

Site monitoring report

Please find detailed below the report for the site monitoring undertaken. If you should have any queries or require any photographs taken on, please do not hesitate to contact me.

Site Name: Lufkins Farm

File Ref: 14 421 38

Operator: Brett Aggregates

Site Representatives: Karol Podkomorzy (Brett)

Visit no: 3 of 4

Date: Thursday 27th February 2025

Time on site: 10:00

Time off site: 11:00

Monitoring Officer: Tom Sycamore Tel No: 03330 321 896

Site Co-ordinator: Tom Sycamore Tel No: 03330 321 896

Permission no's:

ESS/101/21/TEN – Construction of an agricultural reservoir involving the extraction and exportation of sand and gravel; and the erection and use of an on-site processing plant with ancillary facilities. Together with the use of the access, on Great Bentley Road, currently only permitted for a temporary period as part of planning application ref: ESS/40/15/TEN and changes to the timescale of the proposed phasing and restoration of the existing reservoir as permitted as part of planning application ref: ESS/99/21/TEN.

Constraints:

- Weather: **Dry/ Windy / Rain / Snow**
- Noise: **Acceptable/ Not acceptable / N/A**
- Approach roads: **Dry / Dusty / Wet / Muddy / Flooded**
- Ground: **Dry / Dusty / Wet / Damp / Muddy / Flooded**
- Access: **Obstructed / Not Obstructed**
- Machinery: **Working / Not working**

- In correct position: **Yes / No /**
- Stockpiles: Height = Acceptable
- Bunds: **Profiled / Grassed /** Some weeds / NA

Actions from last site visit:

- No significant changes on-site since last visit in November 2024 to either Lufkins 1 or Lufkins 2 sites.
- Application for concrete batching plant in stockpile and processing area has been submitted (ref: ESS/11/25/TEN) along with variation to extant permission (ESS/101/21/TEN) to allow amended daily vehicle movements and to amend Interim Restoration Plan through the retention of existing soil screening bund on the northern site boundary to assist in minimising visual impact of concrete batching plant (if approved).

Inspection Results Summary:

Lufkins 1

- As per last visit, all mineral has now been extracted and the lining of the reservoir and construction of clay berm is underway.
- Though works have been paused until dry weather returns, still expected to be completed and ceased by 14 July 2025 in line with condition 6 of extant planning permission.

Lufkins 2

- Site access road and passing places were clear and free from mud and debris.
- Weighbridge, site offices and car parking area as per approved plans.
- Some reported electrical issues with the processing plant but was operating again at time of visit.
- Stockpiles of 10mm, 20mm, 40mm, 40mm+ (oversize) gravel, soft sand and sharp sand – all stored within correct place and labelled appropriately.
- Drone being used once per month to provide visual mapping of stockpiles within the site.
- Site was walked from the site office, past processing area and up into 'phase 2B'. Site manager reported that they have connected a bund on the southern side of phase 2B to help reduce visual impact. Upon inspection, size seemed appropriate and was contained within the phase 2B area. Not considered to be outside the remits of the extant planning permission.
- Extraction expected to begin early 2026. First phase of stripping and archaeological works expected to be completed and submitted in the summer.
- Noise monitoring not required until extraction commences.

Permission under 2017 EIA regulations?:

- Yes / No

Compliance with conditions

- All pre-commencement conditions discharged (conditions 10, 12, 13, 14, 15, 17, 18, 19, 26, 27, 30, 31, 40 and 44).
- The Legal Agreement obligation to provide a Farmland Bird Mitigation Strategy discharged.
- Condition 34 of the extant permission (ESS/101/21/TEN) requires three-monthly noise monitoring. **The first noise monitoring should be submitted to the Mineral Planning Authority within three months of extraction commencing.**
- As a reminder, condition 28 of the extant permission states: *“No extraction in reservoir 2 can commence on those areas of the development site containing archaeological deposits, until the satisfactory completion of archaeological fieldwork, as detailed in the mitigation strategy, which has been signed off by the Mineral Planning Authority.”* **The operator needs to ensure that all archaeological fieldwork has been completed and submitted to the Mineral Planning Authority prior to extraction of an area.**
- The operator is also reminded of condition 29 of the extant permission: *“Following completion of the archaeological and geoarchaeological fieldwork, the applicant will submit to the Mineral Planning Authority a post-excavation assessment (within 12 months of the completion date, unless otherwise agreed in advance with the Mineral Planning Authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.”*

Actions to be taken before next site visit:

- Continue restoration of Lufkins 1 reservoir by July 2025 deadline.
- Prepare for summer archaeological works ahead of Lufkins 2 extraction.

Note: The actions noted in this report are required in order to ensure adequate progress is made and to avoid potential enforcement action against a breach of planning control.