

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: 1 of 4

Date: Tuesday 27th May 2025

Time on site: 10:30

Time off site: 11:15

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:

- Northern reservoir (Lufkins 1) has completed all mineral extraction, in line with the 14 July 2025 deadline. Clay lining has advanced.

Inspection Results Summary:

Lufkins 1

- Lining of the reservoir has advanced since last visit in February. Construction of clay berm between reservoir and shallows area has effectively been completed.

Lufkins 2

- Processing plant was operating at time of visit and was inspected up-close, including inspecting the resulting stockpiles containing varying grades of sand and gravel. Quality appears to be high and consistent, showing screeners are working effectively.
- Mineral being processed is the remaining mineral extracted from Lufkins 1 and stored on the eastern side of the processing plant, though site manager reported the quality of this mineral is quite low.
- Extraction is likely to begin in phase 1A in 2026 though may begin slightly earlier in order to provide better quality mineral to feed the processing plant. This should be fine as long as the required archaeological works are carried out, which was discussed.
- HGV was seen using the weighbridge with no issue.
- All bunds appear to be in place in their correct positions.
- Trees around western bund bordering the plant and stockpile area have all been retained and provide some screening of the site.
- Site access road and passing places were clear of mud and debris. Disused weighbridge has been in-situ close to the site entrance for a long period of time, though doesn't appear to be causing any obstruction to vehicles entering and accessing site. It is recommended that this is removed prior to extraction commencing for Lufkins 2 to prevent any possible obstruction to two-way HGV traffic.

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.
- Second archaeological WSI for areas 13 and 14 has been submitted as a discharge of condition application and is currently under determination (ref: ESS/101/21/TEN/27/2).
- 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.**
- 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.**
- 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.
- Ensure archaeological works are carried out 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.