

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: Monday 25th November 2024

Time on site: 13:00

Time off site: 14:00

Monitoring Officer: Tom Sycamore/Chloe Budd 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 of Lufkins 1 reservoir complete (under ESS/99/21/TEN (now consolidated)).
- Lufkins 1 reservoir lining and berm construction progressing.
- Lufkins 2 processing plant established and operating.

Inspection Results Summary:

Lufkins 1

- All mineral extracted.
- Reservoir lining and clay berm construction have progressed since last visit. Base layer has largely been completed and awaiting further clay lining. Likely that there is enough clay onsite to complete – lots of clay in the lagoon, however operator will continue to review whether additional clay may need to be imported.
- Rivets being created around edge of reservoir to create suitable level of compaction.
- Works paused until dry weather in Spring 2025. Still on track to be completed and ceased by 14 July 2025 in line with condition 6 of extant planning permission.
- Possible concrete batching plant application incoming – concurrent S73 application to amend restoration of Lufkins 1 may also be forthcoming. Nothing submitted to MPA yet.

Lufkins 2

- Site access road and passing places were clear and free of mud and debris.
- Weighbridge, site offices and car parking area in place and operational.
- Processing plant was operating – processing remaining mineral from Lufkins 1.
- Processing plant was inspected and mineral product was examined. Site producing 10mm, 20mm, 40mm, 40mm+ (oversize) gravel, soft sand and sharp sand.
- Stockpile area is now in use and stockpiles of different sized product are accruing.
- Bunds have been erected along western boundaries in correct positions and grassed.
- Extraction has not yet commenced – estimated to begin early 2026. First phase of stripping and archaeological works to be completed and submitted in 2025.
- Noise monitoring was discussed – 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 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.