

Our Ref: 03/001/DM/018/029

Your Ref:

Joint Minerals and Waste Planning Team
Peterborough City Council
Town Hall
Bridge Street
Peterborough
PE1 1HF



25 June 2018

Dear Sir

Cambridgeshire and Peterborough Preliminary Draft Local Plan Consultation - May 2018
Site: Rectory Farm, Cambridge Road, Hauxton, Nr Cambridge

We are required to make representations to you in order to provide to you information which will allow you to take these lands forward as a Suggested Minerals Site and a Suggested Waste Management Site in accordance with your May 2018 consultation process.

Given that it is difficult to provide the requisite information using your chosen Forms 1 and 2 we have replicated the information requirements here, as set out by the Forms. We also make specific comments as to the deliverability of the Block Fen/Langwood Fen Master Plan Adopted July 2011 in the final section of this submission as required by Form A.

FORM 1: SUGGESTED MINERALS SITE (MAY 2018)

Contact Details:

Name: PDE Consulting Ltd

Postal Address: As above

Phone Number: As above

Email address: [REDACTED]

Please indicate your relationship to the site: Agent

Site Information:

Site Name/Location: Rectory Farm

Site Address: Cambridge Road, Hauxton, Nr Cambridge

OS Reference: TL 422 522

Type of Mineral Development Proposed: Sand and gravel extraction with processing.

Is the site adjacent to an existing operational or allocated site: No



Site Operational Details:
Start Date – approx 2022
Operational Life: 9 years
Annual Production: 200,000t
Total Yield: 1.75Mt

Has the site previously been submitted in previous plans or as a planning application? No.

Please include with your site submission the mandatory information listed:

OS Map: Please see the following drawings:
Location Plan
Proposals Plan
Agricultural Land Classification Plan
Proposed Restoration Classification Plan

Geological Evidence:

The published regional geological guide for this area (British Regional Geology of East Anglia and Adjoining Areas, 1961) confirms that the oldest strata mapped in this area are the Kimmeridge Clay of Cretaceous age.

These are overlain by the younger formations dipping towards the east, comprising the Lower Greensand, Gault Formation and the Chalk Group which crops out in the Cambridge area. The bedrock of the Rectory Farm site is mapped as Gault Clay, described as stiff, blue-grey clay or mudstone. The Marly Chalk is mapped in the eastern part of the site.

The published geology (including maps, memoirs and BGS open-source mapping) confirms that sand and gravel may be present around the Hauxton area, comprising 1st and 2nd Terrace Deposits of the River Cam/Rhee.

The formation comprises mainly poorly consolidated fine to medium grained quartz sands with flint gravels. The terrace deposits appear to be about 2.5m to 6m in thickness, with a number of published boreholes near the site indicating that there is about 0.6m overburden overlying about 2.0m of sand and gravel.

The published information shows that there are no Drift deposits in the eastern part of the site, where the Chalk crops out at surface.

A site area of 64.7ha has been included as part of this submission, with sand and gravel mapped across the central and western parts of the site. Within the site it is estimated that there may be a potential extraction area of about 51.5 hectares.

Within this potential extraction area (51.5ha), there may be a potential sand and gravel deposit of about 1.0Mm³, assuming an average mineral thickness of 2.0m. Assuming a mineral density of 1.7t/m³ for the river terrace deposits, it is estimated that there may be some 1.75Mt of sand and gravel present on the Rectory Farm site.

This tonnage quoted is considered an Indicated Resource under PERC Standard 2018 for mineral reserve and resource reporting and this submission will be further supported with direct drilling evidence from an exploration programme scheduled for the autumn 2018.

Highways Access Points: The site may be accessed off Cambridge Road with a purpose built access.

Location of Processing Plant: Please see drawings.



Environmental Mitigation Measures: It would be usual to use soils storage mounds to screen prospective mineral workings, together with progressive working and restoration. Given the location of the site, few residential receptors exist but effective mitigation may be provided.

Restoration Scheme Details: Land to be progressively restored to levels akin to natural ground levels via the final disposal of inert waste residues.

Additional Information:

Proposed Working Hours: 06.30 – 18.00 Monday to Friday, 06.30 to 13.00 Saturdays

Details of lorry movements and routes: Approx 40 in, 40 out per day using the highway access points described above.

Details of Phasing: See attached drawings.

Likely number of employees: 8

Intended use of reject materials: All to be used in restoration.

Estimated BMV land before and after: 56 hectares now, 56 hectares upon restoration.

FORM 2: SUGGESTED WASTE MANAGEMENT SITE (MAY 2018)

Contact Details:

Name: PDE Consulting Ltd

Postal Address: As above

Phone Number: As above

Email address: As above

Please indicate your relationship to the site: Agent

Site Information:

Site Name/Location: Rectory Farm

Site Address: Cambridge Road, Hauxton, Nr Cambridge

OS Reference: TL 422 522

Type of Waste Development Proposed: Inert waste recycling and final disposal.

Is the site adjacent to an existing operational or allocated site: No

Site Operational Details:

Start Date – approx 2024

Operational Life: 10 years

Throughput: 250-300,000t – 100,000tpa to be sold as recycled aggregate, the balance to be final disposal.

Input from Plan area: 90%

Has the site previously been submitted in previous plans or as a planning application? No

Please include with your site submission the mandatory information listed:

OS Map: Please see the following drawings:

Location Plan

Proposals Plan

Agricultural Land Classification Plan

Proposed Restoration Classification Plan

Location of Processing Plant: Please see drawings.



Highways Access Points: The site may be accessed off Cambridge Road with a purpose built access.

Environmental Mitigation Measures: It would be usual to use soils storage mounds to screen prospective recycling and disposal operations, together with progressive working and restoration. Given the location of the site, few residential receptors exist but appropriate mitigation can be incorporated into any working and restoration schemes.

Restoration Scheme Details: Land to be progressively restored to levels akin to natural ground levels via the final disposal of inert waste residues.

Additional Information:

Proposed Working Hours: 06.30 – 18.00 Monday to Friday, 06.30 to 13.00 Saturdays

Details of lorry movements and routes: Approx 50 in, 50 out per day using the highway access points described above. If waste management operations were occurring simultaneously with mineral extraction there will be a degree of backhauling so the site may only generate around 70 movements in and 70 movements out per day in this scenario.

Details of Phasing: Please see drawings

Likely number of employees: 8

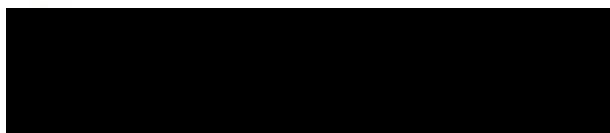
Estimated BMV land before and after: 56 hectares now, 56 hectares upon restoration.

FORM A

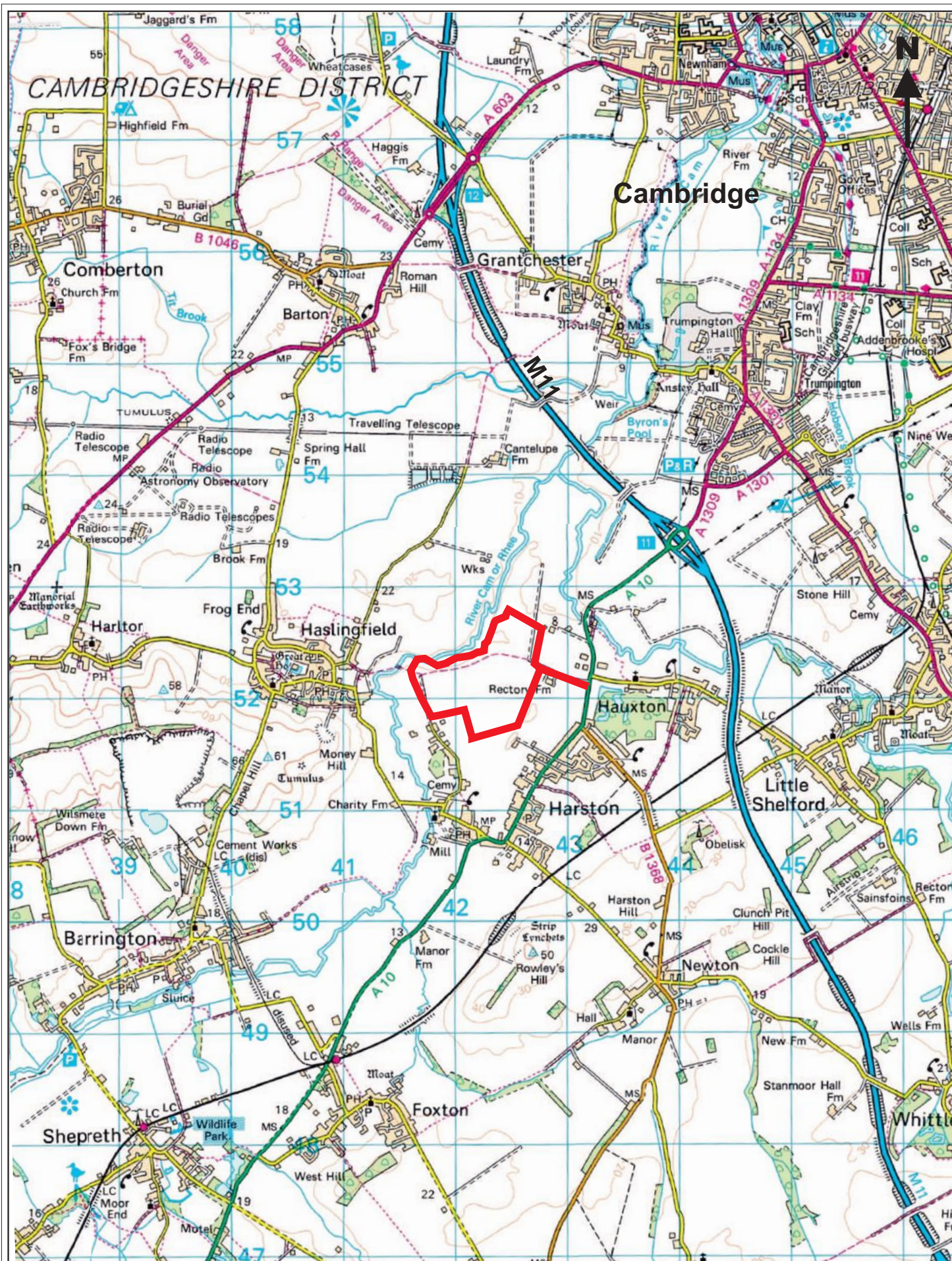
Part 6 of the MWLP Preliminary Draft makes reference in paragraphs 6.3 to 6.6 to the deliverability of the Block Fen/Langwood Fen allocations. Given that we are of the opinion that slow progress in that location is not entirely due to the economic downturn but is in part associated with access difficulties then it may be more appropriate to seek to meet the aggregate demands from places other than Block Fen in accordance with a more spatial approach to planning.

I trust the above is satisfactory and please keep me abreast of the process and do get in touch should you require anything further from us at this stage.

Yours sincerely



David Marsh BEng (Hons) FRICS CEnv MIQ
DIRECTOR
RICS REGISTERED VALUER



Site

**Rectory Farm,
Hauxton**

Title

Site Location

Project

Cams MLP 2018

Key

— Area of
Investigation

Based upon the 2018 Ordnance Survey 1:25,000
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