



# Thetford Farm Estate Quarry Planning Application Update



## Thank you for your feedback THETFORD FARM ESTATE

Thank you to the residents of Baston who engaged with our pre-application consultation for the development of a sand and gravel quarry at Thetford Farm Estate.

While many respondents to our consultation and attendees at our drop-in exhibition recognised the demand in the construction industry for sand and gravel resources, and Lincolnshire's historic role in providing these, there were a number of common questions which arose.

The purpose of this newsletter is to provide an update on the status of our proposals and also respond in writing to the most common questions raised with us.

 **186**  
website visitors

 **10**  
e-mails received

 **225**  
exhibition attendees

 **33**  
feedback forms completed



# Our Proposals

On 22nd March 2023 Cemex held a public exhibition at Baston Village Hall presenting our proposals for a new quarry at Thetford Farm Estate.

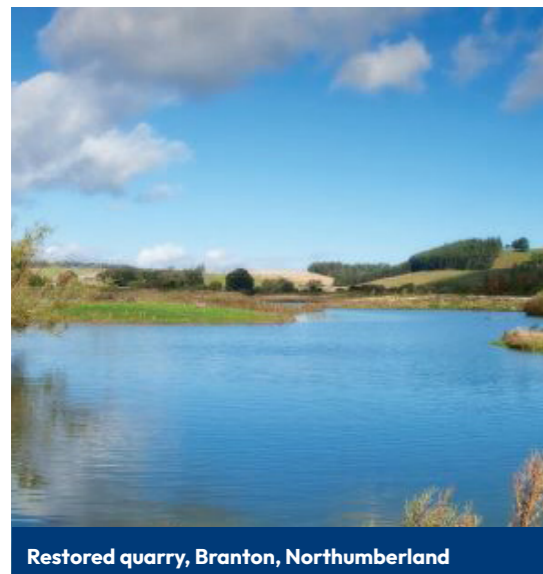
Following the exhibition, and other public engagement and consultation activities, we have now finalised our planning application and will shortly submit to Lincolnshire County Council for determination.

We believe that our scheme will deliver the following economic, social and environmental benefits for Baston and the surrounding areas:

- Enhanced biodiversity arising from the restoration scheme
- Dedicated Rights of Way from the beginning of operations, connecting Public Footpath Bast/5/1 to the Macmillan Way
- Additional flood storage capacity both during quarrying and upon restoration
- Provision of high-quality building products from a local source
- Retention of skilled quarrying jobs in the area and protection of others in the supply chain

Responses to the most common issues raised during the consultation are summarised on the back page of this document.

If further clarity is required our communication channels remain live and the project team are available to respond to questions. Please do get in touch if you have any.



Restored quarry, Branton, Northumberland





# Our actions in response to your feedback

## Highways & access

We will use the entrance off the A15 that has been approved as part of the Thetford Farm Estate's proposals for a Wedding Barn. It is proposed that minor modifications will be required to this access to enable it to be used for quarry traffic. This includes adding a new right-hand turn on the A15 to prevent traffic build-up. In response to residents' safety concerns about the access, a road safety audit has been undertaken which concluded that the proposed access satisfies highways safety requirements but recommended that the carriageway could benefit from being slightly wider. The plans that will be submitted to the Council have been updated to reflect this change.

Reducing the current speed limit along the A15 was identified as desirable by local residents. Cemex took this forward on residents' behalf and provided the necessary data to Lincolnshire Highways Authority. Unfortunately, the highways authority concluded the criteria to support a speed limit reduction are not met in this location. Cemex would support a speed limit reduction in this location if this is an issue that can be looked at again by the highways authority.

## Rights of way

Cemex have agreed with Thetford Farm Estate that the Rights of Way can be dedicated, rather than permissive paths, which was suggested at the exhibition. This ensures that they will remain Rights of Way in perpetuity. The footpaths linking to the Macmillan Way Long Distance Footpath will be in place at the start of the development rather than the end, so that this benefit can be realised sooner.

## Flood mitigation

The site is currently protected by a flood embankment, however the excavation will increase flood storage capacity in the area during the quarrying operations. The creation of a new lake as part of restoration will mean that the land has greater flood storage capacity once restored than it does at present. This will help to protect nearby settlements.

## Noise

Cemex understands the concerns of some residents regarding the potential for noise from the proposed quarry.

Cemex have ensured that the noise assessment undertaken discusses specifically the impact upon the school. This sets out an acceptable noise level which can then be monitored through planning conditions to ensure this is not exceeded.

The site has been designed with bunds of 4m high around the plant to ensure no harm in respect of the nearest properties and the school.

## Air pollution & dust

Cemex has undertaken an Air Quality Assessment as part of the planning application which demonstrates that there will be no adverse impacts on local air quality as a result of our proposed quarrying operations.

Following the public exhibition and in response to concerns raised about the potential impact on air quality at Baston C of E Primary School, Cemex met with the Headteacher to discuss the issue. It was agreed that air quality monitors could be installed close to the rear boundary of the school playing fields where it adjoins the farm.

Cemex has also provided further air quality information to the Headteacher in the form of a technical note. This was tailored to the school's concerns and in particular set out the dust management and monitoring that would take place.

## Keeping you informed

Cemex is committed to keeping the public informed as our plans progress. We will continue to update the website with relevant information throughout the planning process. If you have any questions that have not been responded to then you can contact a member of the project team using the email address or telephone number below.

Once our application has been submitted to Lincolnshire County Council it will be validated and uploaded to the County Council website. There will then be a statutory public consultation where interested parties can make their representations directly to the Council.