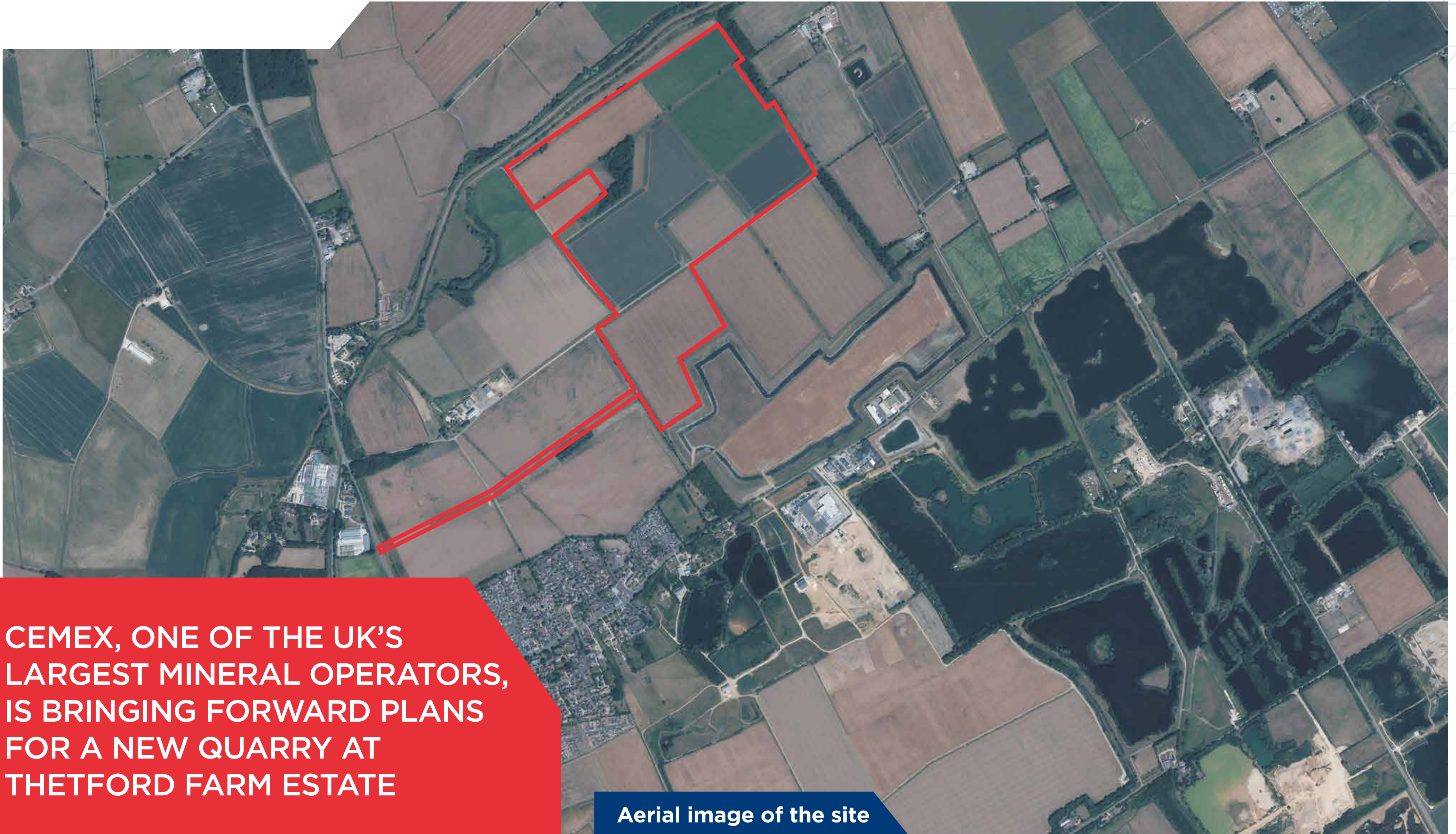


WELCOME TO OUR PUBLIC EXHIBITION

OUR PLANS TO EXTRACT SAND AND GRAVEL AT THETFORD FARM ESTATE



CEMEX, ONE OF THE UK'S LARGEST MINERAL OPERATORS, IS BRINGING FORWARD PLANS FOR A NEW QUARRY AT THETFORD FARM ESTATE

Aerial image of the site

Lincolnshire County Council has identified that in addition to permitted reserves, around 20 million tonnes of sand and gravel needs to be extracted in the County before 2040. A new sand and gravel quarry at Thetford Farm Estate would help to meet this increased demand for material.

If approved, approximately 250,000-300,000 tonnes of sand and gravel will be extracted from the new quarry each year, for 8-10 years. The quarry will be progressively restored, following behind quarrying operations. Once completed, the site will be returned to agriculture and a rich bio-diverse natural habitat, which will include a new lake, featuring a promontory, new nature conservation areas and improved access to public rights of way which will be incorporated with a new permissive path.

CEMEX is committed to keeping local residents updated about the Thetford Farm Estate proposals. Please use this exhibition to ask the project team any questions you have and provide your feedback on our proposals.



Providing up to 2.4 million tonnes of sand and gravel to meet local sand and aggregate demand



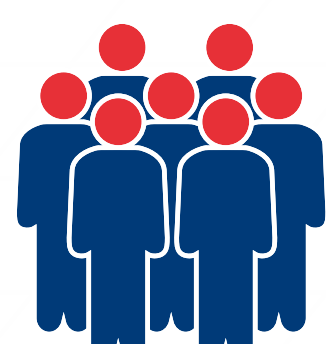
Comprehensive restoration of the land into a rich, biodiverse natural habitat, accessible to the local community



Supporting the local economy, through new jobs at the site and provision of construction materials to local projects



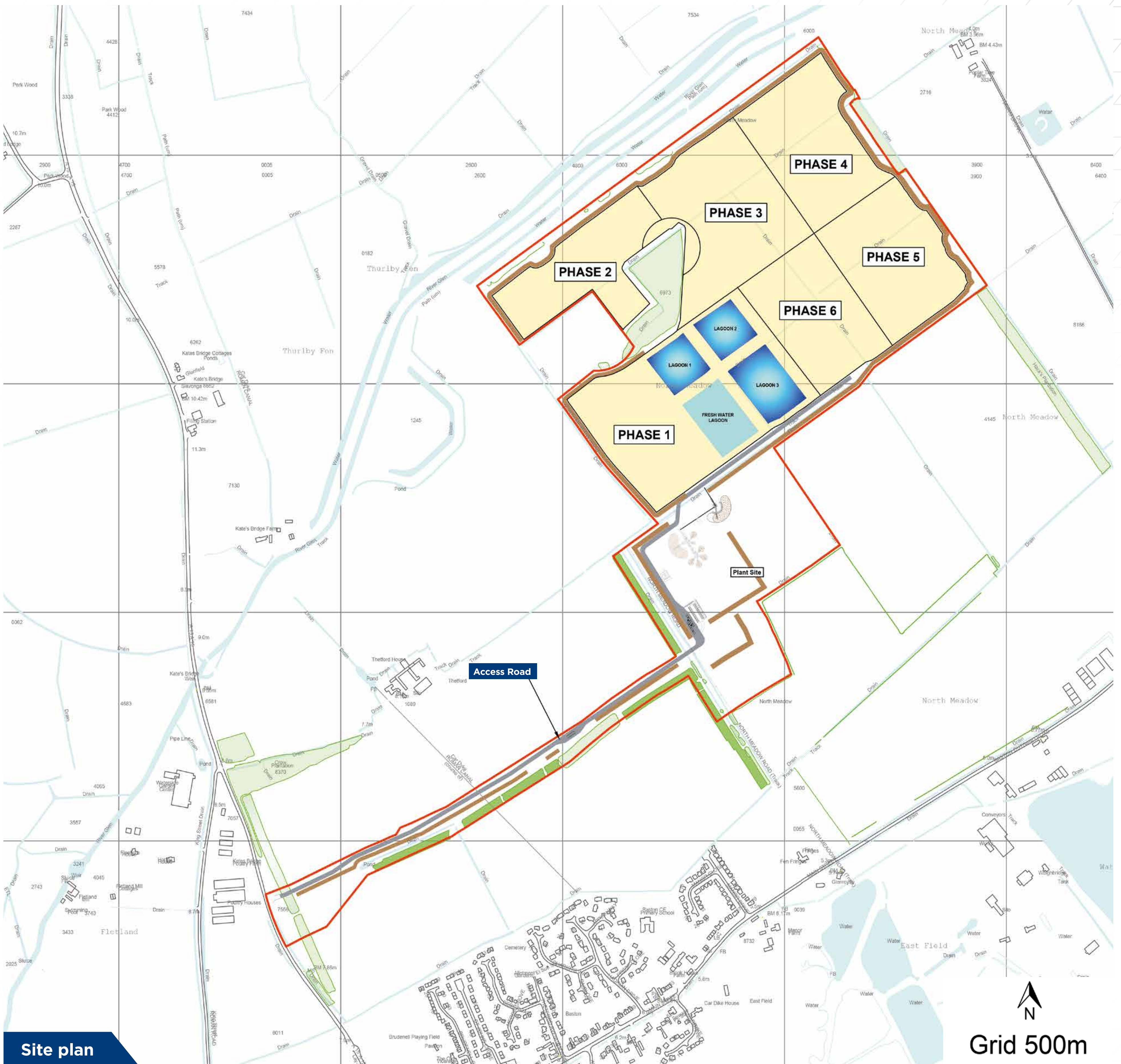
Investing in the UK through the payment of approximately £600,000 of aggregate levy to HM Treasury each year



Preservation of skilled local jobs with staff transferring from West Deeping Quarry once it has closed if possible, or new jobs created

PROPOSED PLANS FOR THE QUARRY

OUR PLANS TO EXTRACT SAND AND GRAVEL AT THETFORD FARM ESTATE



Site plan

Grid 500m

Our new quarry would be on a parcel of land within the Thetford Farm Estate. Whilst the site is not currently allocated within the Lincolnshire Minerals Local Plan, it will provide sand and gravel to address the predicted shortfall in local minerals that will exist in the county.

This site will follow on from our West Deeping quarry, which is soon to be exhausted of sand and gravel and is undergoing restoration. If approved, the new quarry will safeguard jobs from West Deeping quarry (depending on the timescales) or would create new jobs.

The plant equipment would be located over 600m from the nearest households in Baston on Manor Drive. The closest extraction area would be over 700m away from the village.



OUR TIMELINE

OUR PLANS TO EXTRACT SAND AND GRAVEL AT THETFORD FARM ESTATE



MARCH 2023: PUBLIC CONSULTATION ON THE PROPOSALS

**SUMMER
2023**

Submission of our plans



**SUMMER
2024**

Decision on the plans from
Lincolnshire County Council



2026

Work at Thetford Quarry begins



2036

Latest date that quarrying
will complete



2038

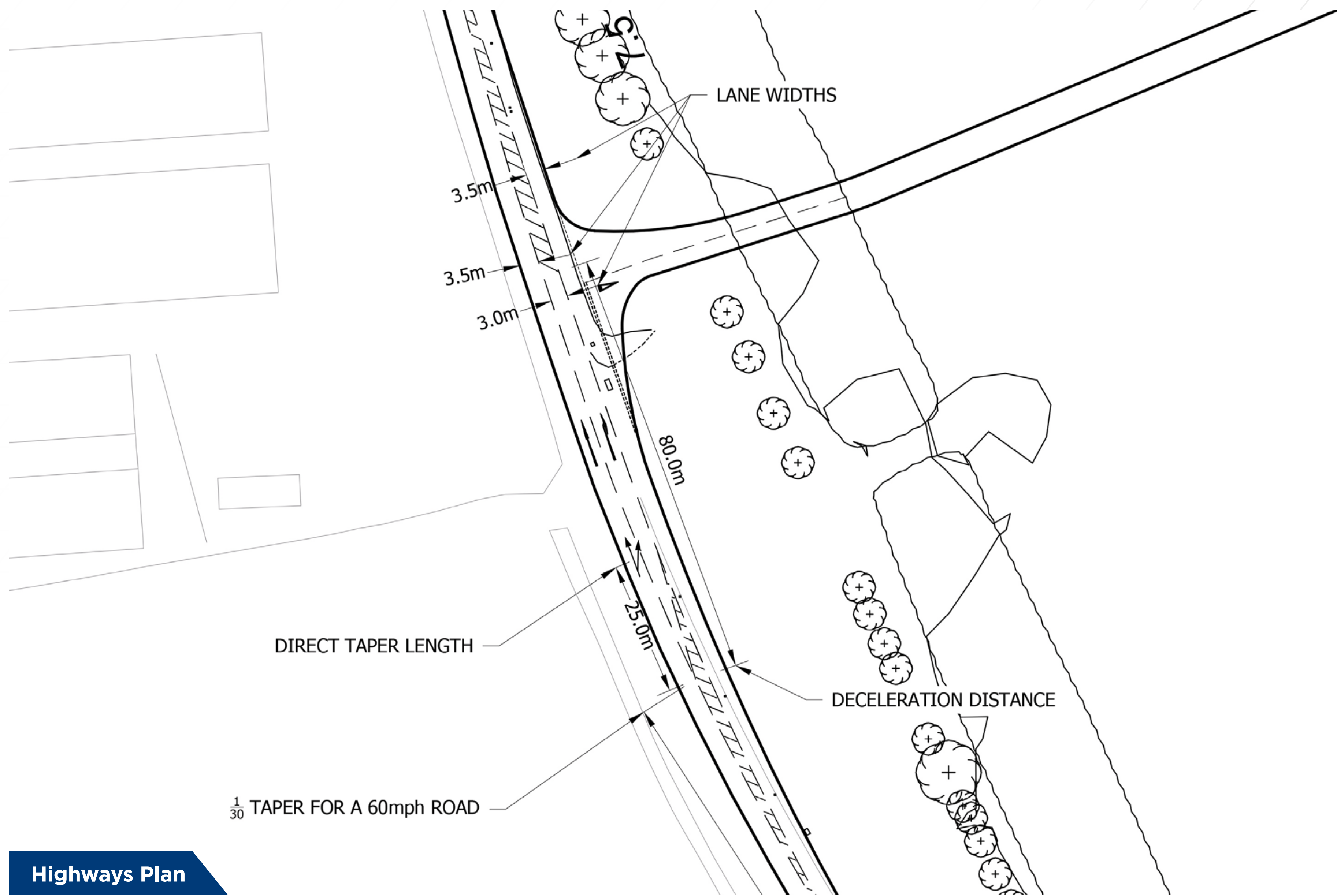
Restoration works completed



Example restoration scheme at former CEMEX quarry

HIGHWAYS & ACCESS

OUR PLANS TO EXTRACT SAND AND GRAVEL AT THETFORD FARM ESTATE



Highways Plan

We recognise that local people will be concerned about potential HGV movements associated with quarrying. The extraction at Thetford Quarry will be at a lower rate than our existing West Deeping site and, as such, the overall number of CEMEX vehicles on the local road network will be fewer. Vehicles will use a new access road into Thetford Farm Estate from the A15.

The new entrance already has planning consent and will provide a safer vehicle entrance into Thetford Farm Estate than the existing A15 / King Street / North Meadow Road junction.

Our application will also be accompanied by a comprehensive highways impact assessment to ensure that our proposals are compliant with highway safety requirements.

HIGHWAYS SCHEME



The quarry will use the new entrance to be constructed as part of the wedding and conference venue. A new internal access will connect the entrance to the quarry and plant site area.



We estimate that there would be around 45-55 vehicles per day associated with the extraction, and up to 24 associated with bringing in restoration material



HGVs will not use Main Street or Greatford Road to access the quarry



A SYMPATHETIC RESTORATION PLAN

OUR PLANS TO EXTRACT SAND AND GRAVEL AT THETFORD FARM ESTATE



CEMEX works closely with the RSPB to devise restoration plans for our quarries. The quarry will be progressively restored, following behind quarrying operations. Once completed, the site will be returned to agriculture and a rich bio-diverse natural habitat, which will include a new lake, featuring a promontory, new nature conservation areas and improved public rights of way which will be incorporated with a new permissive path.

At Thetford Farm Estate, restoration will include:



New areas for nature conservation and enhanced natural habitats



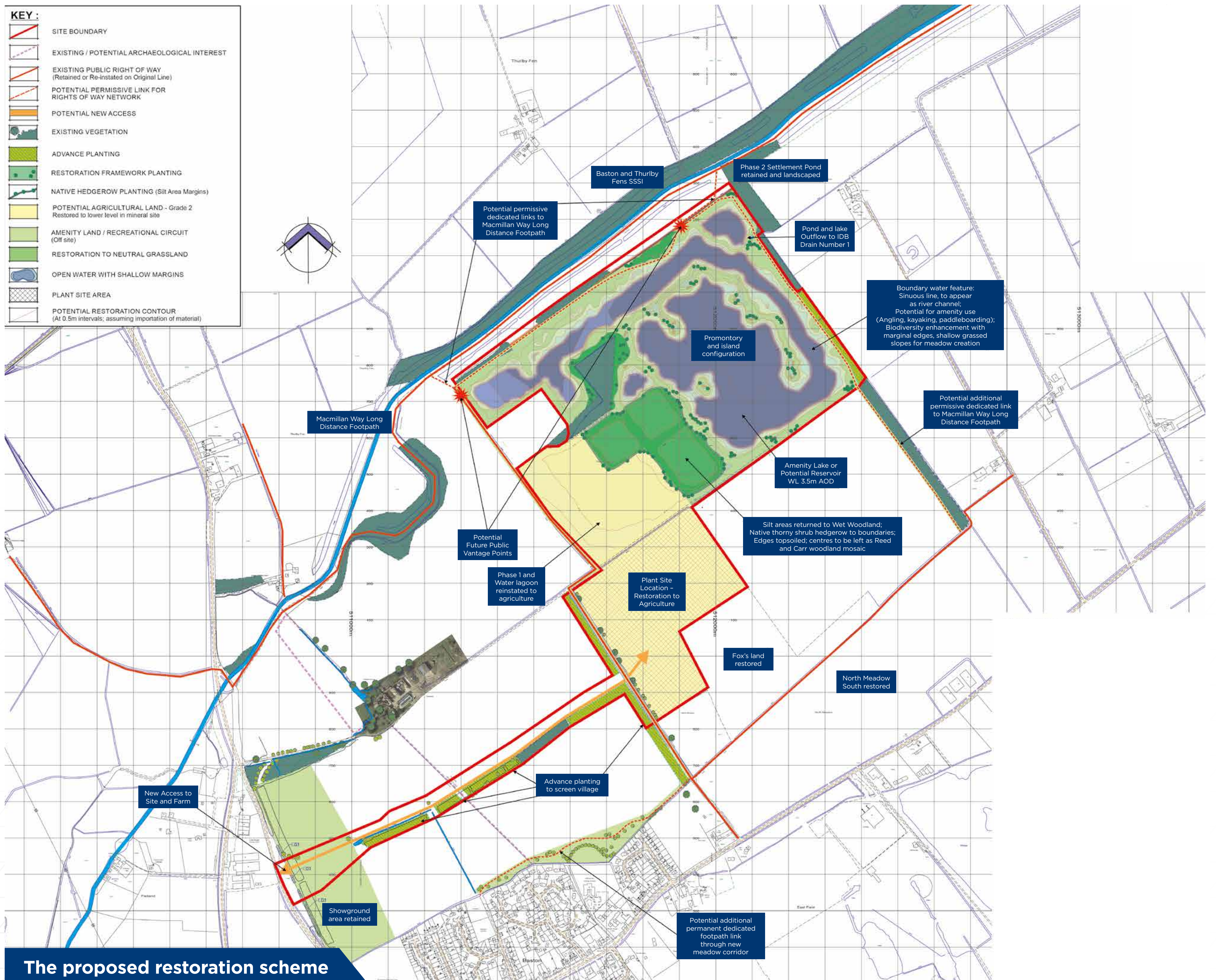
Reinstatement of land for agriculture



New permissive public rights of way connecting into existing local footpaths



Enhanced planting and biodiversity net gain as part of the restoration designed in partnership with the RSPB



PROTECTING THE ENVIRONMENT AND LOCAL AMENITY

OUR PLANS TO EXTRACT SAND AND GRAVEL AT THETFORD FARM ESTATE



CEMEX is very experienced at operating sites close to local communities, ensuring there are no adverse impacts on neighbours.

The existing processing plant at West Deeping is approximately **330m** from the nearest residential property, with the nearest consented extraction area just over **50m** away from our nearest neighbours.

In comparison, the nearest residential properties in Baston (along Manor Drive) would be approximately **600m** from the processing plant and approximately **700m** away from the closest extraction area. No extraction is proposed on the fields directly behind the houses in Baston.

Amenity and Environmental Issues

The Environmental Impact Assessment submitted with the planning application will consider impacts upon ecology and biodiversity, landscape, noise, air quality, transport and highways, archaeology, heritage, hydrogeology and flooding, climate change and other matters to ensure that the proposal causes no significant adverse impacts to the environment or amenity.

Independent noise and air quality consultants have been employed by CEMEX to ensure that there would be no exceedance of noise or air quality objectives at any residential properties close to the site, and a good standard of amenity would remain.

Soil bunds would also be installed around the edges of the site to give additional protection from noise, dust and for visual screening purposes. Advance tree planting has already taken place along the south of the proposed haul road, and to the west of North Meadow Road close to the proposed plant site location, to help screen the operations from Baston.



ABOUT CEMEX

OUR PLANS TO EXTRACT SAND AND GRAVEL AT THETFORD FARM ESTATE



ABOUT CEMEX

CEMEX is a global manufacturer of building materials, with several thousand people currently employed nationwide across the country. We are a leading provider of aggregates, cement, ready-mixed concrete and rail sleepers in the UK.

CEMEX UK plays a key role in enhancing the built environment by quarrying materials which serve our key needs for new homes, improved transport links, new schools and hospitals.

Our main priorities are health and safety, which we take extremely seriously, and reducing the carbon emissions of our business, with an aim of delivering net-zero concrete by 2050.

We have a partnership with the RSPB which is involved in increasing biodiversity at all our sites and review our restoration plans with the aim of increasing biodiversity.



CEMEX in the community

CEMEX acknowledges its important role in advancing development in communities to improve the quality of life and well-being of all our stakeholders. We look to work with communities throughout the lifetime of our operational sites.

Once the site is operational, it is expected that a Community Liaison Group, will be established to ensure continuous dialogue between the business and the community.

Where possible we look to support local community organisations and initiatives as part of our social impact strategy. Examples include; partnerships with charities including Cambridge Science Centre and PAN Intercultural Arts, which provides support for asylum seekers; supporting community groups such as Coventry Food Bank; and working with local schools to educate children on rail and road safety and the circular economy.

FREQUENTLY ASKED QUESTIONS

OUR PLANS TO EXTRACT SAND AND GRAVEL AT THETFORD FARM ESTATE



Why do you want to create a new quarry here?



Quarrying is an important part of the Lincolnshire economy as construction materials are needed everywhere to build homes, schools and roads, and can only be extracted where they are found naturally in the ground. Baston is surrounded by sand and gravel deposits, hence the long history of quarrying in this area. The site will replace CEMEX's existing site at West Deeping to continue to meet the demand the local market with sand and gravel.

Will the quarry area be publicly accessible?



The land will not be publicly accessible whilst it is being quarried. Existing footpaths will remain open during working, with a small crossing over North Meadow Road. The restoration plan includes improvements to the existing to public rights of way to connect up with existing footpaths.

Who will decide whether your plans can go ahead?



Our planning application will be decided by Lincolnshire County Council, which is the Minerals Planning Authority. In addition to making representation directly to CEMEX at this exhibition and via our other consultation channels, you will also be able to make comments directly to the council once the application is submitted.

During what hours will the quarry be operational?



The operating hours of the quarry will be the same as those currently used at West Deeping Quarry. Operations will take place between 7am - 5pm, Monday - Friday and 7am - 12pm on Saturdays. There will be no operations on Sundays and Bank Holidays. These will be controlled through conditions imposed by Lincolnshire County Council.

When will quarrying take place in the extension area?



CEMEX is aiming to complete quarrying at the site over a period of 8-10 years, with 250,000-300,000 tonnes of mineral extracted annually. If permission is granted, quarrying operations will begin in 2026 with the site fully restored by 2038 at the latest.

How do I have my say?



Please direct any questions towards members of the project team present today. You can also fill in a feedback form with your comments or get in touch via the phone number and email address detailed below.

THANK YOU FOR ATTENDING OUR CONSULTATION

CEMEX are committed to listening to the local community. Should you have any further questions or concerns about the proposals you can speak to a member of our project team during office hours between Monday-Friday.

If you would like to discuss the proposals in future you can phone or email the project team by:

Leaving a message via **0800 298 7040**, with a member of our Community Engagement team will calling you back to discuss the proposals

Or writing to us via email at **CEMEXUK@becg.com** where our Community Engagement Team will be happy to record your comments or answer any questions.

RESTORATION SCHEME

OUR PLANS TO EXTRACT SAND AND GRAVEL AT THETFORD FARM ESTATE



KEY :

	SITE BOUNDARY
	EXISTING / POTENTIAL ARCHAEOLOGICAL INTEREST
	EXISTING PUBLIC RIGHT OF WAY (Retained or Re-instated on Original Line)
	POTENTIAL PERMISSIVE LINK FOR RIGHTS OF WAY NETWORK
	POTENTIAL NEW ACCESS
	EXISTING VEGETATION
	ADVANCE PLANTING
	RESTORATION FRAMEWORK PLANTING
	NATIVE HEDGEROW PLANTING (Silt Area Margins)
	POTENTIAL AGRICULTURAL LAND - Grade 2 Restored to lower level in mineral site
	AMENITY LAND / RECREATIONAL CIRCUIT (Off site)
	RESTORATION TO NEUTRAL GRASSLAND
	OPEN WATER WITH SHALLOW MARGINS
	PLANT SITE AREA
	POTENTIAL RESTORATION CONTOUR (At 0.5m intervals; assuming importation of material)



The proposed restoration scheme