

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 please do not hesitate to contact me.

Site Name: Bulls Lodge Quarry, Generals Lane, Boreham, Essex, CM3 3HR

File Ref: 23 421 30

Operator: Hanson Aggregates

Site Representative: Stuart Parker

Visit no: 1 of 4

Date: 26 June 2025

Time on site: 10:00

Time off site: 12:00

Monitoring Officer: Claire Tomalin **Tel No:** 03330 136 821

Site Co-ordinator: Claire Tomalin

Permission no's:

ESS/147/20/CHL & ESS/148/20/CHL – Applications to extend life of the site and re-phase

ESS/43/06/CHL Bagging plant.

ESS/10/22/CHL Erection and use of coated roadstone plant and associated facilities for the manufacture of coated roadstone products.

ESS/28/14/CHL – Use of on-site material for restoration of silt lagoon.

ESS/56/06/CHL – Additional plant at concrete batching plant

ESS/44/19/CHL – Inert recycling facility

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 / Mud on Road / Ice / Slippery**
- Wheel cleaning: **Washer / Spinner / Sweeper / none N/A**
- Hose: **In use / Not in Use / N/A**
- Machinery: **Not Working (extraction)/ Not Working (Processing plant)**
- In correct position: **Yes / No / N/A**
- Stockpiles: **Height = Acceptable in Processing area,**
- Bunds: **Profiled / Grassed / Some weeds / NA**

Inspection Results Summary:

Access road

Works being undertaken on access to the future railway station car park.

Extraction area Airfield

Extraction nearly completed in 14,15,16. Conveyor being moved to shorten length.

Phase 17 to be stripped in Sept 20025, likely extraction of mineral will take to April 2026, when operations would move to Park Farm.



Restoration Airfield

Restoration progressed with soil placement on last of phase 8.

CT raised concern as to beneficial use of restored areas on phases 3 to 8. Discussed with Alex Hemmings (Hedeberg post meeting). Phase 8 likely could be farmed with original Phase 1. Restored areas in northwest could also be farmed. AH to explore possibilities with farmers. Meetings with Vistry re interaction between the quarry restoration and Zone 2 proposals have ceased. CT to raise with CCC and Vistry.

Central Silt Lagoons – Placement of overburden from phase 14,15 and 16 has been used to start capping the silt lagoons but has had to stop as unfortunately it appears water has unknowingly been entering the second lagoon from south meaning it is much wetter than had been anticipated.

Rejects are being reprocessed and thus the stockpile has started to reduce.

Park Farm Extraction Area



Archaeology in Phase 1 and 2 is complete and the power cable relocated.

The post excavation report for these areas is outstanding.

The Park Farm Brook is planned to be relocated in July/August 2025

Overburden removal in Phase 1 likely to commence Q4 2025 with the conveyor put in position in Q4

Archaeology planned for phases 3/4/5/6 in 2025, a WSI has not been approved by the MPA at this time. Trail trenching in Phase 3 undertaken previously, but not within remaining phases of Park Farm.

CNEB quarry link bridge

Bridge complete. CT to raise with CNEB long-term management of the area that will lie north of NRDR junction as not to be developed as part of CNEB at this stage.

Silt Lagoon relocation

The silt lagoon relocation complete. Placement of topsoils on infilled lagoon to west of CNEB not complete.

Quarry processing area

Plant area well organised, but not operational due to maintenance works.

Strategic Aggregate Recycling Area

The northeast end is now being used for storage of asphalt rather than sand.

The southeastern area, in use by Eurovia as a highway maintenance storage area along with offices on site. There is no permission for a highway maintenance depot and offices to be located here. This use was only permitted in association with recycling activities by Eurovia, which have now ceased and in any event the planning permission has expired (ESS/44/17/CHL). The highway depot and associated offices should be removed as they constrain the recycling area, which is an allocated strategic recycling site in the MLP.

Office parking area

Parking bays revised and repainted.

Compliance with Conditions:

The following have all been submitted

- Farmland Bird Mitigation Strategy for Park Farm (condition 61) and Airfield (condition 52)
- Woodland planting details Airfield northern slope (condition 60) and Park Farm (condition 69)
- Woodland, hedgerow and Agricultural aftercare scheme for Airfield (Condition 62) and Park Farm (Condition 70)
- Planting details for reedbeds and species rich grassland For Airfield (Condition 59)
- Aftercare Biodiversity Management Airfield (Condition 62 and Schedule 3 of S106) and Park Farm (condition 71)
- Confirmation of GCN licence issued

Condition 45 - Archaeological post excavation report for Park Farm, phases 1 and 2 – awaited.

Condition 56 Airfield requires a scheme for the interim restoration/mothballing, when extraction moves to Park Farm

ESS/147/20/CHL Condition 67 – Park Farm Restoration details – Details were required by June 2025, therefore technically in breach. CT suggested might consider requesting a delay to timescale in light of delays in commencing the Park Farm extraction

Condition 39 Airfield and condition 39 Park Farm – Noise monitoring – When operations commence in Phase 17 of the airfield noise monitoring required to show compliance. When overburden removal starts in Park Farm, noise monitoring required to show compliance and the results submitted.

Actions from previous visits :

Small batching plant and access route to recycling area – requires regularisation through NMA.

Comment: No progress. **If this is not progressed before next visit enforcement action will be considered.**

Eurovia/Recycling area Eurovia have ceased reprocessing highway materials but retained offices and are using part of the recycling site as highway depot. The planning permission has in any event expired and the highway depot and associated offices should be removed.

Comment: No progress. **If there is no progress on this matter then enforcement action will be considered**

Listed Barn adjacent to the access road, is in need of repair to the guttering and down pipe.

Comment: SP aware and discussions with Heidelberg historic advisor have started. LB consent required.

Archaeological post excavation assessment report for Park Farm condition 45

Comment: **Post Excavation report awaited for Park Farm Phases 1, 2 and storage area**

Actions from this visit

Complete remaining actions from last visit, see those highlighted above.

Carry out noise monitoring when soil stripping commences in Phase 17 in the airfield, two sets of monitoring 3 months apart

Carry out noise monitoring in Park Farm when overburden stripping starts in Phase 1 Park Farm, two sets of monitoring 3 months apart.

CT advises notifying the local PC and Local County Member before commencing overburden strip in Park Farm

CT advises would be wise to submit archaeological WSI for next phases of Park Farm

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.