) of the European Sites, due to dewatering of the degraded raise bog capable of regeneration. Additional information would be needed "No AEOI" with certainty. In relation to highways, it is considered that current road network in the surrounding is unable to accommodate additional traffic that would arise from mineral extraction

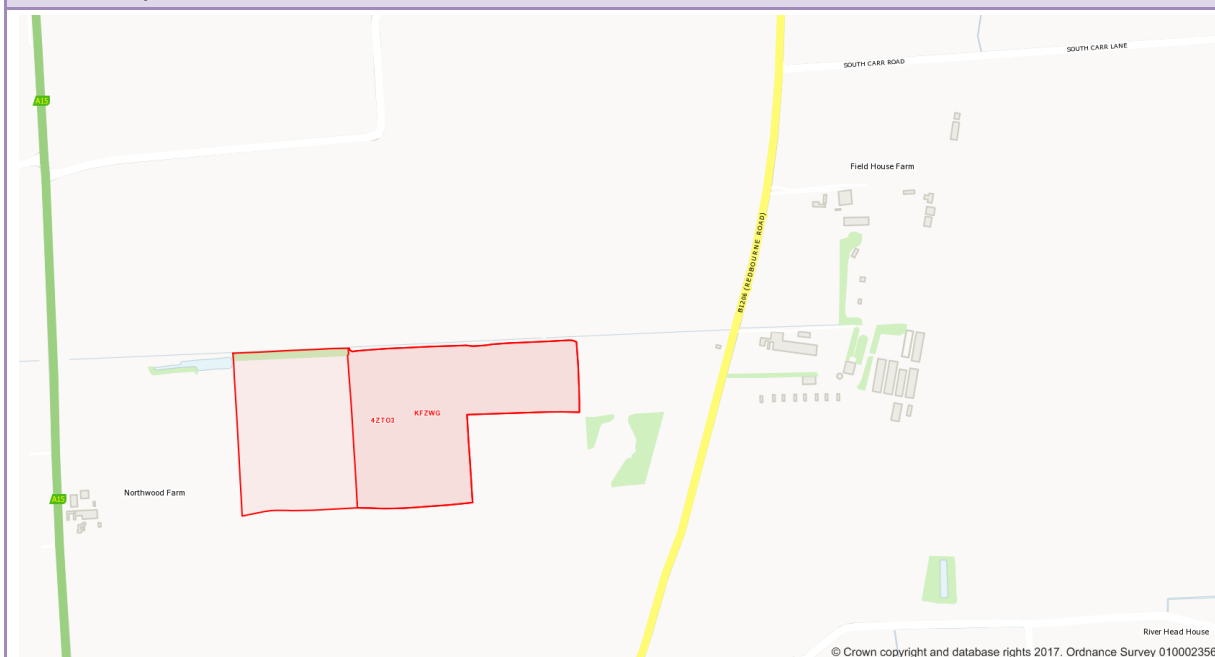
Based on the above factors, it is not considered appropriate to allocate the proposed site for mineral extraction in the Local Plan.

RECOMMENDATION: DO NOT ALLOCATED AS PREFERRED SITE

SITE REF: KFZWG – LAND AT HIBALDSTOW QUARRY

Site Overview

Location Map



Site Reference	KFZWG
Settlement (Nearest)	Hibaldstow
Site address	Land at Hibaldstow Quarry, Redbourne Road, Hibaldstow, DN20 9NN
Site size (Ha)	14ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	<p>The proposed site covers 14ha to the north and east of Hibaldstow Quarry (also known as Slate House Farm Quarry). Hibaldstow Quarry is operational for the extraction of limestone. Facilities also exist in the quarry to crush and reprocess waste materials for use as recycled aggregate.</p> <p>The site is located around 1.3km to the south west of Hibaldstow and around 700m to the north west of Redbourne. The A15 is 415m to the west. The B1206 [Redbourne Road] is 600m to the east.</p> <p>The site is predominately surrounded by agricultural land most of which is in arable use. Northwood Farm and Slate House Farm are situated due west and east of the site respectively. Hibaldstow airfield is opposite the existing quarry site.</p>
Greenfield/Brownfield	Greenfield
Type of Mineral	Limestone (Crushed Rock)
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	Extension (to Hibaldstow Quarry)
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Mr. A. Borrill (Promoter) Mr W. Gagie, Fisher German LLP (Agent)
Ownership (if known) (Private, Public, Single, Multiple Owners)	Private/Single

Planning History	
Relevant Planning History (Applications)	<p>Information submitted alongside MIN/2007/1759 suggests that quarrying commenced on the existing site at some point during the 1940's or earlier. The planning history outlined below, primarily relates to the existing quarry.</p> <p>MIN/2007/1759 – Planning permission to re-open and extend former quarry to produce building stone. Refused: 29.02.2008. Subsequently granted with conditions on appeal: 23.02.2009</p> <p>PA/2008/0074 - Planning permission to construct a road to service agricultural land and provide an alternative access to proposed limestone quarry to include upgrading of existing farm tracks, the creation of 490 metres of new road, 4 passing places and incorporating an existing access onto Mill Lane. APPEAL AGAINST NON-DETERMINATION. Appeal allowed with conditions: 23.02.2009</p> <p>PA/2009/0428 – Planning permission to construct a haul road to service agricultural land and provide an alternative access to proposed limestone quarry to include upgrading of existing farm track, the creation of 440 metres of new road and incorporating an existing access onto Mill Lane. Granted with conditions: 12.06.2009</p> <p>PA/2009/0763 – Planning permission to vary condition 7 on MIN/2007/1759 granted on appeal to allow the use of the new haul road permitted by PA/2009/0428 at site off Redbourne Road, Hibaldstow. Granted with conditions: 18.08.2009</p> <p>PA/2011/0641 – Planning permission to vary conditions 8, 10, 16, 30 and 35 of application MIN/2007/1759. Granted with conditions: 30.08.2011</p> <p>PA/2015/1036 – Prior approval for erection of a wash plant for use with the permitted operations at Hibaldstow Quarry. Permitted Development.</p> <p>PA/SCO/2018/2 – Request for a scoping opinion relating to a proposed extension of Hibaldstow Quarry.</p>
Relevant Planning Policy Designations	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the site is considered to be in the open countryside. No other policy designations apply.

Stage 1: Absolute Constraints Check		
177. Deliverable within the plan period (2017 to 2036)?	Yes	No specific information has been provided by the promoter and their agent. However, they highlight the site is adjacent to an existing operational quarry. It is understood that the current operator of Hibaldstow wishes to extend the existing site.
178. Is there sufficient evidence of the availability of the resource?	Yes	<p>The promoter and their agent have not undertaken an assessment of resource availability. However, it is thought that reserves extend to north and west of the existing site.</p> <p>The site would form an extension of the existing quarry, which would suggest the presence of further resources.</p> <p>BGS Mineral Resource mapping indicates that the site is underlain by limestone.</p>
179. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	
180. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	No	
181. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	

182.	Is the site within the functional floodplain (Flood Zone 3b)	No
183.	Is the site located within Ancient Woodland?	No
184.	Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No

Should the site be taken forward for further consideration?	Yes
Are there any issues arising from Stage 1 which need to be carried forward?	

Stage 2: Suitability Assessment Criteria

Criteria	Yes/No	Comments
Agricultural Land		
317. Is a significant part of the site located in an area of best and most versatile agricultural land?	Yes	Agricultural Land Classification (ALC) maps show the site is located on Grade 2 agricultural land (Best & Most Versatile agricultural land)
Amenity/Emissions		
318. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	The key issues that are likely to arise in terms of amenity are noise and dust. The nearest residential properties are located to 400m to the east and 200m to west respectively. A dust and air quality impact assessment should be submitted as part of any future planning application. Nearby residential properties would need to be taken into account and good working practices adopted to mitigate any potential impacts
319. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is situated in Scunthorpe, some 7km to the north west of the site.
320. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	The key issues that are likely to arise in terms of amenity are noise and dust. The nearest residential properties are located to 400m to the east and 200m to west respectively. Any proposal to extend the quarry would require a noise impact assessment. Nearby residential properties and other receptors would need to be taken into account and good working practices adopted to mitigate any potential impacts
Aircraft Hazard		
321. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The site located adjacent to Hibaldstow aerodrome as such it is within its safeguarding area. Part of the site is located with 5km safeguarding zone for Kirton Glider Field. The remainder is within the 10km safeguarding zone. It is also within the safeguarding areas for Humberside and Doncaster Sheffield Airports.
Biodiversity & Geodiversity		
322. Are there any protected species and/or habitats present on the site?	No	The site is surrounded by open fields separated by boundary hedgerows It is considered that the site may be acceptable, subject to restoration and management as lowland calcareous grassland (BAP Priority Habitat). An Ecology Survey and Restoration Plan will be required.
323. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	No	There are no nationally designated sites for nature conservation within 2km of the proposed site. The nearest are Cliff Farm Pit SSSI and Cleatham Quarry SSSI (both 2.8km to the north west). In respect of local designations the Gainsthorpe Medieval Village Local Wildlife Site (LWS) is located within 2km (to the west) of the site.

324. Is the site in proximity to (250m) woodlands?	No	Small areas of woodlands are located to the east of the existing quarry site.
325. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	There are no Local Geological Sites (LGS) or other similar sites with 250m of the proposed site.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
326. Is the site with 250m of individual house/dwellings?	Yes	The nearest residential properties are located to 400m to the east and 200m to west respectively. It is likely that noise and dust assessments will be required.
327. Is the site with 250m of a settlement?	No	The nearest settlements are Hibaldstow (1.3km to the north east) and Redbourne (550m to the south)
328. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	No public rights of way (PROWs) cross or are located adjacent to the site and there are no recreational or leisure activities/operations within the vicinity. The closest PROW the B1206 (around 250 metres) to the east of the proposed site. This is already separated from the site by the existing quarry operations and hedgerow screening. Footpath 226 (Redbourne to the A15) runs some 420m to south of the site, whilst Footpath 250 (Hibaldstow to Kirton in Lindsey) runs around 300m from to the north west of the site. Aerial photography suggests that the proposed site would be screened from this path by existing hedgerows Hibaldstow Airfield lies to the east of the proposed site.
Cumulative Impacts		
329. Is the site located adjacent to or in proximity to other mineral workings?	No	The proposed site is an extension of an existing operational quarry. There are no other minerals operations in the vicinity of the site and therefore the potential for cumulative impacts is low.
Flood Risk/Water Resources		
330. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	No	The site is located in SFRA Flood Zone 1. As the site is greater than 1ha in size, a Flood Risk Assessment will be required with any future planning application. The Environment Agency map for Risk of Flooding from Surface Water shows that there is mainly a low risk, adjacent to the site.
331. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	Yes	There are no significant watercourses within the vicinity of the site. The nearest are in Hibaldstow, which in turn flow into the River Ancholme. A drainage ditch runs close to the northern boundary of the site. The site is underlain by a Principal Aquifer (bedrock), whilst the northern boundary is part of a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows the site as being underlain by a Minor Aquifer (High). There are several licensed groundwater abstractions within 2km of the site. Details of surface drainage should be included in a Flood Risk Assessment, including proposals for mitigating any impacts.
332. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	Yes	The site is underlain by a Principal Aquifer (bedrock), whilst the northern boundary is part of a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows the site as being underlain by a Minor Aquifer (High). It is also located within a Source Protection Zone II (Outer Protection Zone).

Ground Conditions		
333. Are any known instances of contamination on the site?	No	There is no history of contamination on the site, any planning application should potential sources of contamination and identify appropriate mitigation measures (if required).
334. Is the site subject to any known stability issues?	No	There are no known stability issues. However, this should be assessed and addressed as part of any planning application.
Historic Environment & Built Heritage		
335. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	Archaeology is present within the proposed. Accordingly, a heritage assessment will be required as part of any future planning application. This should include an archaeological assessment.
336. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The site is not within proximity to sites or buildings with a nationally recognised designation. The nearest Schedule Monument is Gainsthorpe Deserted Medieval Village over 700m to the north west of the site. Despite being over 250m away from the proposed site, issues of noise and dust will need to taken into account. Redbourne is the nearest conservation area (600m to the south). The nearest listed buildings are found in Hibaldstow (to the north), Redbourne (to the south) and off Gainsthorpe Road (to the west)
337. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	There are no Grade II listed buildings in, or in close proximity of the proposed sites. The nearest listed buildings are found in Hibaldstow (to the north), Redbourne (to the south) and off Gainsthorpe Road (to the west)
Landscape		
338. Is it likely to have a visual impact on the landscape?	Yes	The site lies within Natural England's National Character Area (NCA) 45: North Lincolnshire Edge with Coversands. Under the council's Landscape Character Assessment (LCA) (1999), it is within the Lincolnshire Edge Landscape Character Area. This area is characterised by an open landscape, with gently undulating terrain that dips in an easterly direction. Within this LCA area the site is within the Elevated Open Farm – Hibaldstow, Redbourne, Winterton sub-division. Potential impacts may arise from extraction, processing and transport of limestone from the site, and importation of materials for recycling. The existing quarry and the proposed site is generally isolated from sensitive visual receptors such as residential areas, roads and Public Rights of Way. It will be visible from the private road that provides access to the site. Generally, it is well screened by various field boundaries, hedgerows and planting. Given this, it is unlikely that that there will be significant visual impacts on the landscape. However, appropriate measures should identified to and incorporated into future development.
Legal/ Covenants		
339. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	No known legal issues or covenants affect the site. It is understood the existing operator and landowner are in discussions.
Vehicular Access/Traffic Generation		

340. Is there suitable access to/from the site?	Yes	<p>The council's highways team is consider that there is potential to access the site from A15 and Mill Road, and that a suitable access could be achieved, however clarification will be required on the route to/from the proposed site. A Transport Assessment will be required.</p> <p>The promoter highlights that the existing quarry is served by two access roads - one running east Redbourne Road (B1206) and one running northwest to Mill Lane, which in turn provides access to the A15. Both roads would be available to serve the proposed site.</p> <p>Most movements to/from the quarry use Mill Lane to access the A15, which avoid nearby residential properties. The promoter and their agents suggest that is route could be used as access/egress from the quarry.</p> <p>No information has been supplied regarding potential traffic movements.</p>
341. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	The A15 is considered suitable to accommodate transportation of material to and from the site. However, further clarification will be required on the route to/from the proposed site. A Transport Assessment will be required.
342. Will there be any impacts on the public highway in relation to transport to/from the site?	?	This will be dependent on which preferred route is adopted. Clarification is required on the route to/from the proposed site. A Transport Assessment will be required.
343. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	?	<p>The council's highways team state that clarification of site access arrangements is required. If it consists of the private track to Mill Road, then vehicles would not pass through nearby settlements. A Transport Assessment will be required.</p> <p>The promoter highlighted that most movements to/from the quarry use Mill Lane to access the A15, which avoids nearby residential properties. The promoter and their agents suggest that is route could be used as access/egress from the quarry.</p>
Other Constraints		
344. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	Yes	A gas pipeline runs in a north/south direction around 580m to the west of the proposed site.

Other Relevant Information

The promoter and their agent highlighted that Hibaldstow Quarry has been operating for 7 years and has developed much of the existing consented area, providing a reliable supply of aggregates to the local and regional market. The quarry has been extended several times in recent years and the reserves are believed to extend both to the west and north. They consider that any extension would contribute area's crushed rock landbank.

Conclusions/Recommendations

The proposed site is an extension to the existing Hibaldstow Quarry, which is likely to be exhausted by 2024. All issues identified in this proforma would need to be addressed at any planning application stage. This would contribute towards maintain the area's crushed rock landbank and building stone supply, as required by the National Planning Policy Framework.

The key issues that need to be addressed are:

- Archaeology
- Best and most versatile agricultural land.
- Drainage
- Dust, noise and air quality
- Ecology
- Transport and access

Any restoration plan will also need to consider potential impacts on airfield safeguarding. Clarification is required regarding the site access and route that vehicles would take. It is considered these issues could be addressed through the incorporation of appropriate mitigation measures and good working practices.

RECOMMENDTION: PREFERRED SITE ALLOCATION

SITE REF: OZYUA – LAND SOUTH OF COMPOSITION LANE, WINTERINGHAM

Site Overview

Location Map



Site Reference	OZYUA
Settlement (Nearest)	Witheringham
Site address	Land south of Composition Lane & east of Ermine Street Witheringham DN15 9LZ
Site size (Ha)	5ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	The site covers 5ha and is located to the south of Composition Lane and to the east of Ermine Street around 1km to the east of Witheringham. Composition Lane and Ermine Street form the northern and western boundaries whilst the eastern and southern edges are bounded by agricultural land. There is a history of silica sand extraction within the immediate vicinity, which supplies the nearby CEMEX cement works at South Ferriby.
Greenfield/Brownfield	Greenfield
Type of Mineral	Silica Sand
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	New site
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Mr I. Dowson, A F Dowson and Son (Landowner/Promoter) Mr O. Craven, Hughes Craven Ltd (Agent)
Ownership (if known) (Private, Public, Single, Multiple Owners)	Private/Single

Planning History

Relevant Planning History (Applications)

There are no applications relating to the proposed site. However, a number of applications for mineral extraction and other uses have been considered on adjacent sites (see below).
Information submitted alongside recent planning applications suggests that mineral (silica sand) extraction has taken place in the surrounding area since the 1980's and 1990s.

	<p>MIN/2006/0095 - Planning permission to quarry, stockpile and process topsoil, silica sand and gravel. Part of field no. 0084, Land off Ermine Street, Winteringham. GRANTED WITH CONDITIONS [04.10.2006]</p> <p>MIN/2009/0321 - Planning permission to quarry, stockpile and process silica sand and gravel, including landscaping and restoration to form a wet land area. Land north of Ermine Street, Winteringham. GRANTED WITH CONDITIONS [12.08.2009]</p> <p>MIN/2012/1040 - Planning application to remove condition no 3 from planning application MIN/2009/0321 (Works shall not commence on site until wheel cleaning facilities in accordance with details to be approved in writing by the Local Planning Authority, have been provided within the curtilage of the site and this facility shall be retained for the duration of the works). Land north of Ermine Street, Winteringham. WITHDRAWN.</p> <p>MIN/2012/1247 – Planning permission for extension of existing sand workings to maintain the supply of silica into the South Ferriby cement works. Land north of Ermine Street, Winteringham. GRANTED WITH CONDITIONS [30.01.2013]</p> <p>PA/2017/1596 - Planning permission for extension of the existing silica sand workings to ensure the continuity of supply to the South Ferriby cement works. Land north of Composition Lane, Winteringham. GRANTED [04.01.2018]</p>
Relevant Planning Policy Designations	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the site is considered to be in the open countryside. As the site is located with 20m of Scheduled Monument, Core Strategy CS6 and saved Local Plan policy HE9 are relevant

Stage 1: Absolute Constraints Check		
185. Deliverable within the plan period (2017 to 2036)?		The promoter has not suggested a timescale for bringing forward the proposed site, but has suggested that it would assist in continuity of supply during the Local Plan period.
186. Is there sufficient evidence of the availability of the resource?	Yes	The promoter and their agent have not provided an indication of the level of resource availability. BGS Mineral Resource mapping shows the site to be underlain by superficial deposits of undifferentiated glaciofluvial sand and gravels. It is noted that sand is extracted within the vicinity of the proposed site.
187. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The boundary of the Humber Estuary Ramsar, SPA and SAC is located 600m to the north of the proposed. Potential impacts would need to be assessed. A Habitats Regulation Assessment will be required.
188. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	No	The boundary of the Humber Estuary SSSI is located 600m to the north of the proposed. Potential impacts would need to be assessed.
189. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The site is located around 20 metres from the boundary of a Scheduled Monument - the Old Winteringham Roman Settlement.
190. Is the site within the functional floodplain (Flood Zone 3b)?	No	The site is located with SFRA Flood Zone 1
191. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland is located more than 10km to the south of the proposed site.

192. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	The site is classed as being in the open countryside under existing development plan policy – Core Strategy policies CS1 to CS3 and Saved North Lincolnshire Local Plan policy RD2.
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Should the site be taken forward for further consideration?	Yes
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Are there any issues arising from Stage 1 which need to be carried forward?	Yes - Proximity to the Humber Estuary Ramsar, SPA, SAC and SSSI, and Scheduled Monument.
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Stage 2: Suitability Assessment Criteria		
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Criteria	Yes/No	Comments
Agricultural Land		
345. Is a significant part of the site located in an area of best and most versatile agricultural land?	Yes	Agricultural Land Classification maps show the majority of the site as being Grade 2 agricultural land (best and most versatile), with parts close to the eastern portion being Grade 3 agricultural land.
Amenity/Emissions		
346. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	There is potential for impact on adjacent residential properties from dust. A dust and air quality assessment will be required, with appropriate mitigation measures identified, and good working practices adopted.
347. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is situated in Scunthorpe, some 9km to the south of the site.
348. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	There is potential for impacts on sensitive receptors from noise to arise from sand extraction activity. The nearest sensitive receptor is the Winteringham Grange complex, 10m from the western boundary of the proposed site. A noise impact assessment will be required, with appropriate mitigation measures identified, and good working practices adopted.
Aircraft Hazard		
349. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The proposed sites is within the safeguarding area for Doncaster Sheffield Airport. Consideration will also need to be given to Humberside Airport.
Biodiversity & Geodiversity		
350. Are there any protected species and/or habitats present on the site?	No	The boundary of the Humber Estuary Ramsar, SPA and SAC is located 600m to the north of the proposed. Potential impacts would need to be assessed. A Habitats Regulation Assessment will be required. The council's ecologist would encourage restoration to wet grassland, open water and reedbed to create additional habitat. A restoration plan will be required.
351. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	The boundary of the Humber Estuary Ramsar, SPA and SAC and SSSI is located 600m to the north of the proposed site. Potential impacts would need to be assessed. A Habitats Regulation Assessment will be required. The council's ecologist would encourage restoration to wet grassland, open water and reedbed to create additional habitat. A restoration plan will be required. The Sandhills Quarry Local Wildlife Site is located around 600m to the south-east of the proposed site. An ecological survey will be required as part of any future planning application.

352. Is the site in proximity to (250m) woodlands?	Yes	A small wooded area is located to north of the proposed. This forms the northern boundary of the existing mineral workings.
353. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	-
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
354. Is the site with 250m of individual house/dwellings?	Yes	The nearest residential dwellings are Winteringham Grange, 10m from the western boundary of the proposed site. Impacts should be addressed as part of any planning application.
355. Is the site with 250m of a settlement?	No	The nearest settlement is Winteringham (700m to the west).
356. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	No	There are no other sensitive receptors within the vicinity of the site.
Cumulative Impacts		
357. Is the site located adjacent to or in proximity to other mineral workings?	Yes	A number of small mineral extraction sites are located within the vicinity of the proposed site. Planning permission was granted for silica sand extraction on land immediately to the north of the proposed site in January 2018.
Flood Risk/Water Resources		
358. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	Yes	The site is located in SFRA Flood Risk Zone 1. The Environment Agency map for Risk of Flooding from Surface Water shows that the site is not at risk of flooding from surface water.
359. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	No	See below
360. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	Yes	The site is underlain a Principal Aquifer (bedrock) and by a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows the site as being underlain by a Major Aquifer (High). It is not located within a Source Protection Zone.
Ground Conditions		
361. Are any known instances of contamination on the site?	No	-
362. Is the site subject to any known stability issues?	No	-
Historic Environment & Built Heritage		
363. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	The site is located within 20 metres of a Scheduled Monument – the Old Winteringham Roman Settlement, whilst there is potential for archaeological assets on the site. A heritage assessment would be required.
364. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes	There are no listed buildings (Grade 1 or 2*) within or adjacent to the proposed site, whilst the nearest Conservation Area is Winteringham, around 1km to the west. The site is located within 20 metres of a Scheduled Monument – the Old Winteringham Roman Settlement, whilst there is potential for archaeological

		assets on the site. A heritage assessment would be required.
365. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest Grade II listed buildings are located within the Winteringham Grange farm complex (around 380m to the south west) (4 in total) and Eastfield Farm (590m to the south).
Landscape		
366. Is it likely to have a visual impact on the landscape?	Yes	<p>The site lies within Natural England's National Character Area (NCA) 41: Humber Estuary. Under the council's Landscape Character Assessment (LCA) (1999), it is within the Humber Estuary character area, more specifically the Flat Drained Farmland landscape type.</p> <p>The landscape surrounding the site is characterised by scattered villages and farmsteads in gently undulating agricultural landscape with rectilinear fields and with few hedgerows and trees.</p> <p>Given the distance of the site from Winteringham, visual impacts on the village are likely to be limited. It is likely the main visual impacts will be from Composition Lane (the southern boundary of the site) and from the nearby properties. Accordingly, appropriate screening should be provided/</p>
Legal/ Covenants		
367. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	There are no known issues.
Vehicular Access/Traffic Generation		
368. Is there suitable access to/from the site?	Yes	<p>The proposed site is accessed via Composition Lane, which is an adopted but unmetalled track. This also provides access to the adjacent poultry units and waste water treatment works. This track gives access to C113 [Ermine Street] to the west, which in turn connects to the A1077, located 700m to the south.</p> <p>The council's highways team have no objection in principle subject the proposed site being managed in a way that does not adversely impact on the adjacent highway network.</p>
369. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	See above.
370. Will there be any impacts on the public highway in relation to transport to/from the site?	No	-
371. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	No	-
Other Constraints		
372. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	-

Other Relevant Information

There is a history of silica sand extraction within the immediate vicinity of the site, with the latest planning permission being granted in January 2018. The proposer views this site as being a logical extension to existing workings.

Conclusions/Recommendations

The site is a proposed extension to existing silica sand extraction at the Eastfield Farm complex, which is long established as area for this purpose. It would allow for the continued supply and landbank for silica sand for use in the nearby South Ferriby Cement Works. The issues outlined in this proforma would need to be assessed as part of any planning application. Of particular importance is the proximity of the site to the Humber Estuary Ramsar, SPA, SAC and SSSI, which necessitate a

Habitat Regulations Assessment. Another key issue is the proximity to a Schedule Monument, whilst the impacts on the nearest residential property (Winteringham Grange) will need to be closely considered.

Silica Sand extraction is, or is permitted, to take place, on land adjacent to the proposed site. The site has a number of constraints that need to be addressed as part of any future planning application and appropriate mitigation measures and working practices identified and implemented.

Whilst the presence of the silica sand resource within the site is clear, no indication has been given regarding the quantity of sand available or the potential timescale for its extraction.

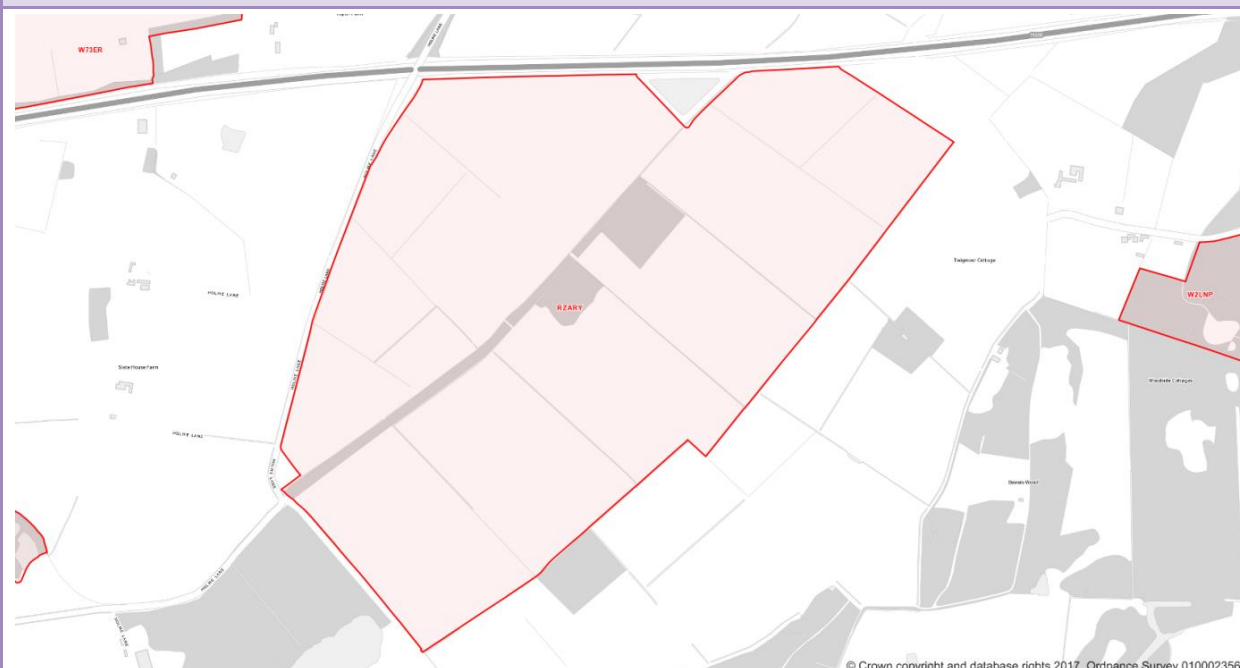
Overall, it is generally considered to a good site for mineral extraction, however due to the uncertain timescales for extraction it is considered the site should be an area of search rather than allocation.

RECOMMENDATION: PREFERRED AREA OF SEARCH

SITE REF: RZARY – LAND TO EAST OF HOLME LANE, SCUNTHORPE

Site Overview

Location Map



Site Reference	RZARY
Settlement (Nearest)	Scunthorpe
Site address	Land to east of Holme Lane Scunthorpe DN16 8RE
Site size (Ha)	118.14ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	The site covers 118.14ha and is located to the south east of Scunthorpe and south of Holme. It is bounded to the north by the M180 and the west by Holme Lane. It is currently in agricultural use and contains a number of hedgerows and trees. It is also has a number of drains crossing the site.
Greenfield/Brownfield	Greenfield
Type of Mineral	Silica Sand (Industrial Sand)
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	New site
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Estate of Col Northorpe /The Scawby Estate (Landowner) Mr. S. Gaines, Sibelco UK (Proposer)
Ownership (if known) (Private, Public, Single, Multiple Owners)	Single Ownership

Planning History

Relevant Planning History (Applications)	7/1978/0590 – Planning permission to extract silica sand. WITHDRAWN [16.08.1978]
Relevant Planning Policy Designations	The site is classed as being in the open countryside under existing development plan policy – Core Strategy policies CS1 to CS3 and Saved North Lincolnshire Local Plan policy RD2.

Step 1: Absolute Constraints Check		
193. Deliverable within the plan period (2017 to 2036)?	Yes	Proposer considers that the site would be deliverable within 0 to 5 years. It is stated that is necessary for continuity of supply following on from extant mineral consent and current planning application
194. Is there sufficient evidence of the availability of the resource?	Yes	No information has been provided by the site proposer regarding the availability of the silica sand resources. However, BGS Mineral Resource mapping shows that the site being underlain by silica sand deposits.
195. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	There are one internationally designated nature conservation sites within 10km of the site.
196. Is the site in or adjacent to a Site(s) of Special Scientific Interest (SSSI)?	No	There is on national statutory designation – SSSI – within 400m of the site. Manton and Twigmoor SSSI is located 375 metres to the east.
197. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The nearest nationally recognised heritage asset, a Grade II listed building – Twigmoor Hall is located 260m to the east.
198. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located in SFRA Flood Zone 1, with a small portion with SFRA Flood Zone 2/3a.
199. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland (Broughton Woods) is located 2.4km to the north east of the site.
200. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	The site is considered be in the open countryside under existing planning policy. Core Strategy DPD (June 2011) policies CS1, CS2 & CS3 and Saved North Lincolnshire Local Plan (May 2003) policy RD2 applies.

Should the site be taken forward for further consideration?	Yes
Are there any issues arising from Stage 1 which need to be carried forward?	None

Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
201. Is a significant part of the site located in an area of best and most versatile agricultural land?	Yes	Agricultural Land Classification (ALC) maps show the site as being Grade 3 quality agricultural land. It is not possible to distinguish between grades 3a and 3b in this case.
Amenity/Emissions		
202. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	Principle issues that are likely to arise relating amenity are noise and dust. Further information is likely to be required regarding baseline situation. A dust and air quality assessment will be required. Any nearby residential properties would need to be taken into account and good working practices adopted to mitigate any potential impacts
203. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is situated in Scunthorpe, some 2.1km to the north of the site.
204. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	Principle issues that are likely to arise relating amenity are noise and dust. Further information is likely to be

		required regarding baseline situation. A noise assessment will be required. Any nearby residential properties would need to be taken into account and good working practices adopted to mitigate any potential impacts
Aircraft Hazard		
205. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The site is located within the safeguarding zones for Doncaster Sheffield Airport, Humberside Airport and Hibaldstow Airfield.
Biodiversity & Geodiversity		
206. Are there any protected species and/or habitats present on the site?	Yes	Deciduous woodland habitat is present in the centre of the site. An area of protected woodland is located to the south west of the site. The site may be acceptable, subject to restoration and management as shallow open water, reedbeds and lowland dry acid grassland (BAP Priority Habitats) An Ecology Survey and Restoration Plan will be required as part of any planning application.
207. Is the site in proximity (500m) to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)?	Yes	The Manton and Twigmoor SSSI is located 375 metres from eastern boundary of the site similar distance to an area of woodland. There are three Local Wildlife Sites (LWS) near the site, two of which are within 500m: <ul style="list-style-type: none"> • Black Hoe Plantation LWS (420m to the south east) • Holme land Verge LWS (100m to the south west) • Twigmoor Warren LWS (1.1km to the east)
208. Is the site in proximity to (250m) woodlands?	Yes	A strip of woodland runs through the centre of the site in a south west/north east direction, whilst Holme Plantation is located adjacent (14m) to the south western boundary of the site. Smaller wooded areas are located adjacent to the eastern boundary of the site.
209. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	The nearest Local Geological Site is Twigmoor Warren, around 1km to the east.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
210. Is the site with 250m of individual house/dwellings?	Yes	The nearest residential property is approximately 167m. Others situated within 300m to 400m of the site.
211. Is the site with 250m of a settlement?	No	The nearest settlements are Holme (456m to the north), Bottesford (1.5km to the north west) & Messingham (1.6km to the south west)
212. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	A Public Right of Way (MESS207) runs along the south western boundary of the site. There is the potential for mineral working to affect the view from this PROW. Holme Hall Golf Course is located around 500m to the north.
Cumulative Impacts		
213. Is the site located adjacent to or in proximity to other mineral workings?	No	There are no operational mineral workings within the vicinity of the site. The nearest active mineral workings are around 1.2km to the south the proposed site. A planning application is currently pending for silica sand extraction around 1km to south east (PA/2018/1245).
Flood Risk/Water Resources		
214. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	Yes	The site is mainly located in SFRA Flood Zone 1, with a small portion at its south western corner in Flood Zone

		2/3a (Fluvial). As the site is greater than 1ha in size, a Flood Risk Assessment will be required. The Environment Agency map for Risk of Flooding from Surface Water shows that a number of areas within the proposed site at varying degrees of risk.
215.Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	Yes	The nearest watercourse is a drainage ditch that flows into Bottesford Beck (1.5km to the north west). There are also a number of drainage ditches present within the site. Excavation may have the potential to impact on these features. Further assessment would be required. A pond is present adjacent to the northern boundary of the site. A Flood Risk Assessment and Drainage Assessment will be required as part of any future planning application, whilst hydrogeology will also need to be addressed.
216.Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	No	The site is underlain by a Secondary Aquifer (undifferentiated) (bedrock) and by a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows the site as being underlain by a Minor Aquifer (High). It is not within a Source Protection Zone I or II.
Ground Conditions		
217.Are any known instances of contamination on the site?	No	The proposer considers that there is unlikely to be any ground contamination due to the longstanding agricultural use of the land.
218.Is the site subject to any known stability issues?	No	Whilst there are no known stability issues, this should be addressed via a planning application.
Historic Environment & Built Heritage		
219.Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	There is potential for extensive significant archaeology to be present on the site. An archaeological evaluation would be required as part of any future planning application.
220.Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The nearest nationally recognised heritage designations is the Raventhorpe Medieval Settlement Earthworks (1.7km to the north east).
221.Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest Grade II listed buildings are Twigmoor Hall (260m to the east) and Holme Hall (707m to the north west).
Landscape		
222.Is it likely to have a visual impact on the landscape?	Yes	The site lies within Natural England's National Character Area (NCA) 45: North Lincolnshire Edge with Coversands. Under the council's Landscape Character Assessment (LCA) (1999), it is within the Lincolnshire Edge Landscape Character Area. Potential impacts may arise from the extraction of sand. The site likely to be very visible from the surrounding area, due to the open nature of the landscape in the surrounding area, in particular the M180 and Holme Lane as well as the Public Right of Way to the south. A Landscape & Visual Impact Assessment (LVIA) should be submitted as part of any future planning application. Appropriate mitigation measures should be identified and incorporated.

Legal/ Covenants		
223. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	No known legal issues or covenants affect the site.
Vehicular Access/Traffic Generation		
224. Is there suitable access to/from the site?	No	Whilst the site promoter states that access to the proposed will be via the existing road network, however further clarification is required regarding the end user. At this stage, the council would not encourage any development traffic on Holme Lane. Should the site be associated with existing silica sand extraction nearby, it is considered that material should be transported via internal haul roads. This may make the site allocation acceptable. A Transport Assessment will be required.
225. Is the road network suitable to accommodate the transportation of materials to/from the site?	No	Whilst the site promoter states that access to the proposed will be via the existing road network, however further clarification is required regarding the end user. At this stage, the council would not encourage any development traffic on Holme Lane. Should the site be associated with existing silica sand extraction nearby, it is considered that material should be transported via internal haul roads. This may make the site allocation acceptable. A Transport Assessment will be required.
226. Will there be any impacts on the public highway in relation to transport to/from the site?	?	Whilst the site promoter states that access to the proposed will be via the existing road network, however further clarification is required regarding the end user. At this stage, the council would not encourage any development traffic on Holme Lane. Should the site be associated with existing silica sand extraction nearby, it is considered that material should be transported via internal haul roads. This may make the site allocation acceptable. A Transport Assessment will be required.
227. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	?	Further clarification is required this matter. At this stage, the council would not encourage any development traffic on Holme Lane. Should the site be associated with existing silica sand extraction nearby, it is considered that material should be transported via internal haul roads. This may make the site allocation acceptable. If this was case vehicles may pass through Messingham and Scawby. A Transport Assessment will be required
Other Constraints		
228. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	Yes	The site is located immediately to the south of the M180.

Review & Verification

Review Undertaken By:

Review Date:

Is the assessment correct?

Potential Preferred Site Allocation

Other Relevant Information

The promoter highlights there is a demand for industrial/specialist sands for a wide range of end uses. The proposal would involve landscaping and restoration of the site following extraction.

Conclusions/Recommendations

The site is a new site for silica sand extraction. It is being put forward in order allow for the continued supply and landbank for silica sand in line with the provisions of the National Planning Policy Framework (NPPF) (July 2018) – paras 203 to 208. The issues and constraints outlined in this proforma would need to be assessed as part of any planning application. An essential matter that would need to be examined is how the site would be accessed and how the extracted material would be transported to the processing plant, as well as the mitigating impacts on the surrounding area.

Overall, the site has a number of constraints that would need to be addressed via appropriate mitigation measure. However, it is generally considered to a good site for mineral extraction

RECOMMENDATION: PREFERRED SITE ALLOCATION

SITE REF: TEQPK – LAND SOUTH OF A1077, EASTFIELD FARM, WINTERINGHAM

Site Overview

Location Map



Site Reference	TEQPK
Settlement (Nearest)	Winteringham
Site address	Land south of A1077, Eastfield Farm, Winteringham, DN15 9LZ
Site size (Ha)	3.5ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	<p>The site covers 3.5ha and is located to the south of the A1077 (Scunthorpe to Barton upon Humber road), opposite the existing Eastfield Farm complex and close to its junction with Ermine Street. The nearest settlements are Winteringham to the north west and South Ferriby to the east.</p> <p>The site is currently used for agricultural purposes. An area of land to the east was previously used for mineral extraction (silica sand) during the 1990s.</p>
Greenfield/Brownfield	Greenfield
Type of Mineral	Silica Sand
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	New site
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Mr I. Dowson, A F Dowson and Son (Landowner/Promoter) Mr O. Craven, Hughes Craven Ltd (Agent)
Ownership (if known) (Private, Public, Single, Multiple Owners)	Private/Single

Planning History

Relevant Planning History (Applications)	<p>There are no applications relating to the proposed site. The landowner/proposer has highlighted that sand extraction has previously taken place on land immediately to the east of the proposed site.</p> <p>However, a number of applications for mineral extraction and other uses (including agricultural uses and alterations to various buildings) have been considered on adjacent sites, in particular on the Eastfield Farm complex, to the north. Those are relevant to minerals extraction are shown below:</p>
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	<p>7/1994/0218 – Planning permission for extraction of sand and subsequent restoration to agricultural at Sluice Lane, Winteringham together with open storage area for sand. Granted with conditions – date unknown.</p> <p>PA/1996/1118 – Planning permission to extend existing sand workings. Granted with conditions – date unknown.</p> <p>PA/1996/1373 – Planning permission to extract sand. Refused – date unknown.</p> <p>PA/1997/0452 – Planning permission to vary conditions 10, 11 and 15 of planning permission no 7/218/94 (dated 31.05.95) land to be restored to agricultural use to allow the land to be used for water amenity irrigation reservoir.</p> <p>MIN/2001/0812 – Planning permission to carry out screening operations of sand and gravel. Granted with conditions – date unknown.</p>
Relevant Planning Policy Designations	The site is considered to be in the open countryside under existing planning policy. Core Strategy DPD (June 2011) policies CS1, CS2 & CS3 and Saved North Lincolnshire Local Plan (May 2003) policy RD2 applies.

Stage 1: Absolute Constraints Check		
229. Deliverable within the plan period (2017 to 2036)?	Yes	Landowner/promoter has stated that site is available but is not required immediately. Although it will be required later in the plan period. Site is within the control of the landowner/promoter.
230. Is there sufficient evidence of the availability of the resource?	Yes	The promoter and their agent have not provided an indication of the level of resource availability. BGS Mineral Resource mapping shows the site to be underlain by superficial deposits of undifferentiated glaciofluvial sand and gravels. It is noted that sand has been previously extracted from land immediately adjacent to the proposed site.
231. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The boundary of the Humber Estuary Ramsar, SPA and SAC is located 1km to the north of the proposed. Potential impacts would need to be assessed via a Habitat Regulation Assessment.
232. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	No	The boundary of the Humber Estuary SSSI is located 1km to the north of the proposed. Potential impacts would need to be assessed via a Habitat Regulation Assessment.
233. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The site is located 180 metres from the boundary of a Scheduled Monument. Potential impacts would need to be assessed.
234. Is the site within the functional floodplain (Flood Zone 3b)?	No	-
235. Is the site located within Ancient Woodland?	No	-
236. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the site is considered to be in the open countryside. As the site is located with 20m of Scheduled Monument, Core Strategy CS6 and saved Local Plan policy HE9 are relevant.
Should the site be taken forward for further consideration?		Yes
Are there any issues arising from Stage 1 which need to be carried forward?		Yes - proximity to Ramsar, SPA, SAC, SSSI and Scheduled Monument.

Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
373. Is a significant part of the site located in an area of best and most versatile agricultural land?	Yes	Agricultural Land Classification maps show the site as being Grade 2 agricultural land (best and most versatile).
Amenity/Emissions		
374. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	The principle impacts related to noise and dust from mineral extraction. A dust and air quality assessment will be required, with appropriate mitigation measures identified, and good working practices adopted.
375. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is situated in Scunthorpe, some 8km to the south of the site.
376. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	The principle impacts related to noise and dust from mineral extraction. A noise impact assessment will be required, with appropriate mitigation measures identified, and good working practices adopted.
Aircraft Hazard		
377. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The proposed sites is within the safeguarding area for Doncaster Sheffield Airport. Consideration will also need to be given to Humberside Airport.
Biodiversity & Geodiversity		
378. Are there any protected species and/or habitats present on the site?	?	The boundary of the Humber Estuary Ramsar, SPA and SAC and SSSI is located 1km to the north of the proposed site. Potential impacts would need to be assessed. A Habitats Regulation Assessment will be required. The council's ecologist would encourage restoration to wet grassland, open water and reedbed to create additional habitat. A restoration plan will be required.
379. Is the site in proximity (500m) to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	No	The boundary of the Humber Estuary Ramsar, SPA and SAC and SSSI is located 1km to the north of the proposed site. Potential impacts would need to be assessed. A Habitats Regulation Assessment will be required. The council's ecologist would encourage restoration to wet grassland, open water and reedbed to create additional habitat. A restoration plan will be required. The Sandhills Quarry Local Wildlife Site is located around 600m to the south-east of the proposed site. An ecological survey will be required as part of any future planning application.
380. Is the site in proximity to (250m) woodlands?	No	There are no areas of woodland in proximity to the site.
381. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	There are no LGS or similar sites within 250m of the site.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
382. Is the site with 250m of individual house/dwellings?	Yes	The nearest residential property is located 100m to north of the proposed site as is the nearest commercial enterprise. A further property is located 400m to the north west. It is likely that there will be an impact on the nearest from noise.
383. Is the site with 250m of a settlement?	No	The nearest settlement is Winteringham, 1.3km to the north west of the site.

384. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	No	-
Cumulative Impacts		
385. Is the site located adjacent to or in proximity to other mineral workings?	No	There are no operational mineral workings within the immediate vicinity of the site. The nearest workings are located to the north west, off Ermine Street.
Flood Risk/Water Resources		
386. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	No	The site is located in SFRA Flood Risk Zone 1. As the site is greater than 1ha in size, a Flood Risk Assessment will be required with any future planning application.
387. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	No	There are no watercourses or drainage ditches within or adjacent to the site. However, there are two ponds situated to the east which are a result of previous sand extraction. In terms of groundwater vulnerability the site is underlain by a Major Aquifer (High)
388. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	Yes	The site is underlain by a Principal Aquifer within the bedrock deposits and a Secondary Aquifer A within superficial deposits. It is not within a designated Source Protection Zone. In terms of groundwater vulnerability the site is underlain by a Major Aquifer (High)
Ground Conditions		
389. Are any known instances of contamination on the site?	No	Whilst there is no history of contamination on the site, any planning application should potential sources of contamination and identify appropriate mitigation measures (if required).
390. Is the site subject to any known stability issues?	No	There are no known stability issues. However, this should be assessed and addressed as part of any planning application.
Historic Environment & Built Heritage		
391. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	The site has archaeological potential and an archaeological evaluation would be required as part of a future planning application.
392. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes	The site is located around 180 metres to the south-west of the boundary of a Scheduled Monument - the Old Winteringham Roman Settlement, whilst there is potential for archaeological assets on the site. A heritage assessment would be required.
393. Are there any Grade II listed buildings in or in proximity to (250m) the site?	Yes	Eastfield Farmhouse & Adjoining Stable Block To Rear is a Grade II Listed Building, is located around 80m to the north west. Any development on this site would need to consider its setting.
Landscape		
394. Is it likely to have a visual impact on the landscape?	Yes	The site lies within Natural England's National Character Area (NCA) 45: North Lincolnshire Edge with Coversands. Under the council's Landscape Character Assessment (LCA) (1999), it is within the Lincolnshire Edge Landscape Character Area. Within this LCA area the site is within the Elevated Open Farm – Hibaldstow, Redbourne, Winterton sub-division. The site is open in character, forming part of a larger field. It slopes gently towards the east from the adjacent road.

		The main visual impacts of the proposed site would be on the adjacent A1077 (although it would partially screened by hedgerows) and the Eastfield Farm complex. There may also be potential for the site to be viewed from the east. However, some screening may provide by various field boundaries, hedgerows and trees as well as the landscape. A visual impact assessment would be required as part of any planning application and appropriate mitigation measures identified to reduce visual impact.
Legal/ Covenants		
395. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	The proposed site is owned by the promoter
Vehicular Access/Traffic Generation		
396. Is there suitable access to/from the site?	No	The proposer states that access to the site would be via an existing access from the A1077. It is close to junction between the A1077 and Ermine Street. The council's highways team would not wish to see an additional access onto the A1077.
397. Is the road network suitable to accommodate the transportation of materials to/from the site?	No	The council's highways team would not wish to see an additional access onto the A1077 and would have concerns about increasing the number of vehicles movements through the existing access, given its proximity to the bend and farm access opposite.
398. Will there be any impacts on the public highway in relation to transport to/from the site?	Yes	The council's highways team would not wish to see an additional access onto the A1077 and would have concerns about increasing the number of vehicles movements through the existing access, given its proximity to the bend and farm access opposite.
399. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	No	The site is located adjacent to the A1077 which forms part of to the North Lincolnshire Strategic Road Network.
Other Constraints		
400. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	-

Other Relevant Information

No other relevant information

Conclusions/Recommendations

The site is a proposed as new site for silica sand extraction around Eastfield Farm complex, which is long established as area for this purpose. It would allow for the continued supply and landbank for silica sand for use in the nearby South Ferriby Cement Works. The issues outlined in this proforma would need to be assessed as part of any planning application. Of particular importance is the proximity of the site to the Humber Estuary Ramsar, SPA, SAC and SSSI, which necessitate a Habitat Regulations Assessment. Other key issues are the proximity to a Scheduled Monument, and access to the site.

Whilst the presence of the silica sand resource within the site is clear, no indication has been given regarding the quantity of sand available or the potential timescale for its extraction. In relation to access the council's highways team do not wish to see additional accesses on the A1077 and have concerns regarding the number of vehicle movements that would take place via the existing access, given the proximity to the bend on the A1077 and adjacent farm access. Based on this issues, it is not considered appropriate to allocated site as preferred site for silica sand extraction.

RECOMMENDATION: SITE TO BE DISCOUNTED

SITE REF: YMENY: LAND AT NORTH MOOR ROAD/BUTTERWICK ROAD, MESSINGHAM

Site Overview

Location Map



Site Reference	YMNEY
Settlement (Nearest)	Messingham
Site address	Land adjacent to North Moor Road North Moor Road Messingham
Site size (Ha)	10.9ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	The site is located to the west of North Moor Road and south of Butterwick Road, adjacent to the Catchwater Crossroads, around 750m to the west of Messingham.

	Messingham Sands Fishery and Grange Park Golf Course and lodges are located further to the west.
Greenfield/Brownfield	Greenfield
Type of Mineral	Silica Sand
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	New site
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Proposer/Owner: Mr. M. Potter
Ownership (if known) (Private, Public, Single, Multiple Owners)	Private/Single Ownership

Planning History

Relevant Planning History (Applications)	<p>7/1976/0405 – Planning permission to construct a toilet block. GRANTED [09.07.76]</p> <p>PA/2017/739 – Application for determination of prior approval of a proposed road. WITHDRAWN [16.06.17]</p> <p>PA/2017/1211 – Planning permission to create an access into an agricultural paddock. GRANTED [27.09.17]</p>
Relevant Planning Policy Designations	

Stage 1: Absolute Constraints Check

237. Deliverable within the plan period (2017 to 2036)?	No	The proposer as stated the site could be brought forward with 5 years. However, it is not clear as which of the three proposed uses (residential, leisure/recreation, or mineral extraction) that this relates to. Until such information comes forward, it is considered that the site will not be deliverable for mineral extraction.
238. Is there sufficient evidence of the availability of the resource?	Yes	The proposer has not submitted any information regarding the potential quantity of the mineral resource available. BGS Mineral Resource mapping shows the area to be underlain by blown sand (silica sand) deposits, whilst there is a history of silica sand working in the area. It is not known whether the material is viable to extract.
239. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The nearest internationally and nationally designated sites for nature conservation are located around 7.5km to the north west.
240. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	No	Messingham Heath SSSI is located 173m from the southern boundary of the site.
241. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The site does not include a site or building with a nationally recognised heritage designation. The nearest listed buildings are located in Messingham to the east of the site.
242. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located within SFRA Flood Zone 1 and SFRA Flood Zone 2/3(a) (Fluvial).
243. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland (Gadbury & Ludimore Wood) is located 7.5km to the north east of the site.
244. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	
Should the site be taken forward for further consideration?	Yes	

Are there any issues arising from Stage 1 which need to be carried forward?	Yes - Question regarding deliverability.
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Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
401. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification (ALC) mapping shows the site as being Grade 4 agricultural land.
Amenity/Emissions		
402. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	There a number of properties and other activities within the vicinity of the site, meaning that there is potential for impacts arising from noise and vibration relating to any future sand extraction.
403. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is Scunthorpe, around 5.5km to the north east.
404. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	There a number of properties and other activities within the vicinity of the site, meaning that there is potential for impacts arising from noise and vibration relating to any future sand extraction.
Aircraft Hazard		
405. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The site falls with the bird strike area for Hibaldstow Airfield that requires any bird attractive development with 13km to be assessed. It is also within the broader safeguarding areas for Doncaster Sheffield Airport and Humberside Airport.
Biodiversity & Geodiversity		
406. Are there any protected species and/or habitats present on the site?	?	
407. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)?	Yes	The Messingham Lakes Local Wildlife Site (LWS) is located 175m to the west of the site. This forms part of the Messingham Sands Fisheries.
408. Is the site in proximity to (250m) woodlands?	Yes	There is an area woodland immediately to the west of the site.
409. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	There are no Local Geological Sites (LGS) or similar designations within close proximity to the site.
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
410. Is the site with 250m of individual house/dwellings?	Yes	The site is immediately adjacent to a number of dwellings. There are a row of properties to the north of Butterwick, whilst the site boundary wraps around two dwellings that front onto North Moor Road. Any potential impacts should be addressed as part any future planning application including the identification of appropriate mitigation measures and good working practices.
411. Is the site with 250m of a settlement?	No	The nearest settlement is Messingham, around 1km to the east.
412. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor	Yes	There are a number leisure and recreation activities situated to the west of the site. These include Messingham Sands Fisheries and Grange Park Golf Club and cabin lodges. Messingham Zoo and

recreation uses, public rights of way, tourist/visitor attractions)?		Grange Park Fisheries are further to west on the north side of Butterwick. Any potential impacts should be addressed as part any future planning application including the identification of appropriate mitigation measures and good working practices.
Cumulative Impacts		
413. Is the site located adjacent to or in proximity to other mineral workings?	No	Sand extraction has previously taken in the area surrounding the site. These workings have ceased and are now used for other uses including leisure and recreation.
Flood Risk/Water Resources		
414. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	No	The is located in partially within SFRA Flood Zone 1, and SFRA Flood Zone 2/3a (Fluvial).
415. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	No	A drainage ditch runs along part of the north western edge, and across the site. Ground water vulnerability mapping shows the site to be underlain by a Minor Aquifer (High).
416. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	No	The site is underlain by a Secondary (undifferentiated) aquifer (bedrock and a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows the site to be underlain by a Minor Aquifer (High). It is not located within a Source Protection Zone.
Ground Conditions		
417. Are any known instances of contamination on the site?	No	None known
418. Is the site subject to any known stability issues?	No	None known
Historic Environment & Built Heritage		
419. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	?	
420. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The site is not within close proximity to a site or building with a nationally recognised heritage designation. The nearest listed buildings are located in Messingham, around to 1km to the east of the site.
421. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest listed buildings are located in Messingham, around to 1km to the east of the site
Landscape		
422. Is it likely to have a visual impact on the landscape?	Yes	The site is locaed within Natural England's National Character Area (NCA) 45: North Lincolnshire Edge with Coversands. The North Lincolnshire Landscape Character Assessment shows it as being within Trent Levels character area, more specifically the Wooded Springline Farmland sub-area. The surrounding consists of a range of agricultural and other uses, whilst there is a history of sand extraction. Principal visual impacts are likely to be from adjacent North Moor Road and Butterwick Road, particularly There is potential for site to viewed from the properties to the north. Accordingly, a Landscape and Visual Impact Assessment should from part of any future

		planning application, and appropriate mitigation measures identified.
Legal/ Covenants		
423. Is the site subject to any legal agreements or covenants that would prevent delivery?	?	Unknown
Vehicular Access/Traffic Generation		
424. Is there suitable access to/from the site?	Yes	The exact access location would need to be agreed in order to avoid any conflict with Catchwater Crossroads.
425. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	The exact access location would need to be agreed in order to avoid any conflict with Catchwater Crossroads.
426. Will there be any impacts on the public highway in relation to transport to/from the site?	No	This is subject to a suitable access being agreed.
427. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	No	-
Other Constraints		
428. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	None known.

Other Relevant Information

Part of the site has been put forward as part of the Call for Exercise for the emerging Local Plan during 2017. The suggested uses are residential dwellings, a caravan/camping site and mineral extraction. It is assumed that any mineral extraction would be part of forming the leisure use.

Conclusions/Recommendations

The site is a new site that proposer considers has potential for a number of uses including mineral extraction. Two of the fields to west of North Moor Road are safeguard under saved Local Plan policy M19-1 for future silica sand extraction. Since its allocation, no proposals have come forward for sand this use. Whilst there is likely to be a resource present on the site, as witnessed by previous sand extraction in the area surrounding and by BGS mineral resource mapping, the key issue is whether the site can be delivered for mineral extraction within the emerging Local Plan period.

In order bring the site forward for sand extraction, the issues highlighted in this proforma would need to be addressed as part of the supporting information to accompany any planning application.

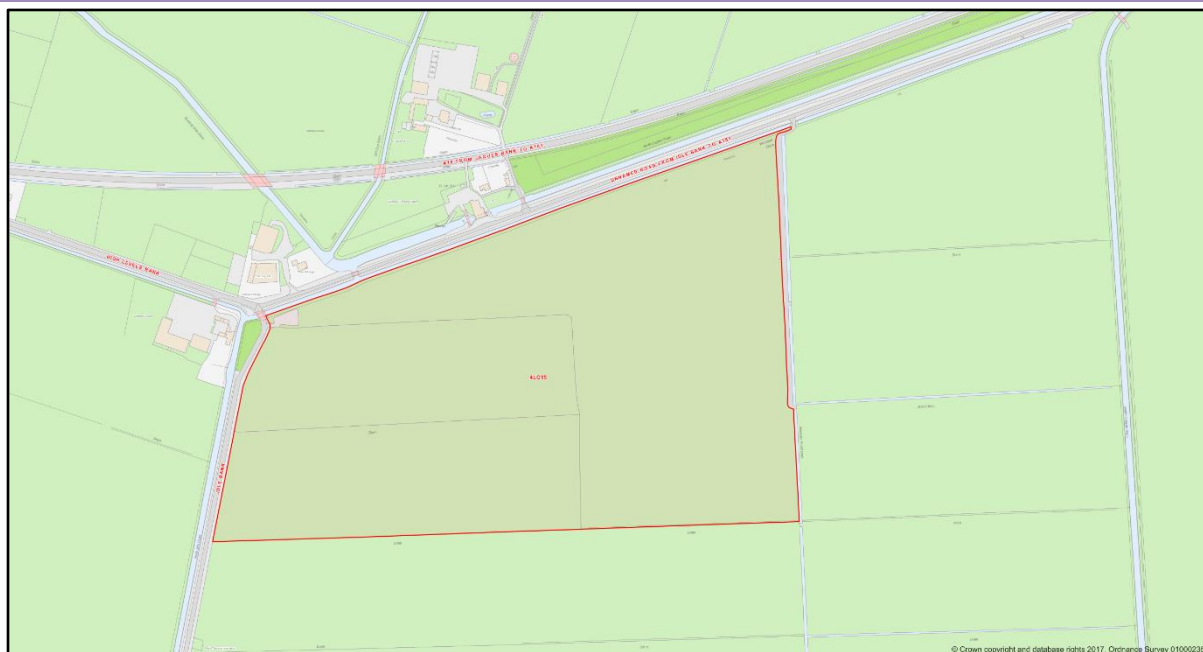
Based on concerns regarding the deliverability of the site for sand extraction, it is considered that it should not be safeguarded/allocated in the emerging Local Plan.

RECOMMENDATION: DO NOT BLANKET SAFEGUARD/ALLOCATE THE SITE IN THE EMERGING LOCAL PLAN.

SITE REF: 4LG95 – LAND OFF HIGH LEVELS BANK, BELTON

Site Overview

Location Map



Site Reference	4LG95
Settlement (Nearest)	Sandtoft
Site address	Land off High Levels Bank Belton Scunthorpe DN17
Site size (Ha)	80.1ha
Existing Land Use(s)	Agricultural
Site and Surrounding Description	<p>The site is located to the south of High Levels Bank and the A18, around 1km to the north of Sandtoft and 3km to the south west of Crowle.</p> <p>The northern and western boundaries are formed by High Levels Bank. Dirtness Bridge Farm and Dirtness Groves are located adjacent to the north west corner of the site. Dirtness Pumping Station is also to the north.</p> <p>Woodcarr Drain runs along the northern edge, with Woodcarr Small Drain on the eastern. There are a number of smaller ditches running across the site.</p>
Greenfield/Brownfield	Greenfield
Type of Mineral	Unknown
Indication of Resource (million tonnes)	Unknown
Type of site (extension, existing allocation, new)	New site
Proposed Working Lifespan (Years)	Unknown
Name of Landowner and/or Proposer	Proposer: Unknown Agent: Brown & Co.
Ownership (if known) (Private, Public, Single, Multiple Owners)	Private/Single

Planning History

Relevant Planning History (Applications)	There is no planning history relating to the site.
Relevant Planning Policy Designations	Under Core Strategy DPD (June 2011) policies CS1, CS2 and CS3, and saved policy RD2 of the North Lincolnshire Local Plan (May 2003) the site is considered to be in the open countryside.

Stage 1: Absolute Constraints Check		
245. Deliverable within the plan period (2017 to 2036)?	No	No timescale has been specified for bringing the site forward for any of the proposed uses. Until this is known, it is considered to be deliverable.
246. Is there sufficient evidence of the availability of the resource?	No	The proposer has not identified which if any mineral resource is present. BGS Mineral Resource Mapping indicates that a small part of the site is underlain by blown sand/silica sand deposits, whilst the majority of site is underlain by peat deposits. Peat extraction is discouraged under national policy. No information has been provided regarding the potential quantities of material available.
247. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	The nearest internationally and nationally designated sites for nature conservation are the Thorne Moor SAC site and Thorne & Hatfield Moors SPA site (4km to the north west), the Hatfield Moor SAC/Thorne & Hatfield Moors SPA (3.2km to the south west) and the Humber Estuary Ramsar and SAC sites (8.5km to the north east).
248. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	Yes	The Hatfield Chase Ditches SSSI forms the northern boundary of the site, and encroaches on the north western corner.
249. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The site does not include a site or building with a nationally recognised heritage designation. The nearest listed buildings (Grade II) are Dirtness Pumping Station and Dirtness Cottage, both of which are located to the north of the High Levels Bank.
250. Is the site within the functional floodplain (Flood Zone 3b)?	No	The site is located within SFRA Flood Zone 2/3a (Fluvial)
251. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland (Great Gate Wood) is located 8.6km to the south west of the site
252. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	
Should the site be taken forward for further consideration?		No – lack information about deliverability and resources availability. Also adjacent to and contains part of an SSSI.
Are there any issues arising from Stage 1 which need to be carried forward?		Not applicable.

Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
429. Is a significant part of the site located in an area of best and most versatile agricultural land?		
Amenity/Emissions		

430.	Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?		
431.	Is the site located in or close to an existing Area Quality Management Area (AQMA)?		
432.	Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?		
Aircraft Hazard			
433.	Is the site within an Airfield safeguarding area (bird strike zone)?		
Biodiversity & Geodiversity			
434.	Are there any protected species and/or habitats present on the site?		
435.	Is the site in proximity (500m) to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)?		
436.	Is the site in proximity to (250m) woodlands?		
437.	Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?		
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors			
438.	Is the site within 250m of individual house/dwellings?		
439.	Is the site within 250m of a settlement?		
440.	Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?		
Cumulative Impacts			
441.	Is the site located adjacent to or in proximity to other mineral workings?		
Flood Risk/Water Resources			
442.	Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding?		
443.	Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?		
444.	Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?		
Ground Conditions			
445.	Are any known instances of contamination on the site?		
446.	Is the site subject to any known stability issues?		
Historic Environment & Built Heritage			
447.	Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?		
448.	Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?		

449.	Are there any Grade II listed buildings in or in proximity to (250m) the site?		
Landscape			
450.	Is it likely to have a visual impact on the landscape?		
Legal/ Covenants			
451.	Is the site subject to any legal agreements or covenants that would prevent delivery?		
Vehicular Access/Traffic Generation			
452.	Is there suitable access to/from the site?		
453.	Is the road network suitable to accommodate the transportation of materials to/from the site?		
454.	Will there be any impacts on the public highway in relation to transport to/from the site?		
455.	Are lorries likely to pass through settlements on their way to/from the primary and strategic road network		
Other Constraints			
456.	Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure		

Other Relevant Information

The site has also put for other uses as part of the Call for Sites process for the emerging Local Plan. It is also proposed for energy generation and waste management. The proposer also stated that whilst the site has been entered as a whole but if it works best that parts of the site are used for differing purposes then this would be acceptable. The site is highlighted as being located close to the A18 and Crowle as a centre of population. The area provided could allow for projects of varying sizes to be undertaken on the site such as energy creation, Waste management and Mineral extraction.

Conclusions/Recommendations

The site is proposed as a new site with potential for mineral extraction. However, there is no information supplied to suggest that the site will be deliverable for this purpose within the Local Plan period. Mineral resource mapping indicates that there may be blown sand present on a small part of the site, whilst the majority is underlain by peat. Peat extraction has taken in the surrounding area, but has now ceased. National planning policy is not to encourage further peat extraction. In addition, mineral extraction has the potential to impact on the adjacent SSSI. For these reason, it is considered inappropriate to allocated this site in emerging Local Plan.

RECOMMENDATION: DO NOT ALLOCATE THE SITE FOR MINERAL EXTRACTION IN THE LOCAL PLAN.

SITE REF: DJ3RK/IY2AN – LAND NORTH OF BRIGG ROAD, GREETWELL, MESSINGHAM

Site Overview

Location Map



Site Reference	DJ3RK/IY2AN
Settlement (Nearest)	Messingham
Site address	Land North of Brigg Road Greetwell Nr. Messingham DN21 4JX
Site size (Ha)	24.2ha (Extraction area: 17.9ha)
Existing Land Use(s)	Agricultural
Site and Surrounding Description	The site is located adjacent to Greetwell Hall Farm, north of the B1400 Brigg Road, around 3km to the east of Messingham, and around 4km to the west of Scawby. It consists of three fields and an area of woodland in Manton Warren.
Greenfield/Brownfield	Greenfield
Type of Mineral	Silica Sand
Indication of Resource (million tonnes)	0.85 million tonnes/0.25 million tonnes per annum (extraction rate)
Type of site (extension, existing allocation, new)	Extension
Proposed Working Lifespan (Years)	3 to 4 years
Name of Landowner and/or Proposer	Sibelco UK Ltd
Ownership (if known) (Private, Public, Single, Multiple Owners)	Multiple ownership (number of owners unknown)

Planning History

Relevant Planning History (Applications)	<p>PA/2010/1009 – Planning permission to erect a replacement dwelling in the open countryside at Greetwell Hall Farm, Brigg Road, Greetwell. GRANTED [18.10.2010]</p> <p>PA/2013/0083 - Application for prior notification of proposed demolition at Greetwell Hall Farm, Brigg Road, Greetwell. PRIOR APPROVAL NOT REQUIRED [28.02.2013]</p> <p>MIN/2016/1823 - Planning permission for an extension to existing silica sand extraction operations, together with the construction of a new access to Brigg Road, associated works and planting, and progressive restoration to a landscaped lake and land suitable for nature conservation and agriculture. REFUSED [02.10.2017] (SUBJECT OF A PLANNING APPEAL – START DATE: 25.10.2018)</p> <p>PA/2018/1242 - Planning permission to construct a new haul road and associated works within the highway. PENDING</p> <p>PA/2018/1245 - Planning permission for extension to existing silica sand extraction operations, together with the construction of a new access to Brigg Road, associated works and planting and progressive restoration to a landscaped lake and land suitable for conservation and agriculture. PENDING</p>
Relevant Planning Policy Designations	The site is classed as being in the open countryside under existing development plan policy – Core Strategy policies CS1 to CS3 and Saved North Lincolnshire Local Plan policy RD2.

Stage 1: Absolute Constraints Check		
457. Deliverable within the plan period (2017 to 2036)?	Yes	The site is current the subject of a planning application. Supporting information suggests that, if granted, the site will be commence operation in 2019.
458. Is there sufficient evidence of the availability of the resource?	Yes	Information accompanying planning application PA/2018/1245, including a mineral resource assessment, shows that there is around 850,000 tonnes of sand for extraction and processing. Estimated extraction rate of 250,000 tonnes per annually.
459. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No	There are no internationally designated nature conservation sites within 10km of the site.
460. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	No	There are two national statutory designations – SSSIs, within the 2km of the site. Manton & Twigmoor SSSI (340m to the north east) and Messingham Sand Quarry SSSI (720m to the south west)
461. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	No	The nearest nationally recognised heritage asset, a Scheduled Monument, is located 3km to the south east of the site at Staniwells Farm
462. Is the site within the functional floodplain (Flood Zone 3b)	No	The site is located in SFRA Flood Zone 1
463. Is the site located within Ancient Woodland?	No	The nearest area of Ancient Woodland is located around 3.5km to the north east of the site.
464. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	No	The site is classed as being in the open countryside under existing development plan policy – Core Strategy policies CS1 to CS3 and Saved North Lincolnshire Local Plan policy RD2.
Should the site be taken forward for further consideration?		Yes

Are there any issues arising from Stage 1 which need to be carried forward?	No
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Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		
465. Is a significant part of the site located in an area of best and most versatile agricultural land?	No	Agricultural Land Classification maps show the majority of the site as being Grade 3 quality land. Subsequent assessment shows it to be mainly sub-grade 3b (15.9ha), with some areas of higher grade 3a land (3.7ha)
Amenity/Emissions		
466. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?	Yes	Any nearby residential properties would need to be taken into account and good working practices adopted to mitigate any potential impacts
467. Is the site located in or close to an existing Area Quality Management Area (AQMA)?	No	The nearest declared AQMA is situated in Scunthorpe, some 4km to the north of the site.
468. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?	Yes	Any nearby residential properties would need to be taken into account and good working practices adopted to mitigate any potential impacts
Aircraft Hazard		
469. Is the site within an Airfield safeguarding area (bird strike zone)?	Yes	The site is within the safeguarding areas for Doncaster Sheffield Airport, Humberside Airport and Hibaldstow Airfield.
Biodiversity & Geodiversity		
470. Are there any protected species and/or habitats present on the site?	Yes	The site has importance for Local Wildlife Site quality habitats, acid grassland, woodland, ponds, hedgerows, breeding birds, common lizard, common toad, terrestrial and aquatic invertebrates and uncommon plants. The site lies at critical location at the centre of a local wetland, acid grassland and woodland habitat network.
471. Is the site in proximity (500m) to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)	Yes	The north eastern section of the site is within in the Greetwell North Local Wildlife Sites (LWS). There are also 2 other non-statutory nature conservation designations within 500m of the site boundary: <ul style="list-style-type: none"> • Broom Plantation LWS (less than 10m to the west) • Black Hoe Plantation LWS (less than 10m to the north west) In addition there are 7 other sites with 2km of the site: <ul style="list-style-type: none"> • Greetwell South LWS (810m to the south east) • Greetwell Road West Verge LWS (1.2km to the south east) • Greetwell Road West Verge LWS (1.2km to the south east) • Messingham North West LWS (1.2km to the south west) • Messingham Grassland LWS (1.2km to the south west) • Holme Lane Verge LWS (1.5km to the north west) • Staniwells Plantation SNCI (1.5km to the south east)
472. Is the site in proximity to (250m) woodlands?	Yes	The site includes an area of woodland in Manton Warren.
473. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?	No	There are no LGS or similar sites within 250m of the site. However, the two within 800m – Twigmoor Warren LGS (440m to the north) and Messingham Sand Pit Extension LGS (710m to the south).

Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
474. Is the site with 250m of individual house/dwellings?	No	The nearest dwellings to the site are: <ul style="list-style-type: none"> • East: Greetwell Hall (400m); The Cottage (circa 360m); The Lodge (416m) • North West: Twigmoor Grange (490m) • North: Keepers Cottage (760m) • South West: Clevedale (343m); Low Greetwell Farm (500m); Belle Vue Farm (760m) It is noted that the planning permission was granted in October 2010 to erect a replacement dwelling at Greetwell Hall Farm. Should this be developed it is likely that there may be impacts resulting from the proposed mineral extraction.
475. Is the site with 250m of a settlement?	No	The nearest settlements are Messingham (2.5km to the west) and Greetwell (1.3km to the east).
476. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?	Yes	The nearest Public Right of Ways are located 180m to the south west and 240m to the east of site. The former runs south from Brigg around the existing quarry area, whilst the latter runs south from Brigg Road. Both run towards to Manton around current/former workings.
Cumulative Impacts		
477. Is the site located adjacent to or in proximity to other mineral workings?	Yes	Silica sand extraction has been taking at Messingham since the 1950's on both sides of Brigg Road. Former workings have been restored to a range of different after-uses including nature conservation. Current workings are concentrated to the south of Brigg Road. The proposed site is located to the north of the existing sites. It is understood that the proposed site will supercede the current workings.
Flood Risk/Water Resources		
478. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding	No	The site is located within SFRA Flood Zone 1. As the site is greater than 1ha in size, a Flood Risk Assessment will be required with any future planning application. The Environment Agency map for Risk of Flooding from Surface Water shows that some limited sections of the site are at medium or low risk.
479. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?	Yes	The site is located within the catchment of the River Trent. The nearest watercourse is Bottesford Beck (3km) to the north west of the site. A large drainage ditch runs through the centre of the site in a north/south direction, whilst a secondary ditch runs along its northern boundary, and then cross the site in a north/south direction. Any excavation have the potential to impact on these features.
480. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?	No	The site is underlain a secondary aquifer (undifferentiated) (bedrock) and by a Secondary A aquifer (superficial drift). Ground water vulnerability mapping shows the site as being underlain by a Minor Aquifer (High). It is not located with a Source Protection Zone.
Ground Conditions		
481. Are any known instances of contamination on the site?	No	-
482. Is the site subject to any known stability issues?	No	-
Historic Environment & Built Heritage		

483. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?	Yes	A Heritage Statement to inform planning application (PA/2018/1245) with a Written Scheme of Investigation for archaeological mitigation strategy has been agreed.
484. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?	No	The nearest nationally recognised heritage asset, as Scheduled Monument, is located 3km to the south east of the site at Staniwells Farm.
485. Are there any Grade II listed buildings in or in proximity to (250m) the site?	No	The nearest listed building is situated 1.6km to the north of the site (Twigmoor Hall – Grade II listed)
Landscape		
486. Is it likely to have a visual impact on the landscape?	Yes	The site lies within Natural England’s National Character Area (NCA) 45: North Lincolnshire Edge with Coversands. Under the council’s Landscape Character Assessment (LCA) (1999), it is within the Lincolnshire Edge Landscape Character Area. The site could potentially be viewed from the nearby PROWs and from Brigg Road, immediately adjacent to the south. The majority of views of the site are obscured by the tree and hedgerow planting surrounding it. A Landscape & Visual Impact Assessment (LVIA) should be provided as part of any future application, with appropriate screening provided.
Legal/ Covenants		
487. Is the site subject to any legal agreements or covenants that would prevent delivery?	No	Nothing known.
Vehicular Access/Traffic Generation		
488. Is there suitable access to/from the site?	Yes	Access would be from Brigg Road and proposed extended haul road (see below).
489. Is the road network suitable to accommodate the transportation of materials to/from the site?	Yes	It should be noted that a separate application (PA/2018/1242) has been submitted to extend the existing quarry haul road northwards towards Brigg Road, and the access to the site. This will allow material to moved to the stockpiling area/processing plant. This application is still pending.
490. Will there be any impacts on the public highway in relation to transport to/from the site?	No	-
491. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network	Yes	It is likely that vehicles may travel through Messingham or Scawby on their way to/from the existing processing plant. Appropriate routing will need to be applied.
Other Constraints		
492. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure	No	-

Review & Verification

Review Undertaken By:		Review Date:	
Is the assessment correct?			
Potential Site Allocation	Yes		

Other Relevant Information

The site is currently the subject of a planning application (PA/2018/1245) for an extension to existing silica sand extraction operations, together with the construction of a new access to Brigg Road, associated works and planting, and progressive restoration to a landscaped lake and land suitable for nature conservation and agriculture. This is a re-submission of an

application refused in October 2017. An appeal has been lodged against the original refusal of planning permission (MIN/2016/1823).

The application is supported by an Environmental Statement (ES) that covers all key issues relating to the proposal (Air Quality; Cultural Heritage; Ecology; Flood Risk; Hydrogeology; Landscape & Visual Impact; Noise; Soils; Transport) as well as a Restoration Plan.

A separate, but complementary application (PA/2018/1242) has been submitted to extend the existing quarry haul road northwards through the current site to join Brigg Road and provide a route via a crossing point from the proposed site to/from the stockpiling area and processing plant (situated to the west). A decision has yet to be made on both applications.

Silica sand extraction has taken place in this location since the 1950's, and is considered to be a nationally important industrial mineral.

Conclusions/Recommendations

The site is a proposed extension to existing silica sand extraction at Messingham Quarry, which is long established as an area for this purpose. It would allow for the continued supply and landbank for silica sand in line with the provisions of the National Planning Policy Framework (NPPF) (July 2018) – paras 203 to 208. The issues outlined in this proforma would need to be assessed as part of any planning application. It is noted that PA/2018/1245 is accompanied by a range of supporting information to address many of the issues outlined above.

Overall, the site has a number of constraints that would need to be addressed via appropriate mitigation measures. However, it is generally considered to be a good site for mineral extraction.

RECOMMENDATION: PREFERRED SITE ALLOCATION