REDLAND AGGREGATES LIMITED
PLANNING APPLICATION
PROPOSED SAND AND GRAVEL EXTRACTION
HOLTON HALL
HOLTON ST. MARY
DOCUMENT 1
THE DEVELOPMENT

DECEMBER 1991
1. Introduction
2. The Company's Objectives
3. Demand for Aggregates
4. Mineral Reserve within the Site
5. Proposed Operations
6. The Planning Background
7. Planning Application documents
1. INTRODUCTION

1.1 This is an application by Redland Aggregates Limited for the extraction and processing of sand and gravel, erection of ready mixed concrete plant and importation of Category 'A' waste and progressive restoration to agricultural use on land at Holton Hall Farm, Holton St Mary, Suffolk.

The site is situated partly within the parishes of Holton St Mary and Stratford St Mary approximately 13.5 kilometres (8.4 miles) south-west of Ipswich and 13 kilometres (8.1 miles) north-east of Colchester and is shown on Location Plan No. H.18/1.

1.2 After consultation with the Minerals Planning Authority (MPA), and consideration of Circular 15/88 and Statutory Instrument S.I. 1988:1199 it is proposed to submit this application as a Schedule 2 Application on the basis that the application site exceeds 50 hectares (55.4ha), is situated in a rural area, and comprises operations within the Category of Schedule 2 (c) S.I. 1988:1199 Town and Country Planning (Assessment of Environmental Effects) Regulations 1988.

1.3 This Statement describes the proposed development and should be read in conjunction with the accompanying Environmental Statement (Document 2) and Non-Technical Summary, Plans and Appendices (Document 3).

1.4 In addition to the in-house staff of Redland Aggregates Limited, the following consultants contributed to this Application and Environmental Statement.

LANDSCAPE PLANNING ASSOCIATES
TEMPUS REPARATUM
ACOUSTIC ENERGY AND NOISE CONTROL
BRYAN SAGE
2. THE COMPANY'S OBJECTIVES

2.1 Redland Aggregates Limited, the applicant, is a wholly owned subsidiary of Redland plc. The Group produces construction materials in over 30 countries. The main product groups are roof tiles, construction aggregates and clay bricks. Some 25,000 people are employed at nearly 700 places of work worldwide. Redland Aggregates Limited is the fourth largest producer of aggregates in the United Kingdom.

2.2 The Company's intentions are to excavate approximately 3,500,000 tonnes of sand and gravel from the site at Holton Hall Farm, Holton St Mary, Suffolk; to carry out excavations with the minimum of impact on the surrounding area; and to import inert fill materials in to the site to enable the area to be restored predominantly to agricultural use at lower levels.

2.3 It is proposed to open the quarry for general sales only after the opening of the new proposed grade segregated junction on the A12 which is planned to be constructed by the Department of Transport in 1994. Preliminary work such as tree planting could, however, take place beforehand.
3. **DEMAND FOR AGGREGATES**

3.1 Society has chosen to develop its social structure on the basis of built development which is demanding increased tonnages of construction materials. Quarrying companies do not make the demand for aggregates, society makes that demand - the Industry responds to that demand. Demand for aggregates in 1960 was 100,000,000 tonnes per annum, in 1989 that demand had risen to 270,000,000 tonnes. The revised Government forecast recently released indicates that the long-term trend in demand for primary aggregates in England and Wales by 2011 will be in the range of 421,000,000 to 490,000,000 tonnes per annum.

3.2 In the County of Suffolk, total sand and gravel sales in 1990 were some 2.3 million tonnes and will give an estimated life of permitted reserves, excluding marine dredged aggregate contribution, of 7.3 years. In the Ipswich production area where Holton Hall is situated, the total sales for 1990 were 830,000 tonnes and this gives an estimated life of permitted reserves, excluding marine dredged aggregate contribution of 5.2 years.

3.3 National guidelines to Mineral Planning Authorities, which has been adopted by Suffolk Planning Council, in Structure Plan Policy NP.1, states:

"A sufficient stock of permitted reserves (a landbank) should be maintained for all aggregate minerals. The aim should be to provide for release of land, to maintain a stock of permissions, for an appropriate local area sufficient for at least 10 years extraction unless exceptional circumstances prevail. A longer period may be appropriate for rock".
3.4 Whilst the recession has clearly affected the construction industry and 1990 was the second consecutive year of reduced sales volumes in Suffolk, the County landbank of approved reserves is still below the minimum 10 years advised in Government guidelines and sought in the County Structure Plan Policy. Clearly, if the Government revised forecast is not accurate and the call on reserves is increased, and proven to be realistic, then current County Council estimates of reserves will be further reduced.
4. MINERAL RESERVE WITHIN THE SITE

4.1 The sand and gravel deposit within the application area of 55.4 hectares has been proved by 38 shell and auger boreholes drilled through the succession to a maximum depth of 18m. The location of the boreholes are shown on Plan H18/3 and a summary of the details are included as Appendix .

4.2 Analysis of the borehole results indicates that, after allowing for margins, an area of 51.3 hectares remains for working. The deposit consists primarily of a sand and gravel seam over a sand seam with occasional clay and silt lenses. To the south west the sequence is duplicated. The economically significant deposit consists mainly of the upper seams of sand and gravel but the underlying sand seam will be worked where it covers an economically viable deeper deposit of sand and gravel, as indicated on the south west part of the site.

4.3 The thickness of the deposit, overburden and soils is variable. The average thickness of the sand and gravel is 7.05m beneath an average 1.99m thickness of overburden and soil. The deposit to be worked is thickest through the centre (north/south) of the site where it is up to 14.4m thick.

4.4 The bedrock beneath the deposit is known from published information to be London clay, and has been confirmed by several boreholes drilled through the sand and gravel and sand seams.

4.5 After making allowance for margins and a 45 deg batter to the boundary face, it is estimated that the sand and gravel seams within the site contain some 3,500,000 m$^3$ (5,800,000 tonnes) of mineral with an average stone con-
tent of approximately 30%. Assuming a demand ratio of 50% sand and 50% stone, it is anticipated that the site contains some 3,500,000 tonnes of saleable material. Surplus sands will be marketed where possible but otherwise used in the restoration of the site. Based on an average sales of 200,000 tonnes per annum, the life of the reserve represents some 17½ years working.
5.7 Most of the site will be screened by tree and shrub planting which would be established at least 3 years prior to any operations on site.
5. **PROPOSED OPERATIONS**

5.1 The proposed operations include:
(a) extraction of sand and gravel from the site
(b) filling and restoring the site to agricultural land
The Operations will be in 17 phases, each phase being restored as extraction ceases.

5.2 A plant site will be established, within which all the processing, servicing and administrative activity will be located. The plant site will contain gravel processing plant, workshops, weighbridge, canteen, offices, readymix concrete plant, sand and gravel stockpiles, and groundwater settlement lagoons.

5.3 Soil and other overburden will be stripped separately from each phase of the site, and from the plant site, prior to working. All stripped materials will be retained on site, and used for temporary screening where appropriate, before being re-used to restore the land after extraction of each phase.

5.4 The extracted areas will be filled with overburden stripped from the site surplus sand separated out from extracted gravel, and imported Grade A inert material brought in by road. They will then be re-soiled and cultivated.

5.5 Road access for outgoing aggregates and concrete, and incoming fill material, will be from the A12 Trunk Road via the B1068 Highham Road. A new hard surface access road will be constructed from the B1068 to the Plant Site, which will be below existing ground level.

5.6 Operations will not commence until the new A12/B1068 grade separated junction is constructed in 1994.
6. **THE PLANNING BACKGROUND**

6.1 The application site is adjacent to but outside the Dedham Vale Area of Outstanding Natural Beauty and is not within any Special Landscape Area.

6.2 No Conservation Areas are affected by the proposal, nor are any Preserved Trees, Protected Woodlands, Sites of Special Scientific Interest (SSSI's) and/or National or Local Nature Reserves.

As has been stated in 2.3 above, quarry traffic would use the new A12 junction.

6.3 Suffolk County Council, the Mineral Planning Authority, recognises the need for and importance of the mineral reserves of sand and gravel in the County and to this end, the Structure Plan Alteration No. 1 Explanatory Memorandum embodies policies MP1 to MP13 inclusive. The explanatory paragraphs 11.1 to 11.1.31 inclusive of that document expand these policies.

6.4 Redland Aggregates Limited believe in putting forward this application, that it is consistent with the policies contained in the Structure Plan and endorsed in the Babergh District Plan (Babergh District Council 1988). They are also confident that it will make an important contribution to meeting defined local needs and the 10 year landbank which Suffolk C.C seeks to maintain
Appendix C: Landscape Visual Assessment