



MIDLAND QUARRY PRODUCTS

PROPOSED PLANNING APPLICATION AND ENVIRONMENTAL IMPACT ASSESSMENT FOR AN EASTERN EXTENSION TO OLD CLIFFE HILL QUARRY.

NEWSLETTER NO.1 30TH SEPTEMBER 2019.

Introduction

MQP is proposing to submit a planning application to Leicestershire County Council to secure additional rock reserves at Cliffe Hill Quarry. The quarry's current reserves will only last until about 2027, so we are proposing an eastern extension to secure production until 2040.

This first newsletter provides an outline of the draft scheme, the different stages of the planning application process and our anticipated timeframe.

Quarrying has been carried out at Cliffe Hill for more than 100 years it became a large scale producer of aggregates in the 1940s. The quarry produces crushed granite products used in road, rail and general construction projects. Approximately one third of production is exported by train via a dedicated rail siding. The site employs over 120 people plus many more in the wider supply chain, and contributed over £650,000 in Non-domestic Rates in 2018.

The site comprises two separate quarries: Old Cliffe Hill Quarry and New Cliffe Hill Quarry; lying to the west and east of Stanton under Bardon respectively. The two quarries are linked by a 750m long tunnel under the village. Aggregate processing, lorry and rail wagon loading and the main quarry offices are all based in New Cliffe Hill. Mineral extraction only takes place in Old Cliffe Hill with all the rock transported to New Cliffe Hill on a conveyor running through the tunnel.

The Proposal

To secure the future of the quarry MQP are proposing to submit a planning application in 2020 for:

- an easterly extension to Old Cliffe Hill, increasing the extraction area by approximately 10 hectares (some 20%);
- the removal of about 750m of Cliffe Lane and construction of a better standard replacement to the east (closer to the M1);
- removal of two properties, Sunny Cliffe and Peak Hayes Farm;
- the construction of a new screening landform along the new boundary of the quarry (to replace the existing mound and landscaping which will be removed);
- diversion of a public footpath;
- extensive tree planting and habitat creation outside the new quarry boundary;
- the continuation of day to day operations and working practices within the limits detailed in the current planning permission; and,
- an end date for mineral working of 31st December 2040, with a further two years to complete restoration.

An illustration of the proposed eastern extension is shown on the accompanying aerial image.



The Planning Application Process

MQP have been researching the potential for an eastern extension to Old Cliffe Hill over the last few years. During this time we have been undertaking consultations and negotiations with land owners and residents living within the potential extension area and a range of other regulators and consultees. For example, geological investigations have taken place to inform the initial designs, and a range of environmental surveys have been initiated to understand and evaluate the ecological baseline (as some elements of which are seasonally dependant).

The Environmental Impact Assessment Procedure

The planning application will be accompanied by a formal Environmental Impact Assessment (EIA) prepared in accordance with the relevant EIA Regulations and industry guidance. The EIA Regulations say an EIA must include an assessment of the likely significant effects of the proposed development on the environment, taking into account any proposed mitigation.

As part of the EIA process we will shortly submit a formal request to Leicestershire County Council for their EIA 'scoping opinion'. Our request will detail the draft scheme and propose the extent of environmental assessments topic by topic. The County Council Mineral Planning Authority will then provide their view of the proposed scope.

At this stage we propose the EIA will consider the following specific topics (in alphabetical order):

- Air quality / dust management;
- Archaeology and Cultural Heritage;
- Ecology;
- Ground vibration from blasting;
- Landscape and Visual Impact;
- Noise;
- Transport; and,
- Water (surface and groundwater).

Each topic will be considered by specialists in their field. Initial results will be considered by the MQP project team, hence through refinement of the proposed scheme the environmental effects are minimised, and hopefully allowing the planning authority to grant planning permission subject to comprehensive conditions.

Timetable

MQP are currently anticipating the following timeframe.

October 2019 – submission of EIA scoping request to Leicestershire County Council.

November 2019 – issue of Leicestershire County Council scoping opinion.

November 2019 to February 2020 completion of EIA technical assessments and scheme design, drafting planning application.

Spring 2020 – submission of planning application.



Spring / summer 2020 – comments and consultation by Leicestershire County Council.

Autumn 2020 – MQP and Leicestershire County Council dialogue.

Late 2020 – Planning Committee decision.

Communications

An outline of the proposal has been discussed with the site's Community Liaison Committee where we will continue to discuss the planning application as the scheme develops.

This web page will be updated on a regular basis with additional newsletters at milestones in the process, we will in future add attachments, along with links where documents and plans can be found for review.

We will also organise a public exhibition to allow members of the public to inspect the planning application and make direct comment back to the company.

MQP 30 September 2019.