



GRM Development Solutions Ltd
Laurus House
First Avenue
Centrum 100
Burton upon Trent
Staffordshire
DE14 2WH

Tel: 01283 551 249
Web: www.grm-uk.com
e-mail: info@grm-uk.com
Our Ref: P9039-MRA
Date: 4th May 2020

Ken Yardley
Bellway Homes East Midlands
3, Romulus Court
Meridian Business Park
Braunstone Town
Leicester
LE19 1YG

Minerals Resource Assessment – Land Off Ashland Road West, Sutton in Ashfield, Nottingham (Planning Application Ref: V/2020/0184).

1.0 Introduction

GRM Development Solutions Limited (GRM) has been instructed by Bellway Homes East Midlands to produce a Minerals Resource Assessment (MRA) for a proposed development off Ashland Road West, Sutton in Ashfield. The site and surrounding area lie within a Minerals Protection Area for the Cadeby Formation and Pennine Middle Coal Measures.

A plan showing the proposed development and its location is included in Appendix A. The site area is located approximately 1.6km west of Sutton-in-Ashfield town centre and covers an area of approximately 9.75 hectares.

As part of the planning process the Local Authority has suggested that the proposed development would potentially sterilise mineral reserves by constructing a development directly over the mineral resource and further assessment of the mineral resource beneath the site is required.

Published information that has been used in the production of this MRA is listed below:

- British Geological Survey (BGS) Geological mapping at a scale of 1:50,000.
- BGS Mineral Resources Mapping at a scale of 1:100,000 (Appendix B).
- BGS Mineral Planning Factsheet: Industrial Dolomite.
- BGS Mineral Planning Factsheet: Construction Aggregates.
- BGS Mineral Planning Factsheet: Building Stone.
- BGS Mineral Resource Information in Support of Natural, Regional and Local Planning: Nottinghamshire.
- Site Appraisal Report by GRM (Ref: GRM/P5946/F.1) dated December 2012.

The BGS state that: *mineral resources are natural concentrations of minerals, or bodies of rock that are, or may become, of potential economic interest as a basis for the extraction of a commodity. They will exhibit physical and/or chemical properties that make them suitable for specific uses and be present in sufficient quantity to be of intrinsic economic interest. Areas that are of potential economic interest as sources of minerals change with time as new uses are developed, product specifications change, recovery technology is improved or more competitive sources become available.*

2.0 Geology

The BGS Geological Sheet for this area suggests the majority site to be underlain by a solid geology of the Cadeby Formation. However, the north western fringes of the site are reported to be underlain by a solid geology of the Pennine Middle Coal Measures, these deposits being present beneath the Cadeby Formation across the remainder of the site. No superficial deposits are indicated.

The Cadeby Formation present beneath the site is reported to comprise calcareous mudstone (dolomitic limestone is recorded to the south of the site), whereas the Pennine Middle Coal Measures are reported to comprise mudstones, siltstones and sandstones, with named coal seams.

An existing GRM ground investigation report for the site confirms the presence of cohesive Cadeby Formation strata from shallow depth beneath topsoil (0.3m begl), to the base of trial pits at 2.5m begl where excavations were terminated on bedrock comprising mudstones, siltstones and, occasionally, sandstones. Pennine Middle Coal Measures strata were encountered, beneath the Cadeby Formation strata, in the far north western reaches of the site, these comprising sandstones.

There are no relevant BGS borehole records in close proximity to the site.

3.0 Mineral Resource of the Cadeby Formation

The Cadeby Formation (in particular the limestone and dolomite elements of it) is included on the BGS Mineral Planning Factsheets for Building Stone, Crushed Rock Aggregates and Industrial Dolomite.

Industrial Dolomite

The principal use of industrial dolomite has been linked with iron and steel making since the latter part of the 19th century, other uses being in glass making and agricultural use. However, the suitability of the dolomite for these processes largely depends on its chemical properties and the distribution of suitable quality material is somewhat restricted, most of the supply being procured from quarries in Derbyshire, County Durham and Doncaster. Changes in iron and steel making technology during the 20th century have had a marked effect on the demand for dolomite for specific uses and the market continues to evolve, this ultimately resulting in a general decline for most uses, a noted exception being in the production of glass.

Crushed Rock Aggregates

The dolomites and dolomitic limestones of the Cadeby Formation occur on the western fringes of the county of Nottinghamshire, and are variable in lithology but are mostly porous, weak and friable. In the north of Nottinghamshire they are over 50m thick and are predominantly comprised of pale buff dolomite with mudstone partings, whereas towards Nottingham the formation is much thinner and the rock grades into sandy, yellow brown dolomitic limestone interbedded with mudstone. They have insufficient strength to produce good quality aggregate, but are sometimes suitable for granular sub-base, road stone, drainage media and fill.

Their production for aggregate use ceased on any substantial scale in the 1990s, but resources remain to the north of Mansfield and a quarry exists near Linby (for aggregate purposes).

Building Stone

The Cadeby Formation is quarried on a relatively small scale for building stone around Mansfield and Linby and many listed buildings are built from the dolomites and dolomitic limestones, sustaining a small demand for restoration. Many small quarries occur throughout the outcrop, but most are now backfilled.

4.0 Mineral Resource of the Pennine Middle Coal Measures

The Cadeby Formation strata are reported to be underlain by the strata of the Pennine Middle Coal Measures and the Coal Authority reports that the site is within the zone of influence from workings in six seams of coal at depth of between 170m to 520m, last mined in 1956. The Coal Authority do not state that the site is in an area where unrecorded mine workings could be present, and so it is assumed that there are no other known productive seams at shallower depth than those recorded.

5.0 Planning Permission for the Extraction of Minerals

There are no active Mineral Planning Permissions within 2km of the site.

It is considered highly unlikely that planning permission would be granted for the extraction of limestone/dolomite or other minerals beneath the site, and the UK supply would instead focus on existing quarries and more suitable quarrying sites remote from significant developments.

6.0 Practicality of Mineral Extraction.

Extraction of mineral resources from beneath the site would have to be undertaken by blasting and quarrying, resulting in a severe detrimental impact on the existing town, local structures and infrastructure.

It is also considered that extension of any existing limestone/dolomite quarries in the area is preferable to development of what is a very small site given the scale of existing operations.

7.0 Conclusion

Whilst the Cadeby Formation has been confirmed to be present beneath the site, the strata largely comprise clay and mudstone strata, the reserves of limestone and dolomite being present off-site to the south. Based on the quality requirements for some of the uses of limestone and dolomite, its general absence on the site and the general decline in its use for nearly all commercial uses, it is considered unlikely that the Cadeby Formation strata beneath the site represent a viable resource of significant economic importance.

Whilst the Pennine Middle Coal Measures are present beneath the Cadeby Formation, it is considered that the seams of most economical importance have been worked, thus there is unlikely to be a viable reserve of coal remaining to represent a resource of significant economic importance.

We trust that the information provided is sufficient for your current requirements. If you require any additional information or clarification of the contents of this letter then do not hesitate to contact us.

Yours faithfully,
on behalf of GRM Development Solutions Ltd,



Matthew Tomkins Bsc (Hons) PGDip FGS
Acting Principal Engineering Geologist



Geoffrey Beckett CGeol FGS
Director

Appendices

Proposed Development and Location Plan
BGS Mineral Resources Mapping

Appendix A
Appendix B



A P P E N D I X A

**GRM Development Solutions provides
multi-disciplinary consultancy services, UK-wide:**

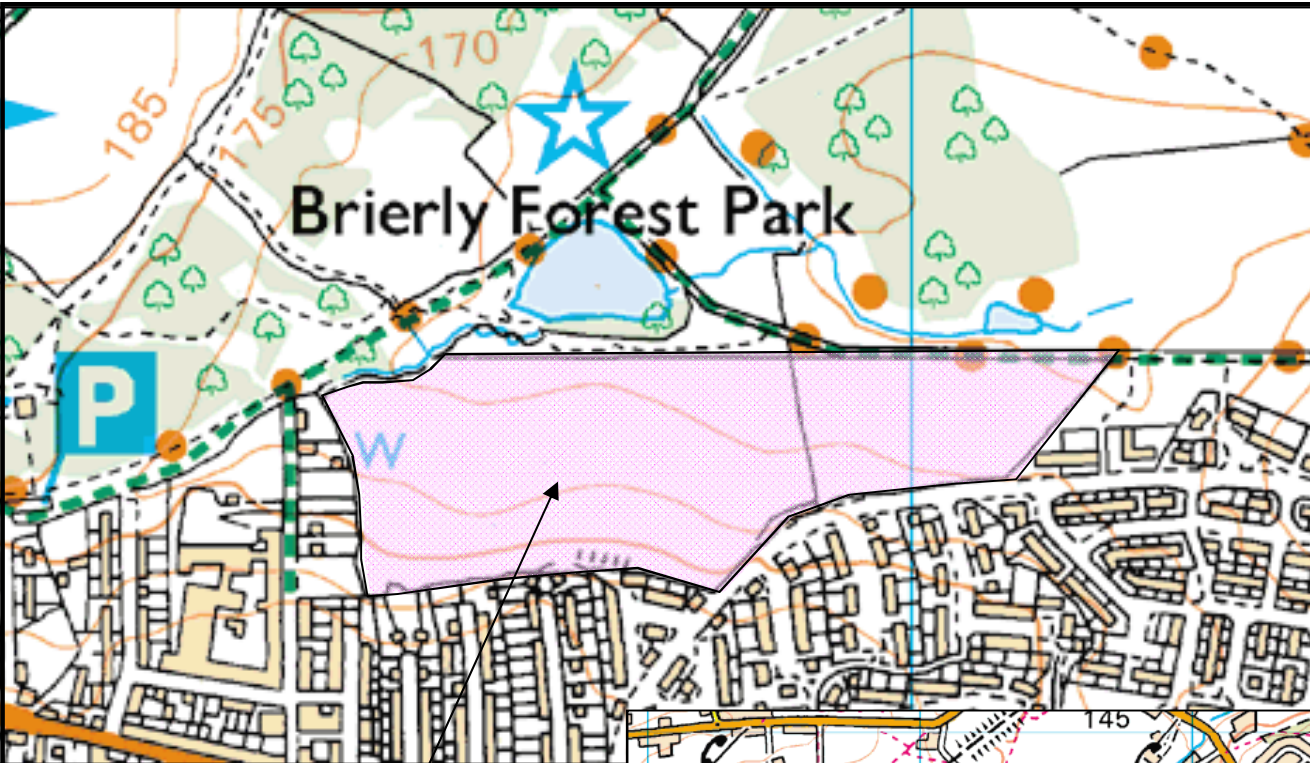
- Geotechnical and Geo-environmental Services
- Civil and Infrastructure Services
- Structural Engineering Services
- Construction Management
- Site Services

Tel: 01283 551249

info@grm-uk.com


Fax: 01283 211968

www.grm-uk.com



DO NOT SCALE

NOTES:

 Approximate site location



GRM Development Solutions Ltd
 Laurus House, First Ave, Centrum 100,
 Burton-on-Trent, Staffordshire
 Tel: 01283 551 249 Fax: 01283 211 968
mail@grm-uk.com www.grm-uk.com

CLIENT:
Bellway Homes East Midlands

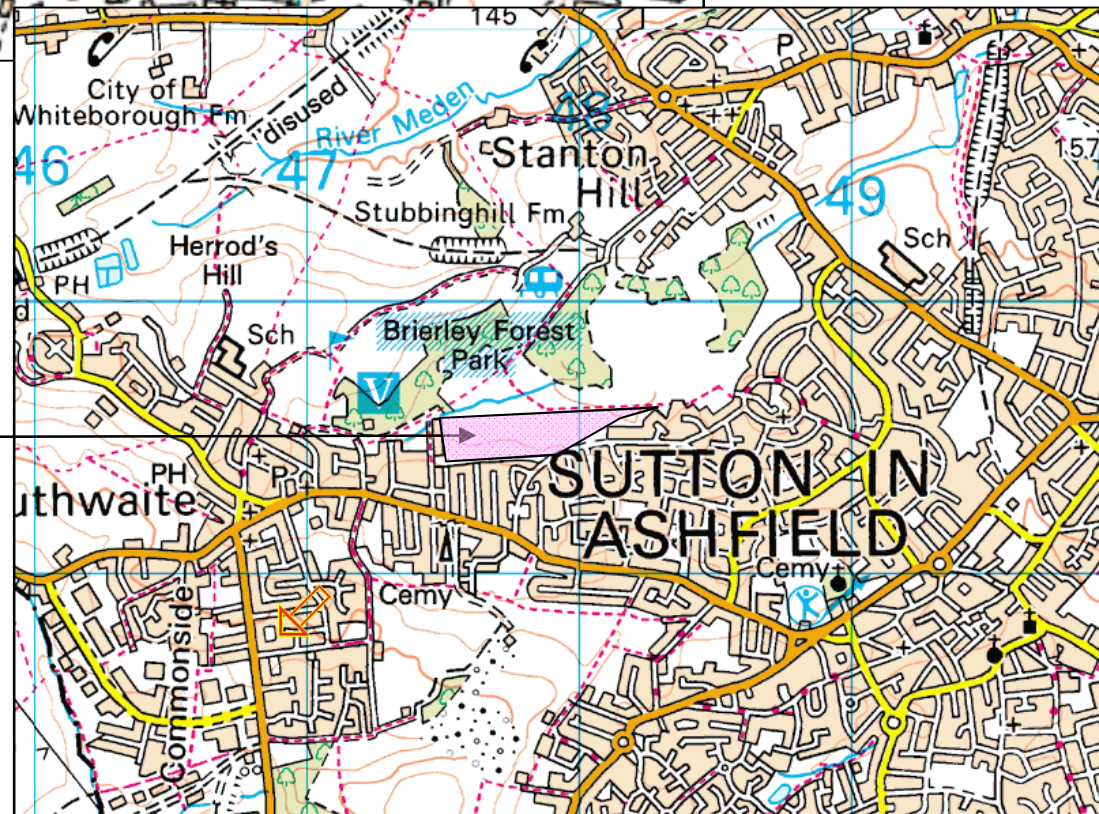
PROJECT:
Ashland Rd, Sutton in Ashfield

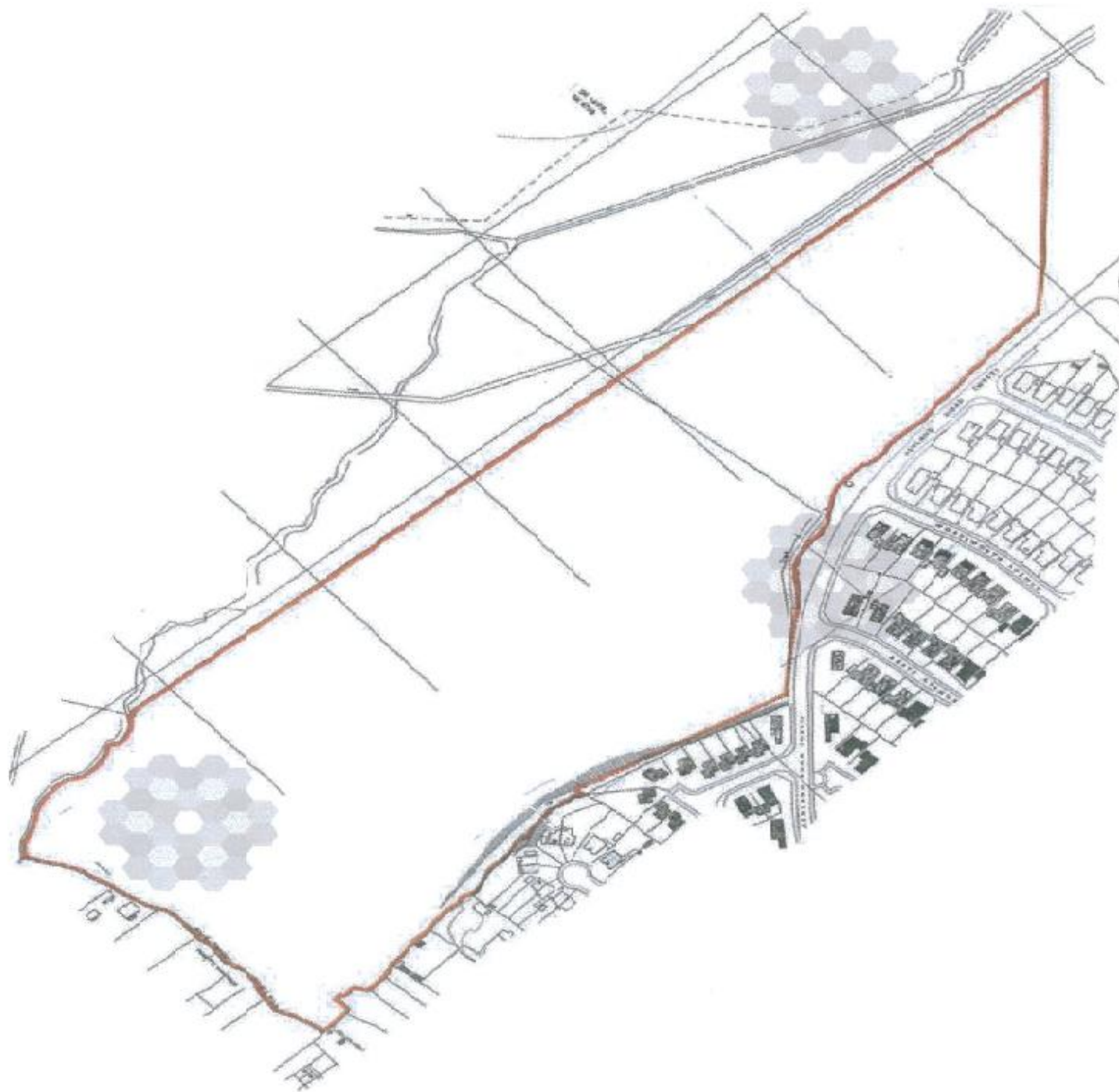
TITLE:
Site Location Plan

SCALE@SIZE:	ISSUE:
NTS	FINAL
DESIGN/DRAWN:	DATE:
MJT	05/2020
PROJECT No:	DRAWING No:
P9039	Figure 1

© GRM Development Solutions Ltd
 © Crown Copyright. AL 100014100

SITE





DO NOT SCALE

NOTES:



GRM Development Solutions Ltd

Laurus House, First Ave, Centrum 100,

Burton-on-Trent, Staffordshire

Tel: 01283 551 249 Fax: 01283 211 968

mail@grm-uk.com www.grm-uk.com

CLIENT:

Bellway Homes East Midlands

PROJECT:

Ashland Rd, Sutton in Ashfield

TITLE:

Site Boundary Pan

SCALE@SIZE:

NTS

ISSUE:

FINAL

DESIGN/DRAWN:

MJT

DATE:

05/2020

PROJECT No:

P9039

DRAWING No:

Figure 2

© GRM Development Solutions Ltd

© Crown Copyright. AL 100014100



- KEY**
- Site Boundary
10.31 Ha
 - Indicative Development Parcels
8.49Ha = circa 300 dwellings @ 34dph
 - Site Access
to be detailed by transport consultants
 - Primary Route Accomodating a Bus Route
 - Primary Route
 - Secondary Route
 - Shared Private Drives
 - Existing Vegetation
Shown Indicatively
 - Proposed Vegetation
Shown Indicatively
 - Public Rights of Way
 - Indicative Footpath Connections
 - Attenuation Basin
 - Fowl Water Pumping Station



A P P E N D I X B

**GRM Development Solutions provides
multi-disciplinary consultancy services, UK-wide:**

- Geotechnical and Geo-environmental Services
- Civil and Infrastructure Services
- Structural Engineering Services
- Construction Management
- Site Services

Tel: 01283 551249

info@grm-uk.com

Fax: 01283 211968

www.grm-uk.com

