

# Methley & Mickletown Residents Association

## Open Day 6<sup>th</sup> July 2024

### Questions from Residents Association

#### Answers From Hargreaves

- 1. Please can Hargreaves, provide evidence of comparable sites very near existing dwellings, doctors surgery, schools, care homes and sports playing fields?**

Hargreaves has an existing site that is comparable in Lincoln. It is of a similar scale with similar mineral proportions to the Coney Moor proposal. (80% sand 20% gravel). At the closest points the quarry is about 50 metres away from houses.

The Quarry operations consist of digging with an excavator to a depth of 6 – 9 metres, loading articulated dump trucks, transporting across the site on internal roads for dry processing through crushing and screening equipment into saleable sized products ranging from fine sand up to lump ferrous.

The construction and demolition Recycling consists of the receiving into a stockpile and then screening and crushing into saleable sized products from fine dust to 75mm products. The site is managed with a planning permission and under two Environmental Permits.

Proactive Management procedures are employed on site to control all operations linked with weather forecast for proactive environmental controls and to date there have been no complaints during the last 12 months of its operation.

Regular Environment Agency site audits have occurred, and all passed with good reviews.

An invitation has been extended to the Methley Residents Association to visit this site if it is considered helpful and photo evidence has already been supplied.

**2. We would like to understand Hargreaves' experience and credentials in the gravel/sand extraction sector while working in such near proximity to residents. Please provide direct evidence of where you have previously worked in such close proximity to communities, together with supporting evidence of impact and mitigation of those sites.**

Managing Director: Steve Barker

8 years with Tarmac:

- Area Director for Yorkshire (Aggregates, Concrete and Asphalt)
- Senior operational and recycling roles (Yorkshire and North-East)
- 7 years with Lafarge
  - Senior operational roles (Yorkshire, North-East and North-West)
  - National commercial role
- 4 years with Yorwaste (Yorkshire waste business)
  - Managing Director, including inert tipping and recycling

Operations Director: Mike Littleford

- 5 years with Aggregate Industries
  - Regional Director for South (Aggregates/Concrete/Asphalt)
- 24 years with Tarmac
  - Operations Manager (South & Midlands)

Operations Manager: John Loukes

- 10 years with Lafarge & Hope Construction Materials
- Concrete Operations & Sales Yorkshire & Northwest
- Landfill and Recycling Manager in Yorkshire
- Compliance Manager for Inert Tipping and Recycling

In addition, senior consultants, John Dickinson of Dickinson Planning, Andree Deane-Barron, Advocacy and Communications, David Blythe, Geologist and Aaron Gutteridge, Environmental consultant are part of the team.

**Construction – increased noise levels and the start time of 7am being unacceptable.**

**(Please also note Saturday mornings are unacceptable)**

Hargreaves agree to start transporting materials later than 7am on Saturday mornings and in general to use Saturdays for general maintenance on the site.

**Transport – the impact on roads of the increased traffic and how HGV's will be managed.**

3. Is it 19 or 38 HGV's in and out per day? Please could you give your assurance that only vehicles with euro 6 engines or subsequent upgrades will be used, along with good quality fully sealed tipping trailers.
4. What is the proposed route and adherence methods?
5. Our understanding is that all HGV's would turn left onto the A639 from the quarry site and onwards to J31 of the M62 – please confirm?
6. Please specify alternate route should the above route be unavailable.

A road traffic assessment has been carried out and the conclusion of this report is that the road network is suitable for the volume of traffic proposed which includes a maximum of 38 heavy goods vehicles (HGV) in and 38 out per operational day, although the average level of HGV movements is 19 in and 19 out per operational day.

We will commit to ensuring that all HGV's will turn left on to the A639 when leaving the site, unless they are delivering products into the Methley area. Should there be any issues on our main routes to and from site we commit to suspend traffic movements.

Hargreaves are willing to commit that all HGV's used for delivering products from the site, will be to the FORS (Fleet Operator Recognition Scheme) safety standard. FORS is recognised as the benchmark to demonstrate which operators are achieving exemplary levels of best practice in safety, efficiency, and environmental protection.

**Flooding/Drainage – the village is already susceptible to flooding so how will any increased flooding be prevented?**

7. Has Hargreaves commissioned independent surveys in respect of geo hydrology and flood risk/impact? Please can we have a copy of the report?

8. Has Hargreaves liaised with the EA in respect of water discharge and flooding and what feedback do you have from the EA? Please can we have a copy of the report.

The EA will be consulted by the planning authority once the planning application has been submitted and their comments will be publicly available very quickly afterwards.

The Site is at risk of fluvial flooding with most of the Site lying in Flood Zone 3a with a smaller area in Flood Zone 2. Sand and gravel workings are classified as 'water compatible', their location being determined by the location of reserves. An exception test is not required for these workings in any of the flood zones.

The Environment Agency's report stated that Hargreaves is aware of the risk and is prepared to face the consequences. Full use will be made of the Environment Agency's flood alert service. The Site will be worked using mobile plant which can be evacuated to those parts designated as being at lower risk in its southern part. This is where the mineral processing area, car park and offices will be located.

Treated water will be discharged from the Site in accordance with a discharge permit, the terms of which will be determined by the Environment Agency and the LLFA. This will ensure that there is no adverse impact on the quality of the receiving watercourse and no increased risk of downstream flooding.

Attenuation at the Site will be increased during its operation and after it has been restored. This will reduce the risk of downstream flooding.

The abstraction of surface runoff and groundwater at the Site will require a transfer licence from the Environment Agency. The volumes of abstracted water will not impact the levels in the Rivers Aire and Calder or the commercial traffic in the Aire & Calder canal because of the supply they receive from their very large catchments. There will be no impact on any licensed or unlicensed abstractions nor is it likely that any leachate will be drawn into the Site.

It is the conclusion of the Environment Agency report that there will be no cumulative hydrological or hydrogeological impacts if Coney Moor Quarry is developed as proposed.

A strict code of environmental management will be implemented during the operation of the Site and a number of emergency procedures will be established to deal with any accidental oil spillages. Fuel oil will continue to be stored in

accordance with the Control of Pollution (Oil Storage) (England) Regulations 2001.

Taking the above matters into account, it is concluded that the Proposed Development accords with the planning policies, or parts thereof, that deal with hydrological and hydrogeological issues.

### **Non-Planning related – will residents be compensated for the impact on their property values?**

9. Given the recent judgement against Wakefield Council and Developers in respect of the Eastern Relief Road, land compensation act. Will Hargreaves confirm that they will set aside a substantial contingency for residents that lose value to their homes?

The land around Methley has been defined as an Area of Search for sand and gravel since January 2013 in the Leeds City Council Natural Resources and Waste Local Plan. Hargreaves will not be setting aside any financial contingency for residents who feel they have lost value to their homes. However, as recognised industry practice in areas of mineral extraction we intend to create a 'Community Benefit Fund'.

Hargreaves commit to creating a community fund for the benefit of the communities of Methley and Mickletown.

The fund would operate as a Trust, managed by local community representatives. Trust objectives would be to create long-term community benefits, by supporting projects linked to Young People, Sports & Recreation, Environmental Improvements. Hargreaves would commit to contributing 25p per tonne to the Trust for every tonne of mineral exported from the site on HGV's. Over the life of the site, if all tonnage was successfully extracted and delivered on the existing road network, this would be a total contribution into the Community Trust of £0.5M.

### **Residential Amenity – what is the visual impact?**

10. Will you share?

The visual impact to residents had already been shared on large display boards which should be available for your open day event. A landscape and visual impact of the proposed development will be detailed in the Environmental Statement which accompanies the planning application for the scheme in due course.

**Environment – is the EIA available to for review and how will the RSPB sanctuary be protected?**

**11. Will you share this with us?**

The EIA will form a key part of the planning application and is still being finalised to reflect the issues raised during this consultation process.

**Other – when will the planning application be submitted and can we see a street level view of what the development will look like?**

**12. We noticed that you have changed the date for planning submission to summer 2024, do you have a firm date? Do you have a street level view available that you could share with us?**

The planning application is currently being prepared with all of the appropriate evidence that is required and will be submitted sometime during this summer. We have already shared a street level view of the development which is on a large display board made available to the residents association.

**Other comments from MMRA**

**13. Is your organisation aware of previous viability concerns of the site from 10 or so years ago?**

The site contains a sufficient quantity of suitable quality sand and gravel to make it a viable proposal for Hargreaves to look to develop.

There are three unused quarry sites within West Yorkshire with planning permission that are available, are you aware of this.

Hargreaves has an option on this site to enable the investigation to develop and not on any of the other sites in the immediate locality.

**14. What daily volume of water would be discharged by the quarry down Boat Lane?**

Treated water will be discharged from the Site in accordance with a discharge permit, the terms of which will be determined by the Environment Agency and the LLFA. This will ensure that there is no adverse impact on the quality of the receiving watercourse and no increased risk of downstream flooding. It is not possible to quantify a volume until we have the permit.

15. Are there other sites under consideration that will be better suited to address the above concerns, and are you progressing plans on these sites or just Methley?

We have a number of projects that are under review, but none are replacements for the Methley proposals as they are in very different markets and geographic areas.

16. Please can you share the findings of the soil assessment surveys conducted for Hargreaves and any other reports (e.g. geo hydrology, ecology, air quality, noise pollution) commissioned whilst you assess project viability ahead of planning permission submission?

Some residents told us that during the exhibition on 28th February 2024, representatives of Hargreaves said that our MP Sir Alec Shelbrooke was supportive of the quarry.

This is false, we have both written and verbal assurances from Sir Alec that he is also concerned about the potential quarry for many of the reasons issued above. I believe we have already clarified that no member of the Hargreaves team has ever claimed the support of Sir Alec Shelbrooke MP for the quarry. Andree has since spoken and written to Sir Alec and clarified this and also apologised if he has inadvertently been put in an awkward position.