



Proposed Quarry Operations and Mineral Working Scheme

PROOF OF EVIDENCE

Land at off Bourbles Lane, Preesall, Lancashire

On behalf of BAXTER GROUP Ltd.

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1. INTRODUCTION

1.1 Witness Background

1.1.1 My name is Simon John Rees. I am Chartered Geologist and co-owner /Director at Greenfield Environmental Ltd. I hold a Bachelor of Science (Hons) in Geology from Portsmouth Polytechnic (1983-1986) and a Master's Degree in Hazardous Waste Management from Loughborough University (2000). I am a Fellow of the Geological Society and a Member of the Institute of Quarrying.

1.1.2 I have nearly 40 years' continuous experience as a Geologist working in the UK quarrying sector and I have gained extensive experience of mineral exploration, quarry design and mineral planning for greenfield minerals development, mineral resource assessment using PERC standards, and geotechnical assessment (I am considered a Geotechnical Specialist by the HSE as set out in the Quarries Regulations 1999).

1.1.3 I started my career in 1986 as a Graduate Geologist with Steetley Quarry Products and became a Regional Geologist in 1990 where I was responsible to the design and formulation of a series of new quarry developments, working closely with landscape, estates management, waste and engineering teams. During this period, I gained the "quarry managers" technical certificate by completing the Doncaster Assisted Private Study (DAPS) course in quarrying that was a widely respected, industry-standard qualification for the quarrying sector (now the Diploma in Quarry Technology at Derby University).

1.1.4 I have worked as a Geologist for Golder Associates (an international environmental consultancy) based in Nottingham where I assisted with the UK quarrying exploration projects and was briefly involved with a range of waste management developments (including assisting the NIREX nuclear waste borehole drilling at Sellafield). In 1994 I helped establish Greenfield Environmental Ltd (as a co-owner) where I currently work. I have been a visiting lecturer in quarry design and geotechnical assessment at the University of Derby as part of the Minerals Management BSc course.

1.1.5 The evidence which I have prepared and provided in this proof of evidence is true to the best of my knowledge and experience and has been prepared in accordance with the guidance of my professional institution. I also confirm that the opinions expressed are my true and professional opinions, irrespective of by whom I am instructed.

1.2 Overview

- 1.2.1 The Planning Application submitted for a new sand and gravel operation (Proposed Bourbles Quarry) on behalf of Baxter Group Ltd was made in July 2023 to Lancashire County Council (LCC) on land at Bourbles Farm, off Bourbles Lane, Preesall, Lancashire.
- 1.2.2 The Proposed Bourbles Quarry (reference as the Site) is centered at grid reference SD377 476 and lies within the administrative boundary of Preesall Parish and within the Wyre Council area. The Site covers several agricultural holdings with an application area extending to approximately 20.68 hectares (about 51.1 acres) of mainly arable and general grazing land, with a number of small fishing lakes and a large fenced “duck breeding pen”.
- 1.2.3 An Environmental Impact Assessment (provided in the Environmental Statement) was prepared as part of the planning submission, with additional material also provided in response to a request for additional information (Regulation 25 request) from LCC.

1.3 Quarry & Restoration Proposals

- 1.3.1 The quarry proposals included the extraction and processing of sand and gravel of Quaternary age, including the provision of a new site access road off the B5270 (Lancaster Road), landscaping and screening bunds to the site boundaries and local residential properties, installation of a mineral processing plant (to wash and grade the sand and gravel into a range of construction aggregates) with restoration to agricultural land, a leisure lodge area, lakes, and biodiversity enhancement using imported inert backfill materials.
- 1.3.2 The application site contains proven saleable resources of around 0.5 million tonnes, that would provide approximately 5 years sand and gravel extraction at anticipated output levels of 100,000 tonnes per annum. However, total project timescales are estimated to be 7 years to the completion of the restoration phase of the development.
- 1.3.3 To complete the restoration there is a need to import some 220,000m³ of inert fill to raise the site levels back to original contours across the majority of the site to allow for the creation of the proposed agricultural, equestrian and biodiversity habitats. It is also proposed that a series of small wetland areas would be created as part of the restoration proposals.
- 1.3.4 As part of the proposed restoration scheme following mineral extraction it is proposed that the restoration will be such as to facilitate a “small-scale” leisure lodge facility of 10 to 12 high quality lodges for use in conjunction with fishing holiday breaks. These

lodges would be located in the area of the mineral processing plant, utilising the proposed new access road into the site.

- 1.3.5 A planning permission will be required from the Local Planning Authority for any lodge development but for the purposes of this appeal the restoration will be “fit for purpose” in this regard and will, in any event, be an appropriate means to restore the site matter irrespective of whether a leisure lodge development is ultimately achieved. The Inspector will therefore be asked to determine the appeal on the basis of the restoration proposals on their own merit.

2. APPROACH & METHODOLOGY

2.1 Scope of Evidence

2.1.1 The Reason for Refusal (RfR) issued by Lancashire County Council is given below (CD 6.01):

1. The development would have unacceptable impacts on highway safety which cannot be adequately mitigated and the development therefore conflicts with Paragraph 116 of the National Planning Policy Framework, Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy CDMP6 of the Wyre Local Plan.
2. The development by reason of proximity to residential properties would have unacceptable noise and dust impacts that could not be satisfactorily mitigated contrary to Paragraph 198 of the National Planning Policy Framework, Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy CDMP1 of the Wyre Local Plan.

2.1.2 My evidence addresses issues related to reason 2 of the Reasons for Refusal, dealing with the proximity of the proposed development to residential properties that cannot be satisfactorily mitigated.

2.1.3 This proof of evidence will be structured as follows:

- A discussion of the site location, site geology and proposed quarry development.
- The reasons to the formulation of the proposed development and detailed mineral working scheme included in the application submission.
- The mitigation measures proposed to address the potential impacts from the proposed working scheme and mineral operations.
- Conclusions.

2.1.4 The planning and need for the mineral will be addressed by Mr Liam Toland, with the technical noise issues addressed by Mr Robert Storey and the Air Quality/ dust issues addressed by Mrs Katrina Hawkins.

2.2 Approach & Methodology

2.2.1 My evidence has been informed by the following:

a. A review of the submitted Environmental Statement (CD1.08) and associated documents including the various technical appendices including

Appendix 3 Landscape & Visuals (CD1.12 and 13)

Appendix 4a/4b/4c Ecology (CD.1.14, 15 and 16)

Appendix 5 Arboricultural (CD1.17)

Appendix 6 Soils (CD1.18)

Appendix 7 Hydrogeology (CD1.19)

Appendix 8 Flood Risk (CD1.20)

Appendix 9 Noise (CD1.21)

Appendix 10 Air Quality (CD1.22)

b. The request for further information (Regulation 25 -December 2025) including:

- Response to Reg 25 Questions (CD3.02)
- Revised plans (CD3.03)
- Revised Phasing Plans (CD3.04)
- Updated Noise Assessment (CD3.05)
- Updated Air Quality Assessment (CD3.06)
- Updated Biodiversity Net Gain (CD3.10)

c. The Written Statement submitted with the planning application (CD1.02) including:

- Appendix 2 Geological Information (CD1.04)
- Appendix 3 Phasing Plans (CD1.05)

d. A review of the statutory consultation responses relevant to mineral working and proximity to residential properties, including the Committee Report (CD6.02).

e. Preparation of additional detailed working schemes for each Phase of the proposed site working, together with detailed cross-sections. These are set out in Appendix 1 (Plans SR26-1 to SR26-15) and Appendix 2 (XS26-1 to 6).

f. Reference is made to best practice and guidelines as set out in the Approved Code of Practice for mineral workings within the Quarries Regulations 1999 (CD10.02).

g. Reference to National Planning Policy (NPPF) relating to the safeguarding of mineral resources (CD12.01).

3. SITE DESCRIPTION

3.1 Site Location & Description

3.1.1 The Site lies in an extensive area of very low relief on the Fylde coastal plain, with surveyed levels on the site ranging between 4.8m – 6.7m AOD. The surface topography is generally flat lying or very gently undulating, with ground levels generally falling towards the drainage ditches that commonly form the site boundaries. The coastal plain is separated from the sea (Morecambe Bay) by a large-scale flood defence wall that extends westwards from Knott End-on-Sea eastwards all along the coastline, some 2km to the north of the site.

3.1.2 The proposed mineral site is bound by a number of arable fields with isolated farms and residential properties, as shown in Plan PA23-2 Site Plan (CD1.29). There are small-scale commercial businesses operating near the site boundaries, including kennels, equestrian fields and a small caravan park. The application area lies directly adjacent to land previously worked for sand and gravel and also adjacent to land recently impacted by inert tipping and land raising operations.

3.1.3 A footpath crosses the central part of the site, passing south through the central fishing lake areas from Bourbles Lane, then trending south-westwards across open farmland outside of the site boundary to Gaulters Lane. Bourbles Lane itself is a designated Bridleway that passes adjacent to, or through the site. This bridleway also provides vehicular access for the local residential properties, together with the commercial and agricultural operations that take place in this area. This footpath and bridleway are shown in Plan PA23-2 Site Plan (CD1.29) and Plate 11 at the back of this statement.

3.1.4 A series of major underground services are present that cross the site, which appear to be located within the historical trace of the Knott End railway line that passed through the area. These comprise a “6-inch” water main that was installed around 1959, with a gas main installed around 1961. Both pipes pass through the site just south of the existing fishing lakes, beneath the duck pen area, lying beneath Bourbles Lane where they are clearly marked. These are shown on Plan PA23-2 Site Plan (CD1.29).

3.2 Site Geology & Mineral Properties

3.2.1 The published geological maps of the Preesall area indicate that the land is underlain by a mixed spread of Glacial deposits, comprising mainly Tidal Flat deposits of Quaternary age. These comprise mainly soft dark grey silty clays and that are occasionally consolidated. However, in a narrow zone of land between Bourbles Farm and Knott End these deposits commonly comprise sand and gravel.

- 3.2.2 The historical sand and gravel workings in this area of the Wyre District appear to be located in a linear mapped zone of “Storm Beach Deposits” identified in the geological maps published by the British Geological Survey (BGS). This includes the lakes present at Bourbles Farm within the adjacent land holdings.
- 3.2.3 The exploration drilling on the application site proved workable sand and gravel deposits overlain by thin soils which are generally less than 0.5m thick (shown in Plan PA24-3 Borehole Locations & Site Geology – CD1.30). All the boreholes were terminated in a grey, very silty sand deposit. The mineral proved in the boreholes ranges from around 1.5m to over 6m in thickness in the north-western (Phase 1) part of the site but has a mean thickness of around 2.8m. Testing of borehole samples has also confirmed that the mineral within the proposed Bourbles quarry site comprise some 36% gravel (+4mm), with a mean sand fraction (-4mm +63 μ m) of around 60% of the deposit
- 3.2.4 Planning Statement (Appendix 2- CD1.04) includes a detailed assessment of the sand and gravel deposit proved which included the laboratory test results and analysis for aggregate strength, durability and also water absorption. All the results confirm the material is suitability for use as high-quality concreting aggregate. As part of the detailed analysis of the mineral deposit, the material and geotechnical properties of the sand and gravel were assessed, as set out in part 3.4 of the planning statement (CD1.02). This geotechnical analysis confirmed that proposed excavation slopes indicate a minimum factor of safety (FoS) of 1.2 that is considered satisfactory with progressive backfilling against the exposed face ensuring no long-term face failure can occur. This design would therefore be in full compliance with the geotechnical requirements in Regulation 33 of the Quarries Regulations 1999 (CD10.02).
- 3.2.5 Groundwater monitoring of the boreholes installed around the site confirms a variable water table that fluctuates by up to 1.5m between summer lows and winter highs. This is visible in the fishing lakes located within the central part of the site that are “unlined” and therefore linked directly with the groundwater table. The lake water level (groundwater level) variation is shown visually in Plates 1 to 4.
- 3.2.6 Due to the variation in the water table levels, the sand and gravel deposits can be located below the water table and are therefore in a saturated state. As the water table level falls the sand and gravel is then not saturated but is an a “damp condition” having a typical moisture content of around 3% to 5%. This natural moisture content level is commonly recorded in “as-raised” or dry-screened sand and gravel products.

4. PROPOSED MINERAL OPERATIONS

4.1 Proposed Working Scheme

4.1.1 The proposed working area of the site comprises five separate parcels of land:

- Phase A (6 months) - the plant and site access (1.6ha) + Phase 1 Bunds
- Phase 1 (18 months)- located in the north-western part of the site (2.4ha)
- Phase 2 (6 months)- located to the north of Bourbles Lane (1.1ha)
- Phase 3 (18 months) -located to the east of Bourbles Lane (4.9ha)
- Phase 4 (12 months) – located north of plant /the duck pen area (1.9ha)
- Restoration Phase (24 months)

4.1.2 It is proposed that the sand and gravel excavation works within each of the identified phase areas will be undertaken in a series of dedicated campaign excavations over relatively short periods of time, during the drier parts of the year (spring, summer, autumn) when groundwater tables are at their lowest levels (as visualized in Plates 1 to 4).

4.1.3 The detailed phased working scheme for the proposed development is shown in a series of plans included in Appendix 1, with cross-sections at specific locations shown in Appendix 2.

4.2 PHASE A – Plant Site Operations

4.2.1 The Phase A operations comprise a range of enabling works to allow the initial progression of mineral extraction operations. These initial operations are set out in Plans SR26-1 to SR26-5 in Appendix 1. It is proposed that these works located within the designated processing plant area and the access road corridor between the plant and public highway will be undertaken as the first elements of the scheme.

4.2.2 As part of the initial enabling works within the plant area the current fencing associated with the “duck pens” will be removed on the western and southern sides, with the fencing along Bourbles Lane retained. The gas pipe and water main that crosses east-west across the plant area will be fenced off to the legal easement distance, as submitted and approved by the utility’s companies in the planning application. The only access to the easement corridor will be via gates leading to a dedicated crossing point that will be constructed using the standards and guidance provided by the utility’s companies. A cross-section showing the proposed easement and stand-off to the excavation is shown in Appendix 2 (Plan XS26-6).

4.2.3 The plant area works comprise the stripping of soil across the entire plant area and access road with the creation of soil screening bunds on the southern boundary of the

plant area and also the western plant area boundary to store the soil for use in the final restoration of the site.

4.2.4 The southern bund will be 3m high and about 14m wide which will screen the proposed plant and mineral stockpiles to the south-east. The larger soil bund in the west is also 3m high to screen the plant from the properties to the west but is designed to have a broader footprint to contain the majority of the soils from the plant area. Both bunds will be grass seeded on completion.

4.2.5 On completion of the soil stripping operations and the bund creation, the construction of the site access road from the plant to the highway will take place, together with the excavation of the proven sand and gravel deposits within the proposed plant area. The excavated mineral will be stored in an "as-raised" stockpile and the "void" created will then be infilled with imported inert backfill materials to bring the levels up to pre-excavation levels (5m AOD). The processing washplant, internal plant roads and the associated infrastructure (weighbridge/ wheel wash etc) will then be constructed on the backfilled ground. The proposed works are set out in the planning statement (CD1.02), with more detail provided in the Reg25 submission (CD3.02) and also in the phasing plans in Appendix 1.

4.2.6 The final element of the Phase A plant area works will comprise the excavation of the clean water lagoon within the plant area. This will be excavated into the basal silty sands that are not considered as mineral. The silty sand material will initially be stockpiled (for later use) adjacent to the proposed wash plant.

4.3 PHASE A – Haul Road to Phase 1 (including Footpath & Gas Main Crossing)

4.3.1 As the proposed plant site development progresses, the construction of the internal haul road to link the plant site to the Phase 1 extraction area will commence.

4.3.2 As the haul road is developed the soil bunds on the boundary of the Phase 1 area will be constructed. This haul road will be constructed from the proposed plant site, through the area of the fishing lakes, then cross an area of previous disturbed land where historical tipping operations have taken place. It is understood that these operations did not have planning consent or any environmental permit but were carried out over a number of years, as shown in Plates 5 - 10 and proof of evidence from Mr Liam Toland.

4.3.3 To ensure that there is no disturbance of these previously tipped materials the manner of construction of the proposed haul road will be subject to a condition to be agreed, However, it is presently anticipated that this will be achieved in the following way: a

scheme of borehole drilling will be carried out to determine the type of historical backfill and confirm that there is no potential for contamination, the road across this previously tipped land into Phase 1 area will be constructed by placing a heavy-duty geotextile material over the width of the haul road corridor.

4.3.4 The geotextile would then be covered with suitable roadstone or road planings to construct an unbound surface suitable for dump truck traffic.

4.3.5 The construction of the haul road from the plant area via the fishing lakes will require a vehicular crossing point over the known gas and water main pipework to be constructed and a pedestrian crossing where Footpath Ref FP0203028 crosses from Bourbles Lane passing south-westwards towards Gaulters Lane. The published County Right of Way map shows the footpath located within one of the fishing lakes (see Plate 11), however a "local" right of way has been established between the fishing lakes to ensure that the access is maintained. On leaving the fishing lake area and entering the fields to the south-west, the footpath has a stile through the large hedgerow which forms the perimeter of the fishing lake area.

4.3.6 It is proposed that there is no requirement for a footpath diversion as part of the quarry development, but to ensure that all health and safety issues are addressed a series of fences and gates will be installed around the fishing lake areas with gates to ensure no restricted access for footpath users. Typical examples of footpath crossings on a recently permitted quarry in Suffolk are shown in Plates 12 to 15.

4.4 PHASE A – Phase 1 Boundary & Soil Bund

4.4.1 As the haul road is being constructed towards Phase 1, it is proposed that temporary Heras fencing will be installed on the Bourbles Lane boundary of Phase 1 to screen the initial site works taking place on the margins of Phase 1. It is proposed that this Heras fencing will be installed with a screening mesh that will limit views into the site. This type of temporary fencing system is common in the house building and construction industries for temporary work. Examples are shown in Plate 16. However, in the vicinity of the residential properties at Woodlands and Red Lea (and at Bourbles Farm) more substantial temporary barriers are proposed to be used as set out in the noise assessment (Mr Robert Storey).

4.4.2 Following completion of the haul road and the installation of the boundary fencing, it is proposed that the soil beneath the proposed boundary bunds in Phase 1 will be stripped over a width of about 15m and the soil stored in a small temporary stockpile adjacent to the proposed mineral excavation trench. These initial Phase A operations

within the Phase 1 area are set out in Plans SR26-1 to SR26-5 in Appendix 1, with a detailed series of cross-sections in Appendix 2. The screening bund construction works will focus specifically on the site boundary adjacent to the residential properties that are located on Bourbles Lane (Woodlands and Red Lea).

4.4.3 The works proposed comprise mineral extraction in a “trench” approximately 15m wide with the mineral loaded into dump trucks and transported to the as-raised stockpile in the plant area. The dump truck will then be loaded with basal silty sand sourced from the lagoon area that will be hauled to the Phase 1 area where it will be tipped within the “trench”. This will bring the trench level back up to ground level prior to the construction of the boundary soil bunds. These proposed boundary excavation operations and bund construction works for the area opposite the Woodlands property are shown in Plans XS26-1 and 2 in Appendix 2.

4.4.4 On completion of this “cut and fill” operation within the footprint of the proposed boundary soil bund, the soils from across the Phase 1 area will be stripped and will be deposited within the boundary bunds. The detailed working scheme for these proposed works are shown in Appendix 1. The total time for these initial operations on the Bourbles Lane boundary as part of Phase A is less than 8 weeks, when the completed soil bunds will be grass seeded. The proposed final bund configuration at the Woodlands and Red Lea boundaries are shown in cross-sections in Appendix 2 (Plan XS26-3 and XS26-4).

4.4.5 It is considered that these works would be no different to the earthworks associated with major utilities such as the laying of major gas/ sewer/ water mains or major highway improvement works adjacent to residential properties. The extraction scheme to maximise the amount of proven sand and gravel within the site boundary without sterilising the high quality mineral resource is considered compliant with National Planning Policy 2024 (NPPF) Part 17 para 223 (c) that relates to the safeguarding of mineral resources

“... adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided.”

4.5 PHASE 1 Operations

4.5.1 The application proposes campaign extraction during the summer months with no proposed mineral extraction during the wetter winter months. This will ensure that the water table within the proven mineral resource will be at its lowest level to allow the majority of the mineral to be extracted in a dry condition. The variation in water table

levels comparing summer and winter is shown in Plates 1 to 4 with variable water levels within the fishing lakes linked to the groundwater table. However, as the lower part of the mineral lies below the water table in Phase 1, and no de-water operations are proposed for Phase 1, it is proposed that lower mineral in each extraction cell will be worked "wet".

4.5.2 This wet working is typical in the quarrying industry and comprises the excavation of the sand and gravel with an excavator below the water table that is then deposited in a stockpile "windrow" about 2m high, adjacent to the excavation. The as-raised sand and gravel material will then drain freely and any water in the excavated mineral will flow naturally back into the excavation over a short period (usually 1-2 days). The material (in a damp but not wet state) will then be loaded easily into dump trucks for transport to the plant area. The returning dump trucks will be loaded with basal silty sand from the plant area stockpile to fill the void created.

4.5.3 It is proposed that the Phase 1 excavation works will progress from the north-east towards the western boundary, with the final excavation in Phase 1 taking place adjacent to the haul road access in the south-eastern part of the area as shown in Plans SR26 -6 to 8 in Appendix 1.

4.5.4 There is sufficient space within the proposed plant area for a stockpile to accommodate about 5 months as-raised production within the available "as-raised" stocking area up to 10m high within the plant area on the end of the haul road (about 6,500m²- to accommodate between 45 -55,000 tonnes).

4.5.5 On completion of the Phase 1 operations, the soils stored within the Phase 1 boundary bunds will be placed over the area backfilled to the agreed restoration scheme using on-site materials sourced from the plant area or the over-digging of the basal silty sand in the lake within Phase 2 workings. These final restoration operations within Phase 1 will take place as the short-term sand and gravel excavation works are progressing within the Phase 2 area.

4.6 PHASE 2 Operations

4.6.1 As the sand and gravel extraction operations within Phase 1 are nearing completion, it is proposed that the soils within Phase 2 will be stripped and the proposed bund adjacent to the Bourbles Farm complex will be developed, as shown in Plan SR26-7 in Appendix 1, with a bund cross-section from Phase 2 towards Bourbles Farm residential property shown in Appendix 2 (Plan XS26-5). The proposed soil bund on the eastern

edge of Phase 2 is designed to lie adjacent to the boundary fence with an 8m stand-off to the large trees on the site boundary.

4.6.2 The bund located just to the south of Bourbles Farm (within the Phase 4 - duck pen area) will be constructed using soils stored in the western part of the plant area as shown in Plan SR26-8 in Appendix 1.

4.6.3 It is clearly stated in the submitted working scheme that the excavation work in the Phase 2 area will be short-term due to the limited mineral resources available (some 28,800 tonnes). It is proposed that these extraction works will take place over a period of about 6 - 8 weeks where the mineral will be loaded onto dump trucks and transported to the as-raised stockpile in the plant area.

4.6.4 Due to the limited amount of material required to restore this area (with a lake to be created), it is proposed that either on-site material will be utilised for the backfilling operations or imported inert fill stockpiled in the plant area will be deposited as shown in Plan SR26-7 to 11 in Appendix 1.

4.7 PHASE 2 – Bourbles Lane Bridleway Crossing

4.7.1 To access the Phase 2 area from the plant site, a new haul road will need to be created as a spur from the initial Phase 1 haul road, as shown in Plan SR26-6 in Appendix 1. This haul road will be required to cross Bourbles Lane just to the north of the fishing lakes area. It is proposed that a fence will be installed either side of Bourbles Lane in Phase 2 area with gated access at the Bourbles Lane crossing.

4.7.2 Due to the short-term duration of the Phase 2 operations, it is proposed that a temporary traffic management system with warning signs will be installed. This will allow dump trucks to cross the bridleway without impacting local residential traffic, pedestrians or other bridlepath users. On completion of the Phase 2 works (around 6 - 8 weeks), the traffic system will be removed and any repairs to the bridleway surface will be carried out.

4.8 PHASE 3 Operations - Bourbles Lane Bridleway & Gas/Water Main Crossing

4.8.1 Prior to the Phase 3 operations a second dedicated crossing of Bourbles Lane will be required to the east of the plant area, but south of the gas and water mains (as shown in Plan SR26-9 in Appendix 1). This proposed crossing will again comprise the installation of a temporary traffic management system with warning signs that will be operational during the mineral campaign works, when sand and gravel will be hauled from the Phase 3 area into the plant area.

4.8.2 Within the western part of Phase 3, a dedicated gas pipe and water main crossing point will be constructed, as specified by the utility companies. It is proposed this will be identical to the crossing point constructed in the plant area during Phase A. This pipeline crossing point will allow access for all quarry related mobile plant and equipment into and out of the Phase 3 area from the plant site, as shown in Plan SR26-9 in Appendix 1.

4.8.3 The Phase 3A extraction works will take place in the area to the north of the pipeline corridor, with initial works comprising the fencing of the pipeline corridor at a distance set out in the legal easement, with excavation to the agreed working margins.

4.9 PHASE 3 Operations – Soil Stripping & Working

4.9.1 The Phase 3 operations and phasing are set out in Plans SR26-10 to SR26-14 in Appendix 1. The soil from the Phase 3A area will be stripped and these will be deposited in two bunds; one located at the eastern boundary of the area and a second bund located between the haul road access and the Mytax property on Bourbles Lane.

4.9.2 The mineral extraction will progress eastwards across Phase 3A and thus there will need to be mineral extraction adjacent to the pipeline corridor. A scheme of work has been submitted that has been agreed with the utility companies during the consultation period of the application. This comprises the excavation of the mineral when adjacent to the pipeline corridor and then backfilling the exposed slopes adjacent to the pipeline corridor as quickly as possible as shown in Appendix 2 (Plan XS26-6).

4.9.3 This backfilling may comprise imported inert materials if available, however, if there is no immediately available material then the backfilling against the exposed face will be undertaken using the basal grey silty clay bedrock materials.

4.9.4 As the Phase 3A mineral extraction develops, the void created will be progressively backfilled and as Phase 3A is completed the soils in Phase 3B (to the south of the pipeline corridor) will be stripped. These soils will create the bunds located on the eastern and western boundaries of the Phase 3B, with the proposed workings progress eastwards just to the south of the pipeline corridor, with the same geotechnical design taking place as in the previous phases.

4.9.5 The workings will continue in a clockwise manner along the eastern then southern part of the area, to finish near to the site access. The mineral will continue to be excavated in dedicated campaigns of around 6- 8 weeks with sand and gravel deposited in the as-raised stockpile adjacent to the processing plant area. However, it is proposed that the workings will be progressively backfilled with imported inert filling materials.

4.9.6 On completion of the Phase 3A backfilling and the eastern workings in Phase 3B, the eastern boundary soil bunds will be removed and the soils placed to complete the restoration of Phase 3A.

4.9.7 The soil bunds located on the western boundary of Phase 3B will be retained until all the backfilling and restoration works are completed, thus the very last element of work in this area will comprise the replacement of the soils across Phase 3B.

4.10 PHASE 4 Operations

4.10.1 The overburden strip to expose the mineral in Phase 4 will take place as the Phase 3B works are nearing completion with the material deposited in the Phase 3B area. The proposed Phase 4 operations are shown in Plans SR26-13 to 15 in Appendix 1. The mineral will again be excavated in a series of short campaigns progressing from the north to the south, with the void created progressively backfilled using imported inert materials.

4.10.2 As Phase 4 works are nearing completion, the internal haul road to Phase 1 and also through the fishing lakes area will be removed to allow completion of the agreed restoration scheme. As mineral workings progress near to the pipeline corridor, the same methodology of excavation and backfilling will take place, as per Phase 3.

4.11 RESTORATION PHASE

4.11.1 The completion of the Phase 4 mineral extraction will be the final element of the mineral operations, with the backfilling with imported inert fill taking place to form the approved restoration surface across the Phase 4 area. Over a 2-year period the sand and gravel processing plant and the associated infrastructure will be removed, and the plant site and Phase 4 area will be restored to the agreed restoration.

4.11.2 The soils would be excavated from the screening bunds and placed across the area and the final restoration phase will be subject to detailed final planning approval for the proposed scheme but is indicated in Plan PA23-9 V2 Conceptual Restoration (CD1.35).

4.11.3 It should be noted that the intention is that (subsequent to completion of mineral extraction), the landowner of the compound area would make an application for this area to be used for small-scale lodge development.

4.11.4 The development of such a scheme would require planning permission and that a condition is proposed to require the details of the restoration of the Appeal site to be submitted to and agreed in writing by the MPA well in advance of the end of works.

4.11.5 The final restoration scheme should have regard to any such permission which has been granted for a lodge development on the Site (eg the retention of the access road), but if such a permission has not been granted by the time of the approval of any restoration condition then the likely outcome of a restoration appeal site would be reflective of the remainder of the site (ie restoration to a primarily agricultural use).

5. CONCLUSIONS

- 5.1 The proposed phased working scheme proposed has been formulated to ensure that the sand and gravel extraction operations can take place in the most efficient manner, over the shortest time possible, while ensuring that there are no significant adverse environmental impacts from the operations, as set out in the Environmental Impact Assessment.
- 5.2 The overall quarry development has a proposed life of some 7 years, comprising about 5 years of mineral extraction and a further 2 years to clear the site and complete the restoration of the site. The mineral will be extracted in a series of short-term dedicated campaign operations during the drier periods of the year, with as-raised material stockpiled adjacent to the processing plant.
- 5.3 This proposed working scheme will minimise working during poor weather conditions and times of high-water tables (generally winter periods), whilst still allowing the daily processing of mineral through the plant throughout the year. This will maintain a steady daily supply of high-quality sand and gravel into the local construction market.
- 5.4 The various mitigation measures set out in the EIA have been included within the proposed phased mineral extraction and working scheme. These measures include reduced extraction timescales, noise and dust control measures, together with progressive restoration to ensure land is returned to its final agreed condition in a sustainable and ecologically beneficial manner.
- 5.5 The development proposals also maximize the amount of available sand and gravel that can be extracted within application limits, without the need to sterilize valuable and scarce mineral resources.
- 5.6 Overall, I conclude that with the appropriate mitigation measures proposed, the minerals scheme complies with all relevant policies, guidance and acceptable standards for mineral extraction, working, processing and site restoration.

PLATES

Bourbles Planning Appeal - Southern Fishing Lake



Plate 1 Summer - north bank looking east



Plate 2 Summer - north bank looking west

Bourbles Planning Appeal - Southern Fishing Lake



Plate 3 Winter - east bank looking east

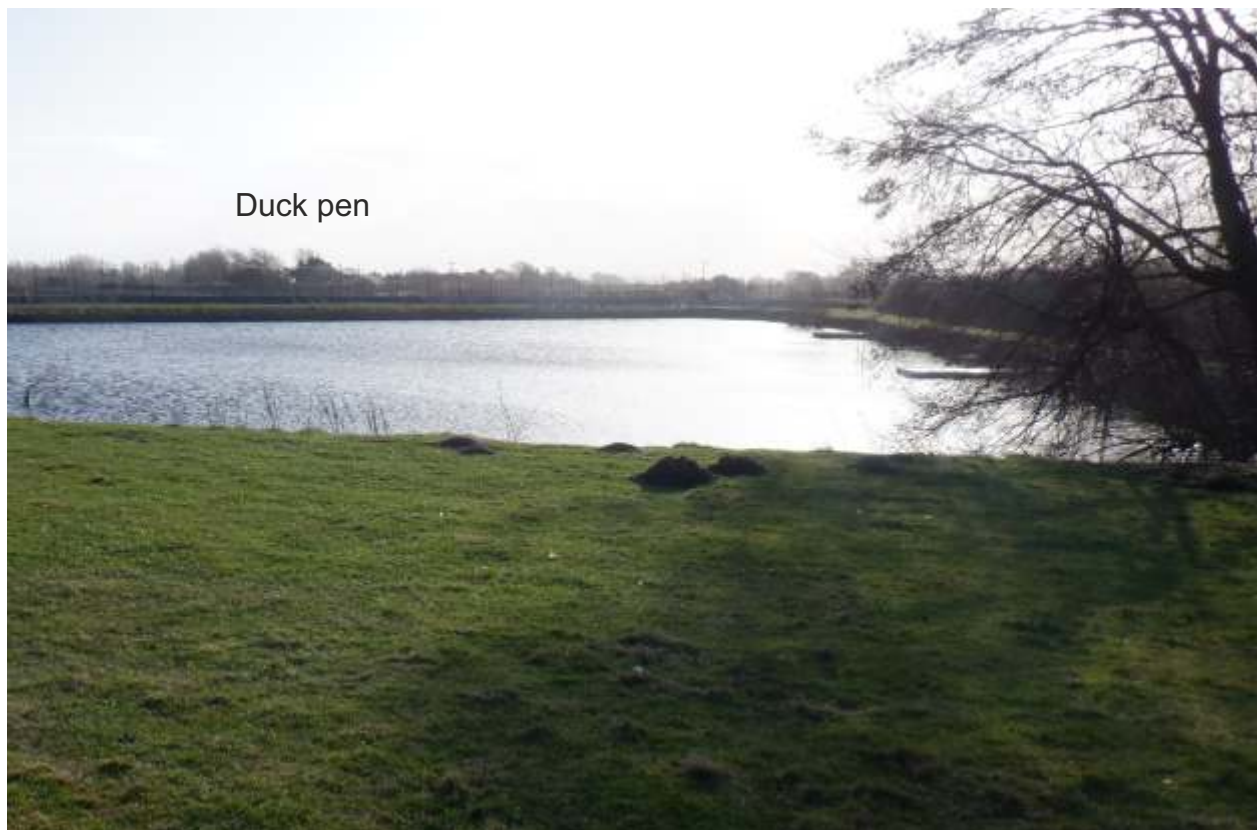


Plate 4 Winter - north bank looking east

Bourbles Planning Appeal - Historical Tipping (March-July 2021)

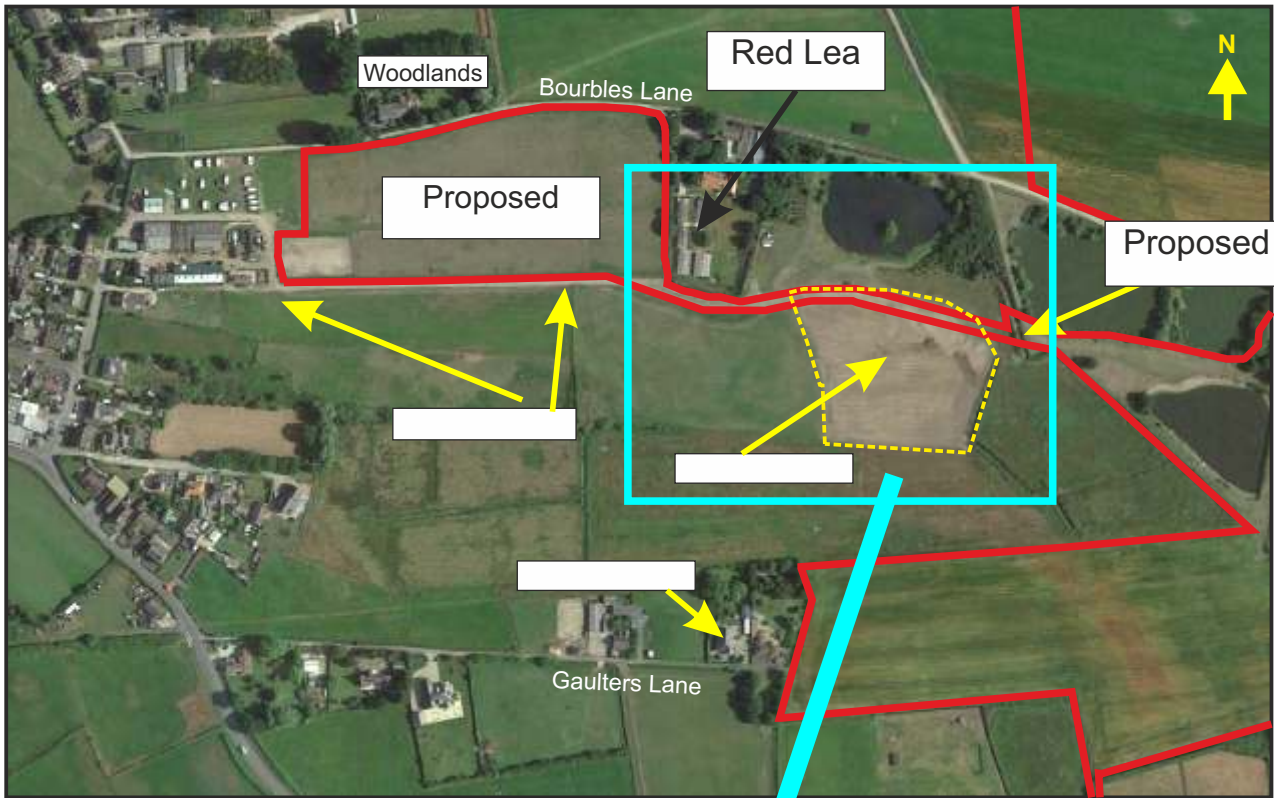


Plate 5: Google Earth - July 2021

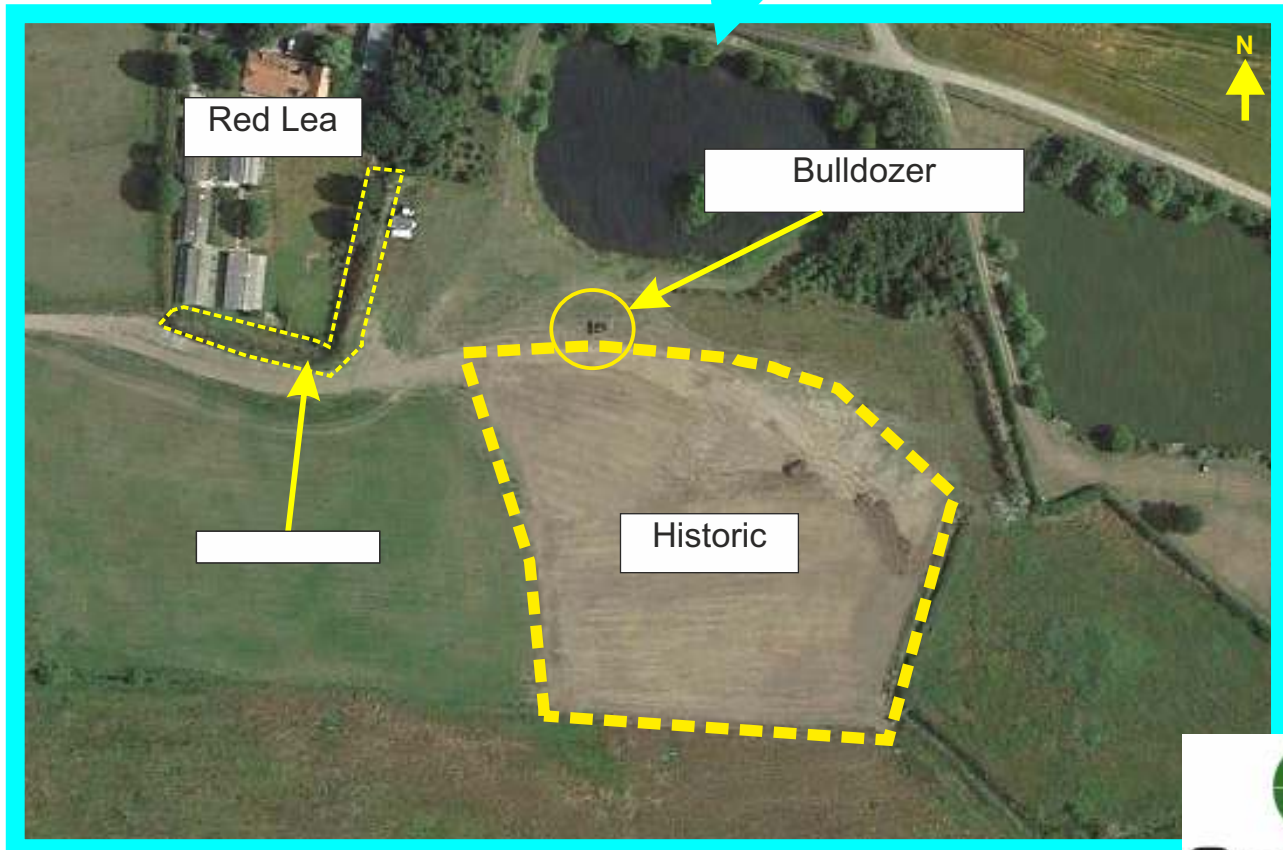


Plate 6: Red Lea Kennels & Tipping Area

Bourbles Planning Appeal - Historical Tipping (March-July 2021)



Plate 7: Tipping Operations.

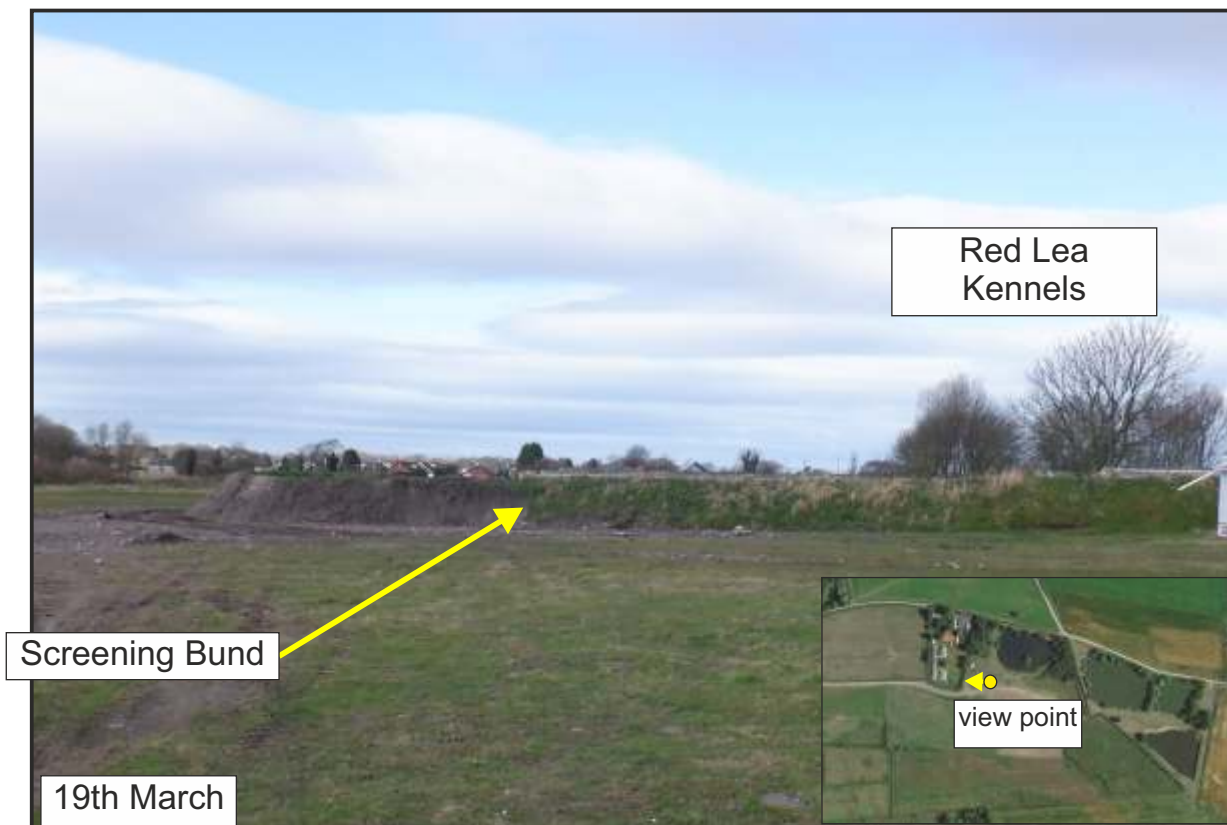


Plate 8: Tip Access & Red Lea Property

Bourbles Planning Appeal - Historical Tipping (March-July 2021)

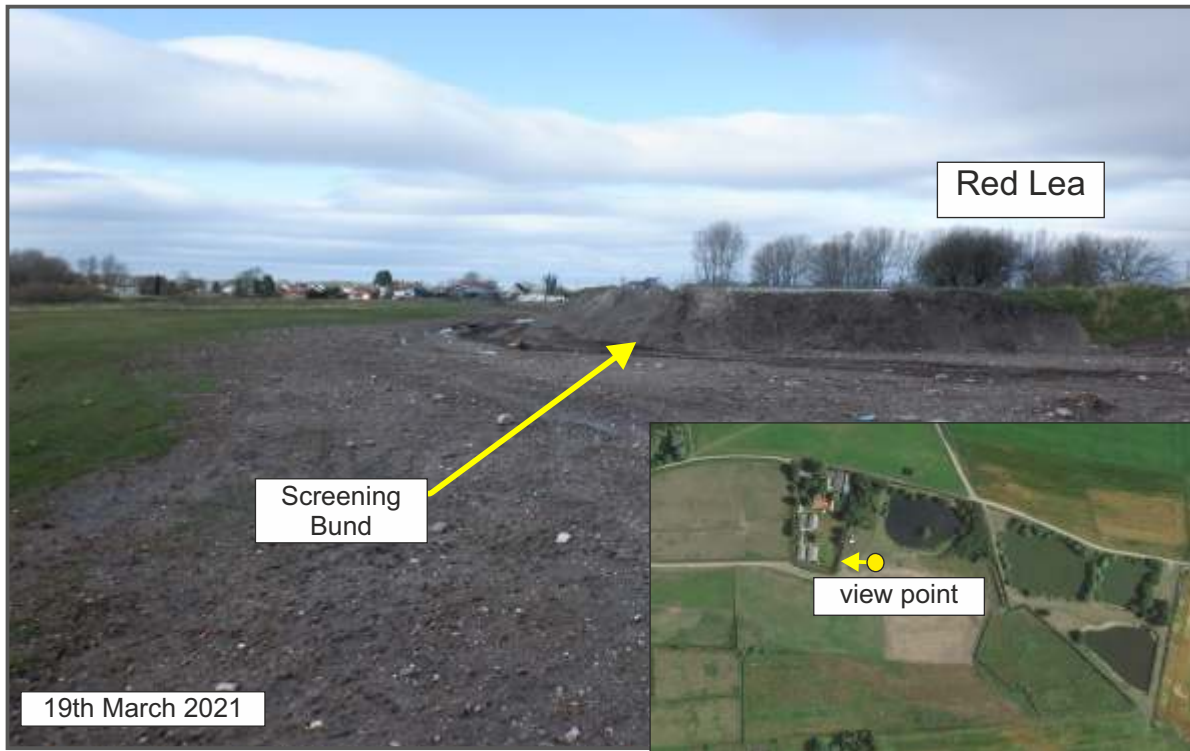


Plate 9: Tipped Material & Screening Bund.

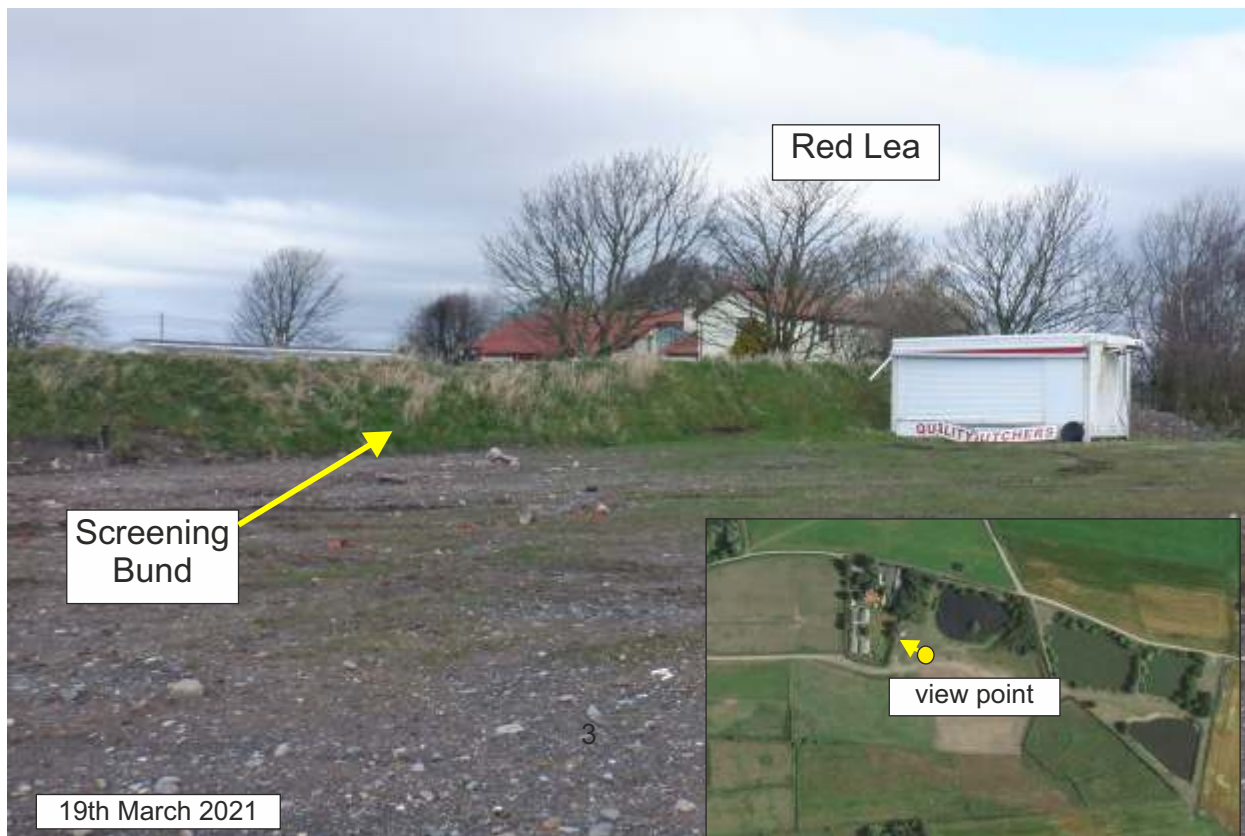


Plate 10: Screening Bund & Red Lea Kennels.

Bourbles Planning Appeal - Public Rights of Way Map

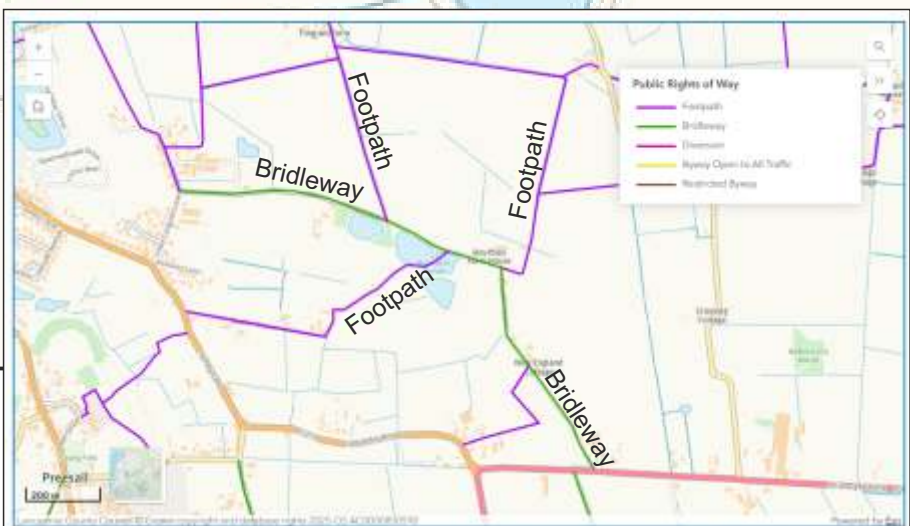
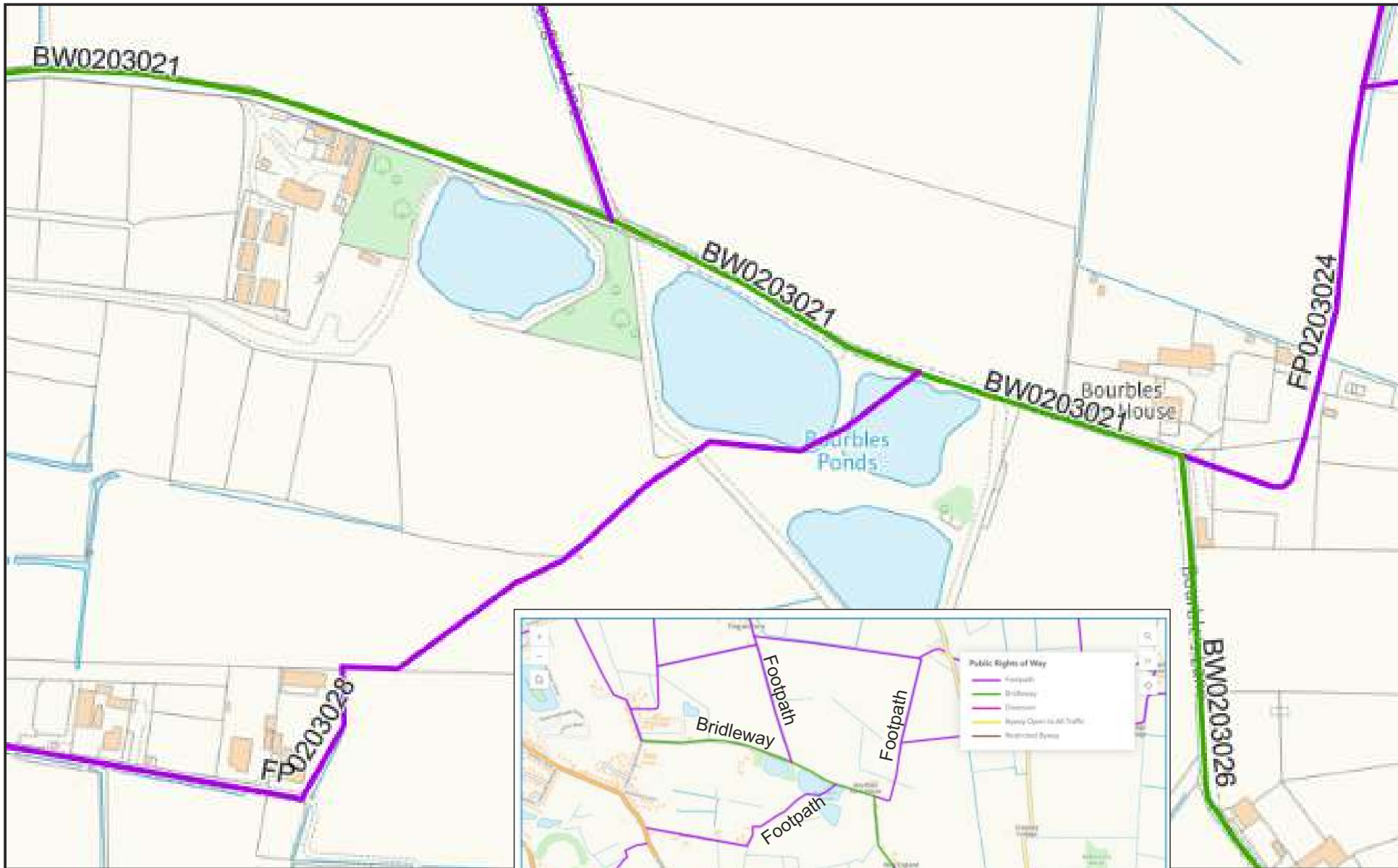
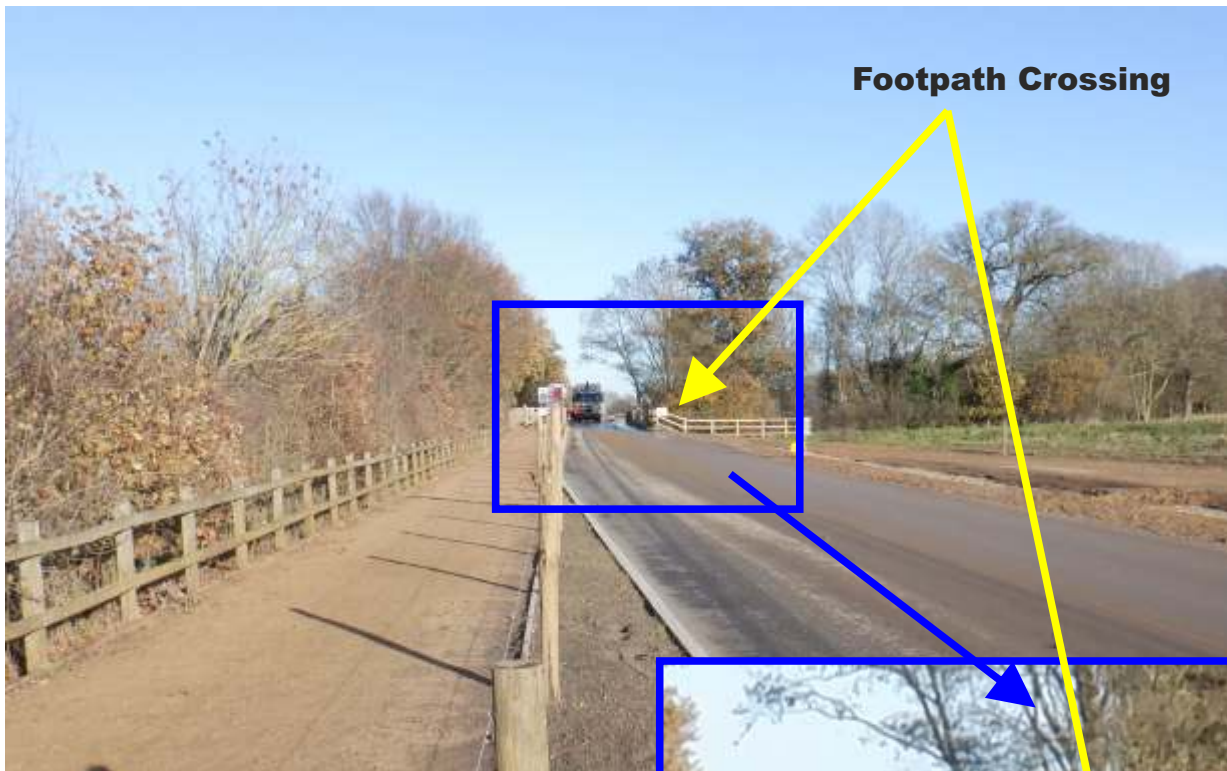


Plate 11: Published PRoW Map

Bourbles Planning Appeal :
Images of Quarry haul road & footpath crossing
Brockley Wood Quarry, Suffolk - December 2025



Footpath Crossing



Plate 12
Footpath adjacent to new access road &
Crossing point



Plate 13 - Footpath crossing of new access road- signs & gate

Bourbles Planning Appeal :
Images of Quarry haul road & footpath crossing
Brockley Wood Quarry, Suffolk - December 2025

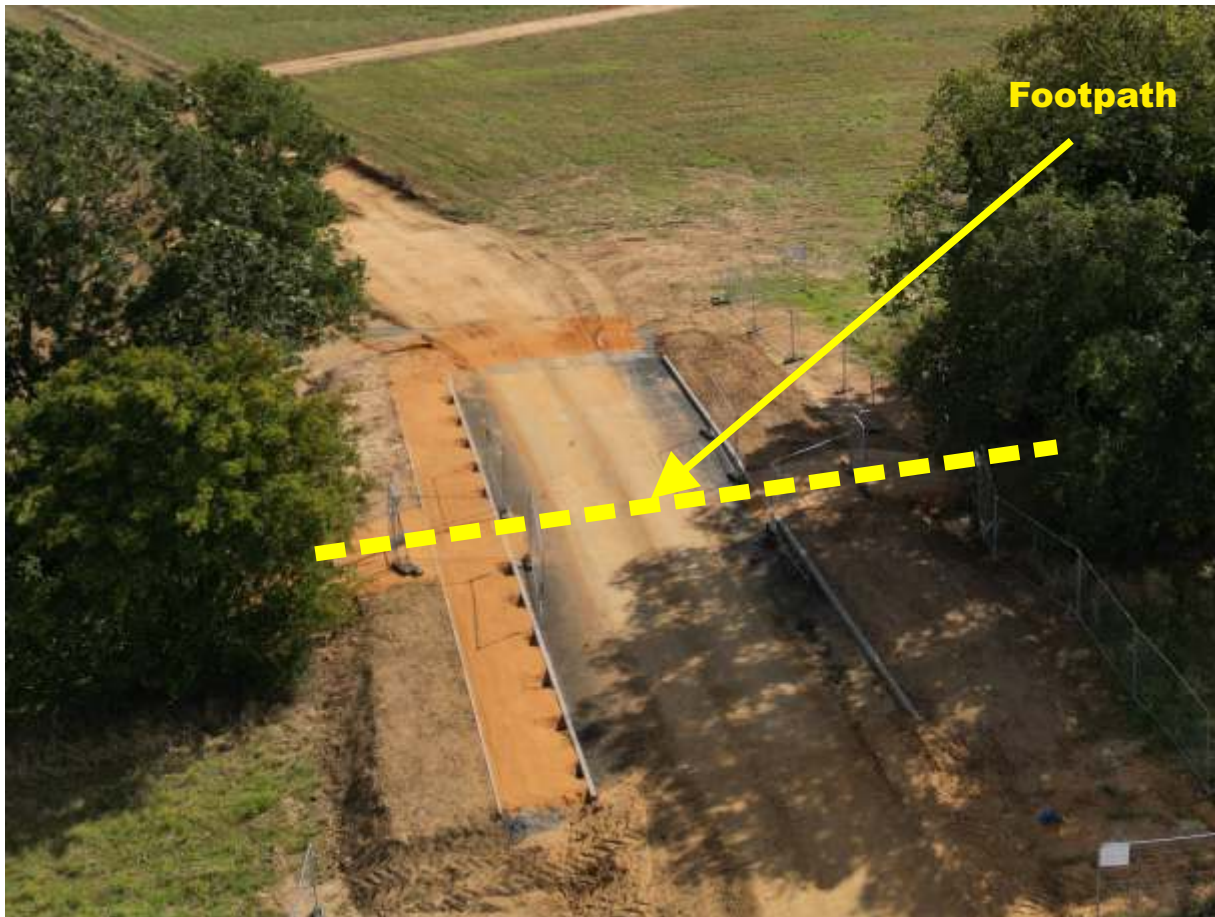


Plate 14
Haul Road Crossing footpath - temp fencing (looking East)

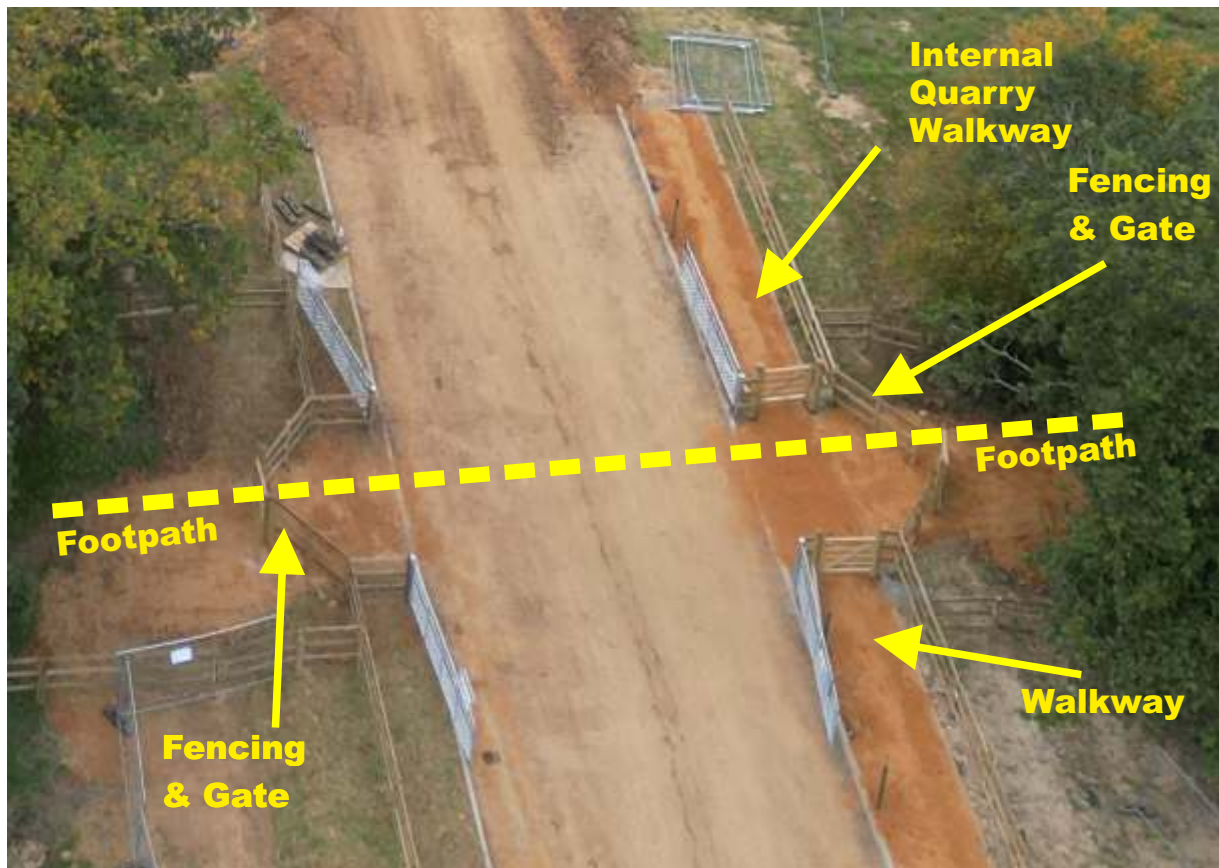


Plate 15 - Haul Road crossing footpath with new fencing (looking west)

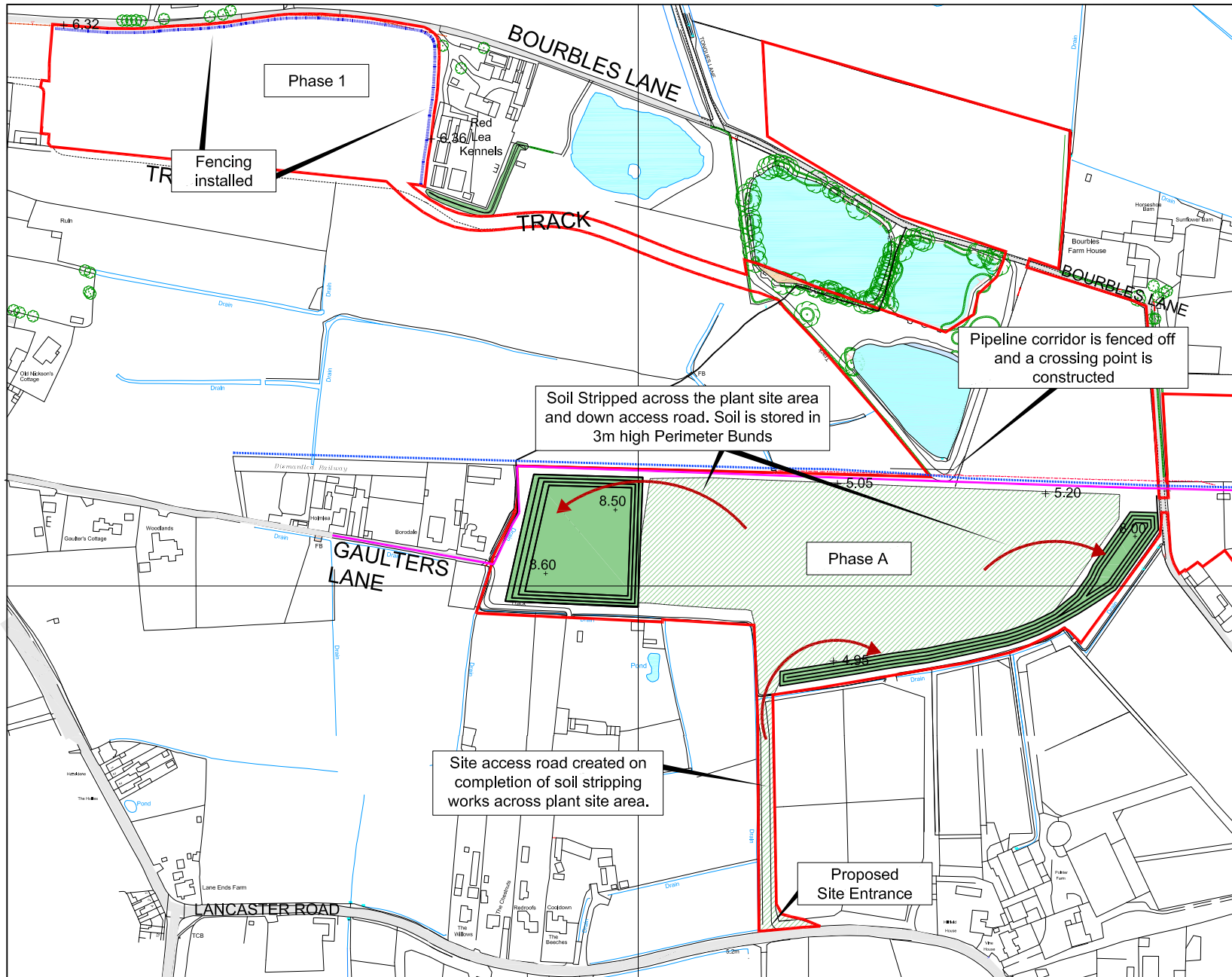
Bourbles Planning Appeal : Typical Heras Fencing with Mesh Cover



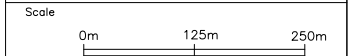
Plate 16 Examples of Heras Fencing with mesh screen

APPENDIX 1
DETAIL PHASED WORKING PLANS

Phase A - Enabling Works



- Key**
- Site boundary
 - Phasing boundaries
 - Soil strip
 - Mineral extraction
 - Backfilling
 - Plant Site
 - Site derived backfill stockpile
 - As raised mineral stockpile
 - Water pipeline
 - Gas main



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Site
 Bourbles Farm, Presall

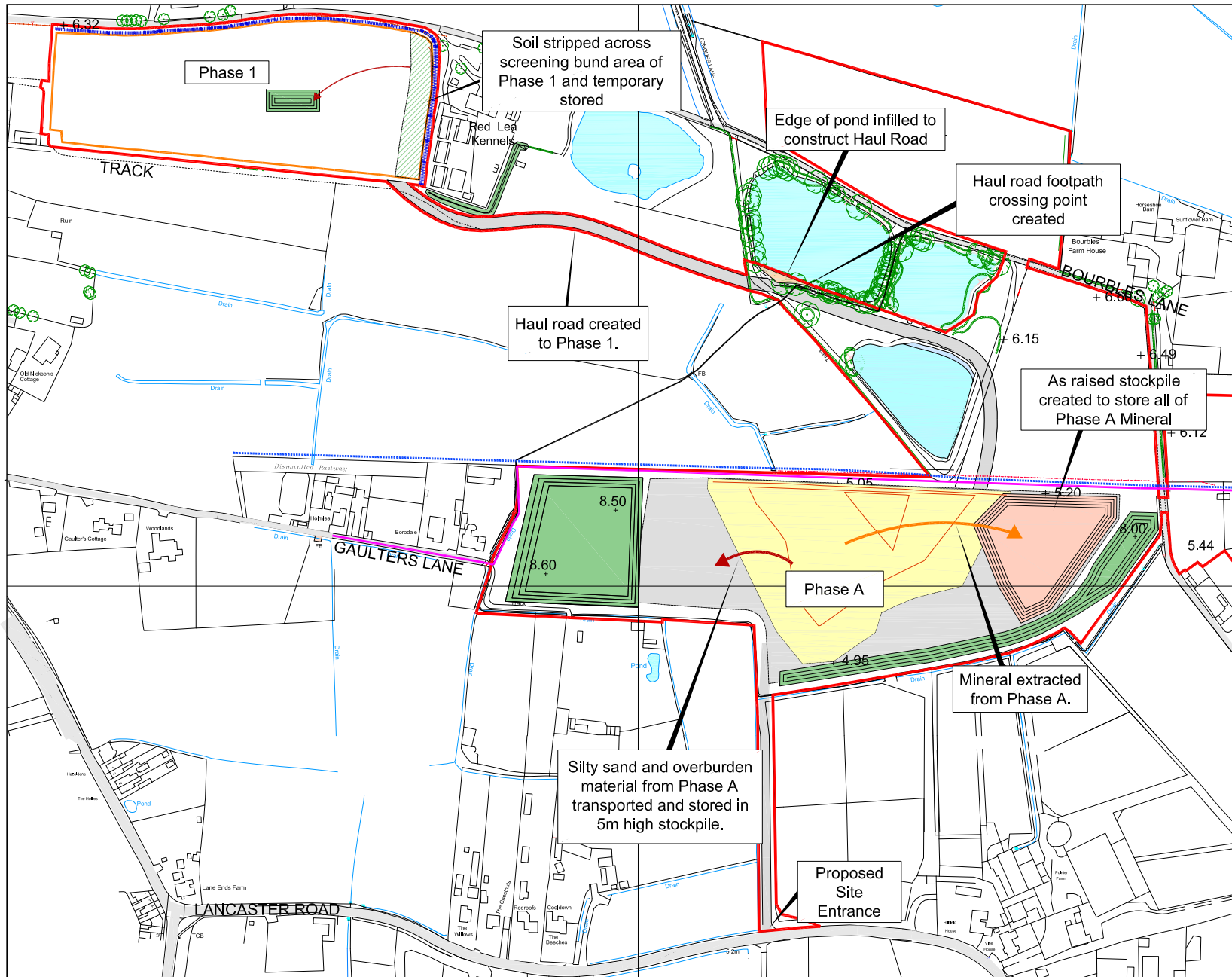
Project
 Planning Appeal 2026

Plan
 SR26-1
 Enabling Works

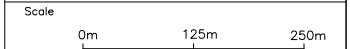
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Drawn by: BGD



Phase A - Enabling Works



- Key**
- Site boundary
 - Phasing boundaries
 - Soil strip
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Site
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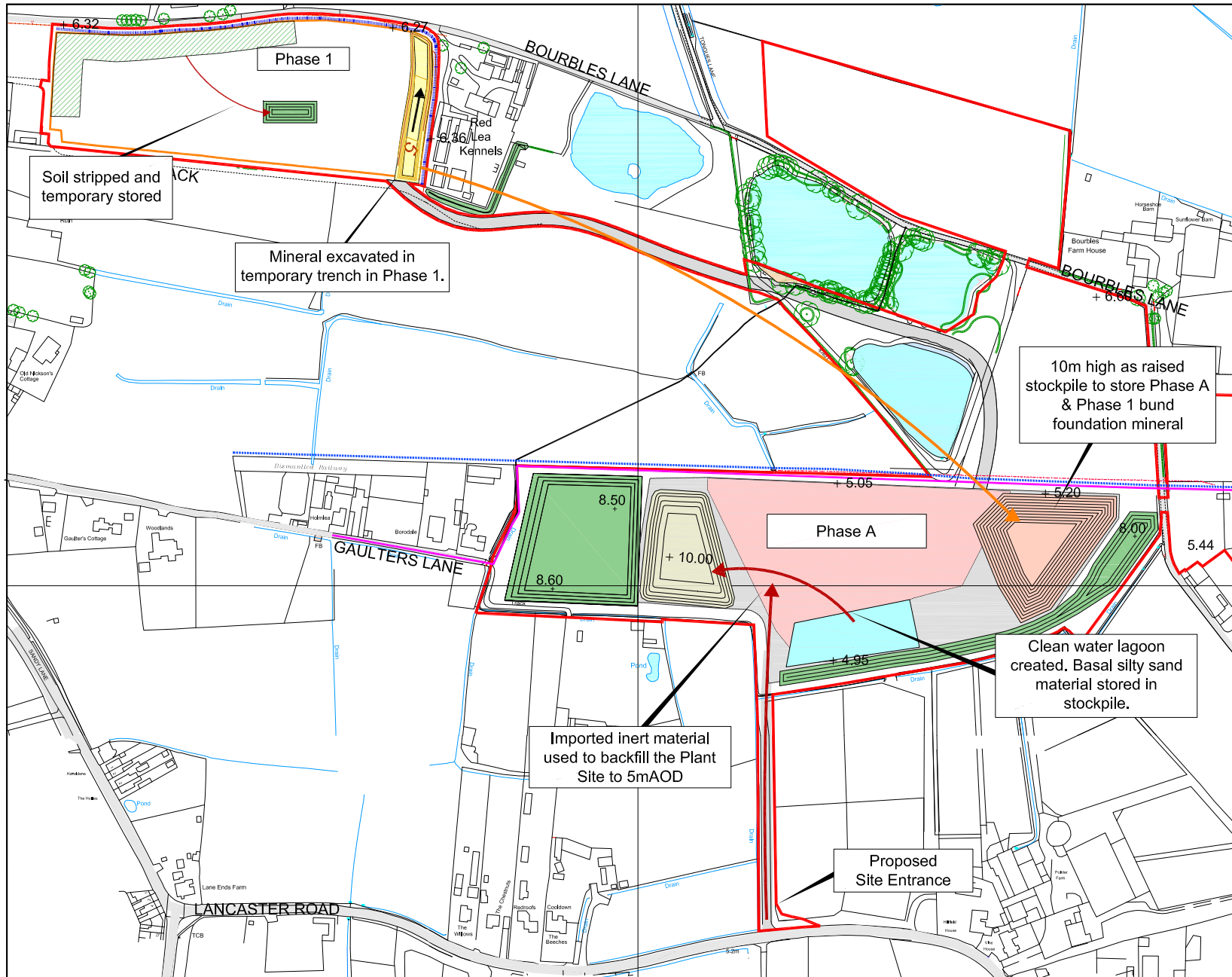
Project
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Plan
 SR26-2
 Enabling Works

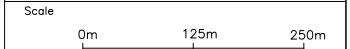
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 File: BFP Development Scheme SR26-2 v2.dwg
 Drawn by: BGD



Phase A - Enabling Works



- Key**
- Site boundary
 - Phasing boundaries
 - Soil strip
 - Mineral extraction
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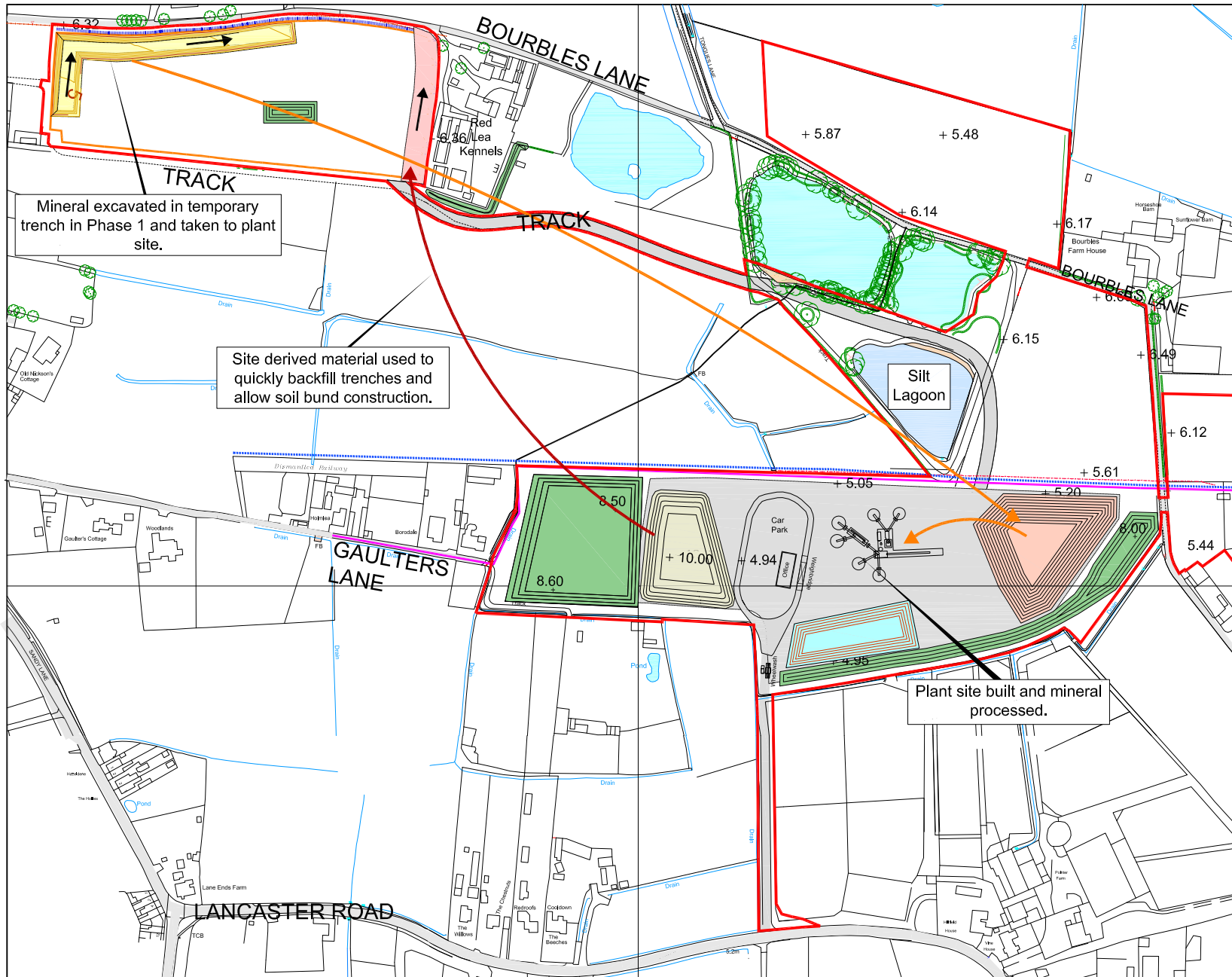
Project
 Planning Appeal 2026

Plan
 SR26-3
 Enabling Works

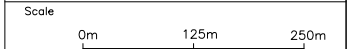
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Phase A - Enabling Works



- Key**
- Site boundary
 - Phasing boundaries
 - Soil strip
 - Mineral extraction
 - Backfilling
 - Plant Site
 - Site Derived Backfill Stockpile
 - As Raised Mineral Stockpile
 - Water pipeline
 - Gas main



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Site
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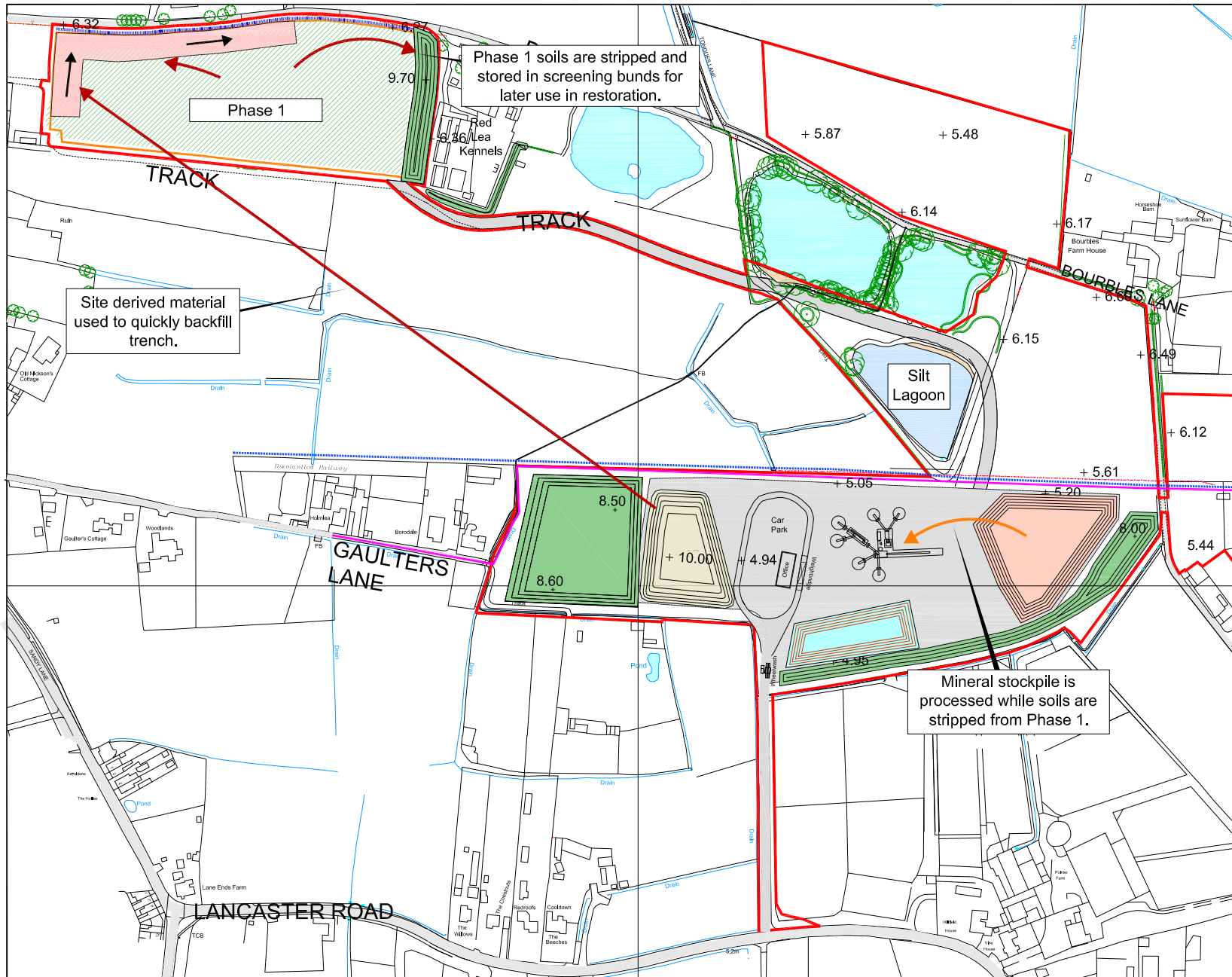
Project
 Planning Appeal 2026

Plan
 SR26-4
 Enabling Works

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 Date: 16/03/2026
 File: BFP Development Scheme SR26-4 v2.dwg
 Drawn by: BGD



Phase A - Enabling Works



- Key**
- Site boundary
 - Phasing boundaries
 - Soil strip
 - Backfilling
 - Plant Site
 - Site Derived Backfill Stockpile
 - As Raised Mineral Stockpile
 - Water pipeline
 - Gas main



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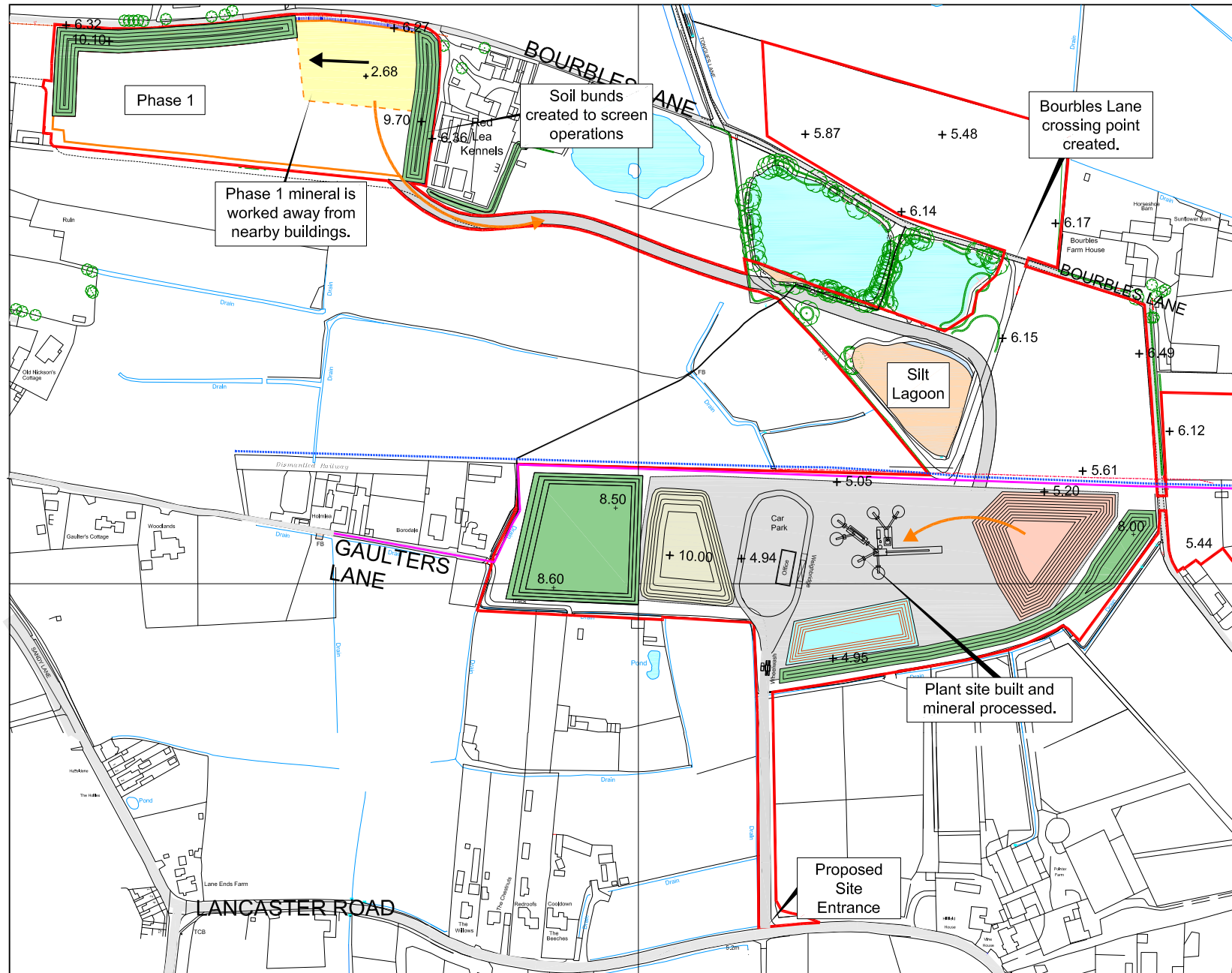
Project
 Planning Appeal 2026

Plan
 SR26-5
 Enabling Works

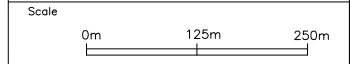
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 Drawn by: BGD



Phase 1



- Key**
- Site boundary
 - Phasing boundaries
 - Mineral extraction
 - Backfilling
 - Plant Site
 - Site Derived Backfill Stockpile
 - As Raised Mineral Stockpile
 - Water pipeline
 - Gas main



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Site
Bourbles Farm, Presall

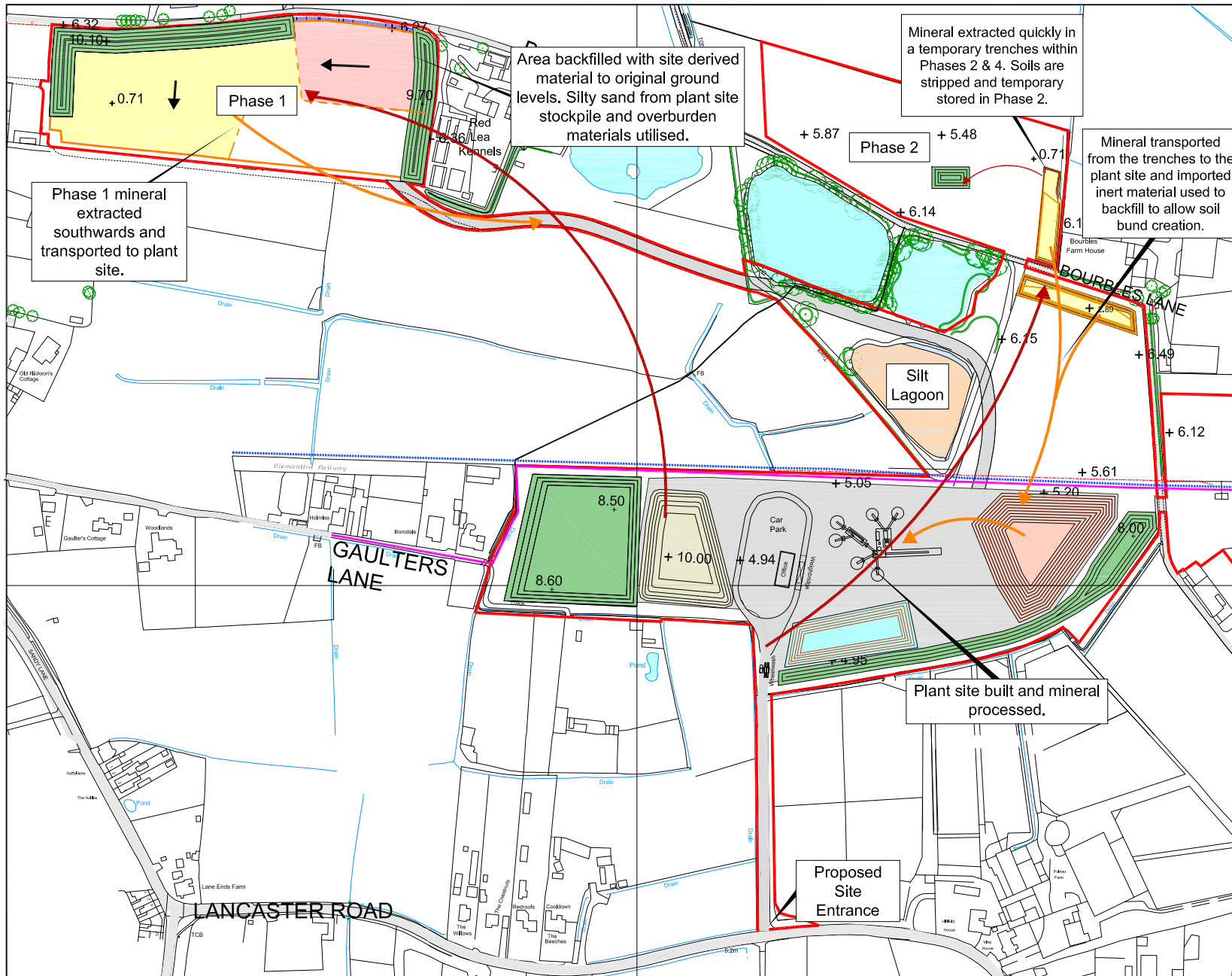
Project
Planning Appeal 2026

Plan
**SR26-6
 Phase 1 Extraction**

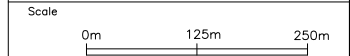
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Phase 1



- Key**
- Site boundary
 - Phasing boundaries
 - Mineral extraction
 - Backfilling
 - Plant Site
 - Site Derived Backfill Stockpile
 - As Raised Mineral Stockpile
 - Water pipeline
 - Gas main



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Site
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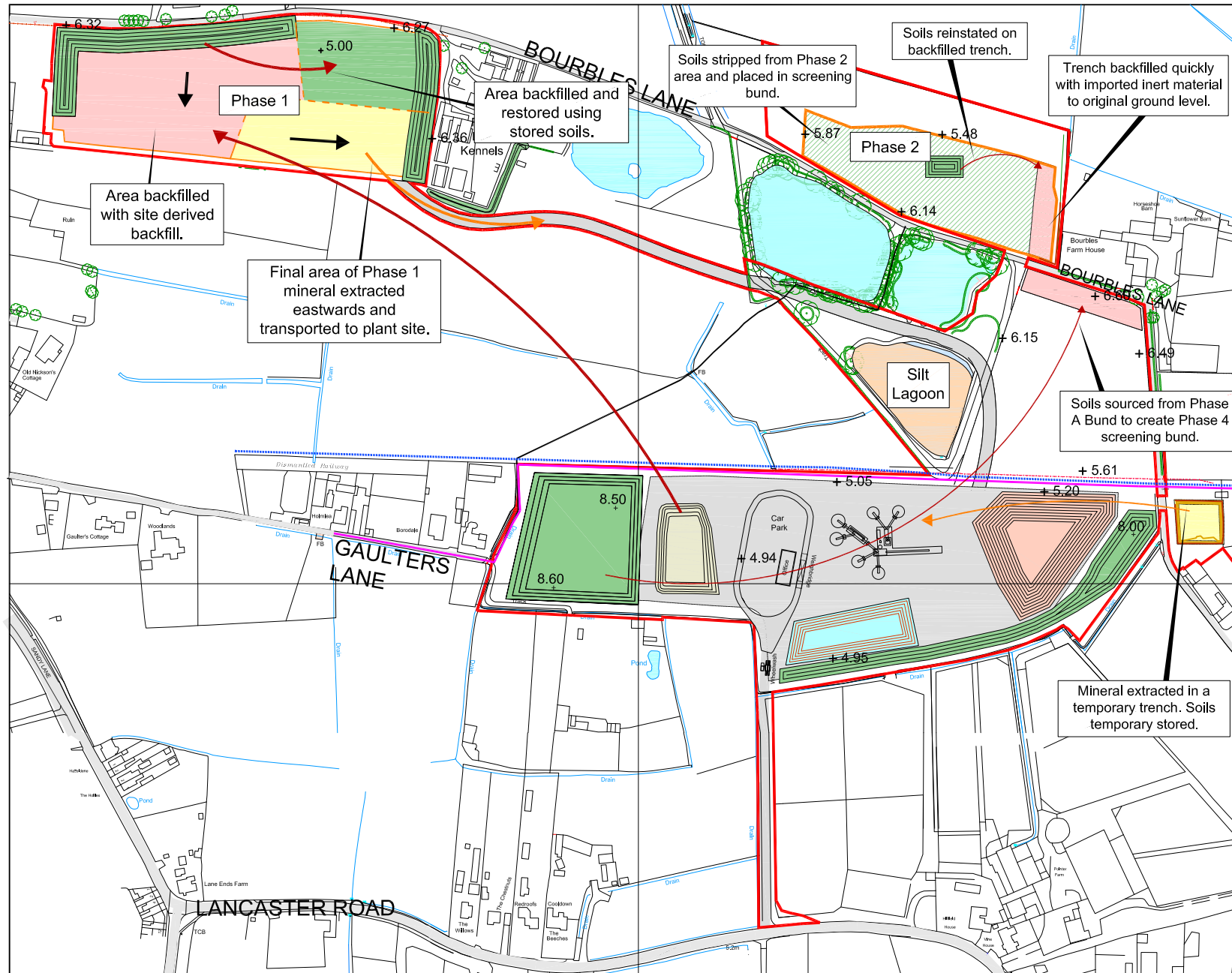
Project
 Planning Appeal 2026

Plan
 SR26-7
 Phase 1 Extraction

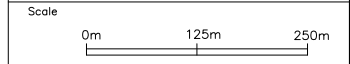
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Phase 1



- Key**
- Site boundary
 - Phasing boundaries
 - Soil stripping
 - Mineral extraction
 - Backfilling
 - Plant site
 - Site derived backfill stockpile
 - As raised mineral stockpile
 - Water pipeline
 - Gas main



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Site
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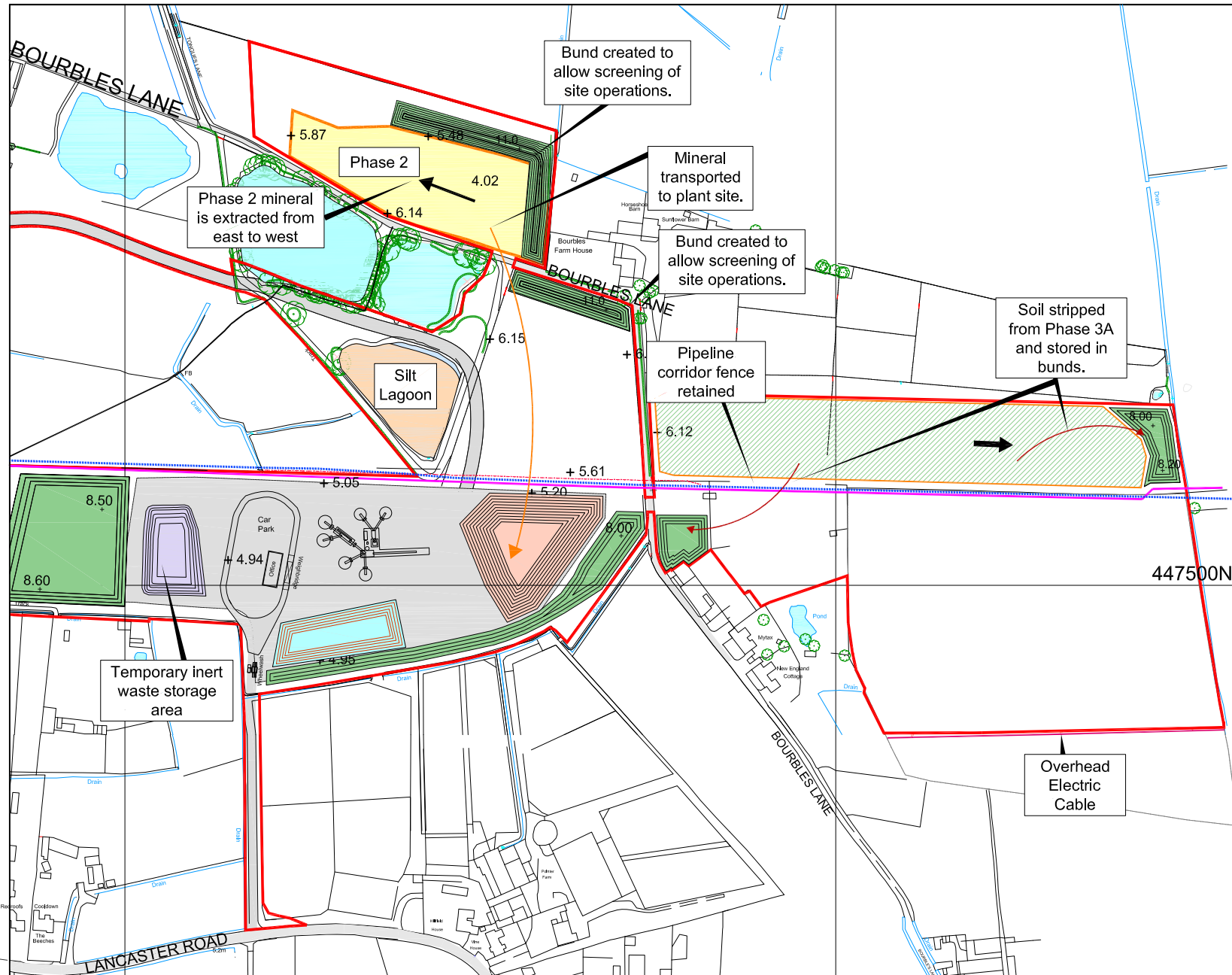
Project
 Planning Appeal 2026

Plan
 SR26-8
 Phase 1 Extraction

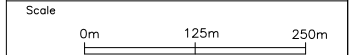
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Phase 2



- Key**
- Site boundary
 - Phasing boundaries
 - Soil stripping
 - Mineral extraction
 - Backfilling
 - Plant site
 - Imported inerts stockpile
 - As raised mineral stockpile
 - ⋯ Water pipeline
 - Gas main



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Site
Bourbles Farm, Presall

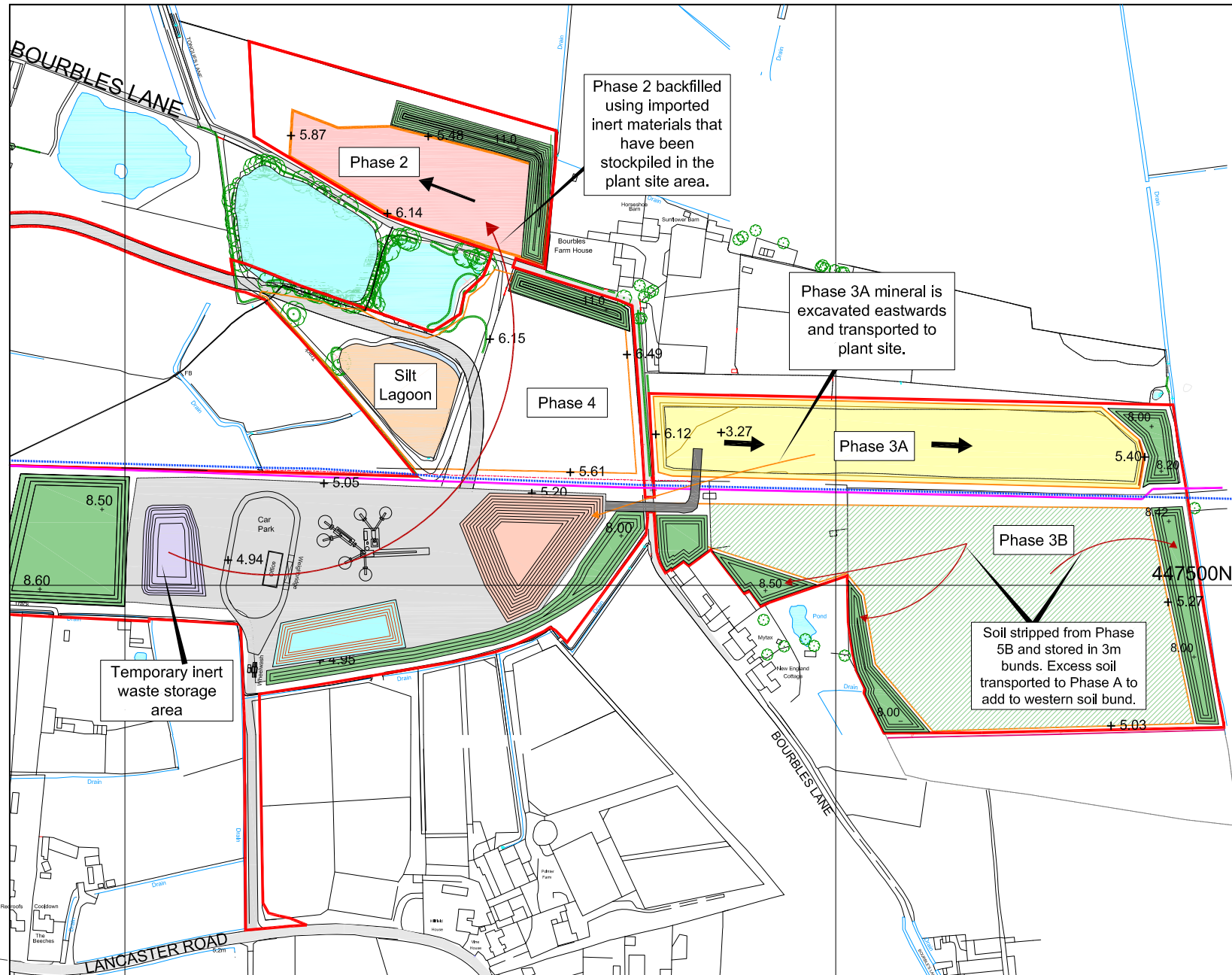
Project
Planning Appeal 2026

Plan
**SR26-10
 Phase 2 Extraction**

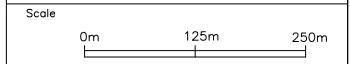
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Phase 3A



- Key**
- Site boundary
 - Phasing boundaries
 - Soil stripping
 - Mineral extraction
 - Backfilling
 - Plant site
 - Imported inerts stockpile
 - As raised mineral stockpile
 - Water pipeline
 - Gas main



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Site
Bourbles Farm, Presall

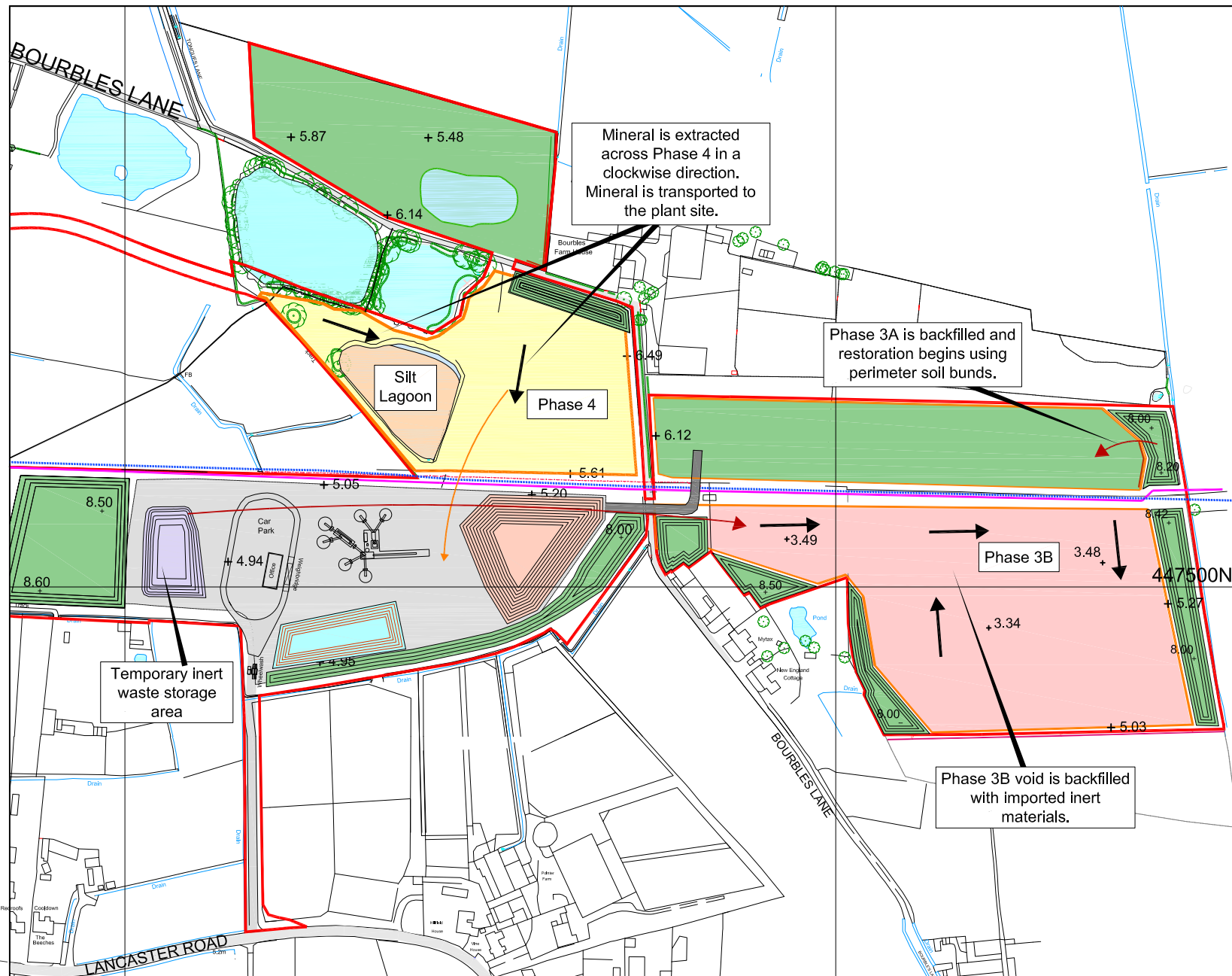
Project
Planning Appeal 2026

Plan
**SR26-11
 Phase 3A Extraction**

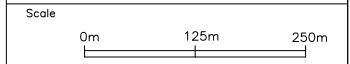
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Phase 4



- Key**
- Site boundary
 - Phasing boundaries
 - Restoration
 - Mineral extraction
 - Backfilling
 - Plant site
 - Imported inerts stockpile
 - As raised mineral stockpile
 - Water pipeline
 - Gas main



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Site
Bourbles Farm, Presall

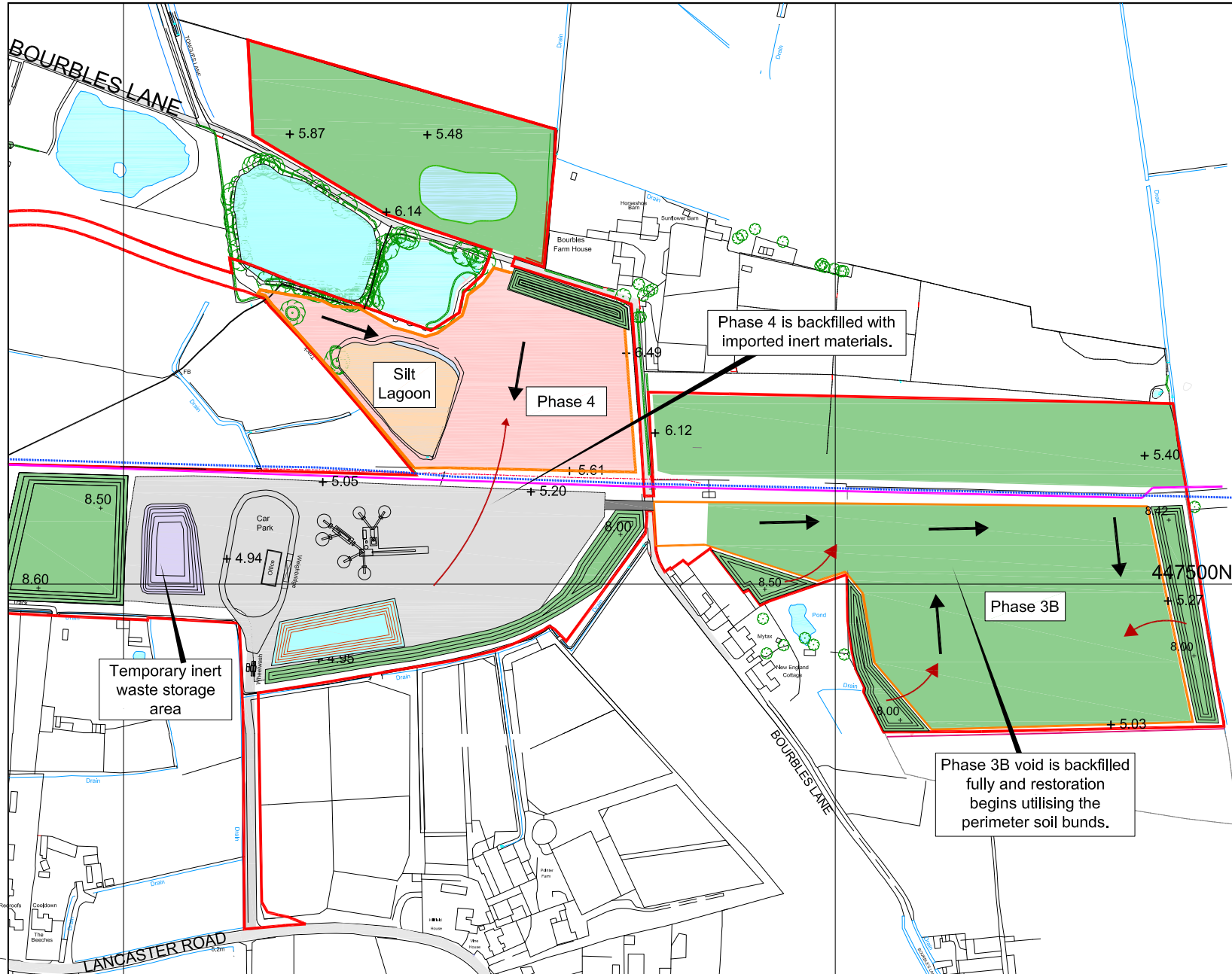
Project
Planning Appeal 2026

Plan
**SR26-13
 Phase 4 Extraction**

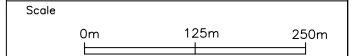
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Extraction Completed



- Key**
- Site boundary
 - Phasing boundaries
 - Restoration
 - Mineral extraction
 - Backfilling
 - Plant site
 - Imported inerts stockpile
 - As raised mineral stockpile
 - Water pipeline
 - Gas main



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Site
Bourbles Farm, Presall

Project
Planning Appeal 2026

Plan
**SR26-14
 Extraction Completed**

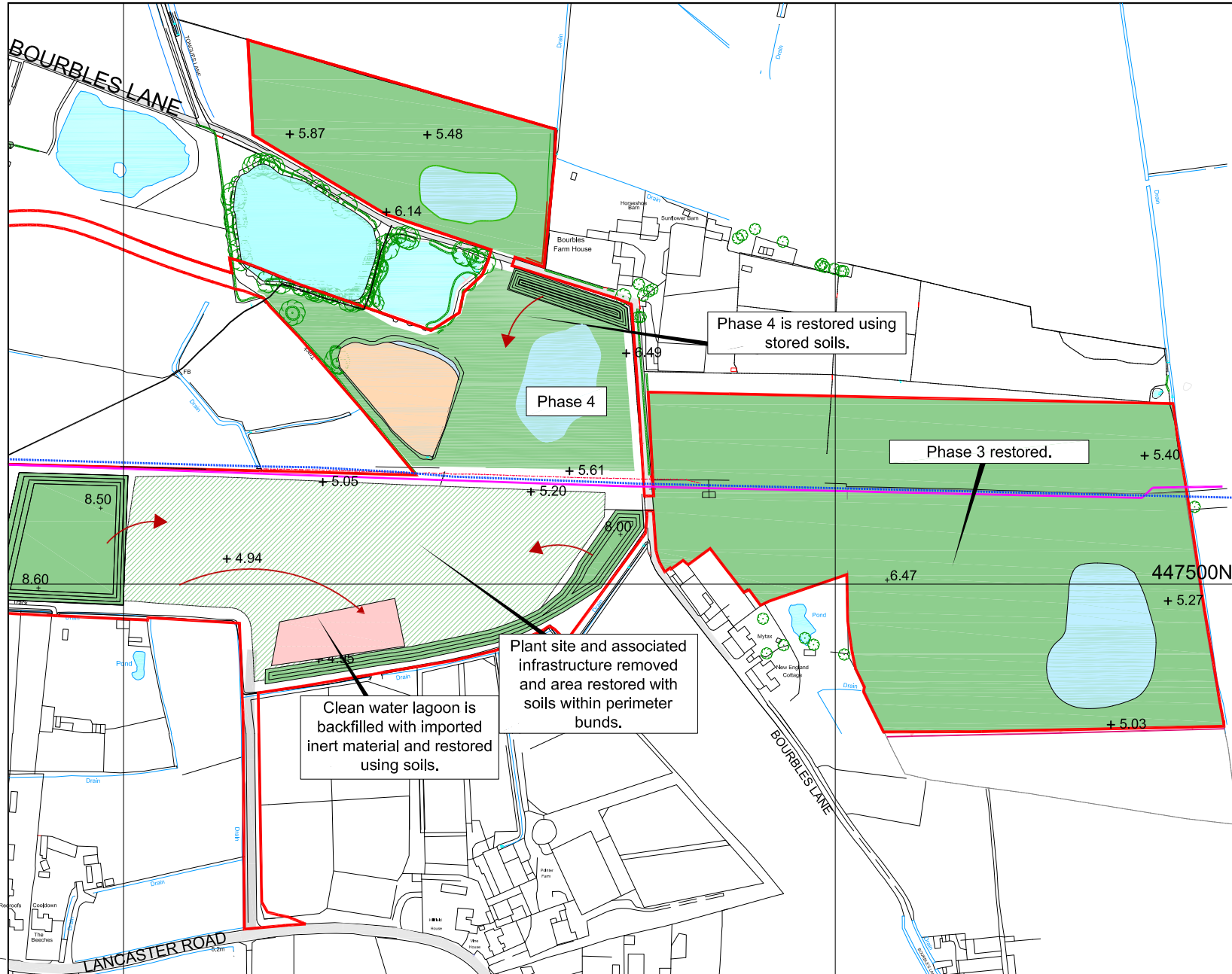
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Baxtergroup.

**Greenfield
 enviro**

1 Commercial Road, Keyworth, Nottingham N012 5J8
 Email: enquiries@greenfieldenviro.co.uk
 Tel: 0115 937 2002

Site Completion



- Key**
- Site boundary
 - Phasing boundaries
 - Restored
 - Backfilling

Scale

0m 125m 250m

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Site
Bourbles Farm, Presall

Project
Planning Appeal 2026

Plan
SR26-15
Site Completion

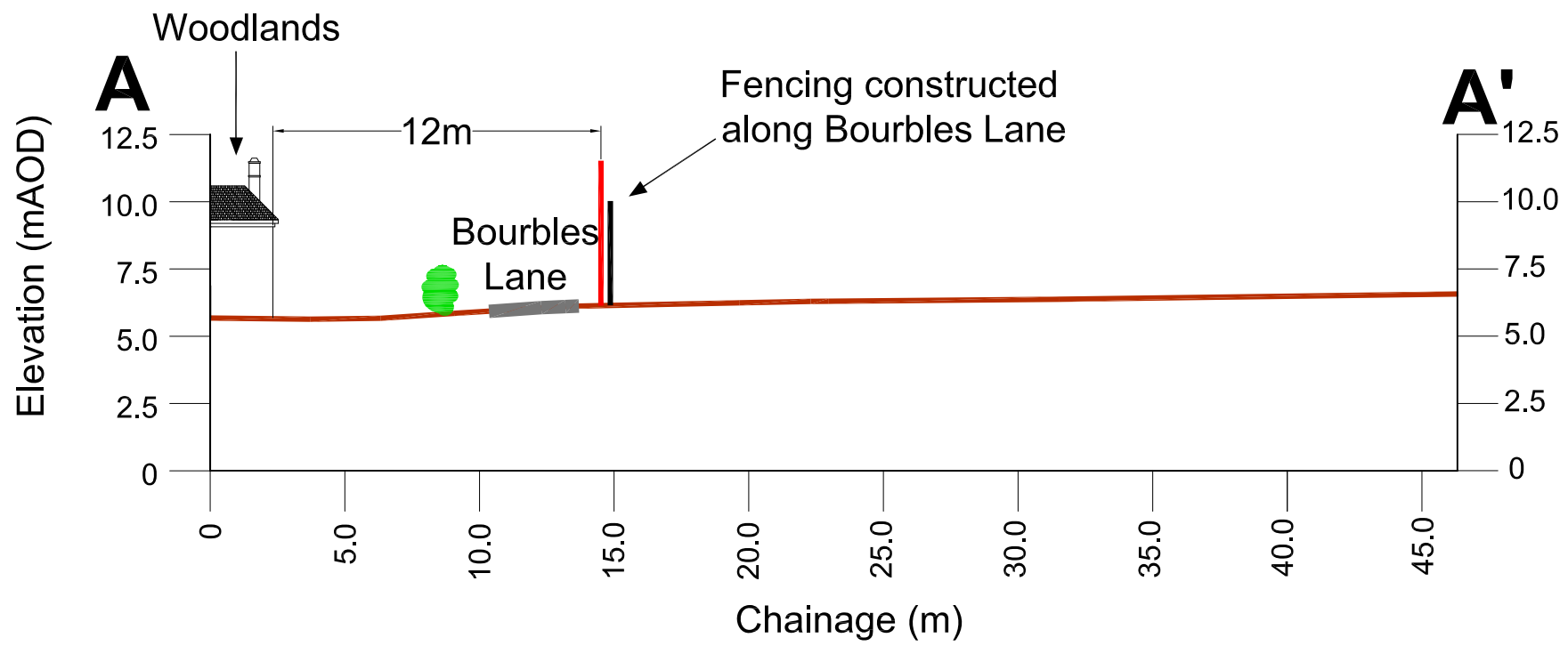
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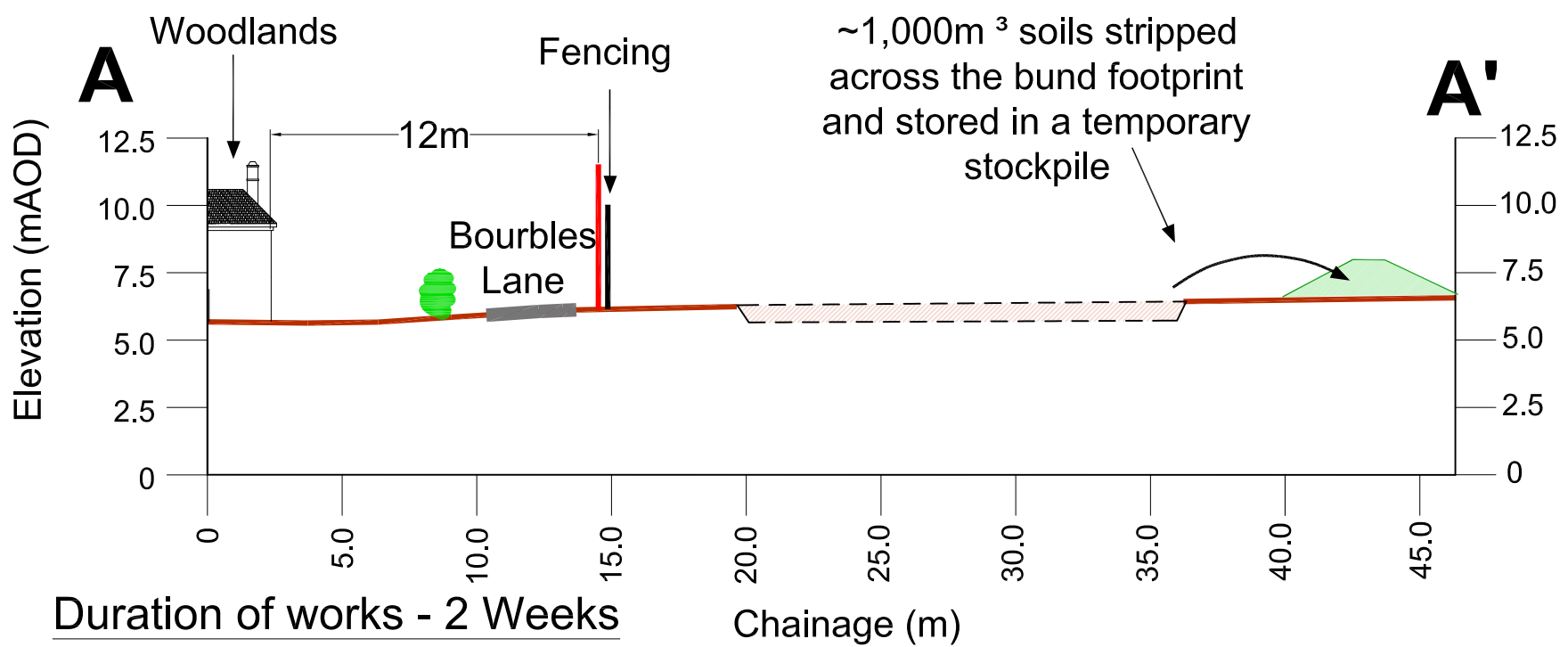
Greenfield enviro
1 Commercial Road, Keyworth, Nottingham N012 5J8
Email: enviro@greenfieldenviro.co.uk
Tel: 0115 937 2002

APPENDIX 2
DEVELOPMENT CROSS-SECTIONS

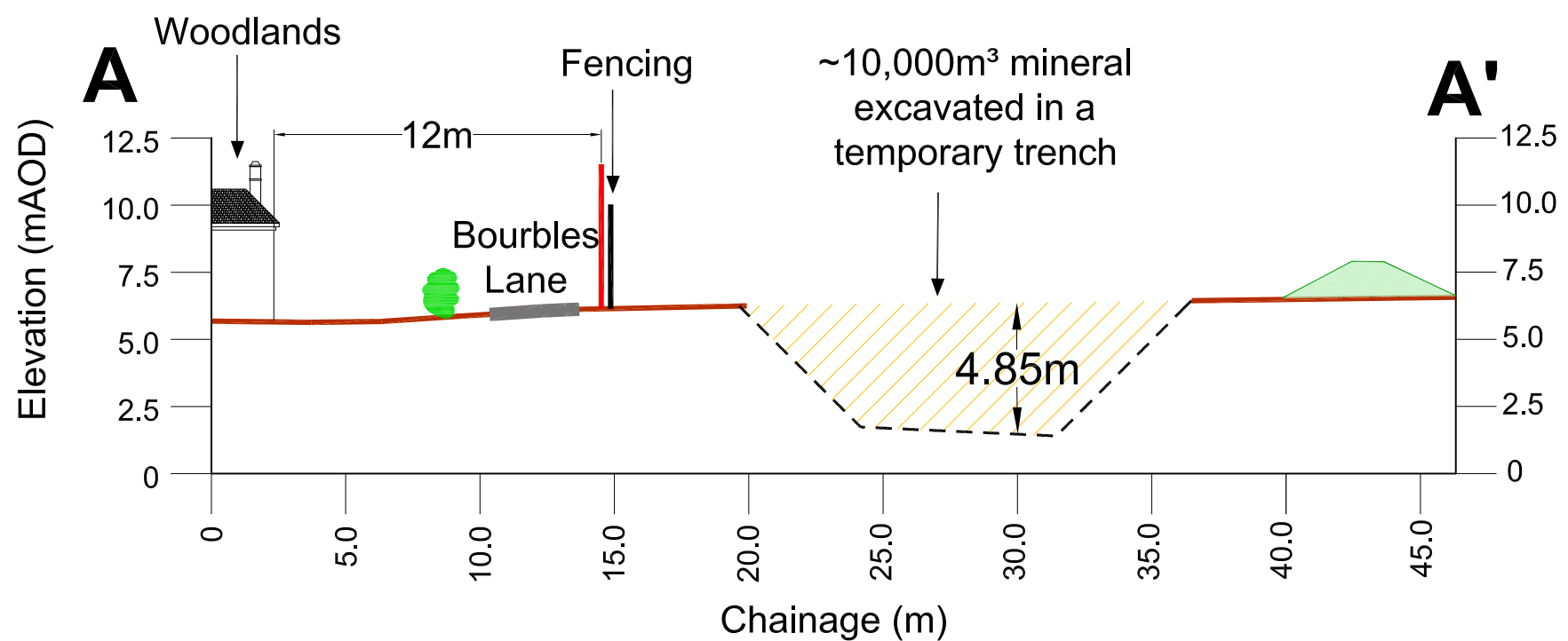
Duration of works - 2 Days



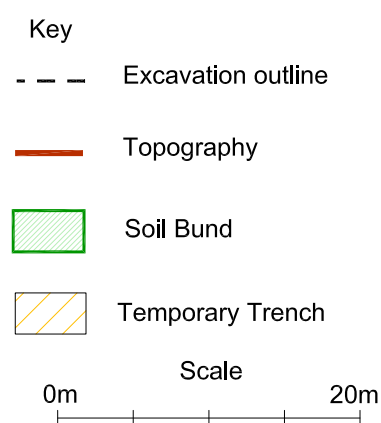
Duration of works - 3 Days



Duration of works - 2 Weeks



Site
Land off Bourbles Lane
 Project
Appeal 2026
 Plan
XS26-1 Screening Bund Construction



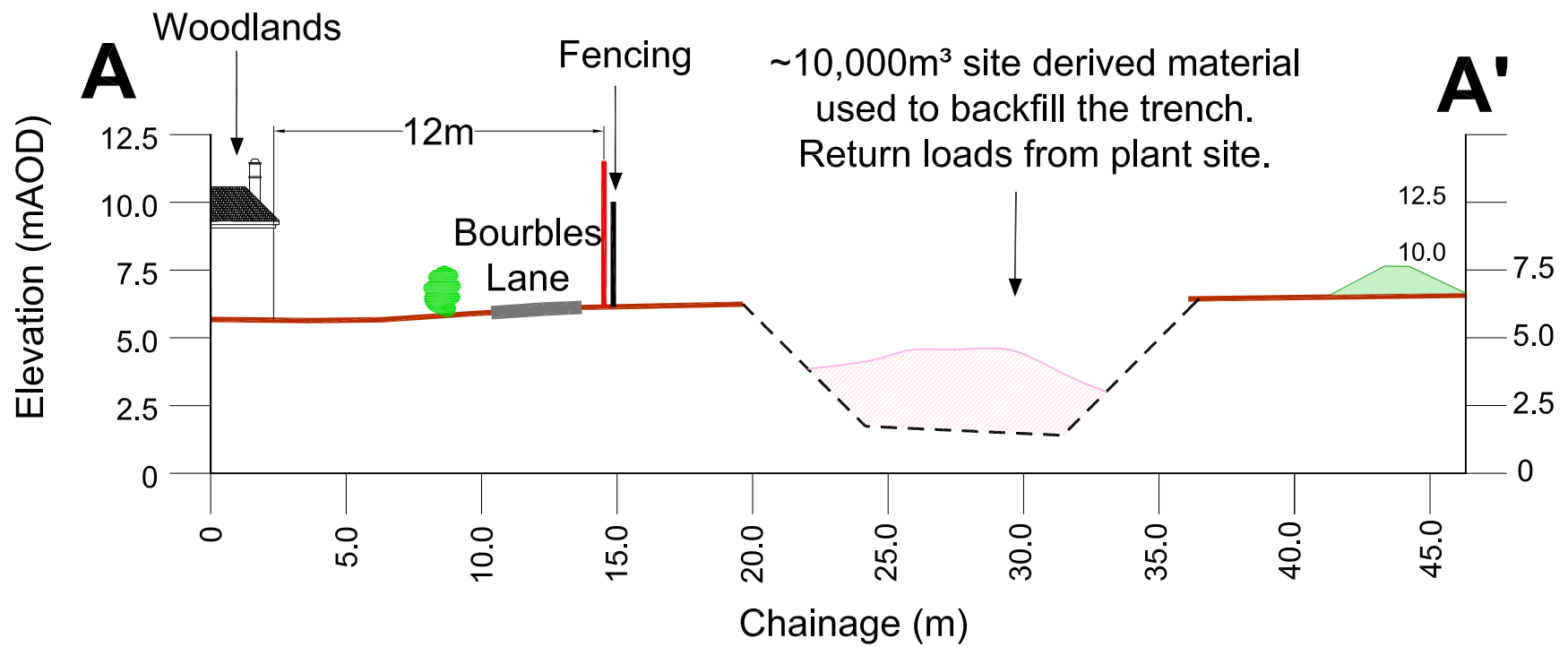
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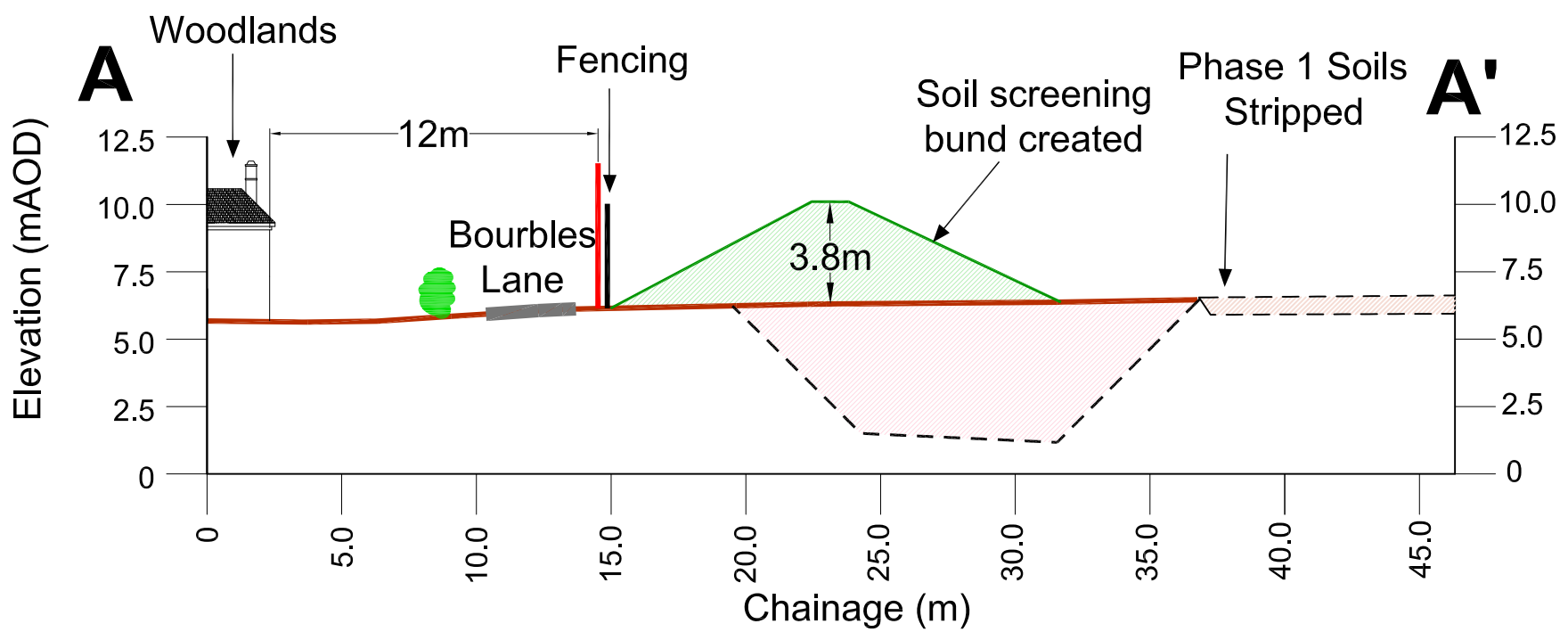
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 1 Commercial Road, Keyworth, Nottingham NG12 5JS
 Email: admin@greenfieldenviro.co.uk
 Tel: 0115 937 2002

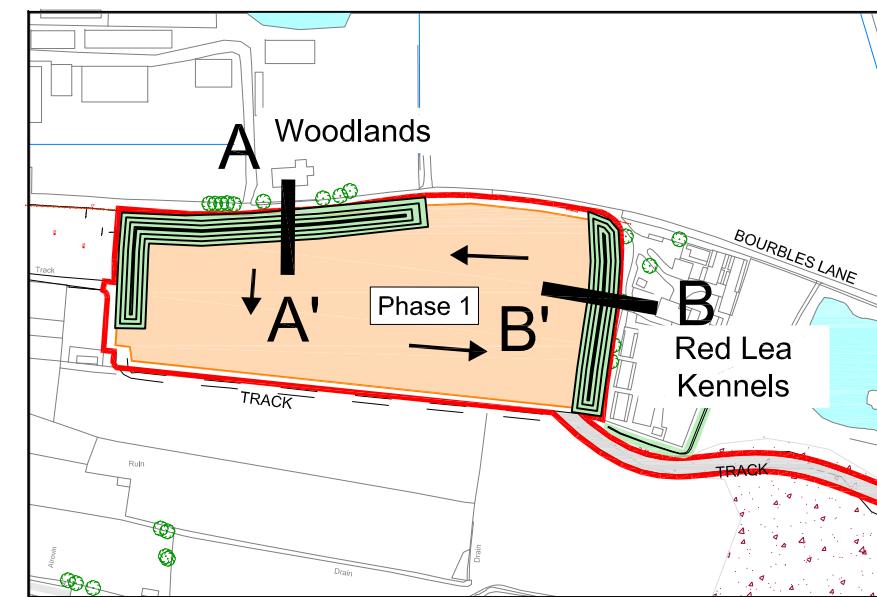
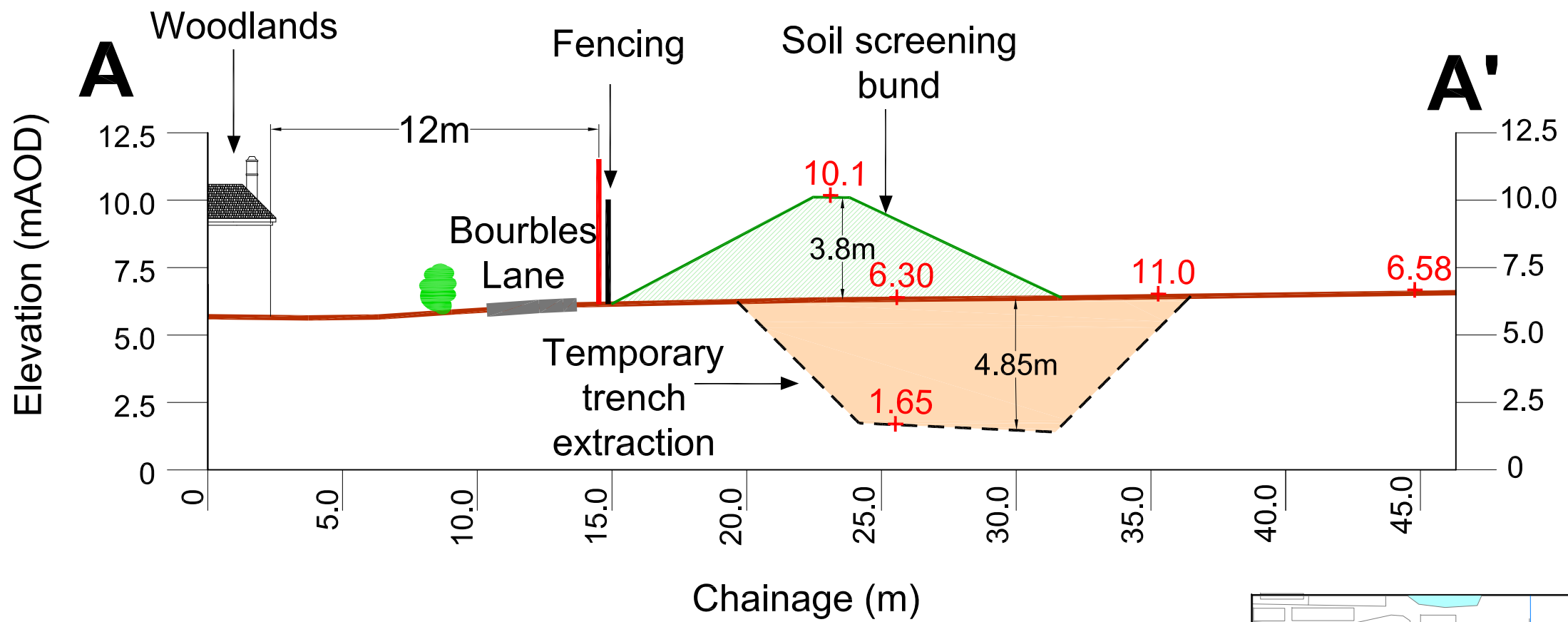
Duration of works - 3 Weeks (contiguous with extraction)



Duration of works - 2 Weeks



<p>Site Land off Bourbles Lane</p> <p>Project Appeal 2026</p> <p>Plan XS26- 2 Screening Bund Construction</p>	<p>Key</p> <ul style="list-style-type: none"> - - - Excavation outline — Topography ▨ Soil Bund ▨ Backfill <p>Scale 0m ————— 20m</p>	<p>Scale: 1:250@A3</p> <p>Date: 12/03/2026</p> <p>File: XS26-2 BFP Soil Bund Construction.dwg</p> <p>Drawn by: BGD</p> <p>Site surveyed by Greenfield Associates March 2021 & May 2023. Based upon 2020 Ordnance Survey 1:2500 digital base with the permission of The Controller of Her Majesty's Stationary Office. © Crown Copyright. Licence No. 100020505 The copyright of this drawing and its contents are the sole property of Greenfield Associates and must not be copied or shown to third parties without prior consent of the Company or its clients.</p>	<p>Baxtergroup</p> <p>Greenfield enviro</p> <p><small>1 Commercial Road, Keyworth, Nottingham NG12 5JS Email: admin@greenfieldenviro.co.uk Tel: 0115 937 2002</small></p>
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Site
Land off Bourbles Lane
 Project
Appeal 2026
 Title
XS26-3 Landscape Cross Section

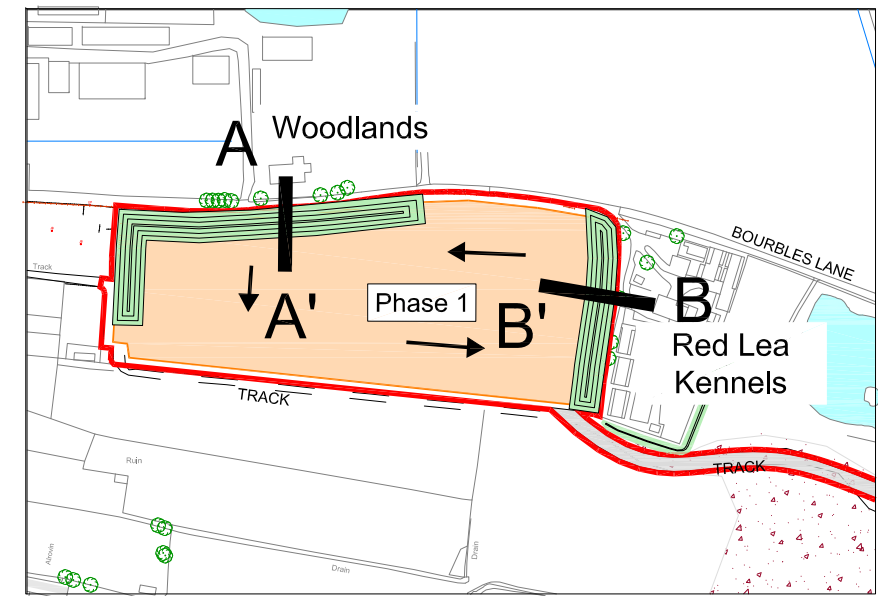
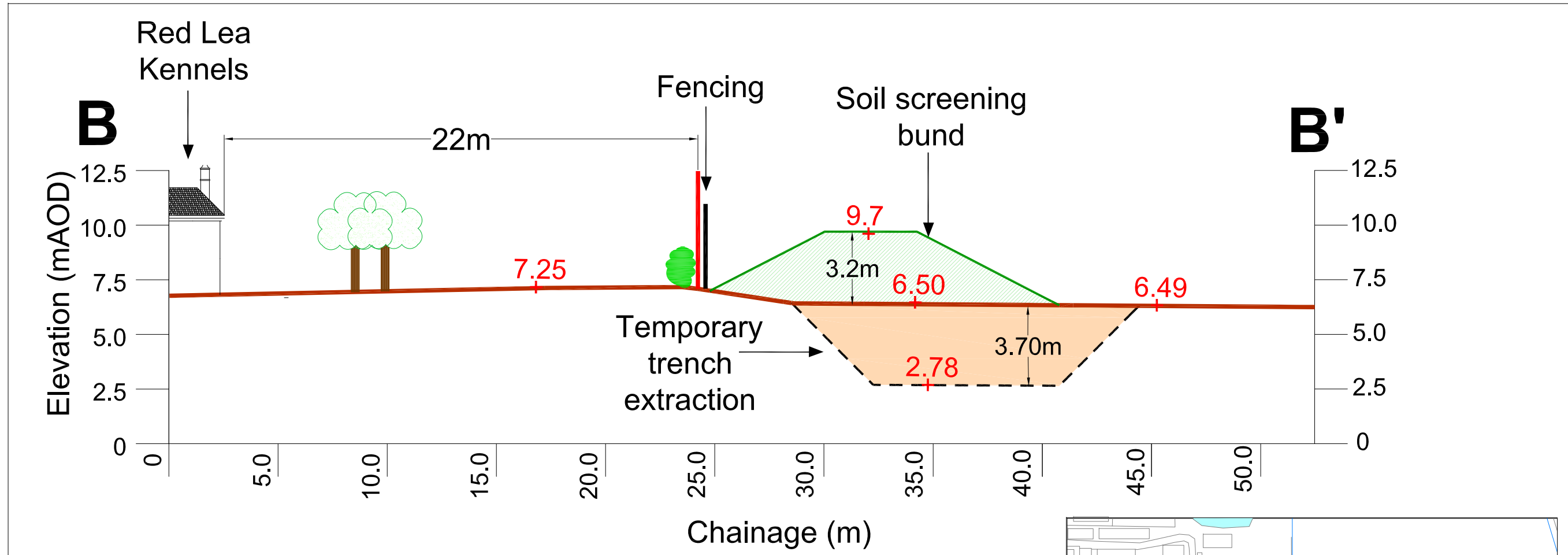
Key	
—	Site Boundary
- - -	Excavation outline
—	Topography
 	Soil Bund
 	Temporary Trench

File: BFP XS26-3 Cross Sections v2.dwg
 Scale: NTS
 Drawn by: BGD
 Date: 16/03/2026

Scale 0m 5m 10m

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Site
Land off Bourbles Lane
 Project
Appeal 2026
 Title
XS26-4 Landscape Cross Section

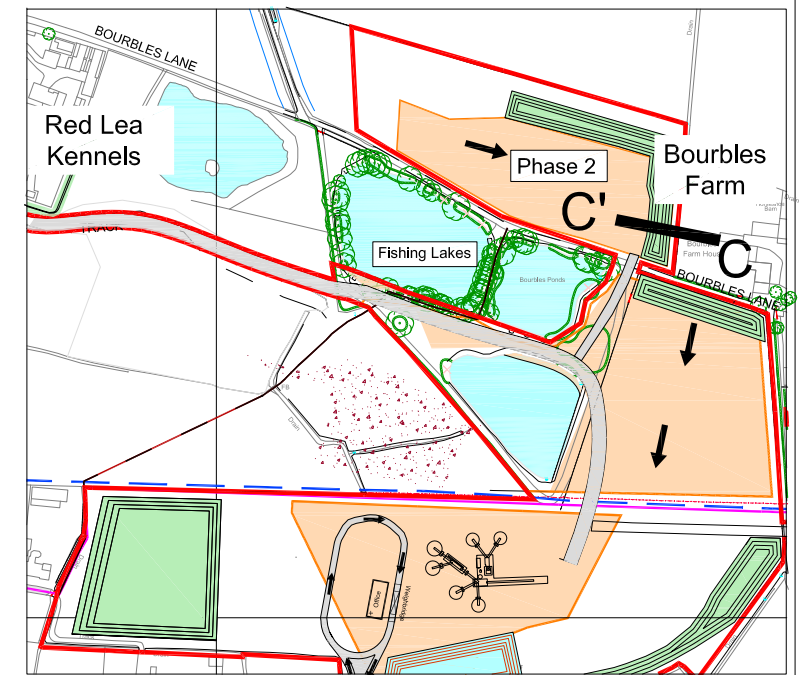
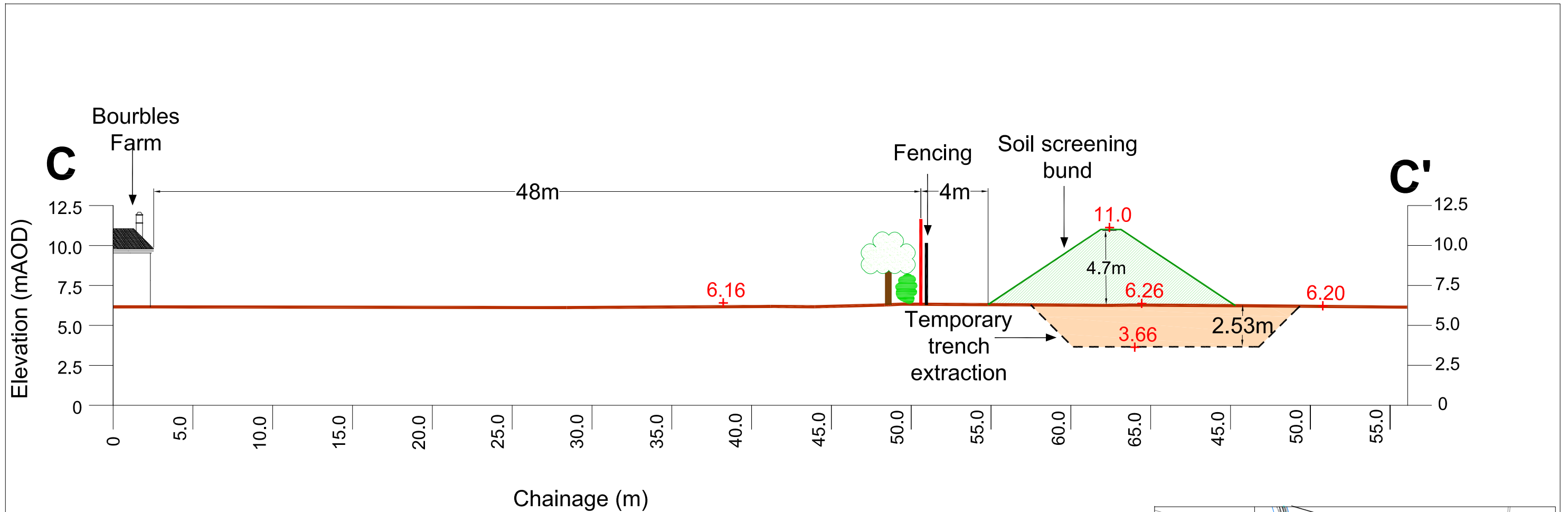
Key	
—	Site Boundary
—	Excavation outline
—	Topography
 	Soil Bund
 	Temporary Trench

File: BFP XS26-4 Cross Sections v2.dwg
 Scale: NTS
 Drawn by: BGD
 Date: 16/03/2026

Scale 0m 5m 10m

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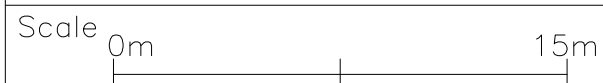




Site
Land off Bourbles Lane
 Project
Appeal 2026
 Title
XS26-5 Landscape Cross Section

- Key
- Site Boundary
 - Excavation outline
 - Topography
 - Soil Bund
 - Temporary Trench

File: BFP XS26-5 Cross Sections v2.dwg
 Scale: NTS
 Drawn by: BGD
 Date: 16/03/2026

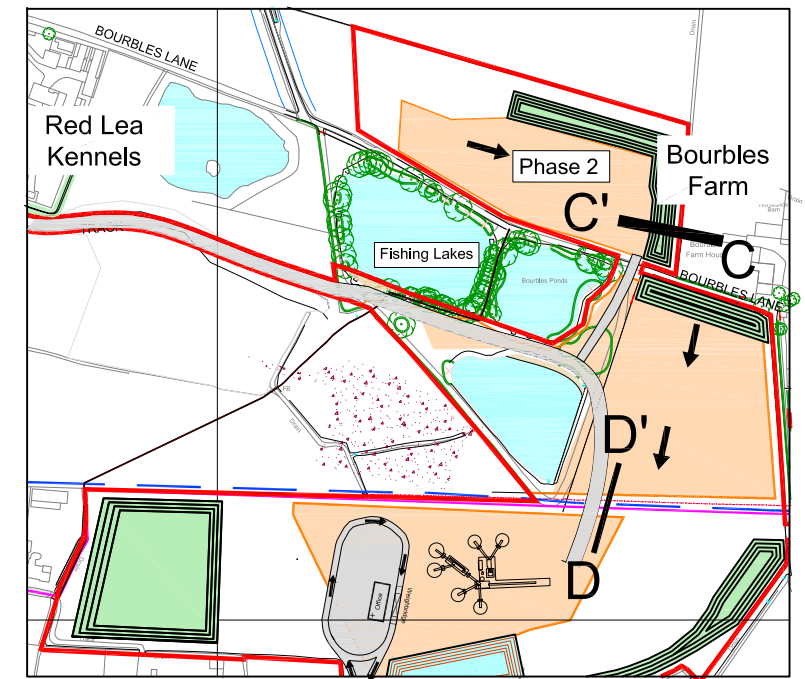
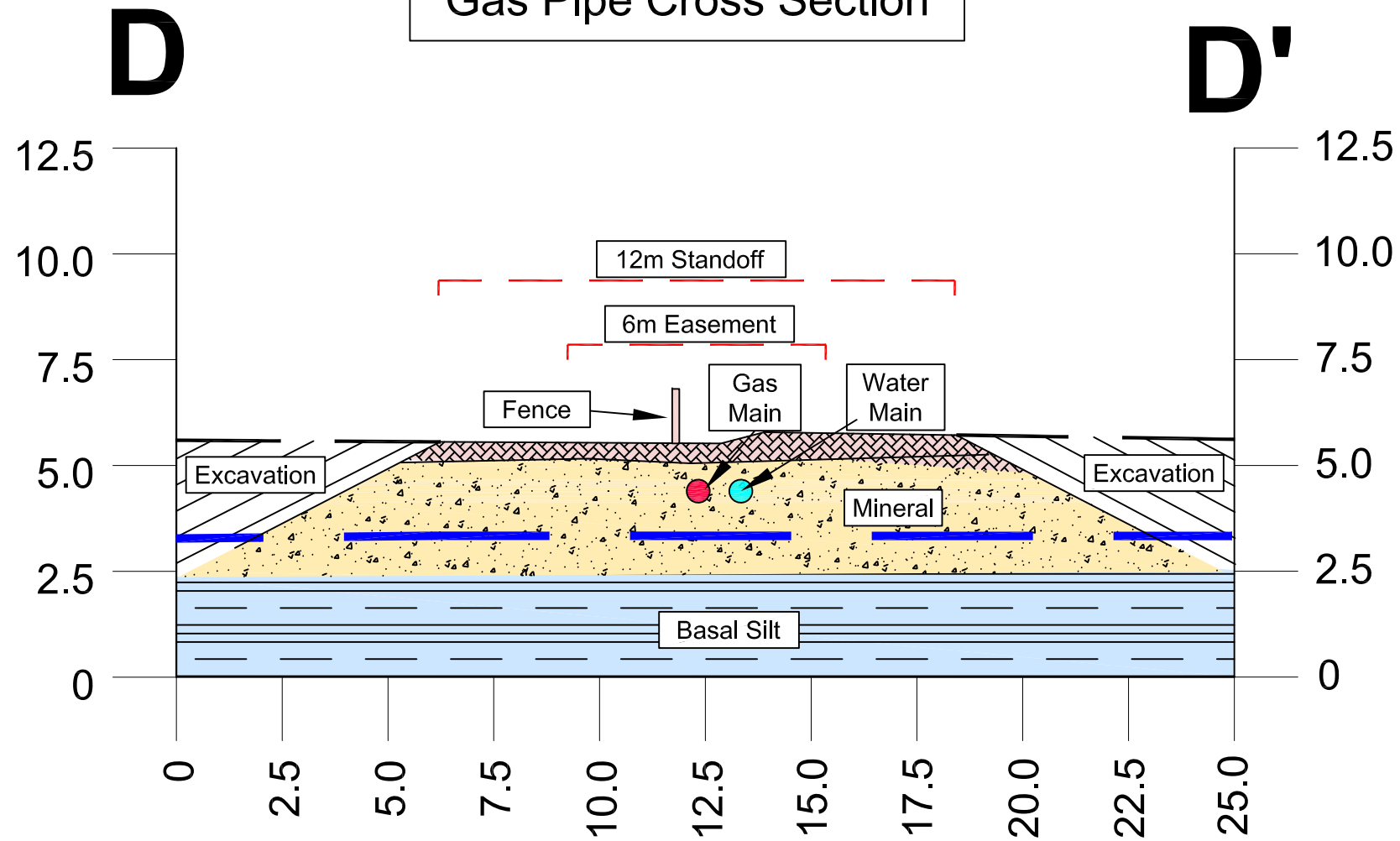


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ixtergrou



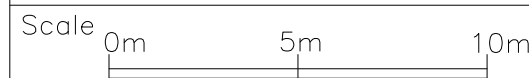
Gas Pipe Cross Section



Site
Land off Bourbles Lane
 Project
Appeal 2026
 Title
**XS26-6 Landscape
 Cross Section**

Key	
	Standoffs
	Water Table
	Basal Silt
	Overburden
	To be Excavated
	Sand and Gravel
	Gas Main
	Water Main

File: BFP XS26-6 Cross Sections v2.dwg
 Scale: NTS
 Drawn by: BGD
 Date: 16/03/2026



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