NON-TECHNICAL SUMMARY

SUBMISSION FOR REVIEW OF MINERAL PLANNING PERMISSION DA/97/1140C

LAND AT BOUGHTON-PITSFORD-MOULTON, NORTHAMPTONSHIRE

PETER BENNIE LIMITED AND TATA STEEL UK LIMITED
1 INTRODUCTION

1.1 Background

1.1.1 This Non-Technical Summary of the Environmental Statement (NTS) has been prepared under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. It accompanies the submission for the Review of a Mineral Planning Permission DA/97/1140C (ROMP) to Northamptonshire County Council by GP Planning Ltd on behalf of Peter Bennie Ltd and Tata Steel UK Ltd to continue extraction of building stone and aggregate on land at Boughton-Pitsford-Moulton. This is subsequently referred to as the ROMP Site.

1.2 Scope of Environmental Impact Assessment

1.2.1 The Scoping Opinion issued by Northamptonshire County Council requires that the following topic areas should be included as part of the Environmental Statement:

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1.2.2 The following topics have been ‘Scoped-out’ of this EIA and are therefore not included.

Ground Conditions and Contamination; Landscape and Visual Amenity
Socio-Economic Impacts

1.3 The Assessment Team

1.3.1 The following consultants have contributed to the Environmental Impact Assessment and the preparation of the Environmental Statement:

- Hafren Water: Hydrology and Flood Risk; Hydrogeology
- LFA Acoustics: Noise
- DT Transport Planning Limited: Traffic and Transportation
- Lockhart Garrett: Ecology

1.4 Planning Policy

1.4.1 Planning permission exists for the continuation of extraction of building stone and aggregate at the ROMP Site, expiring in 2042. However, there is relevant planning policy that applies to continued mineral extraction and site restoration. This is set out below.

1.4.2 The National Planning Policy Framework 2012 states that ‘Minerals are essential to support sustainable economic growth and our quality of life. However, since minerals are a finite
resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.'

1.4.3 The Adopted Northamptonshire Minerals Development Plan comprises the following documents:

- Core Strategy
- Locations for Minerals Development
- Control and Management of Development
- Development and Implementation Principles

1.4.4 The main document of relevance is the Development and Implementation Principles, which sets the design principles for minerals development. Of particular relevance are the principles relating to environmental protection and enhancement and effective buffers from sensitive receptors. These principles have been taken into account in devising the appropriate mitigation for the various environmental impacts and are detailed in the following sections.

1.4.5 The Northamptonshire Final Draft Minerals and Waste Local Plan 2013 sets out the latest policies relating to minerals extraction in the county, but it has not yet been formally adopted. The proposed Policy 22 sets out the matters to be addressed in assessing the impact of proposed minerals development. These matters are as follows:

- avoiding and / or minimising potentially adverse impacts to an acceptable level, specifically addressing air emissions (including dust), noise and vibration, land use conflict and cumulative impact,
- impacts on flood risk as well as the flow and quantity of surface and groundwater,
- ensuring access is sustainable, safe and environmentally acceptable, and
- ensuring that local amenity is protected.

1.5 Documentation and Public Comment

A copy of the ES (main statement only) or the ES (main statement plus technical appendices) can be purchased from GP Planning Ltd for £25 or £50 respectively for printed copies or £5 for a copy on CD. Copies of the Non-Technical Summary are available free of charge, from GP Planning Ltd, The Stables, Long Lane, East Haddon Northamptonshire, NN6 8DU. Tel: 01604 771123 or info@gpplanning.co.uk

2 PLANNING HISTORY AND CHANGES TO ROMP PERMISSION

2.1 Planning History

2.1.1 The Old Mineral Planning Permission for Ironstone extraction was granted in 1953 and was updated in 1998 with the issuing of modern conditions under the requirements of the Environment Act 1995 for the extraction of Northampton Sand Ironstone and overlying minerals.

2.1.2 Since the issuing of the modern conditions in 1998, quarrying commenced in Phase 1 in 2001, following the construction of a new access onto the A508 and the establishment of
the site compound. The quarry was actively worked in the early 2000’s, as extraction of stone took place in Phase 1. When the main depth of stone was worked out (leaving the quarry floor in situ), working progressed to Phase 2. Only a small reserve of stone was found in the north-east corner, the remainder of the field was found to contain only sand. Therefore, once the stone was worked out, the hole was backfilled with mineral waste and the field returned to agricultural use.

2.1.3 Excavations were then carried out in the northern part of Phase 3, but no stone was found. Subsequent trial pits in the remainder of Phase 3 demonstrated that the reserve is only of sand. Working reverted to Phase 1, where the quarry floor was gradually worked for building stone, until such time as the decline in the construction industry reduced the demand, so the quarry was closed temporarily in 2004.

2.1.4 Northamptonshire County Council granted inert recycling within the quarry and landfill of Pitsford Pond on 23 December 2013 (reference 13/0001/WASFUL).

2.2 Proposed Modifications to the Permission

2.2.1 The Applicants are only interested in two areas of land within the large area covered by the Old Mineral Planning Permission. The extent of the ROMP permission and these two areas (Future Phases of Working) are shown on the Review Plan, Drawing GPP-PB-PR-13-02, as Phase 1 Working and Whitehills Minerals.

2.2.2 Large areas within the ROMP permission boundary do not need to be considered in this review for the following reasons:
- Land previously worked and restored
- Land within Boughton Park
- Land within the stand-off areas from residential properties such as Bunkers Hill Farm.
- Previously worked land within the Community Woodland
- Minerals that Tata is prepared to surrender underlying the land east of Spectacle Lane,
- Other land shown as 'Minerals Permission to be revoked' on the Review Plan, Drawing GPP-PB-PR-13-02, in which the Applicants have no interest.

2.2.3 In addition to the modern conditions as set out in the ROMP Permission, the following condition is proposed, to limit the working to the Phase 1 area only, (Pitsford Quarry):

No mineral working shall take place outside the boundary of Phase 1 until such time as a detailed assessment of the environmental impacts has been carried out in accordance with a scope previously agreed by the County Planning Authority and submitted to the County Planning Authority for approval.

2.2.4 This new condition will have the effect of retaining the right to work the minerals within Phase 1, but no minerals beyond the boundary of the area of Phase 1 could be worked until such time as a further assessment of the environmental impacts is carried out for the next area of working.
3 THE SITE AND ITS SETTING

3.1 An Overview

Site Location

3.1.1 The ROMP Site lies either side of the A508, Harborough Road. The full extent of the area covered by the old mineral planning permission is shown on Drawing GPP/PB/PR/13/02 Romp Review Plan. Much of the area within the ROMP Site has been worked for stone since the 1950s, when the original permission was granted for the extraction of ironstone.

Sensitive Receptors

3.1.2 Sensitive receptors are those that have been considered during the detailed assessment work are as follows:
- Isolated residential properties included within the area of the old mineral planning permission, some of which are Listed Buildings Grade II.
- Villages of Pitsford, Moulton and Boughton, which lie close to the permission boundary.
- Pitsford Quarry Local Wildlife Site and Local Geological Site.
- Pitsford Water Site of Special Scientific Interest and Country Park.
- Boughton Park, Grade II listed Historic Park and Garden.
- Follies of Boughton Park, Listed Grade II.
- Community Woodland known as 'T's Wood'.
- Footpaths CC2/DK3, CC13/DK4 and CC4.

4 DESCRIPTION OF PITSFORD QUARRYING ACTIVITIES

4.1 Introduction

4.1.1 The remaining stone reserve, totalling 100,000 tonnes, within the Phase 1 area at Pitsford Quarry is processed as building stone or crushed aggregate. All operations will be undertaken as previously, before they were shut down in favour of working at Harlestone Quarry.

4.1.2 Planning permission has recently been granted to use part of the site for recycling, in conjunction with the filling of Pitsford Pond. In the event that this permission is implemented, up to 30,000 tonnes will be extracted from the quarry floor over the next 2-3 year period, with the remaining reserve of 70,000 tonnes worked during the following 3-5 years. If recycling is not undertaken, then the remaining reserve is likely to be worked during the next 3-5 years, with a maximum annual output of 30,000 tonnes.

4.1.3 The site compound will be brought back into use, in the same arrangement as previously, providing a weighbridge (still in situ), a wheelwash, site cabins as weighbridge office and staff facilities, lorry and staff parking. If necessary, cabins will also be provided for stone choppers, for the processing of the building stone. Alternatively, the material suitable for the production of building stone will be taken for processing elsewhere.
4.1.4 Extraction, when it recommences will take place only in Phase 1. Working will proceed in a southerly direction from Pitsford, to remove the top layer of stone and returning in a northerly direction towards Pitsford removing the quarry floor layer.

4.1.5 The sandstone remaining is the lowest strata rests on the underlying clay. It is generally at a depth of 3m.

4.1.6 A hydraulic excavator is used to extract the sandstone. A wheeled loading shovel is used to transfer the building stone into the compound for processing or into lorries for transport off site for processing. Stone that is unsuitable for the building stone market is loaded into mobile crushing and screening plant on the quarry floor. The crushed aggregate is stored on the quarry floor in heaps of different grades until it is transferred to lorries by wheeled loading shovel for transport off site.

4.1.7 The lorries taking stone to market travel along the site haul road, which runs through the now established community woodland. The haul road is surfaced with tarmac and vehicles pass through a passive wheel wash in the site compound before travelling along the access road.

4.1.8 The haul road is swept periodically to prevent the trackout of mud and debris onto the public highway. A road sweeper is used in the event that mud is tracked out onto the public highway during wet conditions.

4.2 Public Rights of Way

4.2.1 Currently, footpath CC2/DK3 runs north-south along the eastern boundary of Phase 1. For the safety of users of this route, the footpath has been protected by the construction of a large bund between the path and the active extraction area. This bund, comprising stored soils, will remain in place until the site is restored.

4.3 Restoration and Aftercare

4.3.1 Under the terms of the original ROMP permission, the area of mineral extraction was due to be restored to agriculture. To provide appropriate ecological and biodiversity enhancements the final restoration will now include:
- Restoration to grassland rather than arable land, of the main area of Phase 1.
- Retention of the mineral face along part of the western boundary, for the benefit of the nesting sand martins.
- Retention of part of the soil bund above the mineral face on the western boundary, to protect a badger sett.
- Retention of a large pond and ‘pond containment’ area.
- Restoration of the compound area to provide a mosaic habitat compensation area.
- Creation of shallow ponds near the RIGS ponds
- Management of the Community Woodland for its ecological value.
- Additional tree planting in the southeast field corner.

5 CONSULTATION

5.1.1 Regular meetings are held of a Liaison Committee, attended by representatives of Parish, District and County Councils, together with local residents and the operator. These
meetings were started when the quarrying at Pitsford was commenced and have continued, with one or two meetings each year.

5.1.2 Issues of concern to local residents e.g. noise, dust were considered and addressed when the quarry was operational and these issues have been further considered as part of the assessment of environmental impacts.

6 ENVIRONMENTAL IMPACTS

6.1 Dust

6.1.1 The potential impacts from dust on sensitive receptors in the locality have been assessed. To minimise the potential impacts of dust, future mineral extraction will be operated in accordance with best practice, to control dust emissions by effective site management, as previously approved under the ROMP Permission. Monitoring will continue in accordance with the approved Monitoring Scheme.

6.2 Cultural Heritage

6.2.1 The potential impacts from extraction and restoration activities on the local cultural heritage have been assessed. Impacts are minimised due to the fact that the future mineral extraction will take place below ground level and only within the area screened by established soil screening bunds around the margins of the extraction area. Therefore, the operations will not be visible from the assets of cultural heritage.

6.3 Ecology

6.3.1 The potential impacts from extraction and restoration activities on protected species and habitats have been assessed. The residual impacts have been assessed at negligible or minor-beneficial, based on a range of detailed mitigation measures for different species and habitats. Some of these measures will be carried out during the remaining period of mineral extraction and others relate to the restoration operations and future management of the site following restoration. Some habitats will be retained and protected, but where habitats will be lost as a result of extraction and restoration, new habitats will be created. Specific measures will also be put in place to protect the amphibians that have been found on the site.

6.4 Hydrology and Flood Risk

6.4.1 The potential impacts on surface water, including adding to the risk of flooding in the locality, have been assessed. Some surface water and groundwater may enter the proposed working areas. This water can be guided into the quarry floor and thus into an outflow via the southeast corner of the site where it will join the existing drainage ditch.

6.4.2 The ditch along the east of the site passes under an access track, via a 450 mm concrete culvert. This culvert was found to be almost completely full of silt, therefore, it is to be cleaned out periodically, to maintain its capacity. This mitigation measure will be sufficient to reduce any ponding of water in the site’s southeast corner, and will also reduce the incidence of any overland flow in the fields downslope of the culvert.
6.5 Hydrogeology

During mineral working

6.5.1 The potential impacts on groundwater have been assessed. Currently the drainage from the site is directed to the south east, where it is causing poor ground conditions and has possibly lead to the creation of ‘new’ spring in the field to the south. There is also thought to be some diversion of flow from the Grotto Spinney spring as a result.

6.5.2 To mitigate this impact it is proposed that a new channel is cut from the areas of ponded groundwater towards the southwest. This may encourage a return to the general northeast-southwest groundwater flow direction. If this is implemented, periodic monitoring of the springs to the south will take place, to assess if there have been any changes in flow.

Post restoration

6.5.3 The proposed restoration contours show that most of the surface water drainage would be to the west and infiltrate to groundwater, while a smaller proportion would drain to the southeast into an existing watercourse.

6.5.4 The restoration material placed in the base of the quarry should be sufficiently permeable to allow groundwater to flow from the north east to the spring discharges to the south. Most of the surface water runoff in the restored site will be directed to a pond on the western side of the site from where it will infiltrate into the unworked Northampton Sand Formation. Together with the new channel in the quarry floor (above), this should increase groundwater flow to the west of the quarry. The result should be increased discharge from the spring at Grotto Spinney and reduced flow at the ‘new’ spring.

6.5.5 Spring flows at Grotto Spinney will be monitored for a period during and after restoration to establish if there is an improvement in discharge. However, it should be noted that the springs rely on fissure flow in the Northampton Sand Formation and as such their flows can be unpredictable, as can the position from which they emerge.

6.6 Noise

6.6.1 The potential impacts form noise on the residential properties around the outside of Phase 1 have been assessed. Measures are already in place to mitigate the impacts of noise on the nearest noise sensitive properties, in the form of soil bunds around the margins of the extraction area. In addition, the following measures will be undertaken:

• All mobile plant used on site to have ‘broadband’ type reverse alarms (i.e. no tonal ‘beeper type). Where practicable, HGV’s within the control of the site operator to have similar reverse type alarms fitted or the use of a banksman to reduce the need for alarms. Where HGV’s are sub-contractor vehicles they will be encouraged to use this type of alarm or provide appropriate turning circles to avoid the need to reverse.
• Stockpiles around the crusher plant will be placed on the northern and western side of the plant to provide maximum screening to receptors in this direction. The crusher will have its quietest elevation facing north.
• The screen will have its output conveyor end facing north.
• In the event of infilling of Pitsford Pond, an additional earth mound screen placed south of Pitsford Pond to provide further attenuation in the direction of Bunkers Hill Farm
receptor. The reduction for this feature is not included in the noise prediction calculations.

6.6.2 In order to follow best practice, working methods will include the following:
  • Drivers of HGVs or mobile plant will be instructed to avoid leaving engines running unnecessarily or excessive revving of engines;
  • The 10mph speed limit on the site access road will remain in place;
  • The existing earth mounds located around the quarry area will be retained and maintained;
  • The haul road between the recycling area and Pitsford Pond will be well maintained, with a minimum gradient, as smooth as practicable and with gradual turns;
  • Any small generators or pumps will be placed as far as practicable from nearest houses.

6.6.3 No additional mitigation is required for the restoration work, which will be carried out in compliance with temporary daytime noise limits of up to 70dB(A) LAeq 1h (free field) for periods of up to eight weeks in a year.

6.7 Soils
6.7.1 The potential impacts on soils during restoration have been assessed. The main mitigation measures to minimise the impacts on the soil at the Site are based on following best practice for soil stripping, storage and re-placement, as set out in the Best Practice Guidelines published by MAFF.

6.8 Traffic
6.8.1 The potential impacts of traffic generation have been assessed. The main mitigation measures to minimise the impact of traffic from the quarrying operations were carried out when the new access to the site was constructed, prior to the commencement of operations in 2001. The access onto the A508 will continue to be used until quarrying ceases and the site is restored.

6.8.2 Lorries delivering stone will use the A508 to access Northampton to the south and the A14 to the north. No lorries will travel through the villages of Boughton or Pitsford, other than for the delivery of materials to sites within these villages, as both of these villages have weight limits restricting access by vehicles over 7.5 tonnes.

6.8.3 It should be noted that the assessment and its conclusions are based on the annual average vehicle movements. However, they may be periods when exports of mineral may generate more than 12 vehicle movements per day. The maximum that the operations are likely to generate is 48 vehicle movements per day, which is the same as when the quarry was fully operational ten to twelve years ago.

6.9 Alternatives
6.9.1 It is a requirement of the EIA Regulations 2011 that consideration is given to appropriate alternatives. In this case, with quarrying already having started under a valid planning permission, which remains in force until 2014, the alternatives are very limited. The following alternatives have been considered:
• In the future, following the issuing of new conditions, all working will be limited to the working and restoration of Phase 1, with its associated haul road and site compound, until further assessment has been carried out on the working of minerals beyond the boundary of Phase 1.

• An alternative restoration plan for the area of Phase 1 has been drawn up to include a significant amount of new habitat creation and retention of existing features of ecological importance.

6.10 Cumulative Impacts

6.10.1 It is a requirement of the EIA Regulations 2011 that consideration is given to the likelihood of cumulative impacts as a result of ongoing quarrying. The table below sets out the considered cumulative impact for the individual technical assessments, which demonstrates that the combined impacts are not significant.

6.10.2 Table 6.1 Combined Cumulative Impacts

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<th>ASSESSMENT</th>
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<td>Dust</td>
<td>Residential properties, historic assets and a Local Wildlife Site lie within 250m of the workings, but the impact is assessed as low, therefore there are no impacts that could combine to result in a cumulative impact.</td>
</tr>
<tr>
<td>Ecology</td>
<td>No significant cumulative impacts have been identified and mineral working will avoid direct impacts on protected species in the locality and mitigation will provide a net beneficial gain, therefore it does not contribute to a cumulative impact.</td>
</tr>
<tr>
<td>Hydrology</td>
<td>The impact of working on surface water is low, therefore it does not contribute to a cumulative impact.</td>
</tr>
<tr>
<td>Hydrogeology</td>
<td>The impact of working on groundwater is generally low and with mitigation measures to direct water to the SW any impact on Grotto Spinney will be minimised, therefore it does not contribute to a cumulative impact.</td>
</tr>
<tr>
<td>Noise</td>
<td>Working can take place in compliance with previously set noise levels at the nearest sensitive properties; therefore it does not contribute to a cumulative impact.</td>
</tr>
<tr>
<td>Soils</td>
<td>No soils will be affected by continued working and reserved soils will be used in the restoration, therefore there are no impacts that could combine to result in a cumulative impact.</td>
</tr>
<tr>
<td>Transport</td>
<td>Transport impacts associated with the proposal due to the use of the purpose-designed access are low, therefore it does not contribute to a cumulative impact.</td>
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7 SUMMARY AND CONCLUSIONS

7.1 Summary

7.1.1 The following table summarises the impacts of continued quarrying and the possible operation of an inert waste recycling plant, together with the infilling of Pitsford Pond.

Table 7.1 Summary of Impacts

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<th>ASSESSMENT</th>
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<tr>
<td>Dust</td>
<td>Residential properties, historic assets and a Local Wildlife Site lie within 250m of the workings. With adequate mitigation, working is unlikely to result in adverse dust impacts. The local wildlife site is not at risk of adverse impacts, as the dust is the same chemical composition as the soil, thus there will be no change to the existing conditions.</td>
</tr>
<tr>
<td>Ecology</td>
<td>No significant cumulative impacts have been identified and mineral working will avoid direct impacts on protected species in the locality and mitigation will provide a net beneficial gain.</td>
</tr>
<tr>
<td>Hydrology</td>
<td>Significant flood risks to the proposed development have not been identified. Nor has the development been found to increase any flood risk to external receptors. Therefore, the impact is low.</td>
</tr>
<tr>
<td>Hydrogeology</td>
<td>It is considered that removing the remaining ironstone reserves in Phase 1 will have minimal impact on the surrounding current water environment. However, some modification of the current passive drainage in the quarry is necessary in order to mitigate against impacts caused by past activities which may have resulted in reduced spring flows at Grotto Spinney and the emergence of a new spring.</td>
</tr>
<tr>
<td>Noise</td>
<td>Calculations of the proposed future working of the Phase 1 area have been made, that demonstrates that with appropriate controls, which would continue to include the requirement for periodic noise monitoring, noise levels at surrounding noise sensitive receptors would remain below the noise limits.</td>
</tr>
<tr>
<td>Soils</td>
<td>No soils will be affected by continued working and reserved soils will be used in the restoration and by following best practice, conditions can be created for the beneficial restoration to grassland.</td>
</tr>
<tr>
<td>Transport</td>
<td>If vehicle movements are similar to those prevailing when the quarry was previously operational, the transport impacts associated with the use of the purpose-designed access are low.</td>
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7.2 Conclusions

7.2.1 Quarrying is to continue within the area of the ROMP Permission, but the workings and restoration are to be confined to the area of Phase 1 and the associated haul road and compound area. Working will comply with the modern conditions as issued in 1998, with the exception of the addition of one new condition limiting working in other phases without prior approval of environmental assessment information.

7.2.2 The main conclusions of the assessment of the environmental impacts of the ongoing quarrying operations are that there are no adverse impacts provided that the various mitigation measures are implemented.