

DH DPol/170801/SCI

1st August 2017

Without Prejudice and Subject to Agreement

Joanna Grey
Planning Policy
Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

Dear Mrs Grey,
Potential Southern Extension of the quarry

I refer to our discussions in relation to the housing plan and potential impacts on local mineral reserves.

Ibstock have invested considerable time in the development of the Minerals Plan in Nottinghamshire and more recently representation on the Gedling Plan. This all sits alongside the investment and development of our quarry / factory.

Our plan for the next 10 years or so would be to work the Eastern Extension prior to seeking development consent on the remaining areas of the Site as Safeguarded in the Minerals Plan. The potential inclusion and development of a housing site (Site H8 comprising 230 homes) immediately to the south would sterilise minerals beneath the site.

During the examination process, we did suggest a number of options to mitigate the mineral sterilisation impacts, including the creation of a buffer zone between the mineral reserve and the proposed housing. In relation to H8, we understand the requisite unit numbers and the 5 year plan did not allow for a reduction in the site area.

The Planning Inspector has responded to the concerns raised in the Examination thus far (as surmised above) and indicated a direction in her note of the 16th June 2017. We wholeheartedly support the stance and direction of the Inspector and the protection afforded to the Minerals referred herein.

At the meeting in your offices on the 7th July 2017, I explained that we had been looking very closely at the quarry development to try and identify a solution to recover the minerals from this southern area, whilst working in partnership with Gedling Borough in relation to housing numbers.

I have draft plans in preparation and we do believe there is a workable scheme which could be developed and submitted before the year end so to allow approval and commencement of working in the southern area next summer.



Having now completed our initial designs we believe that with Ibstock commitment to preparation and submission of a planning application late 2017 and provided that submission was approved during winter 2017 / early 2018, we would be able to remove the relevant vegetation in spring 2018 to allow extraction to commence in the summer.

If extraction progressed in summer 2018 we would envisage the mineral to be worked out in around 3 years allowing tipping restoration to progress. **Inert** tipping restoration could then continue progressively to restore in the early 2020's.

With the proposed build out programme of 215 homes in H8 planned for completion in 2022, we **do** believe that an opportunity does exist to facilitate this through close co-operative working. Ibstock Brick, Nottingham County Council and Gedling BC would need to work closely to achieve the required housing numbers on H8 (215 in this plan) **and** to avoid mineral sterilisation.

Critical to this would be the phased development of housing on H8, commencing with the area shaded pink on your modified map attached (2017-19) and then progressing northerly towards our mutual boundary (2019-22). Working in this way would ensure that housing closest to the mutual boundary would be delivered contemporaneous with the planned completion of working and progressive restoration in the southern most area of the southern extension.

I hope you will agree that this could represent a good opportunity to allow progression of the existing housing plan whilst also ensuring adherence to Mineral Safeguarding policy. There are of course a number of variables which will need to align and this will require close co-operation between a number of stakeholders.

Ibstock will be working with Nottinghamshire County Council on the application and will look toward liaising with Gedling at the appropriate time during that process.

Yours Sincerely,

Simon C Ingram
Planning & Estates Manager – South



