

Ratcher Hill Quarry Employment Area

This note provides an update on the site area of Ratcher Hill Quarry.

The following Housing and Economic Land Availability Sites form the Ratcher Hill Quarry employment area allocated under E2a within the Mansfield Publication draft Local Plan (Please see Appendix A).

HELAA site 38 – 2.7 ha

HELAA site 40 - 0.75 ha

HELAA site 150 – 4.88 ha

The total Ratcher Hill Quarry Employment area is defined within the red site boundary is 11.43 ha. The additional floor space that will be provided within the extension to the Ratcher Hill Employment Area is 8.33 hectares (HELAA sites 38, 40 and 150). HELAA site 150 is the area that is covered under policy E2a (2), which should be restored to heathland if no longer required to meet the districts employment land requirements.

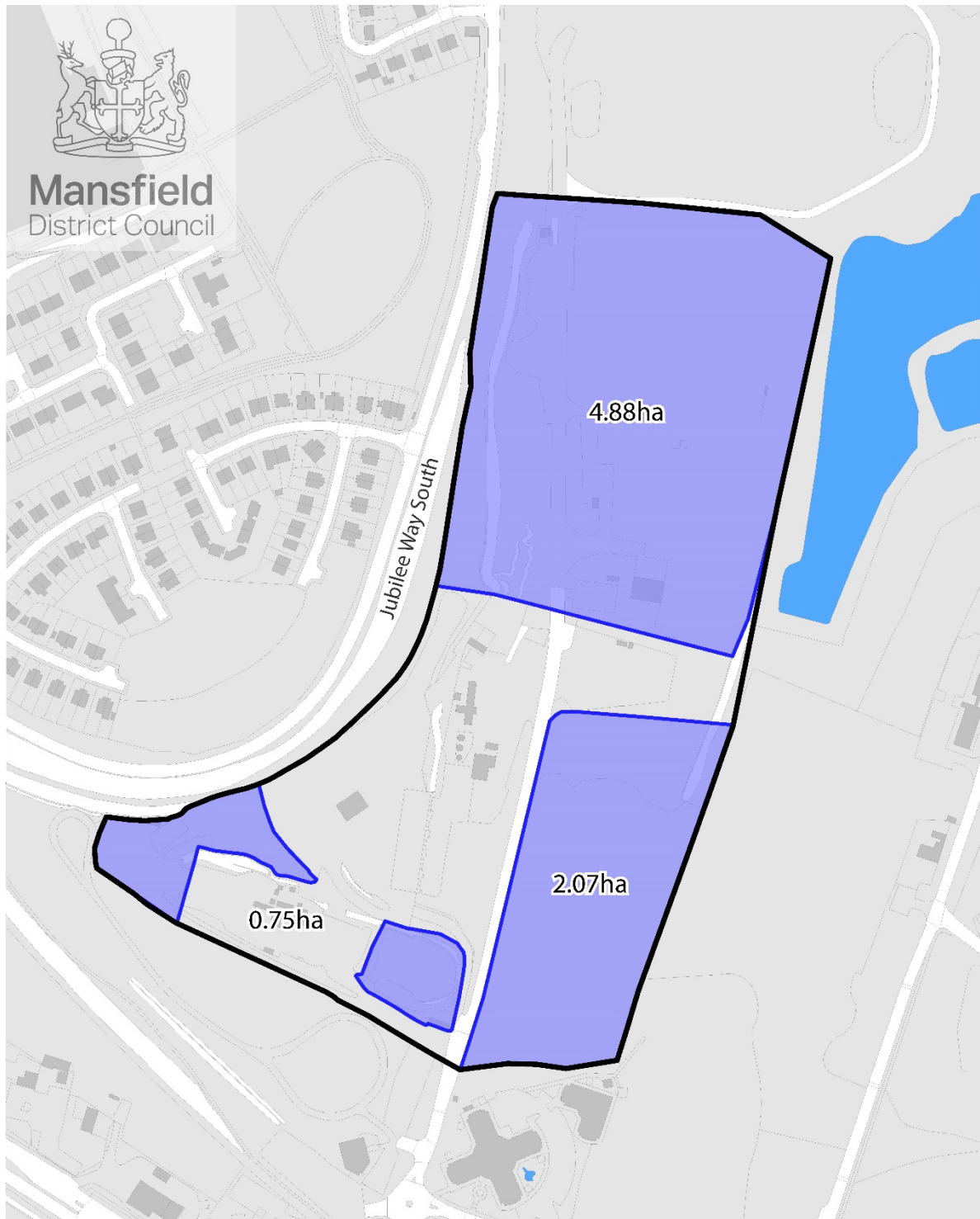
Revised policy wording

1. A ~~5.37 ha~~ **8.33 ha** extension to Ratcher Hill Quarry Employment Area * is allocated for employment uses with access off Southwell Road **or Jubilee way if feasible**, provided that:
 - a. the provision of employment units are of varying sizes to meet the needs of a wide range of employers, suitable for B1, B2 and B8 developments; and
 - b. contributions are made towards, improvements at the following junctions to mitigate the impact of development ;
 - i. A6191 Southwell Road / Oaktree Lane/ Adams Way
 - ii. A6191 Southwell Road / Berry Hill Lane
 - iii. A6191/ Bellamy Road
 - iv. Any additional junctions that are identified as part of the Transport Assessment that will be required to support a future application for the site.
 - c. New and enhanced walking and cycling linkages are provided to connect with existing strategic trails along Mansfield Way to facilitate the use of sustainable transport;
 - d. An application specific assessment is provided to identify and address impacts on nightjar and woodlark and their habitats.
 - e. Ecological linkages and landscape character are enhanced and restored in order to create landscaped habitat buffers between the employment site and :
 - i. The northern section of the quarry (planned restoration area); and

- ii. Adjacent wildlife sites.
 - f. ~~2.55~~**4.88** ha of land within the district is provided as heathland, and
 - g. An adequate foul drainage solution is proposed.
2. If the ~~2.55~~**4.88** ha site within Ratcher Hill Sand Quarry as identified in Figure 6.1 is no longer required to meet the districts employment land requirements the site will need to be restored to heathland.

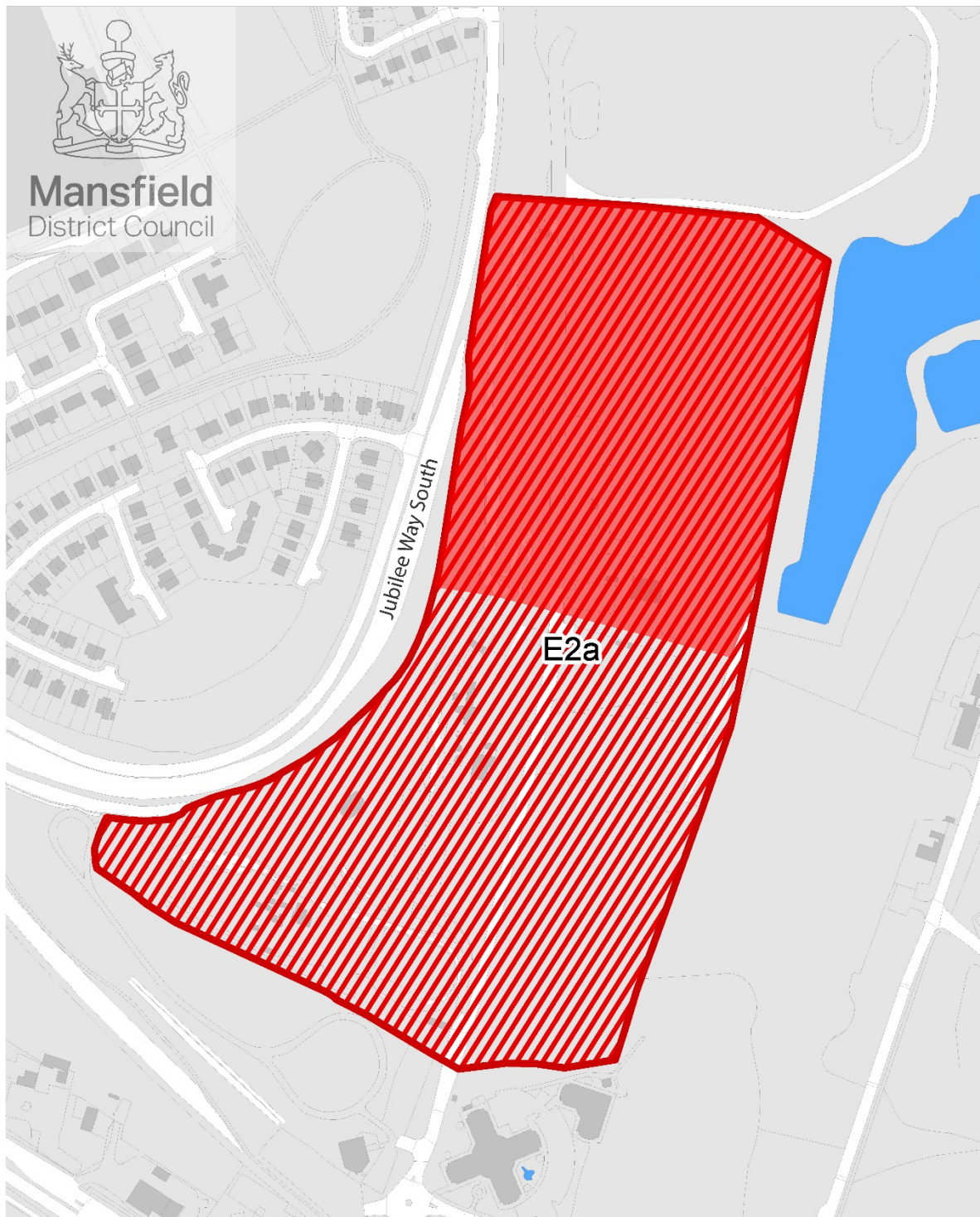
A revised plan is included at Appendix B to replace Figure 6.1 Ratcher Hill quarry on page 50 of the publication draft Local Plan.

Appendix A





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Appendix B



Key

 4.88 hectare Ratcher Hill Sand Quarry Site
 Inland Water

 11.43 hectare Ratcher Hill Quarry employment area allocation
 Roads

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