



**Proposed Sand & Gravel Quarry Development:  
Land at Mill Hill and Barton in Fabis,  
Nottingham, Nottinghamshire**

Planning Application to allow the extraction and processing of sand and gravel including the construction of a new site access road, landscaping and screening bunds, mineral washing plant and other associated infrastructure with restoration to agriculture and nature conservation areas.

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**STATEMENT OF COMMUNITY INVOLVEMENT**

**April 2017**

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**London Rock Ltd**  
**Proposed development on land at Mill Hill and Barton in Fabis,**  
**Nottinghamshire**  
**Statement of Community Involvement**

**1 Introduction**

Established company London Rock Ltd is one of the largest independent aggregate merchanting companies within the London and Midlands area. The company has the rights to develop, operate and restore a proposed new sand and gravel quarry on land at Mill Hill and Barton in Fabis, Nottinghamshire.

Based on Nottinghamshire's emerging Minerals Local Plan (MLP), there is a clear and demonstrable immediate shortage of sand and gravel reserves in the county, as the sand and gravel landbank is only 5.9 years. Using the "10 year average" in the latest Local Aggregate Assessment (2017), there is likely to be a shortfall during 2018.

The need for a new quarry, which could start producing building materials very quickly once planning permission was granted, is particularly compelling close to the Nottingham markets. Demand for aggregates and concrete is rapidly increasing in and around Nottingham because of the significant level of planned commercial and residential developments in Rushcliffe. These include Clifton Pastures (directly opposite the proposed new quarry), the Edwalton, Gamston and Clifton West housing schemes, major retail and residential projects within the City of Nottingham and major infrastructure projects like HS2 and the Rail Hub project between East Midlands Airport and the M1.

The major road improvements on the A453 (M1 to Nottingham link) mean processed minerals from the proposed quarry could be efficiently, cost effectively and sustainably transported to where they are most needed – without any adverse impacts on local roads around the proposed site.

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## **2 The Consultation Process**

Since the proposed site on land at Mill Hill and Barton in Fabis was identified, the applicant's agent, Greenfield Associates, has been consulting a range of individuals and organisations about its proposals and is now submitting its planning application. The consultation programme was developed to explain why and how an application was being made to Nottinghamshire County Council and how the development proposals would be drawn together.

## **3 Statutory Consultees**

As part of the consultation process:

- screening and scoping opinions have been sought from the County Council planning department
- meetings/discussions have been held with:
  - Barton in Fabis Parish Council
  - East Midlands Airport
  - English Nature
  - Environment Agency
  - Nottinghamshire County Council, Nottingham City Council, (Planning, Highways, Landscape, Archaeology, Rights of Way).

## **4 Public Consultation Exhibition**

**Two public exhibitions were held as follows:**

- Barton in Fabis Village Hall, Thursday 16<sup>th</sup> March
- Clifton Village Hall, Wednesday 22<sup>nd</sup> March.

The twin exhibitions reflected the geographic locations of the proposed development, which would use land in the City of Nottingham as well as Nottinghamshire.

### **4.1 Exhibition Publicity**

- press releases and plans were publicised to over 40,000 people via the Nottingham Post. The same information was also sent out to BBC Radio Nottingham and broadcast as a news item
- email invitations were issued to statutory consultees – including Parish Councils
- 100 invitations were hand delivered to near neighbours and

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local residents

- posters were distributed as follows:
  - **Barton in Fabis**
    - church notice board
    - village hall notice board
    - local café at Dovecote Farm Shop.
  - **Clifton**
    - Tesco Express petrol station on A453
    - Clifton Leisure Centre
    - Clifton Library
    - Posters left with the Village Hall co-ordinator for distribution.
- a local telephone number contact was set up and publicised in all the promotion materials, together with an email address
- 100 properties in Barton in Fabis were directly leafleted with the mailer and plans
- Attenborough Nature Reserve – leaflets and mailers were posted to both the nature reserve office and the Nottinghamshire Wildlife Trust office in Nottingham
- the exhibition details were publicised on the PC websites and also the applicants' website.

#### 4.2 The Exhibitions

- the exhibitions – which were publicised in advance by the local media – as well as the publicity previously described in section 4.1 of this report described:
  - an introduction to the background and experience of the applicant and the location of the proposed site
  - why there is an urgent need for a new quarry in Nottinghamshire, based on the emerging MLP, the LAA, the guidelines in the NPPG and the MPA (Jan 2017) demand survey
  - the key sites for proposed development in Nottinghamshire – and the clear demand around Nottingham itself – highlighting the need for an immediate supply of local construction materials
  - a description of the proposed site and its geology
  - proposed operations and Public Rights of Way
  - EIA (1) – highways and traffic
  - EIA (2) – noise and air quality
  - EIA (3) – landscape and visual impact

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- EIA (4) – surface water, groundwater and flood risk
- EIA (5) – ecology
- proposed restoration of extraction area and processing site
- the planning application process.
- technical advisors were on hand to answer questions along with representatives from the applicant – and computer simulations of landscapes and visual impact were available to view
- examples of as-dug and processed quarry products were available to view – with an indication of their end uses.

### 4.3 Exhibition Feedback

A blank feedback form has been attached as Appendix 1 to this report. The details and feedback from each exhibition have been broken down separately, by venue.

#### 4.3.1 Barton in Fabis 14:00 - 19:30 16<sup>th</sup> March

##### Who attended?

- approximately 80 people attended, not all of whom signed in
- attendance broken down roughly as follows
- although everyone was given a feedback form, only 39 were completed on the day and/or returned after the event.

| Home base of visitors?        | Attendees |
|-------------------------------|-----------|
| Barton in Fabis               | 60        |
| Clifton                       | 6         |
| Barton Parish Council         | 4         |
| Beeston                       | 1         |
| Trentside                     | 1         |
| Bullwell                      | 1         |
| <b>Visitors who signed in</b> | <b>73</b> |

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##### How did people find out about the exhibitions?

- most people found out about the exhibition as a direct result of the invite/leaflet through the door.

| Source of information            | Attendees |
|----------------------------------|-----------|
| Invite/leaflet through letterbox | 33        |
| Poster in village                | 7         |
| Parish Council                   | 5         |
| Word of mouth                    | 3         |
| Direct email invite              | 1         |
| Neighbour                        | 1         |
| Facebook                         | 1         |

### How long was attendance?

- most people suggested they were at the exhibition for about 30 minutes – but generally, almost everyone understates this. However, it does demonstrate the value of exhibitions rather than public meetings, as individuals get high quality, one on one time to discuss whatever interests/concerns they may have.

| How long did you spend at the exhibition? |    |                |   |
|---|----|----------------|---|
| 10 mins                                   | 2  | 45 mins        | 3 |
| 20 mins                                   | 3  | 1 hour         | 9 |
| 30 mins                                   | 13 | 1 hour 20 mins | 1 |
| 40 mins                                   | 2  | 1 hour 30 mins | 3 |

### How successful was the exhibition?

- visitors were asked to rate various aspects of the public consultation exhibition and responded as follows:

|                                   | Excellent | Good | Average | Poor |
|-----------------------------------|-----------|------|---------|------|
| Information on display boards     | 2         | 21   | 9       | 4    |
| Helpfulness of staff              | 6         | 20   | 10      | 1    |
| Staff ability to answer questions | 5         | 16   | 15      | 1    |
| Opening times                     | 4         | 17   | 10      | 5    |

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### Feedback?

- visitors were asked to rate the success of the exhibition for informing them of the proposals and responded as follows:

| Excellent | Good | Average | Poor |
|-----------|------|---------|------|
| 3         | 16   | 13      | 2    |

- the feedback about the proposal itself will be aggregated with the feedback from the Clifton exhibition and presented in Section 5.

#### 4.3.2 Clifton 14:00 - 19:30 22<sup>nd</sup> March

- approximately 65 people attended, not all of whom signed in
- attendance broken down roughly as follows:

| Home base of visitors         | Attendees |
|-------------------------------|-----------|
| Clifton Village               | 33        |
| Landowners                    | 6         |
| Trentside                     | 6         |
| Clifton                       | 4         |
| NCC                           | 1         |
| East Leake                    | 1         |
| Gotham Parish Council         | 1         |
| Thrumpton                     | 1         |
| Unknown                       | 3         |
| <b>Visitors who signed in</b> | <b>56</b> |

*Trentside = The Creek, East Bank, Burrows Farm*

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- although everyone was given a feedback form only 29 were completed on the day, two were returned in the post and one returned by email.

### How did people find out about the exhibition?

- most people found out about the exhibition from somewhat random sources.

| Source of information                                      | Attendees |
|--|-----------|
| Word of mouth  | 14        |
| Others (Barton PC, neighbours, Clifton Village Newsletter) | 12        |
| Poster in village  | 6         |
| Invite/leaflet through letterbox                           | 2         |
| Direct invitation  | 0         |



### How long was attendance?

- most people suggested they were at the exhibition for about 30 minutes – but generally, almost everyone underestimates this. However, it does demonstrate the value of exhibitions rather than public meetings, as individuals get high quality, one on one time to discuss whatever interests/concerns they may have.

| How long did you spend at the exhibition? |    |                |   |
|---|----|----------------|---|
| 10 mins                                   | 0  | 45 mins        | 2 |
| 20 mins                                   | 5  | 1 hour         | 6 |
| 30 mins                                   | 11 | 1 hour 20 mins | 0 |
| 40 mins                                   | 4  | 1 hour 30 mins | 0 |

### How did people rate the exhibition?

- visitors were asked to rate various aspects of the public consultation exhibition and responded as follows:

|                                   | Excellent | Good | Average | Poor |
|-----------------------------------|-----------|------|---------|------|
| Information on display boards     | 4         | 15   | 4       | 1    |
| Helpfulness of staff              | 6         | 16   | 2       | 1    |
| Staff ability to answer questions | 6         | 12   | 3       | 0    |
| Opening times                     | 2         | 17   | 3       | 2    |

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### How successful was the exhibition?

- visitors were asked to rate the success of the exhibition for informing them of the proposals and responded as follows:

| Excellent | Good | Average | Poor |
|-----------|------|---------|------|
| 2         | 17   | 6       | 0    |

### Feedback?

- the feedback about the proposal itself will be aggregated with the feedback from the Clifton exhibition and presented in Section 5.

## Section 5

### Public consultation feedback on the proposed plans

- specific responses from feedback questionnaires as indicated below.

|    | Subject   | Barton in Fabis  | Clifton  |
|----|---|--|--|
| 1  | Noise – impact and adequate protection  | 20   | 7  |
| 2  | Dust – impact   | 15   | 6  |
| 3  | Object to all proposals   | 12   | 6  |
| 4  | Flooding. Increased risk to village and damage to flood bank                              | 10   | -  |
| 5  | Traffic during rush hour  | 9<br>Congestion on Mill Hill roundabout and Green Street | 5<br>Vehicles travelling north on A453 through Clifton |
| 6  | Excavation too near village   | 9  | -  |
| 7  | Impact on environment and wildlife  | 6  | 12   |
| 8  | Reduction in house prices/difficulty getting home insurance                               | 6  | 1  |
| 9  | <b>Not</b> want nature reserve with increased public access and village becoming car park | 3  | -  |
| 10 | Loss of PROW  | 2  | -  |
| 11 | Site not included in emerging MLP   | 1  | 8  |
| 12 | Where next for digging gravel?  | 1  | 1  |
| 13 | Morning start time too early  | 1  | -  |
| 14 | Will we stick to proposed timescales?   | 1  | 4  |
| 15 | Visual impact   | 1  | 2  |
| 16 | Potential benefits  | 1<br>Playground for village children                     | 2<br>Reasonable approach with net long term gain       |
| 17 | Exhibition opening time too short   | 1  | 1  |

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|        |  |   |   |
|--------|--|---|---|
| Others |  | - | 3<br>Mineral will go out of county and will not be used locally         |
|        |  | - | 6<br>Should have been earlier consultation and formal invite to Clifton |

Other general issues emerging from discussions:

- guarantees in terms of timescales, retaining PROWs through operations, timescale for restoration, restoration after use?
- who would manage and control the site post restoration?
- neither area wanted the restored site to provide enhanced habitats/biodiversity, as this would increase public access to the restored site because “people from all over the county would come and park here”
- Barton in Fabis residents already find it hard to get house insurance as they live on a flood plain. Concern about increased flooding and exacerbating house insurance issues
- Barton in Fabis clearly suffers from rush hour traffic at Mill Hill roundabout – with many vehicles “flying straight over the roundabout”. HGVs queuing at the roundabout at the same time would create even long waiting times
- the Barton in Fabis residents clearly thought the proposed dig could be too close to the village – and wanted us to move further north
- there was an assumption that the proposed development could/should not be proposed because the site isn’t included in the emerging MLP
- an NCC document apparently states “70% of sand and gravel from Nottinghamshire is exported for use in other counties”. This works against the sustainable reality of the need for local minerals to be used for local developments

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- there was a significant level of community concern/anger in Clifton that they had not been informed directly about the proposals and/or the public consultation exhibition. The quarterly Clifton newsletter was specifically published early, to try to inform the local community about the exhibition – but this was only produced the day before the exhibition.

## **Section 6**

### **Consultation feedback**

Consultation feedback has been taken into account and where appropriate, incorporated into the application. The feedback has been made on the basis that it is entirely without prejudice to any subsequent right of objection once the application is made. All responses have been recorded, but individual responses from members of the public have been treated in confidence and do not form part of the Statement of Community Involvement.

## **Section 7**

### **Outcomes**

Following feedback from the consultation, the applicant has modified its application by:

- setting up a site liaison group to include local representatives from both Barton in Fabis and Clifton
- imposing a Drivers Courtesy Conduct Code Directive in relation to inward and outward bound quarry traffic
- re-instating the existing public rights of way – in their current locations – as part of the restoration
- committing to **not** opening up the restored site for wider public access – and not turning it in to another nature reserve
- talking to County Highways about non quarry related traffic issues around the roundabout – during the morning rush hour period
- committing to an early phased restoration of the worked out areas of the quarry
- investigating potential opportunities for local, long term land management post restoration.

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