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Graeme Foster  
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Arnot Hill Park  
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NG5 6LU

Dear Graeme

19 January 2017

**Re: Gedling Local Planning Document (Part 2 Local Plan)**

I am writing to you to provide clarification from the County Council as Minerals and Waste Planning Authority (MWPA) on matters relating to the forthcoming examination in public into the Gedling Local Planning Document (Part 2 Local Plan) and specifically matters which could be affected by ongoing operations at Dorket Head clay pit and landfill site. In her 'Draft Matters, Issues and Questions for Examination and Outline Programme of Hearings' document, the Inspector has raised a number of questions regarding this site in relation to a number of proposed allocations, namely:

- Brookfields Garden Centre (H2) [Policy LPD 64]
- Lodge Farm Lane (H5) [Policy LPD 64]
- Howbeck Lane/Mapperley Plains (H7) [Policy LPD 64]
- Killisick Lane (H8) [Policy LPD 64]

The MWPA, as the relevant planning authority for the Dorket Head site, hereby seeks to provide clarification with respect to the following questions that the Inspector is seeking clarification on with respect to each of these sites:

- Would the development of housing on H2/H5/H7/H8 harm the clay extraction and landfill operations at Dorket Head? Would these operations result in delays in this housing allocation coming forward for development?
- Would the development of housing on H2/H5/H7/H8 accord with the County Council's policy on minerals, the National Planning Policy Framework (paras. 143 and 144), the Planning Practice Guidance and advice from British Geological Survey?

Regarding the first question, the MWPA can clarify the existing working situation at Dorket Head which should assist the Inspector in terms of considering its likely impact on the housing allocations and the likelihood for delays in bringing these allocations forward.

Clay extraction is presently taking place in an eastern extension to the site under planning permission reference 7/2013/0760NCC. This permission allows for the extraction of around one million cubic metres of clay over a ten year period. The clay is extracted on a campaign basis lasting 6-8 weeks every summer and the first campaign was undertaken in 2016. The planning permission allows clay extraction to take place between 7am and 7pm Monday to Friday and 7am to 1pm on Saturdays. Clay is extracted using a box scraper and is stockpiled on land adjacent to Woodborough Lane, from where it is transported to the brick factory by a conveyor which passes

underneath Calverton Road. It is proposed to restore the eastern extension to low levels without any importation of waste material.

The granting of planning permission for the eastern extension was accompanied by permission (reference 7/2013/0757NCC) which has 'paused' activities on the main part of the site, namely the extraction of clay and the restoration of that part of the site through landfilling. The temporary cessation of activities in this part of the site is required as the working of the eastern extension has effectively halted new landfill void space being created for disposal. Once the eastern extension has been worked and restored, clay extraction and landfilling could recommence. The low level restoration of the eastern extension has required a reduction in the landfill void on the existing site in order to allow the two areas to tie in together once both are fully restored. However, there remains around 190,000 cubic metres of landfill void remaining in the main part of the site and landfilling and clay extraction is anticipated to recommence around 2025 until around 2034.

Any planning applications to develop H2/H5/H7/H8 for housing would need to be considered in this context in terms of the potential impacts on the permitted quarrying and landfilling operations and vice versa. The MWPA therefore welcomes the Proposed Changes to Policy LPD 64 and its justification text to ensure that development proposals would need to incorporate an appropriate stand-off from active operations and suitable landscaping/screening measures alongside the careful phasing of development.

Regarding the second question, Policy DM13: Mineral Safeguarding and Consultation Areas of the emerging Minerals Local Plan seeks to safeguard economically important mineral resources from needless sterilisation by non-mineral development. The safeguarded areas are identified on the Policies Map and have been drawn up largely from information provided by the British Geological Survey. The safeguarding areas around Dorket Head are detailed on the enclosed map and the policy accords with advice in the National Planning Policy Framework and the Planning Practice Guidance. Paragraph 5.143 of the justification text states that the identification of mineral safeguarding areas does not provide a presumption in favour of working the mineral, and is not a guarantee that there is mineral present of viable quantity or quality.

At the planning application stage any proposed development for housing in any safeguarded area would need to demonstrate that mineral resources of economic importance were not being needlessly sterilised and that the development was not going to pose a serious hindrance to future extraction in the vicinity, i.e. within the existing permitted site. Whilst the Inspector is asking whether the development of these sites would accord with this policy, this could only realistically be determined upon receipt of a detailed scheme in a planning application. In this respect, the MWPA again welcomes the Proposed Changes to Policy LPD 64, and its justification text, which would ensure that all applications would need to investigate the feasibility and need for prior extraction of the mineral resource. The MWPA can confirm that the site operator has not put forward any additional clay reserves for allocation within the emerging Minerals Local Plan during its preparation.

I trust the content of this letter is of use in understanding the MWPA's position regarding the existing operations at Dorket Head and any potential impact it might have on the proposed housing allocations at H2/H5/H7/H8.

Yours sincerely



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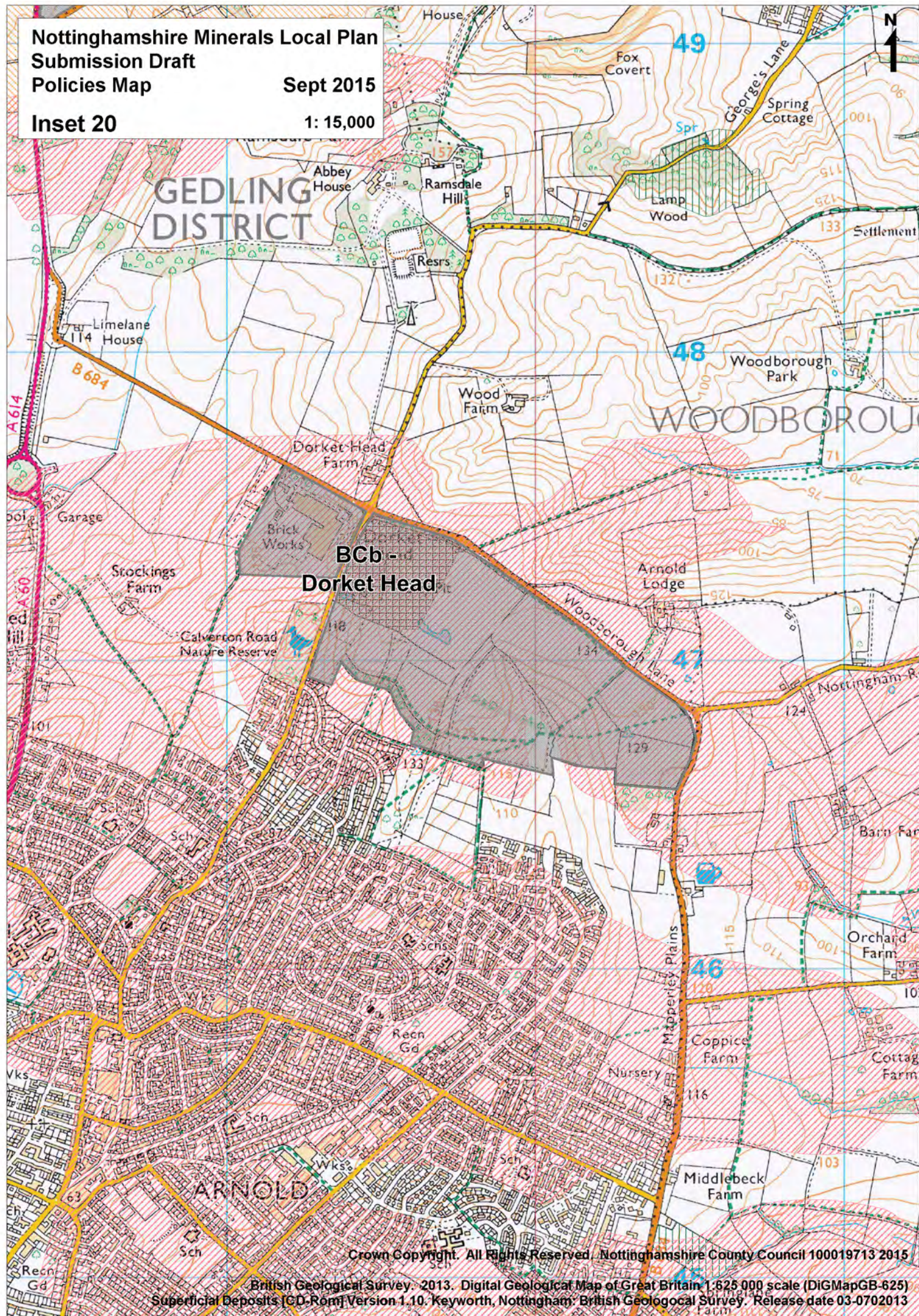


Nottinghamshire Minerals Local Plan  
Submission Draft  
Policies Map

Sept 2015

Inset 20

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British Geological Survey. 2013. Digital Geological Map of Great Britain 1:625 000 scale (DiGMapGB-625)  
Superficial Deposits [CD-Rom] Version 1.10. Keyworth, Nottingham: British Geological Survey. Release date 03-07-2013