

## **Proposed Extensions of Fairlop Quarry sand and gravel working**

### **Some questions and answers**

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#### **Q1 How will the listed buildings be protected – in the short and long term?**

A1 A range of measures would be implemented as follows:

##### **Condition Survey**

- St Peter's Church, chapel and graveyard – and the barn at Aldborough Hatch Farm – would all be evaluated by a suitably qualified specialist – who would produce a condition report **before** the start of any development
- the results of this report would be shared with the diocese via the vicar of St Peter's
- the condition survey would be repeated at intervals proposed by the specialist
- the survey would look at the condition and integrity of the relevant structures before, during and after extraction, as recommended by the specialist.

##### **Recharge Trench**

- a recharge trench is a purpose designed ditch, filled with gravel with water pumped into it
- keeping this trench full of water would maintain groundwater levels below the church and other adjacent land uses south of the site
- the water pumps recharging the trench would be modern and quiet, with back up support pumps available for use if necessary
- the water level within the trench would be managed, to make sure there is no flooding of surrounding areas
- extra groundwater monitoring points would be installed, to monitor the effectiveness of the recharge trench
- the restoration scheme includes features for long term management of water levels – and the recharge trench would be backfilled and restored when it is no longer required.

**Q2 Why is the stand off to St Peter’s Church and nearby residential premises not 150 metres?**

A2 There is no such thing as a “standard” stand off. Stand offs (buffer zones) are identified not only on a site specific basis – but also on separate areas of the site.

National and local government guidance says that stand offs should be effective, reasonable and properly justified – based on site specific assessments and mitigation measures (such as working scheme design and landscaping).

For each phase of the site, the proposed stand off needs to consider the type or method of mineral extraction, the effects of location, land use and topography, the scope for potential environmental impacts and proposed mitigation.

The Fairlop scheme has been designed to minimise impacts on residents’ local amenity and to make sure the local environment is not adversely affected by the extraction or restoration operations.

The technical assessments also consider changes in technology, such as modern/quieter plant and equipment; phased extraction/restoration and the appropriate design of soil storage mounds (bunds).

Ultimately the decision on appropriate stand offs is made by the planning authority, following guidance from its technical consultants and in line with local and national guidelines.

For further information on stand offs, please see the attached copy of Briefing Note 3 – Stand Offs, or download a copy from the website.

**Q3 When will the Phase D footpath/permissive bridleway be open and how will it be finished?**

A3 We are currently in discussion with LBR about finalising the footpath – and addressing timescales, surfaces, fencing, signage etc. Once this information is available – and depending on the weather – it should not take us long to complete the footpath. We will take into account feedback about use of the path/gate by horse riders.

**Q4 How will you make the diverted Footpath 94 across Phase E safe to use?**

A4 The proposed FP94 diversion is now approximately 250m shorter than the original, making it just under 1km (0.62 miles) long. It would only be implemented when operations are due to start in Phase 4 of the proposed scheme, some 4 - 5 years in to the project. We recognise local concerns

about potential safety issues along the proposed diversion. We will work with the local planners, the footpath and highways teams within LBR and the local police community support/footpath safety officers, to make sure the proposed diversion is fit for purpose. The original FP94 would be reinstated once restoration of Phase E is complete.

**Q5 Why are you fencing off whole areas of the site? What type of fencing will be used?**

A5 The red line on the plans is not a fence line – it simply shows the planning application area – for planning purposes only. For a quarry extension like Fairlop, this typically includes all the existing operations (like the plant site, the conveyor run, haul routes etc) as well as the sand and gravel extraction areas. Fencing would only be installed where and when it is needed. Fencing details/materials/timeframes would be discussed and agreed with LBR as part of the planning process.

**Q6 When will restoration in Phase D be complete?**

A6 The restored area of Phase D outside of the red line (planning application) area for the current application will be completed by the end of the year.

If planning permission was granted for the Phase E and F extensions, the fence line around the south of Phase D would be removed, and the fence line relocated around the water features in the north of the phase.

Most of Phase D has a grass crop that is currently in a process of establishment. The final areas of restoration will be seeded later this year, and the grass will be managed to ensure successful establishment across the entire area.

Once the grassland is successfully established the restored area of Phase D outside of the red line (planning application) area for the current application will be available for public use.

At some point over the next 2 - 3 years, there might be a temporary closure of the restored Phase D landform, so that the sub-soil drainage system can be installed.

We would provide the local community with advance notice of any works in this area.

**Q7 Vehicles occasionally use Painters Road as a short cut through to Eastern Avenue. How will you make sure quarry vehicles do not use this route – now and in the future?**

A7 All drivers and contractors are already issued with information on the correct routes they should follow. Details of registration number, date, time and direction of travel of any vehicle spotted off route, should be reported to the quarry manager. We currently – and would continue – to operate a “three strikes and you’re out” approach – to encourage use of identified routes. This information would be reinforced when we move into Phase E – particularly for Painters Road and Aldborough Road North.

## **Q.8 Some operational questions**

### **Q8.1 Working hours?**

A8.1 **Monday - Friday** 7am - 6pm

**Saturdays.** No mineral workings or importation of restoration materials. There may be some processing and distribution from the plant site between 7am - 1pm

**Sundays/Bank holidays.** No extraction/processing or importation of restoration materials. May be pumping and routine maintenance.

### **Q8.2 Where would access/egress be?**

A8.2 Access/egress would continue to be via the existing Hainault Road entrances, there are no proposals for any new access points. This means there would be no HGV activity along Painters Road and/or Aldborough Road – apart from local deliveries.

### **Q8.3 Would sand and gravel be processed within Phases E & F?**

A8.3 The existing processing facility, east of Hainault Road in Phase A, would remain in use throughout the life of the quarry, to process the sand and gravel. At the same time, the existing Hainault Road readymix concrete plant would also remain in use. There would be no processing activities outside of the Phase A plant site.

### **Q8.4 Would extraction be complete before restoration starts?**

A8.4 Within both working phases (E & F), the site operations and restoration would follow best practice guidelines and be worked in a phased and progressive manner. This means each phase would be worked and restored in a series of stages – following on from each other – to minimise the area

of land in use at any one time. As such, restoration works would begin before sand and gravel extraction is completed.

**Q8.5 How long would it take to complete the extraction and restoration?**

A8.5 The mineral reserve in Phases E & F is about 1 million tonnes – which would typically be extracted at around 150,000 tonnes a year. Subject to market conditions, the estimated time frame to complete the site would be about 6 - 7 years for extraction – with an anticipated total site life of 8 - 9 years, including final restoration.

If market demand supports a higher rate of extraction, the extraction and restoration may progress faster, leading to potentially shorter timescales.

**Q8.6 What are the other key statistics?**

A8.6 The total application area is 62.92 hectares

	<b>Phase E</b>	<b>Phase F</b>
Extension area (including extraction area, haul road and bunds etc)	25.0 hectares	8.7 hectares
Extraction area	13.9 hectares	5.6 hectares
Extracted tonnage	900,000 tonnes	100,000 tonnes
Imported Inert Restoration materials	650,000m <sup>3</sup>	98,000m <sup>3</sup>

**Q9 Some miscellaneous questions**

**Q9.1 One World War 2 bomb has already been found – what happens if you find more?**

A9.1 A desk top assessment of the site confirms there is a medium risk of unexploded ordnance (UXO) being found. If a suspect item is located, specialist disposal teams (regulated by the Health and Safety Executive (HSE)) would be brought on to site to access and manage the item. It would then be either destroyed or removed off site, using specialist equipment. Brett Tarmac procedures specifically include information on what actions to take should a UXO be discovered. In accordance with the Brett Tarmac Environmental Management Systems, staff would be trained in UXO identification and the appropriate procedures.

**Q9.2 You don't mention health and disamenity issues – like noise, dust (asthma) and vibration from your proposals. Why not?**

A9.2 Modern quarries are tightly managed and the health and safety and amenity of our employees is very important to us and is regularly monitored. Our employees are much closer to any potential impacts than local residents, so if they are not experiencing any problems, it is probable that we are not causing problems beyond the site. There would also be a standard, long term monitoring programme in place around the site, throughout the extraction and restoration programmes.

Noise and air quality impact assessments have been carried out by independent specialist consultants and submitted with the planning application.

The standoffs identified by the technical consultants would ensure there would no vibration effects from any of the site plant and machinery.

**Q9.3 We have been asked about start dates and completion dates of various stages of operations and restoration?**

A9.3 LBR has an initial 16 week period in which to make a planning decision – as the application is supported by an Environmental Statement. On this basis, as the application has just been submitted, determination could be early September – in which case we could start soil stripping almost straight away (subject to conditions).

However, if the decision is made later (or there are pre commencement conditions within any planning consent), then everything moves backwards. If the decision is made after September it is more likely that the start date would be spring 2017.

The weather – and other issues beyond our control – could also have an adverse impact on timescales.