



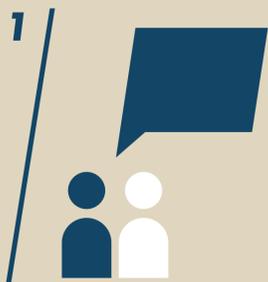
Hargreaves
Land

rb RITCHIE BROS.
Auctioneers

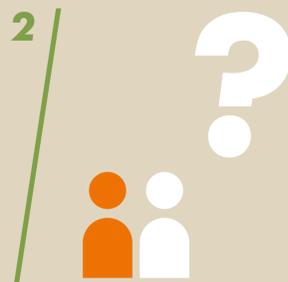
Welcome

Thank you for attending this public consultation event.

The purpose of this event is to:



Explain the proposals being promoted by Hargreaves Land and Ritchie Bros. for part of the Pit Yard at Maltby Colliery.



Answer any questions you may have about the proposals.



Get your feedback and thoughts on the proposals.



Explain the next steps.

About Hargreaves Land

Hargreaves Land are the property development division of the Hargreaves Services plc group. Hargreaves Services group operated Maltby Colliery from 2007 to 2013 when it was forced to close due to unexpected and unusual geological conditions on safety grounds.

Hargreaves Land own and manage over 17,500 acres of land across the coalfields and work closely with communities and statutory organisations to find solutions to brownfield sites in need of remediation and regeneration.

Delivering Positive Places for future generations.

About Ritchie Bros.

Ritchie Bros. are the world's largest auctioneer of specialist mining and construction equipment. Established in British Columbia, Canada in 1958, Ritchie Bros. are now listed on both the New York and Toronto stock exchanges and employ over 2,400 people worldwide. Ritchie Bros. sell over \$5 billion of equipment each year in over 400 separate auctions. Ritchie Bros. would like to make Maltby Colliery their new UK Headquarters.

As well as auctioning equipment Ritchie Bros. also provide services in financing and leasing, equipment refurbishment and shipping.



Background



Maltby Main Colliery – Recent History

The colliery was opened in 1908 by the Maltby Main Colliery Company, a subsidiary of the Sheepbridge Iron and Coal Company with the first coal produced in 1912. Since this time the Colliery has been through several different ownerships including from 1947 the government in the form of the National Coal Board. Hargreaves Services bought the Colliery in 2007 and successfully worked the Colliery until 17th January 2013. Production ceased due to unexpected geological problems experienced during the development of the T125 coal face which resulted in water and hydrocarbon ingress. On completion of shaft capping and treatment works the mine was formally closed on 19th December 2014.

GDO & Stainton Tip Restoration

In May 2016 a planning application was submitted to Rotherham Metropolitan Borough Council (RMBC) which sought a revised (lower) restoration profile and scheme for the GDO and Stainton Tip. This scheme was approved in 2017. An environmental permit has now been granted by the Environment Agency and this will allow the tip to be restored by importing fill and soil making material. The restoration work should commence shortly, and this will be undertaken by Maltby Restoration Limited who now control the site.

RMBC Local Plan

The Council's local plan provides a long-term development strategy, setting out policies and proposals for new housing, shopping and employment, and how you travel in the area. The Local Plan is used to make planning decisions and decide planning applications.

It consists of several documents:

- ▶ Core Strategy (adopted 2014)
- ▶ Sites and Policies document (adopted 2018)
- ▶ The Barnsley, Doncaster and Rotherham joint waste plan (adopted 2012)

The Sites and Policies document which was adopted in July 2018 confirms the release of the Pit Yard of Maltby Colliery from Green-Belt and its allocation as employment land.

Masterplan

RMBC planning policy requires that the Pit Yard is developed through the provision of a Masterplan to ensure the optimised use of the site and to ensure the safeguarding of the site infrastructure. A draft Masterplan is under preparation and is available at this event for comment.

Ritchie Bros. at Maltby Colliery

Ritchie Bros. Site Search

Ritchie Bros. previous UK auction site and headquarters was at Donington Park near East Midlands Airport. In 2017 Ritchie Bros. appointed Agents to seek an alternative site due to them outgrowing the Donington facility.

The Agents produced a long list of potential sites across the East Midlands and South Yorkshire which included Maltby Colliery. All sites were visited and by Spring 2018, Ritchie Bros. had identified two preferred sites and of these, the land on part of the Pit Yard at the former Maltby Colliery was the preferred location.



Why Maltby Colliery?

The former Maltby Colliery site's appeal to Ritchie Bros. includes a heritage from an industry that they feel close to and a site with many inherent benefits by being expertly engineered and designed to accommodate large plant, machinery and equipment.

Ritchie Bros. also noted that there are local businesses that would dovetail well with their requirements, including plant and machinery fitters, caterers, office equipment suppliers, along with hotels and eating establishments for visitors. Ritchie Bros. anticipate an annual spend of £750,000 on goods and services and will seek where possible to spend this in the local area.

The local community are a key partner for the success of any Ritchie Bros. site and with Maltby's long association with the Colliery, this site was considered to provide the perfect community platform upon which to build. A document which sets out how Ritchie Bros. work with the community is available at this event to take away.



Ritchie Bros. Auction Scheme

Development Proposals

The proposed Auction Scheme is for a 27-year period and would be operated by Ritchie Bros. on 27 acres/ 11 hectares of the south west part of the Pit Yard. The draft layout of the Auction Scheme is available at this event for comment.

The Auction Scheme would utilise the existing Site infrastructure, including the former Maltby Colliery site access to the A631 Tickhill Road, entrance security building, weighbridge and wheel wash, along with areas of concrete hardstanding, tarmac and compacted colliery spoil.

The Auction Scheme would include areas for staff and visitor car parking, equipment displays areas, along with the introduction of office, canteen and toilet units. The existing stores building would be renovated and modified to become the new auction house where customers view and bid on equipment.

The Auction Scheme would involve the demolition of some redundant colliery buildings and the removal of some trees and vegetation within the site. The tree belt running along the boundary with Tickhill Road would be retained as a visual barrier. Existing hard standing surfaces would be improved, repaired and where necessary extended.

The site would be secured by palisade fencing, consistent with that installed elsewhere around the Pit Yard.



Auction Operations

The Auction Scheme would provide some 30 permanent full-time jobs, including senior managers, engineers, accountants, mobile plant operators and administrative staff. This is anticipated to include around 10 staff that will relocate from the former Donington Park site, along with approximately 20 new staff.

In addition, 40 new temporary jobs would be provided for the run-up to each auction event (over two days) up to 10 times per year. Such temporary jobs would include various roles, such as administration, engineering, mobile plant operation and catering.

Site staff, visitors and delivery operatives would report to the existing Pit Yard security building before entering and leaving the Auction Scheme operational areas. It is envisaged that visitors are likely to attend from across Europe and beyond.

Deliveries of plant, machinery and equipment would occur in the weeks preceding an auction event and would be available for inspection by prospective bidders. Some goods would be subject to some pre-auction maintenance and repair.



Ritchie Bros. Auction Scheme

Auction Operations (cont)

During the auction, mobile plant and machinery would be progressively 'paraded' in front of the auction house so that visitors can view the items on the ground. The auction would also be transmitted online for live-internet bidders from within the UK and further afield.

Following an auction event, such plant, machinery and auction equipment would be progressively transported from the site by road, a proportion of which would be taken to the ports for onward shipping within Europe and further afield.

Normal working hours would be between 0700 to 1900 hours Monday to Friday, along with Saturdays between 0700 to 1330 hours. Outside of these hours, there would be some deliveries of plant, machinery and equipment to and from the colliery, along with repairs and maintenance.

Planning Submissions

Ritchie Bros. hope to make Maltby Colliery their UK home for a long time to come, a detailed planning application is under preparation and it is envisaged that this application will be submitted to RMBC by the end of March. If this is approved, it will allow Ritchie Bros. to make Maltby Colliery their permanent home and UK headquarters. In the meantime, Ritchie Bros. intend to operate at Maltby under temporary planning consents for a limited period. A three-stage process is being followed:

Stage 1

A single auction under "permitted development rights – 28-day rule" will be held at Maltby Colliery on 26th and 27th February.

Stage 2

Subsequent Auctions will be covered by a temporary "12 months" planning application on a smaller area of 11 acres/5 hectares. This application has been submitted and is available on RMBC's website should you wish to view or comment (ref. no. RB2019/0127). If approved this will allow Ritchie Bros. to operate at Maltby for a further 12-month period from Spring 2019 to early 2020.

Stage 3

Auctions during the 27-year period on approximately 27 acres/11 hectares are to be covered by a detailed planning application which is still being prepared and yet to be submitted. If approved this will allow auctions to be held on the wider site from Spring 2020.





What happens next?

Assessments

The planning application which is under preparation will include detailed environmental studies to ensure that key issues are addressed. These will include:



Ecological Study – A study will address any impact of the proposals on the natural environment including birds, bats, great crested newts and any other protected species which may be present.



Transport Assessment – A detailed transport study has already been undertaken and this will be updated.



Landscape and Visual – Any impacts on the landscape and any visual impacts resulting from the proposals will be identified and if appropriate addressed.



Hydrology, Hydrogeology and Coal Mining Legacies – Any impacts on the water environment (both surface and groundwater) will be identified and addressed. How the proposals might interface with legacy mining issues such as mining subsidence and contamination will also be looked at.



Noise and Air Quality – Assessments will be undertaken to evaluate the levels of noise which would be generated by the Auction Scheme. If necessary, mitigation will be incorporated into the design of the Auction Scheme. Any impacts on air quality which may occur as a result of the proposals will also be assessed.



Economy – A study will assess the likely affects on the economy which will occur as a result of the Auction Scheme. These are expected to be positive.

Next Steps

Hargreaves Land and Ritchie Bros. will take away all the comments received at or following this event and will seek to modify the development proposals accordingly. When finalised, the proposals will be subject to final assessment and then the planning application will be submitted.

RMBC aim to assess the application and to consult relevant parties (including Maltby Town Council) within a 13-week period. If approval is then given, Ritchie Bros. and Hargreaves Land will start to prepare the site and will undertake the necessary construction works.

The construction works are expected to last approximately 6 months during which time auctions will continue within the smaller "temporary" area (subject to planning approval). When the works have all been completed Ritchie Bros. will launch the Maltby Auction site with the first full auction. This is expected to be in Spring 2020.

If the Auction Scheme goes ahead then a local liaison committee will be established with a remit to meet regularly with members of the community in order to address any operational/environmental matters which may occur.

Have your say



Please take the time to fill out one of our feedback forms available at this event or email any comments to group.property@hsgplc.co.uk. Please provide any feedback by 8th March.

Thank you for attending this event