

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: 2 of 4

Date: Thursday 14th August 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/12/25/TEN – Continuation of development without compliance with conditions 2 (approved details) and 24 (vehicle movement limits) of planning permission reference ESS/101/21/TEN to amend the approved Interim Restoration Plan and to amend daily vehicle movement limits to and from the site
- 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:

- Clay lining of the northern reservoir (Lufkins 1) has advanced further, now nearing completion.
- Second archaeological WSI for areas 13 and 14 has been submitted and discharged by Mineral Planning Authority (ref: ESS/101/21/TEN/27/2).
- Application to retain bund along the northern boundary and increase vehicle movements to 64 per day has now been approved (ref: ESS/12/25/TEN).
- Application for construction and use of concrete batching plant has been approved, subject to legal agreement (pending) (ref: ESS/11/25/TEN).

Inspection Results Summary:

Lufkins 1

- Lining of the reservoir has advanced further to near completion – site manager estimates only one more week until lining is complete.
- Restrictions in place regarding filling the reservoir – only surface water and groundwater from site excavation permitted to be used for filling of the reservoir. Could potentially cause delay in filling reservoir.
- Shallows area separated by clay berm has been constructed and filled, approximately 6m in depth at deepest point and constructed in a V-shape.

Lufkins 2

- Extraction yet to commence.
- Processing plant was not operating at time of visit, reportedly due to low demand for product and stockpiles already in large surplus. Stockpile area was visibly full with product waiting to be sold from site.
- Archaeology works were originally meant to take place during summer 2025 however this has now been postponed until 2026. This timescale has been agreed between Andrew Joseph Associates and Place Services Archaeology. Once first archaeological fieldwork has been undertaken, needs to be submitted to Mineral Planning Authority as per condition 28.

- Different grades of sand and gravel were examined. Site manager confirmed all plant and material gets tested once a week. Once concrete batching plant is constructed and operational, 4-20mm will feed the CBP.
- Examined water recycling flocculent system.
- As per previous reports, 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.
- 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.