

Town and Country Planning Act 1990 – Section 78 Town and County Planning (Development Management Procedure) (England) Order 2015 Town and Country Planning (Inquiries Procedure) (England) Rules 2002

Appeal by Baxter Group Ltd

Land off Bourbles Lane, Preesall

Against the refusal of planning permission by Lancashire County Council for application no. LCC/2023/0030 – The extraction and processing of sand and 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

STATEMENT OF COMMON GROUND between:
Baxter Group Ltd & Lancashire County Council

Planning Inspectorate Reference: 6002168

April 2026

1. Context

1.1 This is a Statement of Common Ground (SoCG) made between the following parties:

- Baxter Group Ltd (“the Appellant”); and
- Lancashire County Council (“the Council”).

1.2 This SoCG has been jointly prepared by the Appellant and Council, and solely deals with an agreed revision to the description of development as follows:

1.3 The original description of development set out the following:

The extraction and processing of sand and 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

1.4 The agreed and revised description of development now states:

The extraction and processing of sand and gravel including the construction of new site access roads, landscaping and screening bunds, minerals washing plant and other associated infrastructure with restoration to mixed grassland, arable/pasture farmland and biodiversity enhancement, using imported inert fill

Signed on behalf of Minerals Planning Authority		Signed on behalf of Appellant	
Organisation	Lancashire County Council	Organisation	Kedd Limited
Signature		Signature	
Name	Rob Hope	Name	Liam Toland
Qualification	BSc (Hons) MSc	Qualification	BA (Hons), MSc, MRTPI
Date	16/04/2026	Date	15/04/2026