APPENDIX 4

Updated Non-Technical Summary

Proposed Bourbles Quarry: on land off Bourbles Lane, Nr Preesall, Lancashire





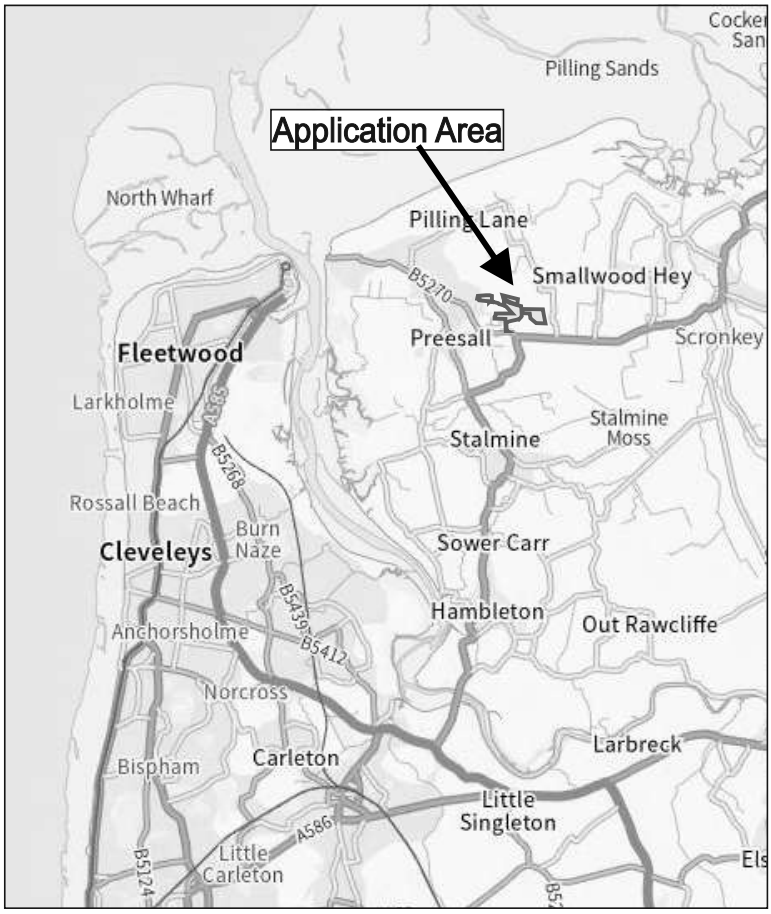
NON TECHNICAL SUMMARY

Planning Application to allow the extraction and processing of sand & gravel including the construction of new site access roads, landscaping and screening bunds, minerals washing plant and other associated infrastructure with restoration to leisure end-uses, agricultural land and biodiversity enhancement using Imported Inert Fill.

UPDATED MARCH 2026
Regulation 25 Request from PINS
as Part of Appeal Ref 6002168

THE BAXTER GROUP

Greenfield enviro



Site Description

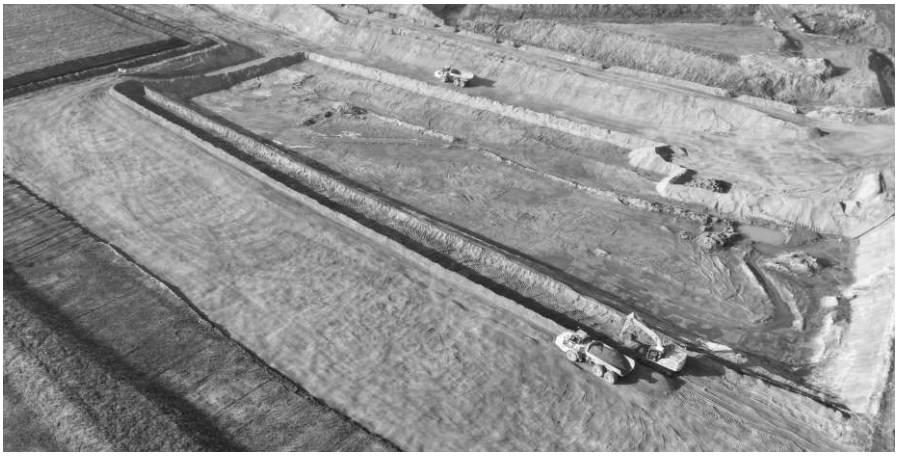
The proposed quarry planning application covers approximately 20.68hectares of mainly agricultural land that lies within the Parish of Preesall, in the County of Lancashire.

The site is bounded by Bourbles Lane, with the B5270 and A588 located just to the south of the site. The local agricultural and residential properties are accessed off Bourbles Lane that links to the A588.

There are two public rights of way present within the site boundary, which comprises a footpath that passes between the fishing lakes and Bourbles Lane which is designated as a Bridleway. It is proposed that the footpath will be retained in its existing location throughout operational and restoration phases, but it will require fencing and also a crossing point will need to be installed where quarry vehicles will need to enter the Phase 1 area.

Proposed Operations & Typical Plant & Equipment

The proposed mineral extraction operations will comprise River Terrace Sand & Gravel that is extracted using a tracked excavator loading a dump truck that will deposit the mineral in a stockpile next to the mineral wash plant. The mineral is washed and screened to produce a range of sands and single sized gravels

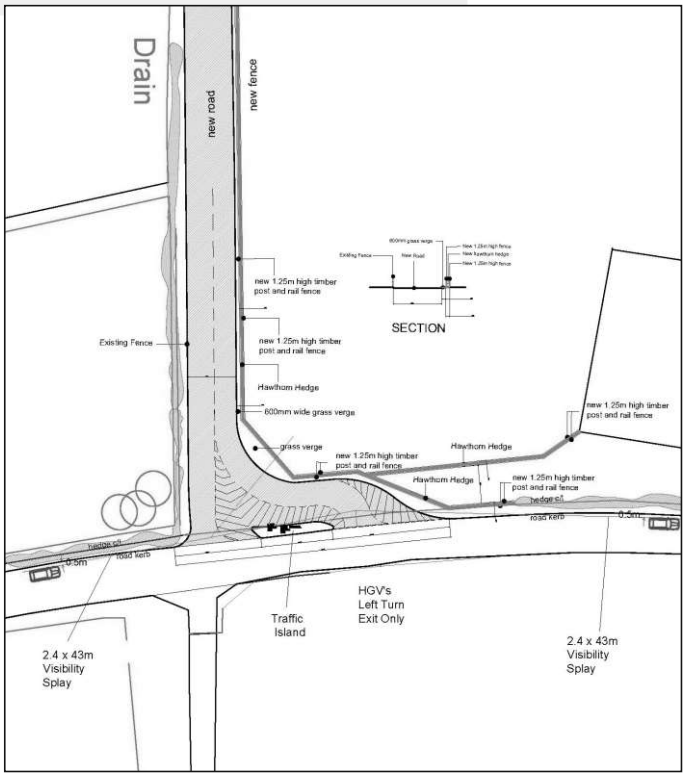


Environmental Impact Assessment

Independent specialist consultants have carried out technical studies using recognised techniques to evaluate the potential impacts of the proposed development. This work is called an Environmental Impact Assessment (EIA). The full results of these are published in the Environmental Statement (ES), which can be seen at the offices of Lancashire County Council, as well as on the council website.

This Non Technical Summary (NTS) highlights the main elements of the ES, thus for a more detailed comprehensive assessment of the proposals please consult the full EIA.

Quarry Access design



Highways and Transport

It is proposed that there will be direct access off the B5270 Lancaster Road that links directly with the A588. For out-going traffic all trafic will turn left. This arrangement would direct all traffic straight onto the preferred HGV routes as part of the strategic road network (A-roads).

Predicted Quarry HGV Movements

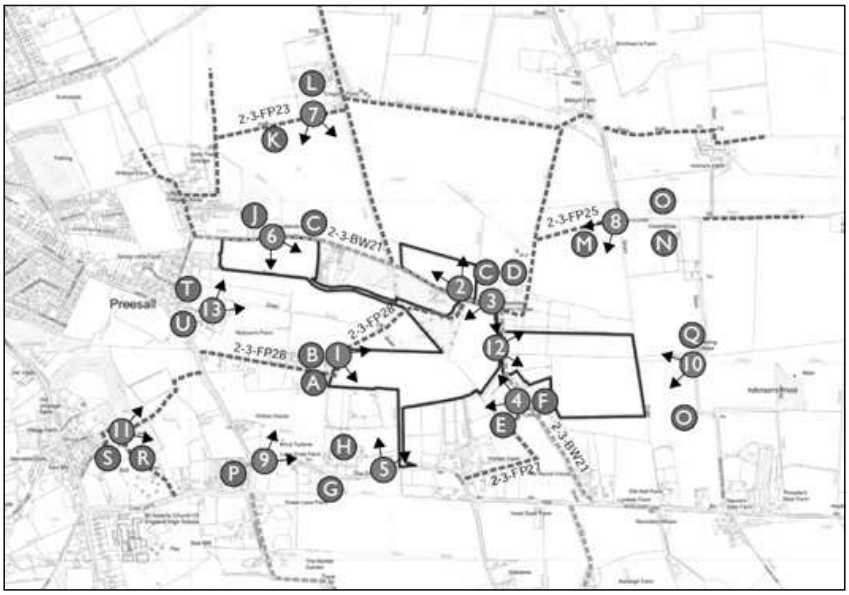
Sand & Gravel - Tonnes	500,000
Extraction Period in Years	5
Tonnes per Year	100,000
Total Time Period in Years	7
Working Days per Year	245
Peak Hour Two-way Trips	30
Two Way Movements	30-50
Max Two Way Movements	80

Landscape and Visual Impact

The proposed development that has been considered in respect of its potential effects on landscape and visual matters/ receptors. The proposed development incorporates measures to mitigate localised potential impacts, particularly in relation to Bourbles Farm Ourome, Woodlands, Crossing Cottage, greenlands and properties on Bourbles Lane. Screening bunds 3m high will be created to limit visual impacts around the boundaries of the site. This has resulted in the visual effects being assessed as moderate-slight during extraction works. The impact to all receptors will be eliminated on completion of restoration.

With reference to the main planning policy tests relating to landscape and visual amenity, the findings and conclusions of the LVIA report confirm that, on restoration, the design of the proposed development contributes positively to the character and quality of the area in which it is located and includes provision of new habitat planting and leisure development> the restoration will protect the landscape character and tranquillity of the area, and maintains its predominantly open flat-lying character of the area.

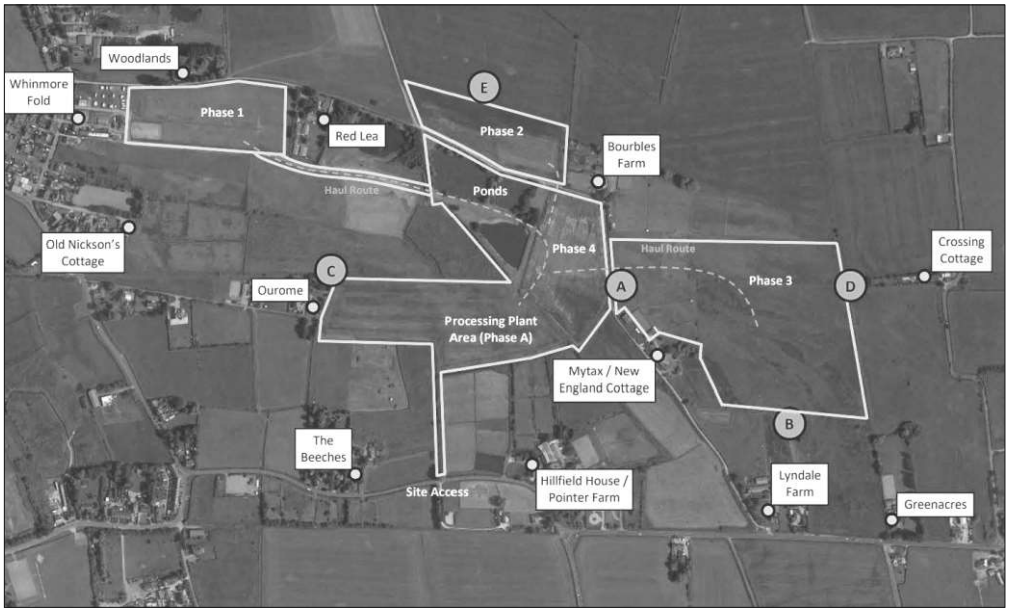
The viewpoint receptors where the Landscape and Visual Impacts Assessment has been carried out surround the proposed quarry site and inlcude local roads, residential properties, bridleway and public footpaths



Air Quality

Typical Noise Monitoring Equipment

Background Noise and Dust Monitoring Locations



Dust

Standard best practice dust control measures, as described in National Planning Policy Guidance would be used on site. These would include agreeing a dust management plan with the Minerals Planning Authority and monitoring any dust emissions.

The air quality assessments carried out by Vibrock confirm that by using standard best practice and following relevant guidance there will be no major adverse air quality or dust issues created throughout the working and restoration phases of the site operations.

With reguard to Pm10 and PM2.5 particles it is confirmed that air quality objectives will not be exceeded.

Typical Dust Monitoring Equipment

Noise

During the construction phase, the processing plant will be located away from any residential property, situated near the access road in the southern part of the site. It is predicted that there will be no noise impact from the plant or loading of lorries to any residential properties that will exceed the permitted limits.

All vehicles working on the site will have silencers that will be well maintained and all mobile plant will be fitted with white noise reversing alarms not reversing bleepers. Noise monitoring will be carried out on the site to assess the noise levels during operations.

Location	Predicted Worst Case Site Noise Level dB $L_{Aeq,1h}$ free-field	Background Noise Level	Difference between site Noise and Background Level	Difference between Site Noise and 55 dB(A) Limit
Old Nickson's Cottage	47	40	+7	-8
Whinmore Fold	48	40	+8	-7
Woodlands	54	40	+14	-1
Red Lea	54	40	+14	-1
Bourbles Farm	53	40	+13	-2
Crossing Cottage	47	38	+9	-8
Greenacres	46	47	-1	-9
Lyndale Farm	48	47	+1	-7
Mytax / New England Cottage	52	43	+9	-3
Hillfield House / Pointer Farm	51	42	+9	-4
The Beeches	50	42	+8	-5
Ourome	47	37	+10	-8

Carefully located soil screening bunds will also ensure that no noise will be carried off site. A series of noise predictions have been made at noise sensitive locations around the proposed site, these have been assessed against the criteria set out in the NPPF (Government Guidance). All the predicted noise levels refer to 'worst case' scenarios, when the operations are undertaken at their closest distances to sensitive properties.

Ecology

Assessment of Impacts:

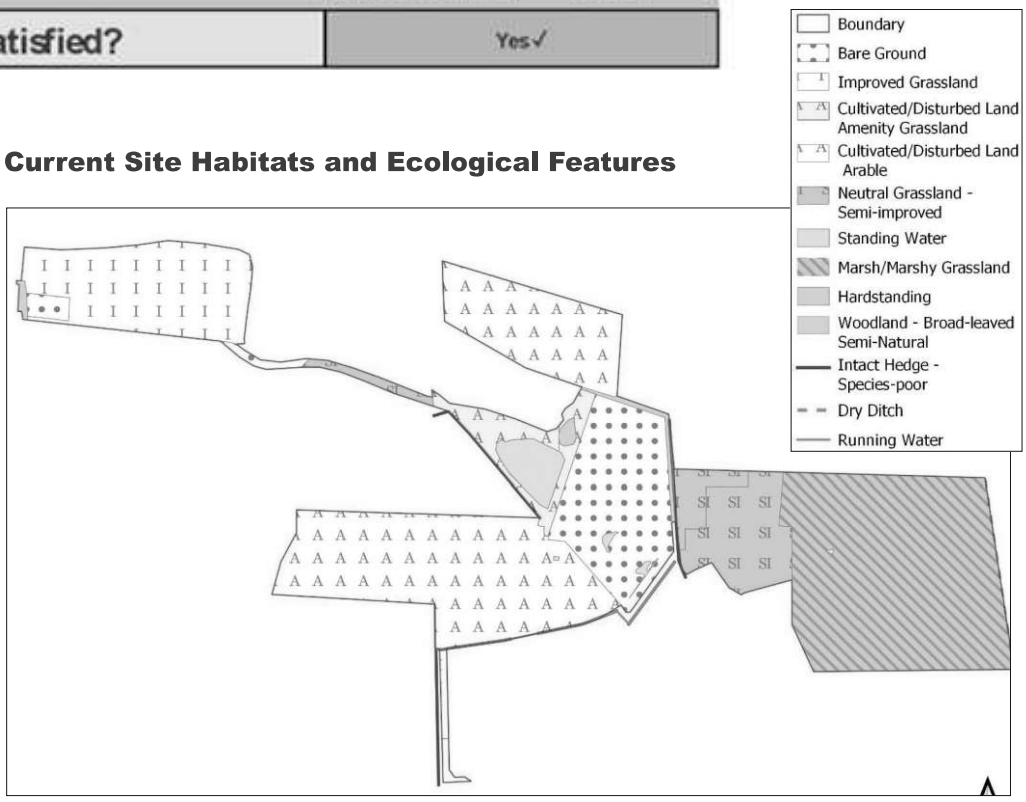
The ecological specialists have concluded that the proposals will have no negative impact on the local environmental setting.

There will be limited habitat loss to allow the development of the quarry, however, the restoration scheme would provide diverse and locally scarce (UK BAP) habitats such as wet woodland and hedgerow habitat, together with neutral grassland and a seeries of ponds. The site restoration proposals are likely to have long term, benefits to biodiversity with a phased progressive restoration that will allow certain habitats to recover quickly and swiftly re-colonise the worked and backfilled areas.

The assessment concludes that the recommended protection measures and restoration will not have a significant impact on habitats or species and following restoration the overall Biodiversity Net Gain has been calculated to be over 25%.

FINAL RESULTS		
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	22.58
	Hedgerow units	10.11
	Watercourse units	0.74
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	25.14%
	Hedgerow units	229.01%
	Watercourse units	50.38%
Trading rules satisfied?	Yes✓	

Current Site Habitats and Ecological Features



Proposed Environmental Protection Measures

These Include:

- Retention of vegetation and mature trees around the site boundaries.
- Monitoring of groundwater, noise and dust around the site margins and as part of the normal site operations.

Soils & Agriculture

Over the whole application area about 33% is identified as Best and Most Versatile and 67% is Grade 3b or lower. Some of the land is farmed for arable crops, with the majority pasture/ equestrian, with a large area comprising the duck breeding pens.

It is considered that the overall value of the land following the minerals development, with the restoration to agricultural land with habitat creation will be significantly greater than the current situation, since the areas will contain a wide range of species and habitats that are considered a priority within the UK and Lancashire Biodiversity Action Plan.

The creation of new habitats, and the restoration of the best and most versatile agricultural land will ensure no significant soils impact or losses from the proposed development

Phased Extraction Scheme

The initial Phase A operations will comprise the building of infrastructure, including new site access, processing plant and lagoons together with internal haul roads. Soils will be stripped and stored around the perimeter as screening bunds of the plant area to be used in the site restoration.

The extraction will progress from Phase 1 in the north-western part of the site, via Phase 2 to the north and then Phase 3 to the east of Bourbles Lane. This area is divided by the gas main and water pipe that cross the central part of the site.

Margins around the site boundaries would remain unworked to ensure no impacts to the boundary trees and hedgerows. The sand and gravel will be extracted in "campaigns" and the backfilling will take place using imported inert fill materials as part of the restoration to create the proposed habitats and landforms.

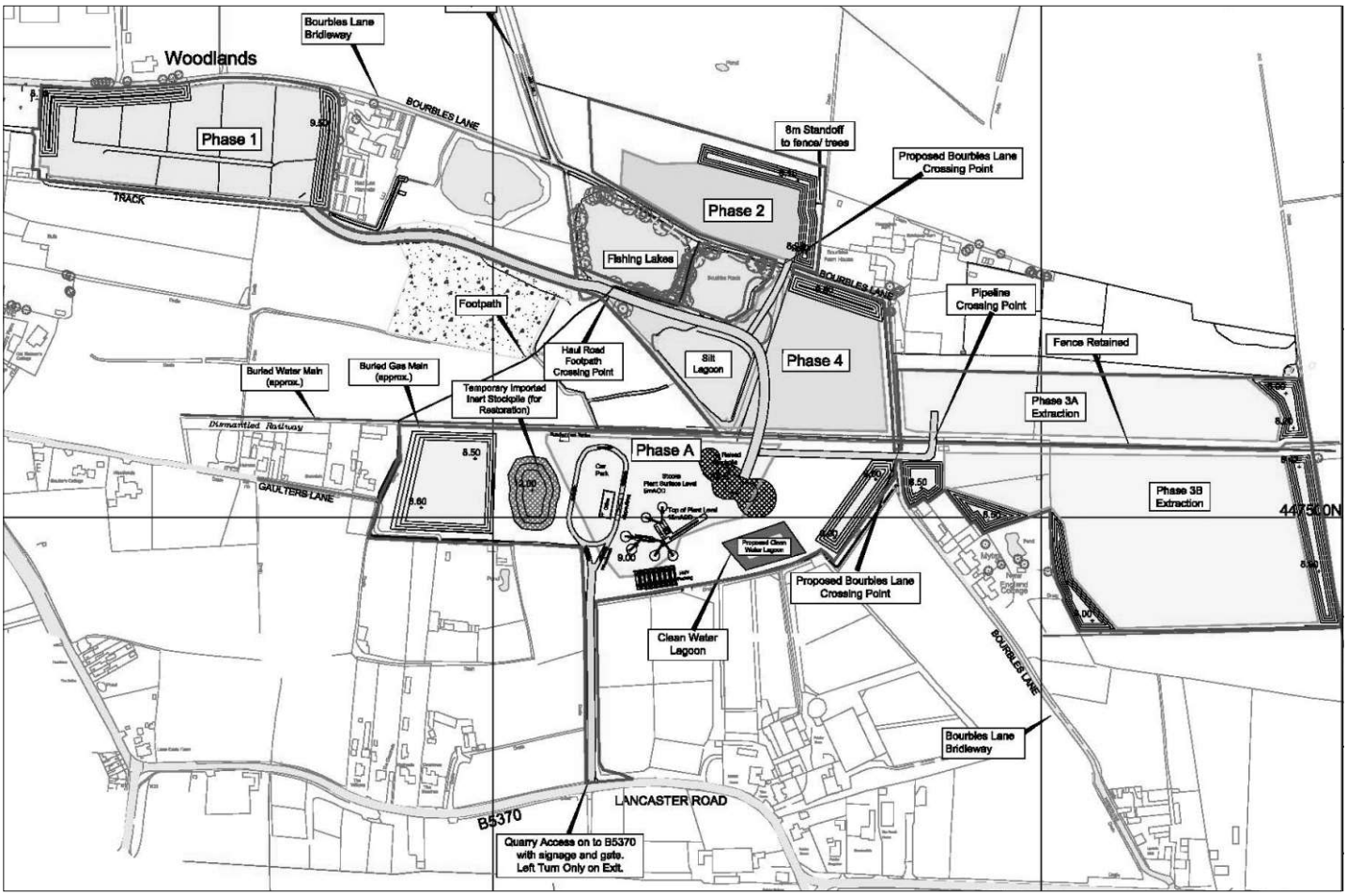
Construction Key Facts

- Quarry working over 5 years
- Extraction area 11.9ha
- Extract 0.5million tonnes of sand and gravel in four phases
- Sales output of 100,000 tonnes per annum
- Import 220,000m^3 of inert backfill
- Finalising restoration and landscaping to commence in Year 5-6
- Total development timescale expected to be no more than 7 years

Quarry - Hours of Working

Monday to Friday	07:00 to 1800 hours
Saturday	07:00 to 1300 hours
Sundays & Bank Holidays	Closed

Proposed Phased Working Scheme



Groundwater, Surface Water & Flood Risk

Sand and gravel workings are classified as Water Compatible Development in the NPPF.

The detailed flood risk assessment has shown that the proposed quarry development will have no flood risk impacts on any third parties or downstream of the proposed development.

So the mineral can be extracted 'dry', it will need to be de-watered. (except Phase 1). De-watering and discharge during the construction period would be controlled under a permit issued by the Environment Agency.

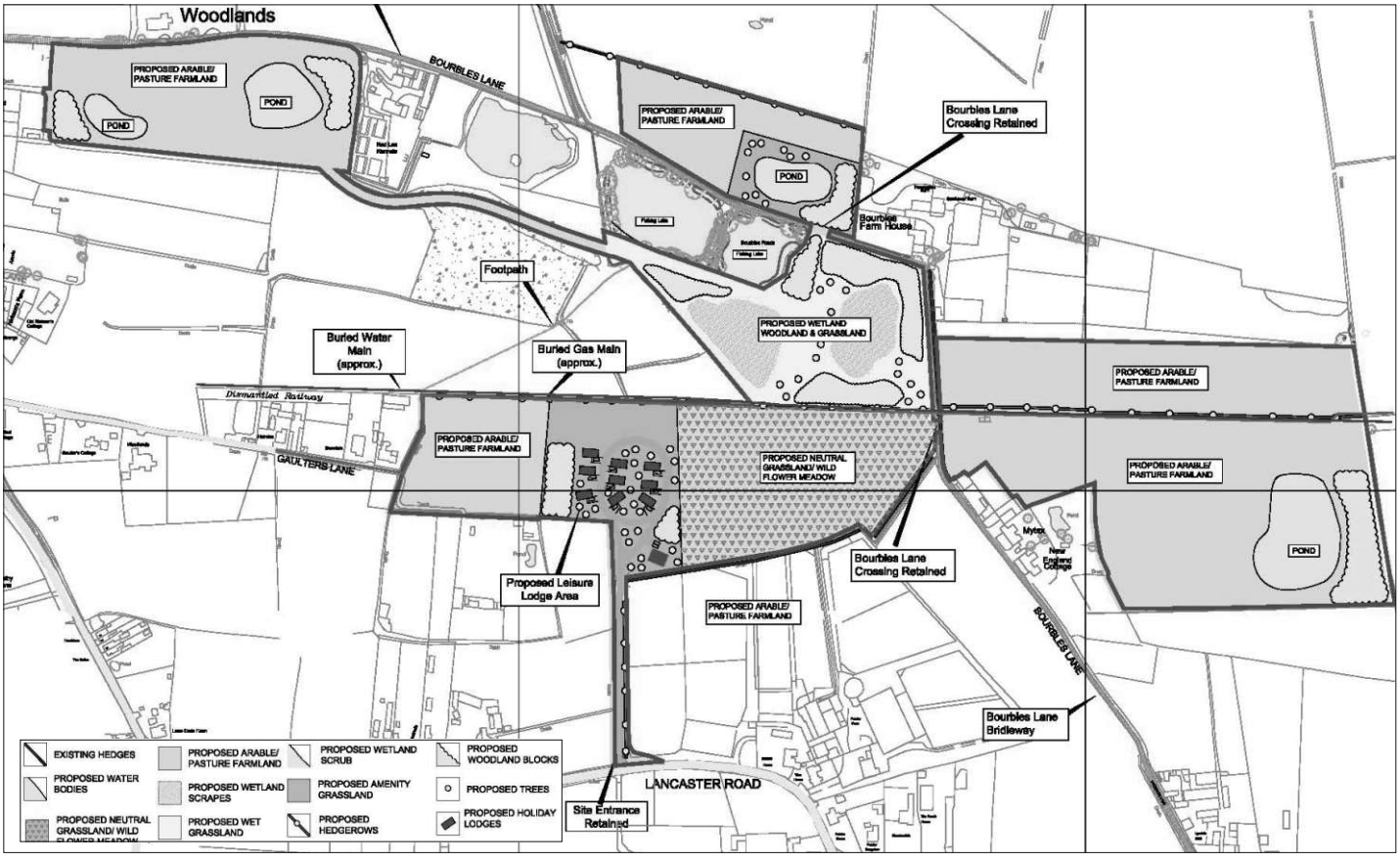
Published Flood Map for Planning

Archaeology & Cultural Heritage

The cultural heritage assessment has concluded that the proposed quarry development is not likely to result in a significant impact upon the heritage assets within or near to the site.

Site Restoration

The site restoration has been designed to create a balance between nature conservation, wetland and agricultural/ pasture operations. The southern area will be restored to leisure lodges that will replcae the exisitng duck breeding operations.



Greenhouse Gas Emissions & Climate Change

The National Planning Policy Framework (December 2024) (NPPF) at paragraph 164, in part, requires that 'new development should be planned for in ways that:

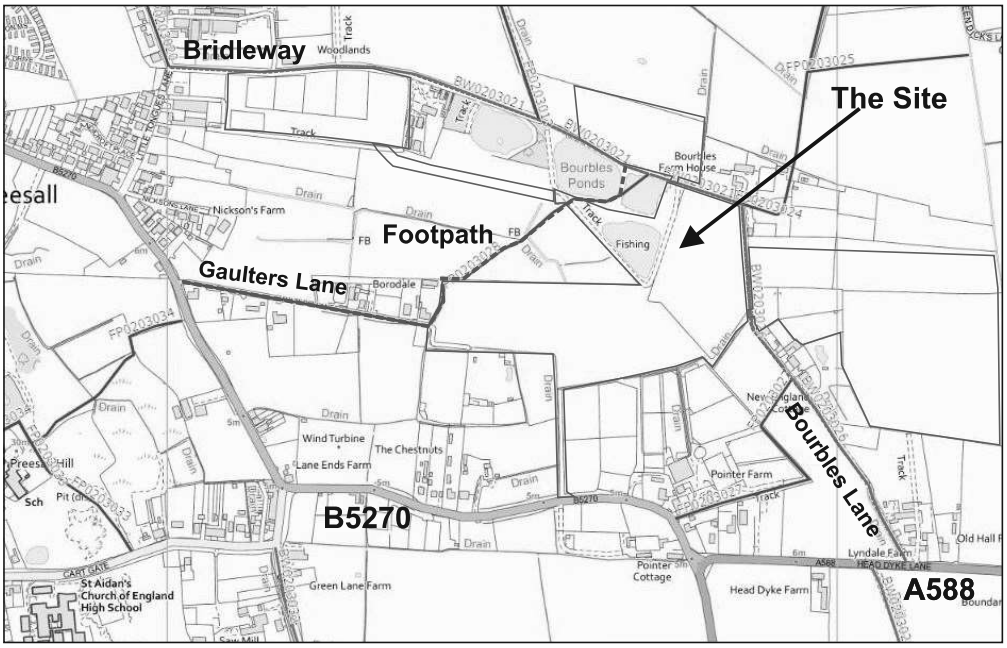
a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards'

During its operational phase, the proposed development is assessed as having a neutral to minor beneficial impact on emissions related to climate change due to the substantial reduction in CO_2 emissions related with the current long-distance haulage of aggregates from Cheshire to Lancashire. On completion of the development and the completion of site restoration, climate change-related emission impacts from the development site will reduce with only the impacts created by the development of the lodges within the central part of the site. However, for the vast majority of the site area there will be no residual emission effects, but there will be increased biodiversity and positive nature impacts (as noted in the 20% increase in BNG) that will provide a net positive impact. It is therefore considered that the overall long-term residual climate change impacts of the proposed development are therefore considered to be minor beneficial.

Public Rights of Way

A public footpath runs through the central part of the site from Bourbles Lane via the exisitng fishing lakes. This will remain open through the quarry development but will therefore require fencing and the creation of a crossing point on the proposed haul route.
Bourbles Lane is a bridleway that will not be impacted.



Need & Alternatives to the Scheme

It is necessary to consider planning policies such as the Lancashire Minerals & Waste Local Plan (M&WLP) and any related guidance concerning the extraction of minerals in Lancashire together with Government planning policy (within the NPPF). This confirms the need for new mineral sites located in the County, together with the national need for sand and gravel resources. The scheme is therefore considered to be in line with local and government planning policy.

Alternatives

Do nothing and enhance the lack of supply to the local construction industry

Develop sites in other parts of the county. However, there are very few available and suitable areas of land with adequate road access and mineral resources in the vicinity of the north-western Lancashire area.

Consultant	Role
Greenfield Environmental	ES production Quarry Working Scheme, plant layout and phasing Restoration scheme Planning Policy review Geology, ground conditions, geotechnics and slope stability Public Rights of Way
Wardell Armstrong	Archaeology and Historic Environment
ReLandscape Ltd	Landscape and Visual Impact
Envirotech NW Ltd	Ecology, habitats and biodiversity
CFM Consultants Ltd	Restoration & Tourism
Bowland Tree Consultancy	Trees
Land Research Associates	Soils and Agricultural Land Quality
Hafren Water	Surface Water and Flood Risk Groundwater and Hydrogeology
Vibrock	Dust, Air Quality and Noise
Turner Lowe Associates	Highways and Transport

Typical sand & gravel washing and screening plant

The Future

If planning permission is granted for this development, the operations would be monitored by Lancashire County Council and other specialist organisations.

The operator will commit to monitoring air quality, noise emissions and the local water environment to ensure that there will be no impacts from the proposed operations.

The quarry will be able to provide a short term benefit to the local building sector by providing raw material for construction and building projects.

For Further Information Contact:

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