

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: Thursday 28th August 2024

Time on site: 11:00

Time off site: 11:30

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:

- Remaining mineral extraction complete (under ESS/99/21/TEN (now consolidated)).

Inspection Results Summary:

Since the last visit in March 2024, a second agricultural reservoir has been granted planning permission (ESS/101/21/TEN). Previous permission refs: ESS/99/21/TEN and ESS/40/15/TEN are consolidated, with variations, as part of this permission.

As such, site monitoring visits going forward shall inspect both reservoirs – the northern reservoir that has now finished extraction shall be referred to as ‘Lufkins 1’ and the southern reservoir most recently approved shall be referred to as ‘Lufkins 2’.

Site monitoring visits shall take place quarterly to begin with, the frequency of which may be reduced as the development progresses and if the site is considered to be in compliance with its planning permission.

Lufkins 1

- All remaining mineral has now been extracted since last visit in March 2024.
- At time of visit, northern edge of reservoir was being lined with clay to prevent water seeping through. Operator confident that there is enough clay to complete all lining without having to import additional clay.
- Rivets being created around edge of reservoir to create suitable level of compaction.
- Clay berm has been engineered however it is likely that more clay will be needed to fully complete berm.
- Site on track to be completed and ceased by 14 July 2025 in line with condition 6 of extant planning permission.

Lufkins 2

- Weighbridge, site offices and tarmac car parking area now in place.
- Processing plant, which was being temporarily stored at Alresford Quarry, has been brought onto site and put into position onto area of hardstanding. Plant not yet operational as it is still being constructed and processing area being prepared, however site manager estimates processing will begin in around 4 weeks’ time.
- Bunds have been erected along western boundaries in correct positions and grassed. Exact heights were not measured however they looked to be approximately the correct heights looking from ground level.
- There was mention of a planning application for a concrete batching plant that may come forward in the next few weeks.

Permission under 2017 EIA regulations?:

- Yes / No

Compliance with conditions

- All pre-commencement conditions have now been 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 has also be submitted and 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.
- Complete Lufkins 2 site setup and preparation and commence extraction.
- Submit noise monitoring to Mineral Planning Authority.

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.