Cambridgeshire and Peterborough

Minerals and Waste Local Plan – Haynes Farm, Eye

Aggregate Industries

5/3/2019

Location

The Haynes Farm prospect is located 1.5 km east of the village of Eye. It is envisaged that the prospect would be worked as an extension to Pode Hole Quarry, utilizing a conveyor system across Cats Water Drain to the existing Pode Hole processing facility and access.

The Haynes Farm prospect comprises 3 fields encompassing 350,000 m^2 of land which, though separated by the 30 m IDB drain, directly borders the Bar Pasture Farm extension to Pode Hole Quarry.

There are no public Rights of Way affecting the site.

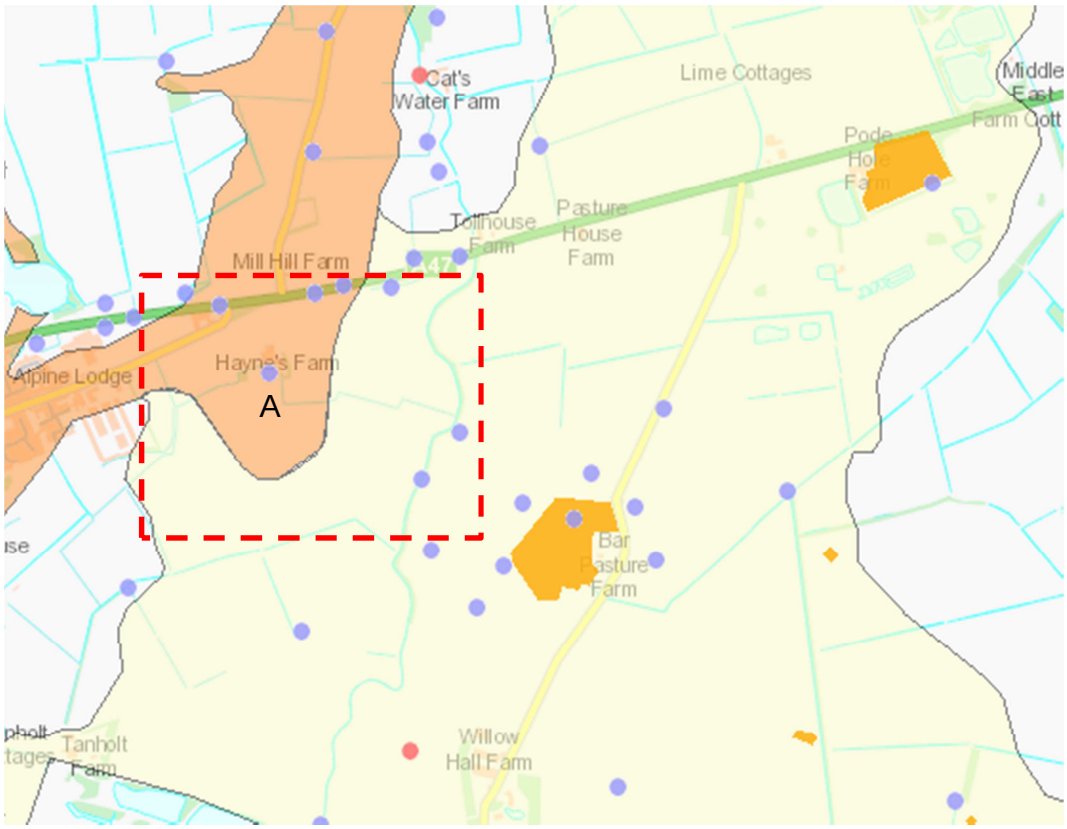
Geology

Sub-alluvial River Terrance underlain by Oxford Clay Formation (Mudstone)

Despite good geological information being available for the land southeast of the Haynes Farm prospect, only one borehole is located within the prospect itself. The data from this borehole (labelled A on the accompanying geological map) is outlined below. The following geological log dates data directly from the BGS geological assessment survey;

Geological Classification	Lithology	Thickness (m)	Depth (m)
	Soil, greyish brown	0.2	0.2
March Gravels	'Clayey' sand: becoming sandy below 1.0 m Gravels: Nil Sand: fine to medium, subangular to subrounded quartz Fines: yellowish brown	1.6	1.8
	Sandy Gravel Gravel: fine with coarse, mainly brown with some white angular to subangular flint with subrounded to rounded shelly and oolitic limestone and ironstone, traces of belemnite fragments Sands mainly medium with fine and coarse quartz with limestone and ironstone, white shell fragments throughout. Fines: pale orange-brown	1.0	2.8
Oxford Clay	Clay, firm, pale grey, calcareous	1.2+	4.0

The area highlighted in dashed red is the prospect area in question, and sits to the west of the proposed Bar Pasture Farm extension to Pode Hole Quarry. Borehole A is noted and has been used as the primary data source for the above geological assessment.



Reserve Data

The site covers 3.5ha

Desk based assessment identifies an estimated reserve of 1.5mt of sand and gravel with an average mineral thickness of 3m at a density of 1.6t/m2 and 10% waste. Overburden is an average thickness of 1m.

Life of Operations

Approximately 3-5years at a production rate of 300,000-400,000tpa.

It is proposed that operations would commence once permitted reserves at Pode Hole Quarry have been exhausted It is anticipated that works would not commence until 2028.

Phasing

The likely method of extraction would be to excavate the material through 3 phases of extraction and transport material via conveyor over cats drain and back to the processing plant.

Role of the Market

The site is identified as an extension to Pode Hole Quarry therefore would see a continuation of aggregate within the local market within Peterborough, Cambridgeshire, Lincolnshire and East of England

It is proposed that Haynes Farm would continue to feed the local Landbank and to ensure production capabilities are maintained during the plan period.

Availability and Deliverability of Mineral

The Company is pursuing options with the landowners and geological drilling is to be undertaken during 2019/20

Agricultural land quality

The land would be classified as grade 2 or 3 agricultural (Best and Most Versatile). All soils would be retained on site to assist restoration to part agriculture and conservation.

Environmental and Cultural Designations

Historic Environment and Heritage and Cultural Designations

There are no known scheduled monuments in the proposed area. It is proposed that archaeological investigation would be undertaken as part of any planning application and mineral extraction process.

There are no listed buildings within the site or scheduled parks and gardens within 500m.

Air Quality

The proposed site is not located within an Air Quality Management Area. The sand and gravel is wet by nature therefore reducing nuisance dust. The design of the site will take into consideration dust mitigation including conveyors, progressive restoration and seeding of soil banks. In addition dust mitigation measures would include water bowser; water sprays and speed limits.

Water Quality

The current water management system would continue at Pode Hole and utilise on-site lagoons. Any surplus water from processing and dewatering of mineral extraction areas will be recharged to the local drainage system. All abstraction and discharge would be subject to approval from the IDB and Environment Agency.

Flood Risk

The site is located in flood zone 3 and abuts IDB Cats Water Drain along the eastern boundary. The site includes agricultural drainage channels which will be diverted as part of mineral extraction and reinstated where appropriate during restoration. In addition to restoration to agriculture the reclamation scheme does have the potential to support flood mitigation and water storage.

Noise and Vibration

Haynes Farm would only include minerals extraction all processing would be undertaken at the existing processing plant at Pode Hole Quarry. It is proposed for

the mineral to be transported across Cats Water Drain via conveyor to a hopper on Bar Pasture, crossing Willow Hall Lane via dumper.

The proposed operating hours would be 0600-1900 Monday to Friday and 0700-1300 Saturday with no working on Sundays or Public Bank Holidays.

Nature Conservation, Biodiversity and Geodiversity

Although there is high ecological value in the area the proposed extension is an agricultural field with low ecological interest, limiting ecological significance to field boundaries and Cats Water Drain. Surveys would be undertaken as part of any planning application and prior to any extraction.

Landscape Character and Visual Impacts

The site is not located in an Area of Natural Outstanding Beauty. The local landscape classification is No. 46 The Fens which describes the landscape as "It is a large, low-lying, flat landscape with many drainage ditches, dykes and rivers that slowly drain towards the Wash, England's largest tidal estuary"

The site is not unique for the area but does offer the opportunity to combine agriculture and wetland as part of the restoration scheme.

Transport and Access

The existing access at Pode Hole Quarry would continue to be utilised for Mineral sales. The agricultural access via the layby on the A47 into the site would be used form soil stripping machinery which would happen biannual.

Restoration

It is proposed for the site to be reclaimed to agriculture (low level or original ground levels via the importation of restoration material) and wetland. The site contains best and most versatile agricultural land which is strategic to food production in the UK.

Sensitive Receptors

Haynes Farm is rural in setting the farm house would be the most sensitive receptror to the proposed development. . Haynes Farm would be protected by mitigation measures including fencing, vegetation screening, soil bunds and dust suppression to name a few.

Employment and Economy

The Company would seek to retain the 9 direct employees at Pode Hole Quarry during operations (eight full time aggregate workers and one full time ready mix concrete plant worker). Haynes Farm would continue to contribute over £2.1 million per annum to the local economy.

Cumulative Impact

Haynes Farm is located within an area of sand and gravel resource which is currently being worked by three operators. Haynes Farm would be the final extension to Pode Hole Quarry therefore the cumulative impact currently experience would continue for an addition 3-5y.

Planning Policy

It is considered the proposed site would assist with the merging vision of sand and gravel extraction through the plan period and beyond which will support development and planned growth in the surrounding area.

Policy 2 - The site supports the steady supply of sand and gravel over the plan period and production capacity as the proposed development would be an extension to Pode Hole Quarry.

Policy 8 – The proposed site would be designed to incorporate recycling and secondary aggregates and concrete batching whilst mineral extraction was operational to preserve primary aggregate where possible and reduce haul of material between production processes.

Policy 15 and 23 – The Company is committed to sustainable forms of transport but as this promotion is only a 3-5y final extension to Pode Hole Quarry investment into alternative sustainable forms of transport is uneconomic. The Company is committed to improving their fleet emissions. The proposed extension would see a continuation of existing vehicle movements on the A47 for 3-5y.

Policy 18 – Any mineral extraction site would be designed to ensure no unacceptable adverse impacts are caused to existing occupiers of land or property.

Policy 19 and 24– Reclamation of the proposed site would be to a high design providing a beneficial afteruse taking into consideration historic and current landforms and resources (soils) whilst providing enhancements and opportunities for biodiversity, water storage and habitat creation.

Policy 20 – Any priority habitat would be protected, avoided or adequately mitigated as part of any scheme. Quarry development can work harmoniously with local habitats during and after extraction.

Policy 21 – There are no listed buildings within close proximity of the site. The area is known of significant archaeological works and any development would have the benefit of an Archaeological Written Scheme of works which may include a strip map and sample approach, should significant features be identified they would be preserved in situ.

Policy 22 – Mineral extraction does disturb water flows through abstraction and recharging of water. Water recycling is common practice at Pode Hole and would continue as part of any new development.

Please find Form and location plan attached

Form 1: Suggested Minerals Site – Haynes Farm

Contact Details:	
Name: Kirsten Hannaford-Hill.. **Phone number:** [redacted]	**Postal address:** Aggregate Industries, Bardon Road, Coalville, LE67 1TL
Please indicate your relationship to the site? If you are not the landowner please provide information to support deliverability. For example, is there an agreement / lease to use the land, etc?	☐landowner ☐agent ✓ **operator** ☐other
Site Information:	
Site name / location: Little Towers Fen, Thorney, [redacted] **OS reference:**. TF26510577	**Site address:** Haynes Farm, Thorney Road, Eye Peterborough, [redacted]
Type of mineral development proposed: Please also state type of mineral.	✓ Extraction……. ☐Processing…… ☐Other……
Is the site adjacent to an existing operational or allocated site?	☐Yes (details):..... ✓ No:
Site operational details: Please provide your best estimate for the information opposite.	● Start date:2028..... ● Operational life (y):3-5..... ● Annual production (t):300,000 – 400,000.. ● Total yield (t):1.5mt.....
Has the site previously been submitted in previous plans or as a planning application?	☐Yes (details):..... ✓ No:
Please include with your site submission the *mandatory* information listed opposite: Please tick the boxes opposite to indicate that you have attached the requested information for consideration	✓ OS map base showing site boundary in red and other land in / or likely to be under applicants control, in blue ✓ geological evidence to support the reserve ✓ highways access points ✓ location of processing plant ✓ environmental mitigation measures ✓ restoration scheme details
It would assist us in determining the deliverability of your site if you could also include the *additional* information listed opposite: Please tick which additional information you have provided	✓ proposed working hours ✓ details of lorry movements and routes ✓ details of phasing ✓ likely number of employees ✓ intended use for reject materials including stone, sand and slit ✓ estimated area of best and most versatile agricultural land before and after development

Cambridgeshire and Peterborough City Council Minerals and Waste Local Plan

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- Haynes Farm
- Conveyor Route
- Bar Pasture
- Pode Hole Quarry
- Extraction Boundary
- Extraction Boundary
- Phase 2
- Phase 1
- Phase 3
- Access