



SCOPING REQUEST:
Proposed Sand & Gravel Extraction with
Mineral Processing, Construction of
New Site Access, Landscaping and
Associated Development with Restoration to
Original Levels to Leisure and Agricultural
End-Uses Using Imported Inert Infill on
Land off BOURBLES LANE, NR PREESALL
Lancashire,

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Quality Assurance Review

Project Name: Scoping Request:

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Date: 13th June 2022

Signed: _____

A handwritten signature in blue ink, appearing to read 'S J Rees', is written over a horizontal line.

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1. INTRODUCTION

1.1 Background

- 1.1.1 This proposed planning application comprises the Bourbles Farm landholding together with adjacent landholdings that covers some 23.19ha of mainly agricultural land. The site is located around 0.8km to the east of the village of Preesall and 1km south west of Knott End-on-Sea in Lancashire, as shown in Figure 1.
- 1.1.2 The land under the control of Baxter Construction Ltd (the applicant) comprises a series of agricultural landholdings, including a number of farming interests and equestrian operations. All are situated in a mainly rural and agricultural landscape, with a range of small-holdings and isolated residential properties present together with small-scale areas of local commercial/ industrial activity. The area generally comprises a low coastal plain that was formerly occupied by pockets of marshland. However, much of the plain has been reclaimed and is now intensively cultivated due to extensive historical and existing land drainage and the creation of substantial sea defences along the coastline, located some 3km to the north.
- 1.1.3 The application area comprises some six parcels of land that forms the proposed mineral development from which borehole drilling has indicated that approximately 460,000 tonnes of high quality sand and gravel may be extracted and worked within a new quarry to release essential aggregates for use in the local construction sector. It is proposed that there would be progressive restoration of the site to a mix of agricultural land and a range of priority wetland and grassland habitats, together with some limited leisure development in the southern part of the site in the vicinity of the proposed plant area.
- 1.1.4 To complete the restoration, it is estimated that some 300,000 m³ of imported inert fill will be required as there is not enough overburden covering the mineral to raise the levels of the site back above the water table for the proposed scheme.
- 1.1.5 A pre-scoping virtual meeting has taken place with Lancashire County Council planning officers to discuss the nature of the proposed development and potential restoration options together with guidance on current mineral policy. However, it is noted that there are no current and up-to-date Lancashire Minerals Local Plan policies for the County.

1.1.6 The National Planning Policy Framework (NPPF) requires that all county's (including Lancashire) must maintain an adequate and steady supply of sand and gravel. The latest Local Aggregate Assessment (LAA) for the year 2019 raises concerns and potential issues over site delivery, issues concerning the landbank's effectiveness, as well as a reduction in operational sites all indicate need for both new aggregate supply policies (which the LAA 2019 refers to) and more specifically a need for deliverable sites capable of making a meaningful contribution to year-on-year supply.

1.2 Environmental Impact Assessment Regulations

1.2.1 The procedure for carrying out an Environmental Impact Assessment (EIA) is regulated by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations) and the characteristics of the proposed development have been assessed against Schedule 1 of the EIA Regulations 2017. Schedule 1 of the Regulations outlines a range of development types for which Environmental Impact Assessment will automatically be required.

1.2.2 This document comprises a request for an EIA Scoping Opinion from Lancashire County Council (LCC) in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

1.2.3 Part 19 of Schedule 1 concerns mineral development. Part 19 states EIA requirements are triggered when:

"Quarries and open-cast mining where the surface of the site exceeds 25 hectares, or peat extraction where the surface of the site exceeds 150 hectares." The proposed application site is 23.19 hectares, thus a full EIA may not be required. However, as the proposal include the deposit of inert waste as part of the restoration scheme that covers an area greater than 0.5 ha and also lies within 100m of a controlled watercourse this appears to bring the proposed development within Schedule 2 of the Regulations.

- 1.2.4 As required by Section 15(2) of the Environmental Impact Assessment (EIA) regulations in respect of a request for a Scoping Opinion this document includes the following;
- A plan sufficient to identify the land
 - A brief description of the nature and purpose of the development,
 - including its location and technical capacity
 - An explanation of the likely significant effects of the development on
 - Other such information or representations as the person making the request may wish to provide or make the requirement for an EIA is set out in an EU directive (Council Directive 85/3337/EEC) and is transposed into English and Welsh law by section 71A of the Town and Country Planning Act 1990, as amended.
- 1.2.5 This document also provides a brief description of the site, known environmental designations, geology, a description of the proposed development involving sequential phased working and progressive restoration along with an initial analysis of potential environmental effects which could result due to the development.
- 1.2.6 This Scoping Request has been prepared by Greenfield Environmental Ltd (Greenfield Enviro) on behalf of Baxter Construction Ltd and requests that appropriate consideration of an environmental, economic and social topics required under EIA regulations are covered. Specialist consultants have been employed in respect of each of the individual and interconnected environmental topics. The project and planning work will be coordinated by Greenfield Enviro within the EIA process and submitted within a planning application and Environmental Statement.

2. SCOPING PLANS

2.1.1 The report is accompanied by the following Figures and Plans at the back of this document.

- Figure 1 Location Map
- Figure 2 Published EA Floodplain Map
- Figure 3 Lancashire Public Rights of Way Map
- Figure 4 Local Designated Sites

- Plan BFS22-1 Site Plan & Borehole Locations
- Plan BFS22-2 Proposed Site Layout & Access
- Plan BFS22-3 Indicative Phasing Scheme
- Plan BFS22-4 Conceptual Site Restoration

2.1.2 Plan BFS21-1: Site Plan & Borehole Locations

Shows the current site with the existing contours, internal and perimeter vegetation/features, location of boreholes drilled to determine the site geology and the extent of the overall site application boundary.

2.1.3 Plan BFS21-2: Proposed Site Layout & Access:

This shows the location of the proposed site access, together with the plant location and stocking areas and the block areas including internal access roads and screening bunds.

2.1.4 Plan BFS21-3: Indicative Phasing Scheme:

This shows the location of the proposed working and extraction scheme where progressive phased mineral extraction and restoration will take place.

2.1.5 Plan BFS21-4: Conceptual Site Restoration

This illustrates the concept restoration proposals for the site following mineral extraction and backfilling with imported inert fill materials.

3. THE APPLICATION SITE

3.1 Location & Topography

3.1.1 The Application Area lies in an extensive area of very low relief on the Fylde coastal plain, located between 5m -10 m AOD. A series of small, raised areas are located to the west of the site, with the highest local elevation of 25m AOD recorded near Preesall, about 2km to the southwest. The Application Area is generally located on a slightly raised area of ground with a break in slope at the northern and southern site boundaries, approximately coinciding with the 5m AOD contour line.

3.1.2 Within the site boundary, surveyed levels range between 4.8m – 6.7m AOD, with the surface topography being generally flat lying or very gently undulating, with ground levels generally falling towards the drainage ditches that form the site boundaries.

3.2 Drainage and Water Courses

3.2.1 The site is located across the catchment divide between the River Wyre, 3km to the west and Pilling Water/Broad Fleet, 3km to the east. Field drains commencing 650m to the west of the site flow directly to the River Wyre and drains commencing 700m to the east of the site boundary flow towards Piling Water/Broad Fleet. Drainage in the surrounding area is dominated by field edge ditches and dykes, the largest of which are Wheel Foot Watercourse, Middle Dyke and Cocker's Dyke. These are designated as 'Main' rivers and flow into Morecambe Bay, 3 km to the north of the site.

3.2.2 The headwaters of the Middle Dyke and Cocker's Dyke commence close to the northern boundary of the site. A separate network of drains also designated 'Main' river drain areas are located to the south of the site. The headwaters of these drains commence in the southern part of the site and then flow southwards, to Stalmine Watercourse and eventually the River Wyre, 3.5km to the southwest of the site. There are also several pumping stations throughout the area, particularly near the coast, where pumping is needed to ensure that water will discharge when sea levels are high.

3.2.3 Three fishing lakes are located within the site boundary with water levels recorded at around 5.2m AOD. These were all created following the extraction of sand and gravel during the post war period. Visual inspection of these lakes indicates that the waterbodies are probably unlined as water levels rise and fall with the variation in the groundwater. This appears very prevalent in the southern lake where water levels are commonly very low during the summer months.

3.2.4 A fourth fishing lake is located adjacent to the western site boundary. This waterbody is also understood to be constructed within made ground following historic mineral extraction.

3.2.5 The published Environment Agency maps indicate that the site lies in a flood prone coastal area which benefits from the presence of flood defenses. There are parts of the site which are in areas designated as Flood Zone 2 as shown in Figure 2.

3.3 Public Rights of Way

3.3.1 There are two public rights of way (PROW) within the site, and a number of PROWs surrounding the site (as shown in Figure 3). The main access to the site – Bourbles Lane is a designated bridleway, 2-3 BW 21(dashed green) with a footpath (2-3 FP28) trending south-westwards from the bridleway through the site towards Preesall. It should be noted that this footpath appears to trend through the north-eastern fishing lake at Bourbles Ponds.

3.4 Geology

- 3.4.1 Where proved, the mineral comprises mainly brown, high quality medium to coarse Sand and Gravel with some cobbles, overlain by soils which are generally around 0.5m thick. The thickest mineral was generally proved in the north-western area of the site, ranging from 3.8m to 5.9m. Across the majority of the site however, the borehole results confirmed mineral thicknesses ranging between 2.9m – 3.6m where high quality Sand and Gravel was proved.
- 3.4.2 The proved sand and gravel appears to be generally consistent in quality across the site. It is mostly brown in colour (occasionally light yellowish brown or grey) and is usually medium – coarse grained with a high gravel content and much coarse (sharp) sand that appears suitable for concrete and a range of drainage aggregate products. The gravel samples tested comprise almost entirely of high quality “high strength” quartzitic material.
- 3.4.3 Lignite appears to be mostly absent or only present in trace quantities in the sand & gravel samples logged. However, many of the samples contain shell fragments in the sand fraction, and occasionally whole shells in the gravel fraction.
- 3.4.4 Underlying the sand and gravel deposit is the grey “very silty sand deposit” that was also proved in the historical drilling.
- 3.4.5 The potential workable mineral resources within the identified extraction areas is about 460,000 tonnes, with a potential void of some 300,000m³ required to be backfilled using imported inert fill materials, assuming all of the overburden and soils are used in the restoration.
- 3.4.6 It is assumed that the mineral extraction and restoration operations will take around 5 to 6 years to complete.

3.5 Environmental Designations, Existing Habitats & Listed Buildings

- 3.5.1 The site is not located within any Nationally Designated Landscape Orientated area, e.g. it is not located within a National Park or Area of Outstanding Natural Beauty. There are no known Scheduled Ancient Monuments or Sites of Special Scientific Interest (SSSIs) within the site or its local setting, but there a number of Grade II listed buildings within 2km.
- 3.5.2 The nearest designated site to the proposed application area lies 2.0km to the north-west at Morcombe Bay. This is a designated Ramsar and SSSI, as shown in Figure 4.
- 3.5.3 The draft results of a Preliminary Ecological Appraisal (PEA) of the site confirms that the proposed development will primarily impact arable fields and equestrian grassland areas. Direct impacts will be predominantly limited to arable land, a habitat that is of negligible ecological value. There are no foreseeable impacts on habitats of 'principal importance' as listed within Section 41 of the NERC Act 2006.
- 3.5.4 The field margins, including hedgerows and woodland will be retained and that the creation of other habitats is recommended during the restoration phase of the operations to complement the proposed leisure development and the agricultural areas. These habitats could include the creation of the following:
- Native broadleaved woodland
 - Hedgerows
 - Species-rich grassland
 - Ponds
- 3.5.5 The initial ecological work does not suggest any direct impacts on any protected species, however further assessment and mitigation for indirect impacts will need to be carried out.
- Badgers - There will be no direct impacts on badger setts, such as destruction of the sett or disturbance to badger's whist in their sett given the distance of known setts from the site. However, badgers are known in the local area.
 - Bats - There are no foreseeable impacts on roosting bats, as there are no structures within the site that could offer shelter to bats. With the retention of all trees along the site boundaries, it is considered that there will be no foreseeable impacts on roosting bats within trees. In addition, the proposed works are likely to affect areas

of arable land, and some (smaller) areas of grassy and ruderal vegetation; habitats that are considered to be unsuitable and sub-optimal for bat activity and foraging.

- Great Crested Newts - Ponds/lakes near to the site have been previously assessed great crested newts and no great crested newts were detected. The lakes within and adjacent to the site is unlikely to support a population of great crested newts given that they are fishing lakes. Survey work for breeding amphibians/ GCN will be carried out in order to inform the presence/ or absence and allow any appropriate mitigation strategy to be formulated.
- Reptiles - Reptile surveys will be required of the grassy ruderal vegetation located in the northern part of the site to ascertain presence or likely absence of common species. Arable land is considered unsuitable for reptiles.
- Wintering Birds- The small areas of shrub and hedgerows around the site may potentially provide a nesting habitat for small garden bird species however are unable to support notable species such as the pied flycatcher or redstart. The arable fields in the north of the site noted presence of geese, oystercatcher and lapwing however it was considered to be unlikely significant to these species over the winter months.

3.5.6 The preliminary results of an Agricultural Land Classification confirms that the site is unlikely to contain areas of Best and Most Versatile Agricultural Land as the whole site is impacted by regular flooding and surface water inundation. However, all of the soils will be stripped and stored for restoration back to agricultural land as part of the proposed restoration scheme.

3.5.7 There are no listed buildings on site as shown in Figure 4. However, there are several Grade II Listed buildings within 1-2km from the site, the closest being number 6 Mill street which is situated around 600m from the south western edge of the site.

3.5.8 No other environmental designations are known at this stage.

4. MINERALS POLICY & MINERAL SUPPLY

4.1 County & National Minerals Policy

4.1.1 It is considered that the most relevant planning policy documents relating to this proposed development are the Lancashire Minerals and Waste Core Strategy and the Minerals and Waste Local Plan. However, the timescales of the plan periods of these adopted documents have expired and there are no adopted replacement plans in place.

4.1.2 It would also appear that there is no consultation draft replacement plan to which any planning weight could be attributed, although some policies of the adopted documents may still be potentially relevant it is appropriate, in the current situation, to have particular regard to the mineral policies of the National Planning Policy Framework (NPPF) 2021.

4.1.3 Within NPPF paragraphs 209, 211 and 213 should be given significant planning weight. In summary, these paragraphs make clear the need to plan for a steady and adequate supply of sand and gravel and provide guidance on planning to achieve this as well as important considerations to take into account when determining mineral planning applications.

4.2 Local Aggregate Assessment

4.2.1 Having specific regard to the NPPF 2021, Lancashire County Council produces an annual Local Aggregates Assessment (LAA), with the latest version dated 2021 that is based upon 2020 data. This confirms that there are around 4.8 million tonnes of permitted sand and gravel reserves in the county. However, 4.2 million tonnes of sand and gravel is held in a non-operational site at Runshaw, meaning that the available reserve for annual supply purposes is particularly low at around 0.6 million tonnes.

4.2.2 The LAA also confirms that other active sites are close to being worked out. In simple terms the sand and gravel landbank of permitted reserves cannot be considered robust in terms of the requirement to maintain a steady and adequate supply of sand and gravel in Lancashire, particularly when the annual planned supply requirement is in excess of 0.4 million tonnes per annum and there is evidence in the LAA 2021 that this should now be higher to meet the growth agenda and construction needs.

5. THE PROPOSED DEVELOPMENT

5.1 Proposed Site Layout & Access

- 5.1.1 The site has good links with the local highways network, with a direct access on to the B5270 Lancaster Road and the A588 (see Plan BFS22-2 and Figure 1). The A588 links with the A585 to the south that then provides easy access to the Blackpool conurbation (to the southwest) and the M55 corridor and Preston to the south-east.
- 5.1.2 The proposed plant configuration has been provided by CDE (specialist wash plant manufacturers) and the location for the plant site has been agreed in the southern part of the site, near to the site entrance and access road from Lancaster Road. The final configuration of the wash plant, the weighbridge and stockpiling area is still being designed. However, it is confirmed that within the plant area a tipping zone for imported inert waste (Plan BFS22-2) will be required for incoming HGV's that cannot access the more distant parts of the extraction area during poor weather periods.
- 5.1.3 As part of the plant design, it is assumed that all the sand and gravel in the area of the plant will be extracted and stockpiled prior to the plant construction. Also, due to the known flood issues in the "lower-lying" areas of the site, the plant area land levels will need to be raised by about 1m or so to ensure that there is no prospect of any localised flooding or other drainage issues from surface water run-off or run-off from the plant area.
- 5.1.4 The initial raising of levels will either require the importation of imported fill materials or could be carried out through extraction of the basal sandy clay materials by creating a clean water lagoon adjacent to the plant area. The ground could then be capped with hardcore or similar before the concrete pads for the wash plant are installed. The removal of 'higher' ground within phases 1, 2 and 3 will ensure that there will be no loss of flood storage during the operational phase of the development.
- 5.1.5 As part of the plant operations, it is assumed that the "as-raised" sand and gravel will be deposited in large stockpiles adjacent to the processing plant. These stockpiles will be formed in "campaign digs" 2 to 3 times per year during the drier weather periods. This will ensure that the processing plant has access to as-raised material over a full 12-month period for processing through the plant.
- 5.1.6 The washed and screened sand and gravel products will be stockpiled around the plant area where HGV's can be easily loaded. A traffic management scheme will therefore need to be incorporated into the plant layout

5.1.7 A proposed site layout with weighbridge, wheel wash, wash plant and stocking areas is shown on Plan BFS22-2.

5.2 Proposed Quarry Phasing & Enabling Works

5.2.1 The basis of the Phased Development Scheme is to extract mineral and restore the site in an efficient and timely manner to minimise areas of disturbed ground at any one point in time and to allow the flexibility to mitigate/ reduce any potential adverse effects associated with the development.

5.2.2 It is proposed that the mineral would be extracted in a series of “campaigns” where the sand and gravel would be extracted over short periods of time (around 4 to 6 weeks) using a tracked excavator, with dump trucks transporting the material to a stockpile adjacent to the wash plant.

5.2.3 The main proposed areas of working are shown in Plan BFS22-3, comprising the four phased extraction areas, the internal haul routes, and the proposed site access.

5.2.4 The basis of the Phased Development Scheme is to extract mineral and restore the site in an efficient and timely manner to minimise areas of disturbed ground at any one point in time and to allow the flexibility to mitigate/ reduce any potential adverse effects associated with the development.

5.2.5 It is proposed that the site development will be progress over five phases, comprising four mineral extraction phases and a final restoration phase:

- Phase A – Enabling works/ site access/ Plant Area (approx. 0.5 year)
- Phase 1 – North-western field (approx. 1.5 years)
- Phase 2 – Northern field (approx. 0.5 years)
- Phase 3 – Eastern fields (approx. 1.5 years)
- Phase 4 – Central Area (approx. 0.5 years).
- Restoration - Completion / plant removal (approx. 1.0 years)

5.2.6 The Phase A enabling works comprise the offices, weighbridge and site infrastructure that will be constructed at the end of the site access corridor from the Lancaster Road on compacted backfilled material with no loss of mineral. Screening bunds will be developed adjacent to the eastern and western boundaries using soils retained for

restoration. The Phase A works will also include the development of a clean water lagoon as part of the mineral processing operations with the southern fishing lake converted into a silt lagoon (all fish removed prior to works).

5.2.7 This Phase A area will be the last part of the operation to be restored due to need for the site infrastructure, stockpiles and the processing plant. Typical processing plant and site operations are provided in Appendix 1 that show the types of processing plant and equipment that is likely to be employed on the site.

5.2.8 As part of the enabling works (Phase A) a new site access will be developed from Lancaster road to the plant area within the dedicated corridor. The site entrance proposals have been consulted with Lancashire Highways Department and the outline designs are shown in Plan BFS22-2.

5.3 Mineral Extraction Scheme

5.3.1 The mineral within the Phase 1 will be excavated and stockpiled adjacent to the plant following the stripping of the soils and overburden. The majority of the overburden from this area will be deposited within the void created by the mineral extraction. The road access to Phase 1 will pass through the existing fishing lakes area with an access corridor being constructed across previously backfilled ground to link with the Phase 1 area. Minor filling works will take place within the fishing lakes.

5.3.2 It is not proposed to undertake any de-watering within the Phase 1 area as the mineral will be extracted in a two phase strip. This will comprise an upper strip to the water table (about 2m depth) with a lower strip below the water table. On the site margins, advanced excavations will comprise trenches about 4m wide backfilled with clay overburden to ensure no stability issues as the workings progress across the site. As each lower strip is completed, overburden or basal silty sand will be backfilled into the water to raise the levels prior to final restoration profiling.

5.3.3 The Public Right of Way (PRoW) that passes through the existing fishing lakes area will be retained in its current locations but will need to be fenced with gates and signs as the proposed quarry access road crosses the footpath.

5.3.4 The Phase 2 works will be located in the small northern field, where all of the mineral will be extracted in a relatively short "campaign" of about 6 weeks. It is anticipated the overburden from this area will be deposited within the Phase 1 area, with soils temporarily stored in a bund adjacent to the residential property. Towards the end of

Phase 2, the restoration will be supplemented by imported inert fill materials to create the lakes and habitats at the required levels required as part of the restoration scheme.

5.3.5 The Phase 3 extraction will take place in the eastern part of the site to the east of Bourbles Lane, as shown on Plan BFS22-3. The mineral will continue to be excavated in a series of campaigns depositing the sand and gravel adjacent to the processing plant. The area will be backfilled using overburden and imported inert fill materials back to original site levels.

5.3.6 The final (Phase 4) mineral operations will comprise the extraction of sand and gravel in area to the north of the processing plant that currently comprises the “duck pens” and the fishing lakes. This area will be backfilled with imported inert materials and restoration to original levels.

5.3.7 On completion of the mineral extraction and processing of the “as-raised mineral” located adjacent to the plant, the site restoration works will commence. This will include the removal of the plant and associated infrastructure, together with the completion of the inert filling operations and restoration of the site to the required levels with planting, habitat creation and levelling the site prior to the leisure operations commencing.

5.4 Proposed Conceptual Restoration

5.4.1 It is proposed that the excavation in Phase 1 will be restored to grassland and lakes using on-site derived overburden and bedrock (silty sands) thus negating the need for any de-watering operations in this part of the site. The workings will be restored progressively as they move across each phase using imported inert materials.

5.4.2 In the Phase 2, Phase 3 and Phase 4 areas, the excavations will be de-watered and the areas backfilled with imported inert backfill materials as part of the proposed conceptual restoration shown in Plan BFS22-4. Within the proposed plant site area (identified as Phase A), it is proposed that all of the quarry infrastructure will be removed and the area levelled prior to the development of the leisure operations. The site access road used for the minerals scheme will be retained for the proposed leisure operations.

5.4.3 It is proposed that the conceptual restoration scheme will offer a potential to promote a range of species and habitats over the site that will provide an overall Biodiversity “Net Gain” on the site of at least 10% compared to the existing, lakes, farmland and equestrian areas.

- 5.4.4 Any revisions to the drawings provided within this document based upon detailed baseline surveys and assessment will be submitted as part of the any planning application along with detailed volumetrics associated with soil and overburden stripping movement and placement for restoration purposes.

6. POTENTIAL ENVIRONMENTAL EFFECTS

6.1.1 The progressive soil stripping, mineral extraction and transportation to the plant site for processing in conjunction with the use of in situ-soils and associated activity to restore the site could potentially result in significant direct effects and any indirect, secondary, cumulative, trans boundary, short-term, medium term, long-term, permanent and temporary, positive and negative effect on socio economic topics.

6.1.2 Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations) sets out the information that should be included in an Environmental Statement, including the aspects of the environment likely to be significantly affected by the development. These include;

- Population and Human Health
- Biodiversity
- Land
- Soil
- Water
- Air
- Climate
- Material Assets and Cultural Heritage
- Landscape

6.1.3 Part 5 of Schedule 4 states that the Environmental Statement should provide a description of the likely significant effects of the development on the environment resulting from:-

- a) The construction and existence of the development, including, where relevant, demolition works
- b) The use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
- c) The emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste
- d) The risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
- e) The cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources
- f) The impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change
- g) The technologies and the substances used

6.1.4 The issues listed below follow the format required by the EIA regulations, with the addition of sections on noise, transport, recreational uses and international, statutory and other designations. A summary of the potential predicted effects is set out in the table below.

Issue	Predicted Receptor/ Effect
Population and Human Health	None- The proposed development is not considered to result in any increase in harm to the local population. Potential amenity effect on residential/ receptors are considered within the issues below.
Biodiversity	Potential effect- The application site comprises a series of large agricultural and equestrian fields together with ponds and wetlands. There are adjacent hedgerows and woodland blocks bordering the site. There are no statutory designated areas of biological interest within the site boundary but the Morecambe Bay Ramsar lies to the north. A Preliminary Ecological Appraisal has been carried out that confirms that no direct, major impacts are likely from the proposed development but makes recommendations for a series of detailed studies on the site and surrounding land for a range of protected species including bats, badgers, amphibians/ great crested newts, reptiles and breeding/ wintering birds.
Soils	Potential effect- A soil resource and agricultural land classification has been undertaken. The planning application area covers ~23ha of which ~the majority is not considered Best & Most Versatile Agricultural Land due to the regular flooding and surface water inundation that restricts agricultural activities on the site. However, it is proposed that the majority of the site will be restored back to agriculture, with a mix of wildlife habitats, wetland and some leisure activities.
Water	Potential effect- areas of the proposed development will be extracted/ restored at or below the known ground water levels as such a Hydrological, Hydrogeological and Flood Risk Assessment will be carried out. The mapped limit of the flood plain covers the whole of the region but this is protected by major flood defences along the coastal margin of Morecambe Bay. It is anticipated that the final restoration will create additional flood storage with the creation of several additional fishing lakes.

Air	Potential limited effect- The types of materials to be stripped / excavated and handled as part of the proposals are unlikely to result in significant air quality/ dust emissions. There is no prior history of adverse air quality / dust emanating from similar small scale quarry sites. Proposed mitigation controls include the use of a water bowser to suppress potential dust during dry periods, together with the production of a Dust Monitoring Scheme.
Climate	Very limited potential effect- the proposed operational development is temporary in nature. During this period HGV movement associated with the proposals will use the main highways. The potential effects of which will be considered as part of highways, air and noise assessments. It is considered that no further assessment of climatic facts will be considered.
Material Assessments and Cultural Heritage	Potential limited effect –No known archaeological areas of interest lie within or adjacent to the site, however, in accordance with good practice a desk-based assessment of Archaeology and Cultural Heritage will be undertaken.
Landscape	Potential effect –Areas of the site is visible from public rights of way and a limited number of residential and business properties, together with the local road network. A Landscape and Visual Impact Assessment will therefore be undertaken as part of the Environmental Statement in accordance with Guidelines for Landscape and Visual Impact Assessment Third Edition Landscape Institute and Institute of Environmental Management and Assessment. Details of the Landscape work proposed is shown in Appendix 2.
Recreational Uses	Limited Potential effect – The site and its local setting are currently not known for or used as a significant recreational resource. There are three small fishing lakes located in the central part of the site that are not extensively used. There is a Public Rights of Way that trends through the fishing lakes that will remain in its current location for the duration of the quarry operations. The restoration works will incorporate additional fishing lakes and proposed leisure operations including holiday accommodation in the southern part of the site.
Noise	Potential effect- there are a limited number of residential properties in general proximity to the application site. A detailed assessment of current noise levels will be undertaken using current best practice, that will allow a scheme of noise mitigation measures to be implemented if they are deemed necessary. There will also be a Noise Monitoring Scheme produced as part of the site operations, should the proposed development gain a planning permission.

Transport	Potential effect- An assessment will be made in respect of the vehicle numbers / movements appropriate to the local road network and the potential Traffic Routing on the major highway network. A safety audit will be prepared as part of the highways and transportation assessment for the proposals.
International, statutory and other designations	No effect- no international designations cover the site but the Morecambe Bay Ramsar and SSSI is located to the north. There are no impacts (direct or indirect) anticipated from the proposed quarry scheme or restoration proposals.
Cumulative effect	Limited potential effect - An assessment will be made of the potential for cumulative effects which may result from incremental changes caused by other potential or present reasonably foreseeable developments/ activities together with the project.

7. ENVIRONMENTAL IMPACT ASSESSMENT

7.1 Purpose of the EIA

7.1.1 The purpose of an EIA is to ensure that the environmental impacts of a proposed development are fully understood prior to granting consent.

7.1.2 The procedure provides for the systematic assessment of environmental impacts, the development of measures to avoid and mitigate these effects and the incorporation of such measures into the design. This ensures that reliable information is available to the public and the planning authority during the decision-making process.

7.2 Stages of the EIA

7.2.1 EIA involves a number of stages, which are broadly outlined below;

- **Screening:** It is considered whether the proposed development exceeds certain thresholds or will potentially result in likely significant environmental impacts that warrant an EIA.
- **Scoping:** The applicant seeks an opinion from the planning authority as to the issues that the EIA should address.
- **Prediction:** Specialists are engaged to undertake detailed reports on the relevant issues, to assess the impact of the proposal and to propose mitigation measures and amendments to the design, if necessary.
- **Design:** The project is reviewed and altered as appropriate
- **Preparation of an Environmental Statement (ES):** An ES that includes a Non-Technical Summary (NTS), detailing the impact of the proposed development and any mitigation measures, is prepared to inform the decision-making process. The ES is submitted with a planning application.
- **Consultation:** The planning application process provided for consultation with statutory consultees and provides an opportunity for other parties to submit statements of objection or support, before the planning authority makes a decision on the application.
- **Implementation:** If the proposed development is granted consent, the required mitigation measures are implemented.

7.2.2 As outlined above, a request for a scoping opinion shall include:

- A plan sufficient to identify the land;
- Any planning history and description of the site;
- A description of the nature and purpose of the development and of its possible effects on the environment;
- Such other information or representations as the person making the request may wish to provide or make.

7.2.3 Before adopting a scoping opinion, the planning authority shall take into account:

- The specific characteristics of the particular development;
- The specific characteristics of development of the type concerned;
- The environmental features likely to be affected by the development

7.3 SCOPING REQUEST

7.3.1 The purpose of this Scoping Report is to outline the nature of the proposed development, and to identify topics and issues which appear to be appropriate for consideration as part of an EIA.

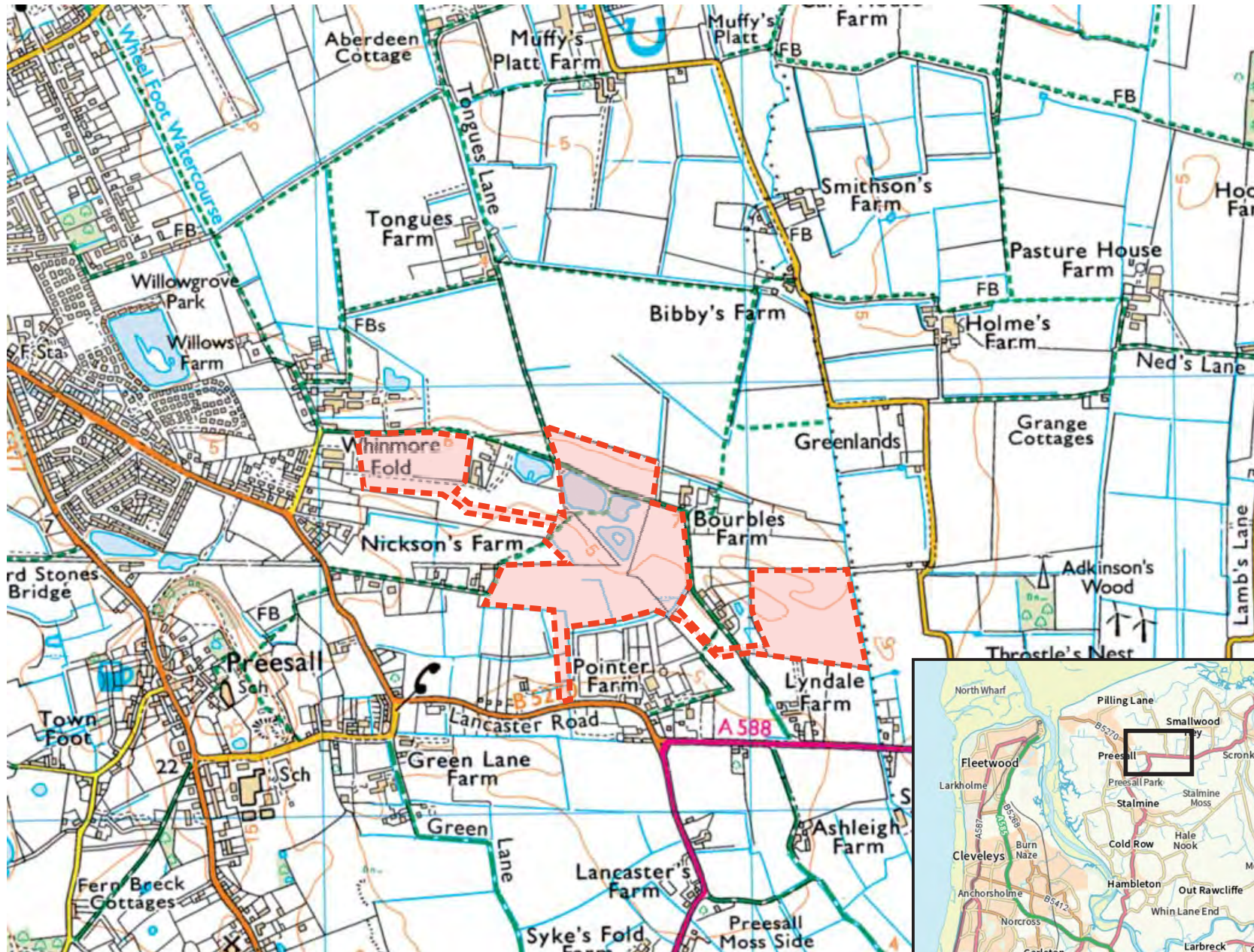
7.3.2 The proposal is for the extraction of ~ 0.46 million tonnes of proven high quality mineral comprising sands and gravels that can provide concreting aggregate into the local construction market.

7.3.3 The Environmental Impact Assessment will be prepared in accordance with Schedule 4 of the 2017 EIA Regulations and will include;

- A description of the location of the development
- A description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases
- A description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used
- An estimate, by type and quantity, of expected residues and emissions (such as water, air, soil pollution, noise, vibration, light, and quantities and types of waste produced during the construction and operation phases.

- 7.3.4 The Report has sought to provide a considered and appropriate approach to identifying those issues which are deemed to require particular investigation. The information will hopefully be of assistance to Lancashire County Council and its consultees in providing a formal opinion on the scope of the EIA.
- 7.3.5 Based upon consideration of the socio environmental topics within this report it is proposed that the EIA will address in detail the potential effect of the proposed development on the following;
- Ecology
 - Cultural Heritage/ Archaeology
 - Landscape and Visual Matters
 - Soil Resource and Agricultural Land Classification Survey
 - Hydrogeological and Hydrogeographic water matters
 - Highways (vehicle number /movements appropriate to local road network)
 - Cumulative Impact
- 7.3.6 It is customary in undertaking an EIA and prepare an ES to review planning policy at the national and local level as a context to the determination of the accompanying planning application. A general review of the planning policy in the context of the development plan will be set out within a Planning Statement which will accompany the application.
- 7.3.7 The applicant confirms that it is not intended that any other assessment work will be undertaken unless additional potential issues are forthcoming through Lancashire Councils Scoping Opinion. Where upon if reasonable and appropriate they will be assessed by specialists and be addressed within the EIA process.
- 7.3.8 On behalf of Baxter Construction Ltd we therefore formally request a Scoping Opinion from Lancashire Council within the time period of 5 weeks required by EIA Regulations 13(4). 7.9 In addition, in accordance with Regulation 13(4) the applicant requests (and all consultees notified) to make available any baseline information considered relevant to the EIA.

FIGURES



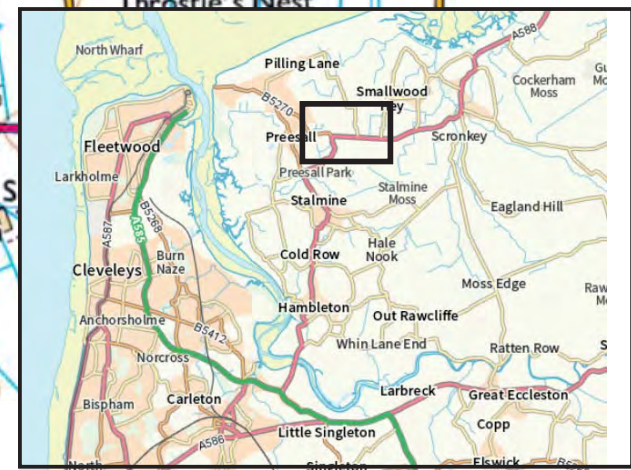
Key
 Application Area

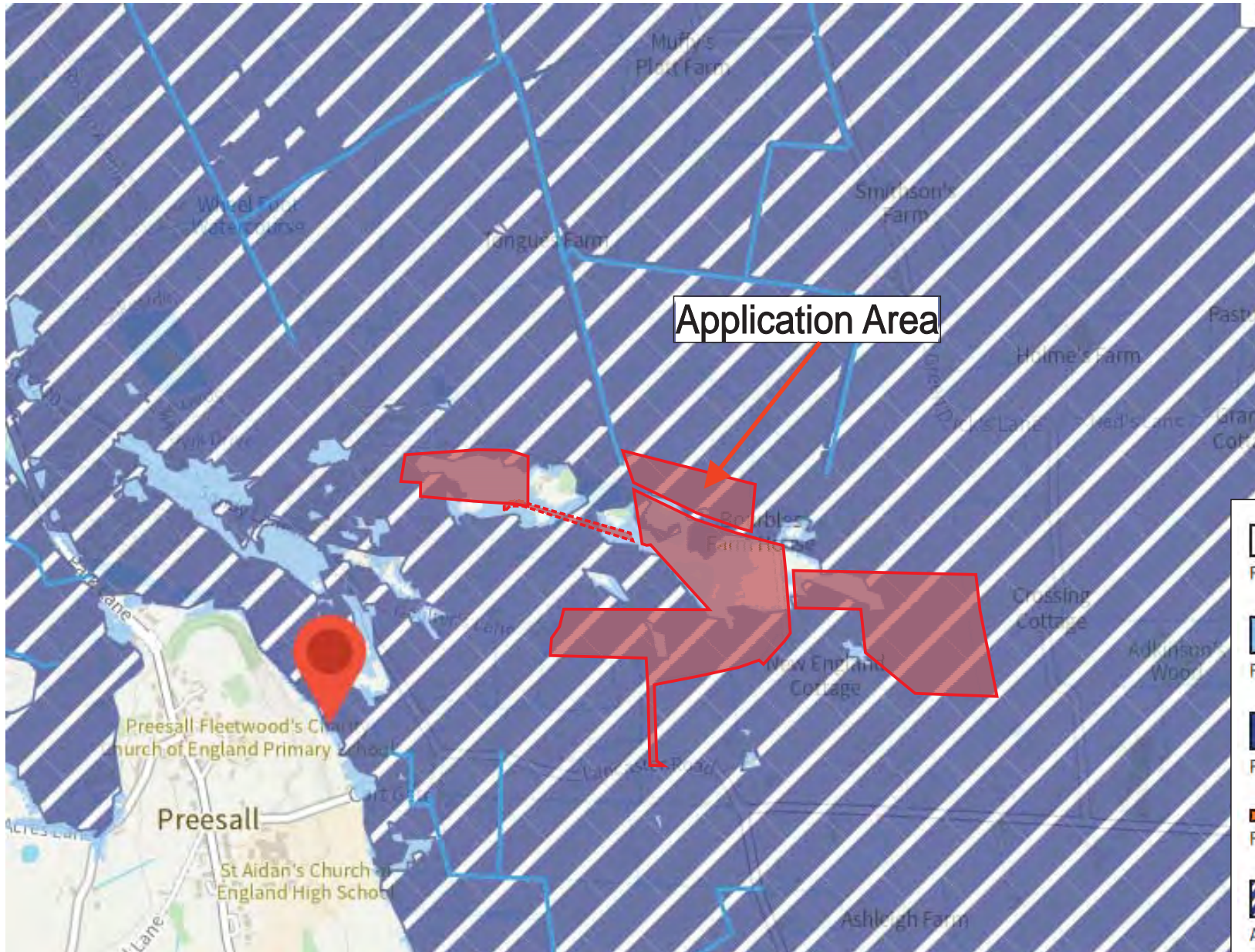
Title
 Figure 1.
 Site Location Map

Project
 Scoping Opinion

Site
 Bourbles Farm,
 Presall

Project no.
 BGL/BFQ/100





Application Area

Key

 Application Area

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Plan
Figure 2. Published EA Floodplain Map

Project
Scoping Opinion

Site
Bourbles Farm,
Presall, Lancashire

Scale
Not to Scale

Project No.
BGL/BFQ/100

 Flood zone 1

 Flood zone 2

 Flood zone 3

 Flood defence

 Areas benefiting from flood defences





Key

- Application Area
- Public Footpath
- Public Bridleway

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Plan
Figure 3. Public Rights of Way

Project
Scoping Opinion

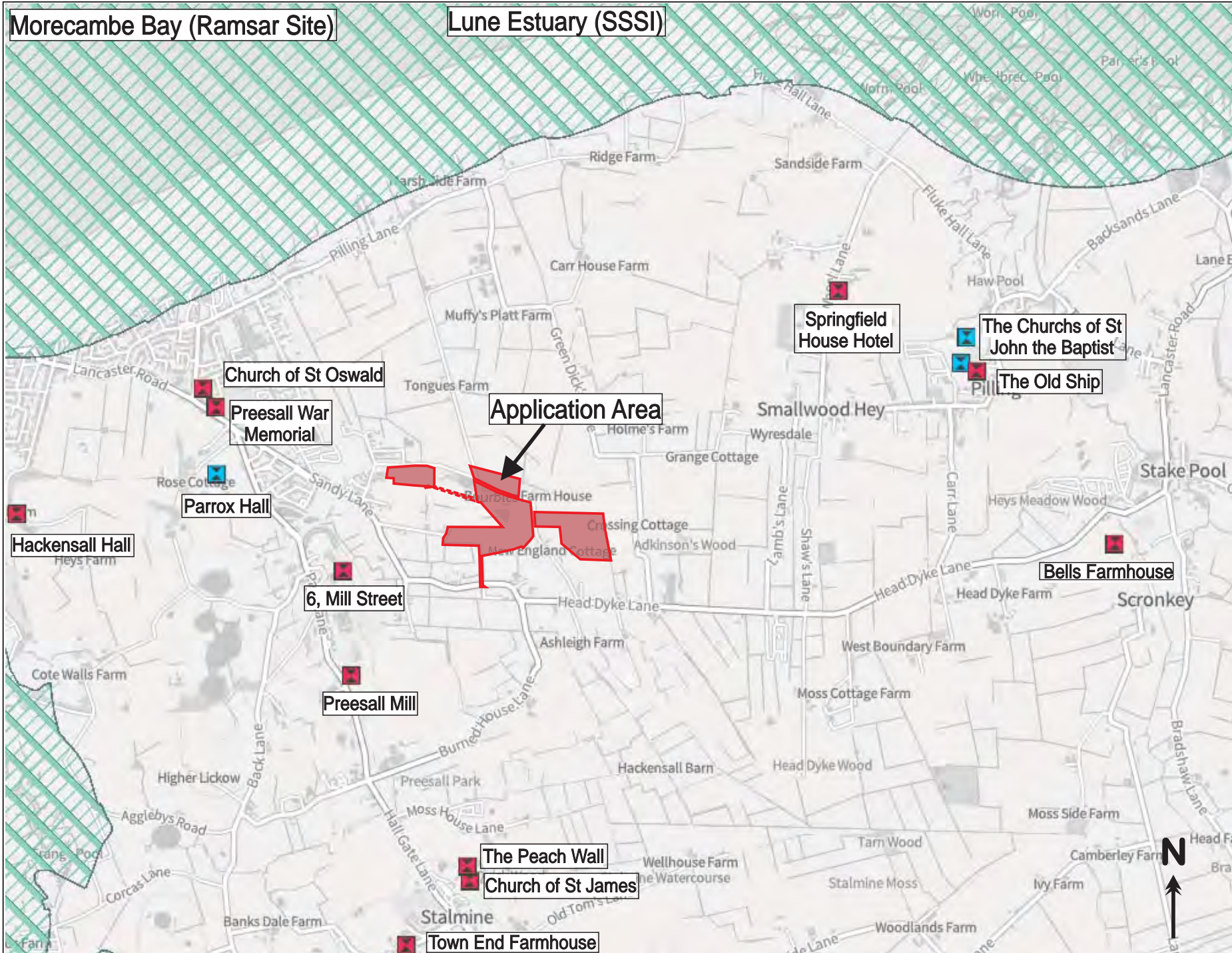
Site
Bourbles Farm, Presall, Lancashire

Scale
Not to Scale

Project No.
BGL/BFQ/100



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Key

- Application Area
- Ramsar Site
- SSSI Status
- Grade Two Listed Building

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Plan
Figure 4. Statutory Designations

Project
Scoping Opinion

Site
Bourbles Farm, Preesall, Lancashire

Scale
Not to Scale

Project No.
BGL/BFQ/100



APPENDIX 1
PHOTOGRAPHS OF TYPICAL
PLANT & OPERATIONS

Appendix 1
Photos of Typical Quarry Operations

Sand and Gravel Wash Plant



Appendix 1
Photos of Typical Quarry Operations



Sand & Gravel Extraction



Sand and Gravel Extraction



Typical Quarry Haul Road to Plant



Appendix 1
Photos of Typical Quarry Operations



Soil Strip & Mineral Extraction



Soil Storage & Farm Buildings



Appendix 1
Photos of Typical Quarry Operations



Typical Weighbridge & Office



Typical Wheel Wash



APPENDIX 2
LANDSCAPE SCOPING NOTE

Bourbles Lane Sand and Gravel Extraction

LVIA Scoping Note

1 Introduction

1.1 This Scoping Note sets out the proposed approach to assessing the potential effects of the Proposed Development on landscape character and visual amenity through a Landscape and Visual Impact Assessment (LVIA).

1.2 The EIA Regulations (Regulation 4 (2), (3) and (4)) specify that:

“(2) The environmental impact assessment must identify, describe and assess in an appropriate manner, in light of the circumstances relating to the proposed development, the direct and indirect significant effects of the proposed development (including, where the proposed development will have operational effects, such operational effects) on the factors specified in paragraph (3) and the interaction between those factors.

(3) The factors are –

(a) population and human health;

(b) biodiversity, and in particular species and habitats protected under Council Directive 92/43/EEC on the conservation of natural habits and wild flora and Directive 2009/147/EC of the European Parliament and of the Council on the conservation of wild birds;

(c) land, soil, water, air and climate; and

(d) material assets, cultural heritage and the landscape.

(4) The effects to be identified, described and assessed under paragraph (2) include the expected effects deriving from the vulnerability of the development to risks, so far as relevant to the development, of major accidents and disasters.”

- 1.3 The LVIA will be incorporated into an Environmental Statement as one of its technical chapters.

Guidance

- 1.4 The LVIA will be carried out in accordance with the following best practice guidance:
- the third edition of Guidelines for Landscape and Visual Impact Assessment (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management & Assessment (2013);
 - Visual Representation of Development Proposals Technical Guidance Note 06/19 published by the Landscape Institute (September 2019); and
 - Residential Visual Amenity Assessment Technical Guidance Note 2/19 (March 2019) published by the Landscape Institute.
- 1.5 The LVIA will address the direct and indirect effects on landscape resources and landscape character and on views and visual amenity. It will examine the nature and extent of effects arising from the plant area and four main extraction areas, which will be assessed during the operational and post-restoration stages of the Proposed Development. Effects during the operational stage will be identified from a comparison between the existing site (Plan Pre-app 2 – Site Plan) and the proposed development (Plan Pre-app 3 – Site Area and Proposed Access Routes; and Plan Pre-app 4 – Application Area and Indicative Plant Layout. Effects in the post-restoration phase will be identified from a comparison between the existing site (Plan

Pre-app 2 – Site Plan) and the proposed restoration scheme (Plan Pre-app 5 Conceptual Restoration).

- 1.6 In accordance with GLVIA3, landscape and visual effects will be considered separately. GLVIA3 states that the significance of effects on landscape and visual receptors should be assessed in terms of the sensitivity of the receptor and the magnitude of change. Sensitivity is assessed in terms of the susceptibility of the receptor to change and the value attached to the existing landscape or views. The magnitude of change is assessed in terms of the scale, geographical extent, duration and reversibility of the effect.

Study area

- 1.7 It is proposed that the Study Area for the LVIA will cover a radius of 2 km from the plant and operations area. It is accepted practice within landscape and visual assessment work that the extent of the study area for a development proposal is broadly defined by the visual envelope of the proposed development.
- 1.8 A Zone of Theoretical Visibility (ZTV) plan will be used to assist in identifying the landscape and visual receptors for assessment, and those which can be scoped out because they are unlikely to be significantly affected. This will be generated by selecting spot locations within the plant and operations area and assigning maximum heights of 10m to those spot locations, to simulate the likely height of the stockpiles.
- 1.9 The LVIA will be undertaken by an experienced Chartered Landscape Architect (Chartered Member of the Landscape Institute (CMLI)), and in accordance with relevant best practice documents.

2 Existing landscape and visual conditions

- 2.1 The Proposed Development is located within the Wyre district of Lancashire adjacent to the eastern settlement edge of Knott End-on-Sea and approximately 0.27km north east of Preesall. The Site encompasses a number of pasture fields, three fishing lakes locally known as Bourbles Ponds and a fenced duck pen with the main landholding comprising Bourbles Farm. The Site is crossed east-west by buried gas and water mains and a public footpath connecting Bourbles Lane and Gaulters Lane. Bourbles Lane itself is a public bridleway.
- 2.2 A Study Area of 2km radius from the plant processing area is proposed for the LVIA. This extends to the River Wyre estuary to the west and Preesall Sands to the north and includes the settlements of Knott End-on-Sea to the north-west, Preesall to the west and Stalmine to the south.

Landscape character

- 2.3 National Character Areas (England) are published by Natural England and available online. The Site is located within the Lancashire and Amounderness Way (32) National Character Area (NCA).
- 2.4 The key characteristics of the Lancashire and Amounderness Way NCA are:
- *A rich patchwork of pasture, arable fields and drainage ditches, on a relatively flat to gently undulating coastal landscape.*
 - *Extensive views across the plain, within which small to medium-sized blocks of mixed woodland (wind-sculpted near the coast) provide punctuation and vertical accents.*
 - *Medium-sized to large fields form an open, large-scale agricultural landscape. Pasture is more dominant north of the Ribble Estuary, with arable to the south. There is a high density of relict pastoral field ponds on the eastern side of the NCA.*

- *A complex network of wide meandering rivers, raised drainage ditches and dykes divide and drain the landscape. Along with fragmented reedbeds and mosses, and historic place names, these provide a reminder of the area's heritage of wetland reclamation.*
- *Mixed arable and pastoral farmland habitats support a nationally important assemblage of breeding farmland bird species.*
- *The Fylde coast, which extends from Fleetwood in the north to the mouth of the Ribble Estuary, includes significant urban areas along the coastal strip (such as Blackpool and Fleetwood).*
- *A rectilinear network of lanes and tracks – usually without fences or hedges – subdivides the landscape, and isolated brick farmsteads occur in rural areas.*

2.5 NCAs are broad divisions of landscape and form the basic units of cohesive countryside character, on which strategies for landscape issues can be based. They are not sufficiently detailed to provide an accurate description of the landscape character in the context of the site. More detailed landscape character assessment is provided in A Strategy for Lancashire: Landscape Character Assessment.

2.6 The site lies within the Landscape Character Type (LCT) *15: Coastal Plain* and Landscape Character Area (LCA) *15f: Knott End-Pilling*. The Study Area encompasses part of LCT *16: Mosslands* and LCA *16a: North Fylde Mosses* to the south east and part of LCT *18: Open Coastal Marsh* and LCAs *18c: Wyre Marshes* and *18e Pilling and Cockerham Marshes*.

2.7 The key characteristics of the 'host' Knott-End Pilling LCA are:

- *An intensely farmed, settled landscape with a post medieval enclosure pattern.*
- *Many hedgerows, some ancient in origin, and trees shelter scattered farmsteads.*
- *Farmsteads and villages are linked by a network of raised lanes and stone bridges connect farms to roads.*
- *A large amount of infill development at Stake Pool, Pilling and Knott End-on-Sea contributes an array of more modern building styles and materials.*
- *Pumped drainage continues to allow the land to support some arable crops.*

2.8 The LVIA will consider direct effects on the Knott-End Pilling LCA as well as indirect effects on other LCAs in the Study Area from which potential visibility is indicated by the ZTV. The potential for significant effects on landscape character reduces with distance from the Site but where the Knott-End Pilling LCA provides a backdrop to views out from the other LCAs these are included.

Designated landscapes

2.9 Designated landscapes can be an indicator of the recognised value of a landscape. The Site is not located within any statutory or non-statutory landscape designations. It lies approximately 12km to the west of the Forest of Bowland Area of Outstanding Natural Beauty.

Visual receptors

2.10 The LVIA will consider potential effects upon people who may be affected by changes in views resulting from the Proposed Development (visual receptors) within the Study area. Visual receptors to be assessed will include:

- Residents at home in properties within 1km of the site;
- Residents at home in properties on the eastern edge of Preesall Hill and Knott End/ Preesall;
- Users of Public Rights of Way footpaths and bridleways;
- Motorists and pedestrians passing the site on the unadopted Bourble Lane; and
- Motorists and cyclists using roads within 0.5km of the site including Lancaster Road, Head Dyke Lane (A588).

2.11 Representative viewpoints to assess the visual effects of the proposed development are set out in Table 1: Viewpoint Location Plan and Figure 1: Viewpoint Location Plan.

Table 1: Viewpoint locations and rationale for selection

Viewpoint	Name/Location/Proximity	Rationale for Selection
1	Public footpath 2-3-FP28 adjacent to residential property Ourome on Gaulter's Lane Grid ref: E337416 N447563 0m; W boundary of Zone 4	Represents footpath users, residents at home in nearby residential properties on Gaulter's Lane and road users.
2	Bridleway 2-3-BW 21 adjacent to residential property Bourbles Farm; view into Zone 1 Grid ref: E337795 N447725 0m; S boundary of Zone 1	Represents bridleway users and residents at home in nearby residential property, Bourbles Farm.
3	Bridleway 2-3-BW 21 adjacent to residential property Bourbles Farm Grid ref: E337861 N447694 4m E of site (Zone 3)	Represents bridleway users and residents at home in nearby residential property, Bourbles Farm.
4	Footpath 2-3-FP 27 Grid ref: E337908 N447412 104m SE of site (Zone 3)	Represents footpath users and residents at home in several nearby residential properties.
5	Lancaster Road Grid ref: E337466 N447237 230m SW of site (Zone 4)	Represents road users and residents at home in several nearby residential properties.

6	<p>Bridleway 2-3-BW 21 adjacent to residential property Woodlands</p> <p>Grid ref: E337219 N447900</p> <p>354m WNW of site (Zone 2)</p>	<p>Represents bridleway users and residents at home in nearby residential properties on the eastern edge of Knott End/ Preesall.</p>
7	<p>Footpath 2-3-FP 23 east of Tongues Farm Barns</p> <p>Grid ref: E337305 N448229</p> <p>406m WNW of site (Zone 1)</p>	<p>Represents footpath users and residents at home in nearby residential properties, Tongues Farm Barns.</p>
8	<p>Footpath 2-3-FP 25 west of Greenlands</p> <p>Grid ref: E338197 N447948</p> <p>415m ENE of site (Zone 1)</p>	<p>Represents footpath users and residents at home in nearby residential property, Greenlands.</p>
9	<p>Cartgate</p> <p>Grid ref: E337182 N447262</p> <p>443 WSW of site (Zone 4)</p>	<p>Represents road users and residents at home in several nearby residential properties on Cartgate.</p>
10	<p>Green Dick's Lane</p> <p>Grid ref: E338406 N447548</p> <p>538m E of site (Zone 3)</p>	<p>Represents road users and residents at home in nearby residential property, Crossing Cottage.</p>
11	<p>Public footpath 2-3-FP34</p> <p>Grid ref: E336804 N447350</p> <p>612m WSW of site (Zone 4)</p>	<p>Represents footpath users, residents at home in nearby residential properties on the eastern edge of Preesall Hill and staff and pupils at Fleetwood's Charity School.</p>

3 Assessment of Effects

Landscape effects

- 3.1 Likely effects on both the physical landscape of the Site and landscape character within the 2km Study Area will be identified. The assessment of the landscape effects will consider the sensitivity of the landscape, taking into consideration its susceptibility to change and any value placed on the landscape, and the magnitude and type of change to the landscape, in accordance with GLVIA3.

Visual effects

- 3.2 Visual effects will be considered within the context of existing baseline conditions. The assessment of visual effects will be based on an analysis of the ZTV, field work and consideration of the likely change in view from representative viewpoints.

Residential visual amenity

- 3.3 For properties in (relatively) close proximity to the Proposed Development, and which experience a high magnitude of visual change, a Residential Visual Amenity Assessment (RVA) may be appropriate, and may be required by the local planning authority. This will be prepared in accordance with the Landscape Institute Residential Visual Amenity Assessment Technical Guidance Note 2/19 (2019).

Field work

- 3.4 Field work will be carried out, and records will be made in the form of field notes and photographs. Field work will include visits to the Site, viewpoints, LCTs, and extensive travel around the Study Area to consider potential effects on landscape character and on experiences of views seen from viewpoints.

Visualisations

- 3.5 Type 3 visualisations (photographs with wireline overlays) as recommended in Landscape Institute guidance in Visual Representation of Development Proposals Technical Guidance Note 06/19 will be used to consider and illustrate changes to views. Photomontages will involve overlaying a 3D wireframe of the Proposed Development over the photographs of the existing landscape to illustrate how the views will change against the current baseline

4 Potential Significant Effects

- 4.1 Landscape and visual receptors to be included in the assessment will be based on the requirement for EIA to consider likely significant effects. Effects that are not likely to be significant do not require assessment under the EIA Regulations.

Potential effects scope into the Assessment

- 4.2 Based on the existing conditions, it is proposed to scope the following receptors into the assessment:
- Knott End-Pilling LCA and other LCAs within a 2km radius where the Knott-End Pilling LCA provides a backdrop to views out;
 - Residential receptors living in close proximity to the Site including residents of Woodlands, Red Lea Kennels, Bourbles House Farm, Mytax, New England Cottage, Ourome and Crossing Cottage;
 - Users of key routes throughout the Study Area, including the A588, B5270, Lancaster Road and Green Dicks Lane; and
 - Recreational receptors including users of Public Rights of Way (PROW) footpath 2-3-FP 28 and bridleway 2-3-BW 21 and the wider PROW network.

Potential Effects Scoped out of the Assessment

4.3 Based on the existing conditions recorded and distance from the Site, it is proposed that the following are scoped out:

- LCAs with limited theoretical visibility and/or beyond 2km from the Site, where the potential for significant effects on landscape character is limited; and
- Routes and settlements with limited theoretical visibility and/or beyond 2km from the Site, where the potential for significant visual and sequential effects is limited.

5 Mitigation Approach

5.1 The primary approach to mitigation for landscape and visual effects is through:

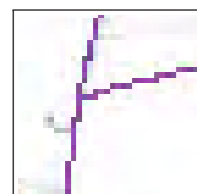
- extraction areas broadly follow existing field patterns;
- earth bunds around the plant and operations and water management areas;
- retention of boundary hedgerows;
- new structure planting, which will principally comprise locally indigenous species, designed to provide a strong landscape framework for the site and re-integrate it within the surrounding countryside; and
- creation of grassland, wetland areas and waterbodies.

Key questions for LPA

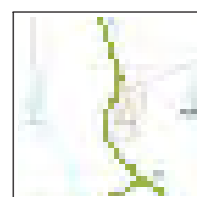
1. Are there any comments on the overall methodology proposed to assess effects on landscape and visual receptors?
2. Are there any comments on the proposed representative viewpoint locations set out in Table 1?
3. Is the proposed visualisation type acceptable?
4. Are there any further landscape or visual receptors to be considered within the assessment where it is expected that significant effects may occur?



PHOTOGRAPH VIEWPOINT



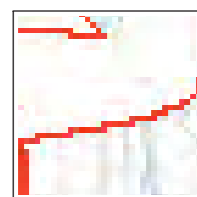
PUBLIC RIGHT OF WAY FOOTPATH



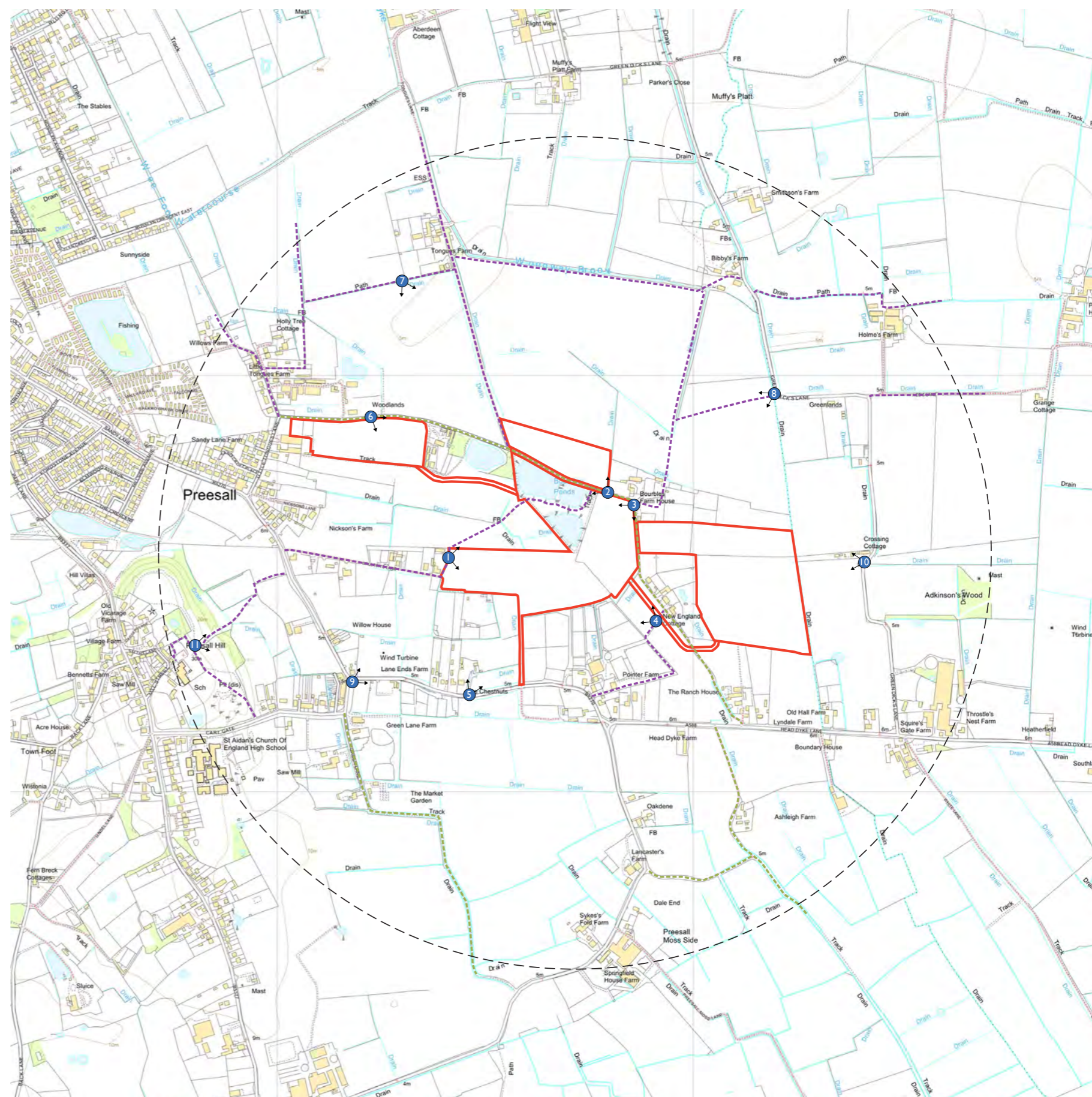
PUBLIC RIGHT OF WAY BRIDLEWAY



1 km DISTANCE FROM CENTRE OF SITE (STUDY AREA)



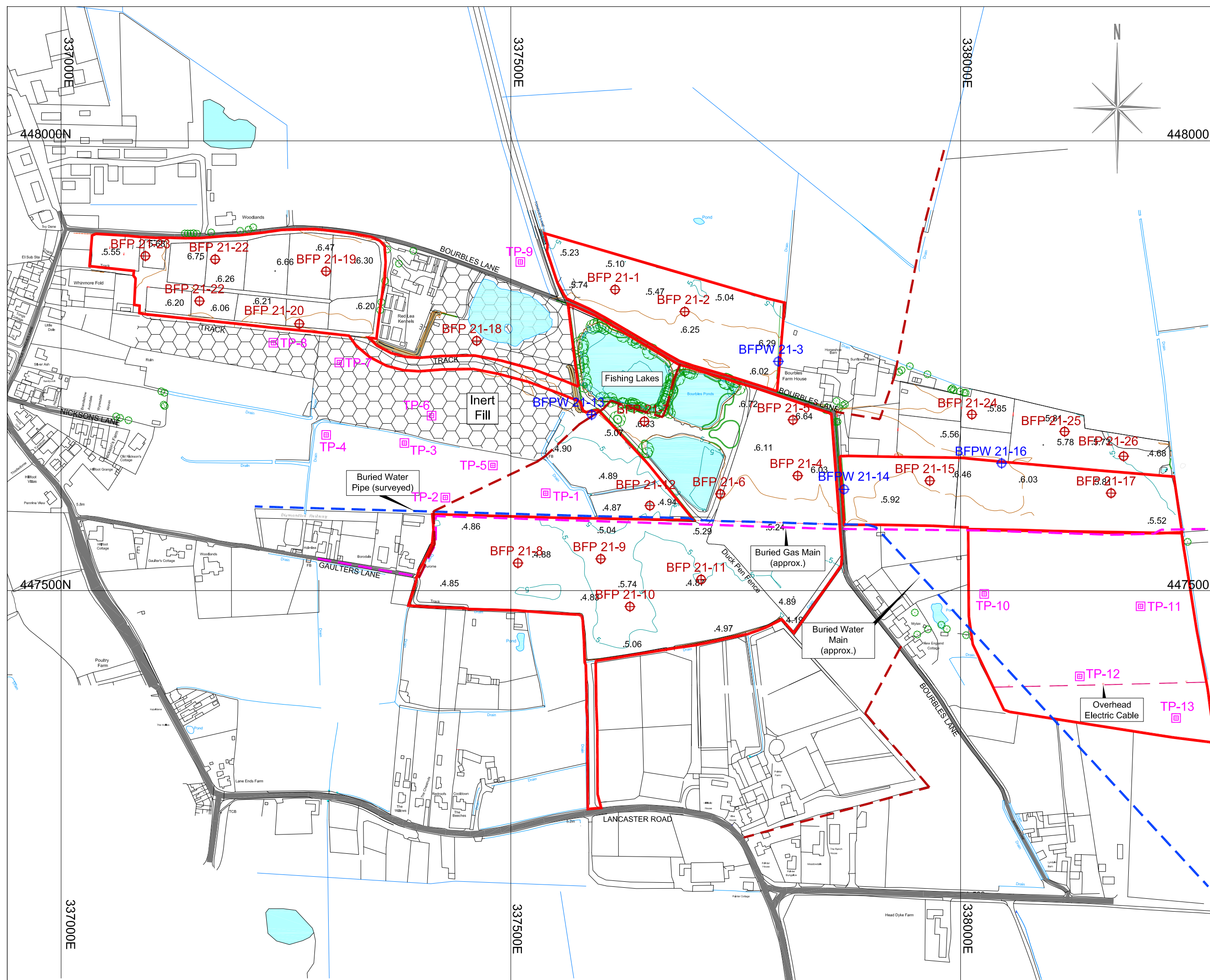
SITE BOUNDARY



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FIGURE I VIEWPOINT LOCATION PLAN

PLANS



Key

- Site Boundary
- Water
- Buried Gas Main
- Buried Water Main
- Footpaths

Scale

Site surveyed by Greenfield Environmental May 2021
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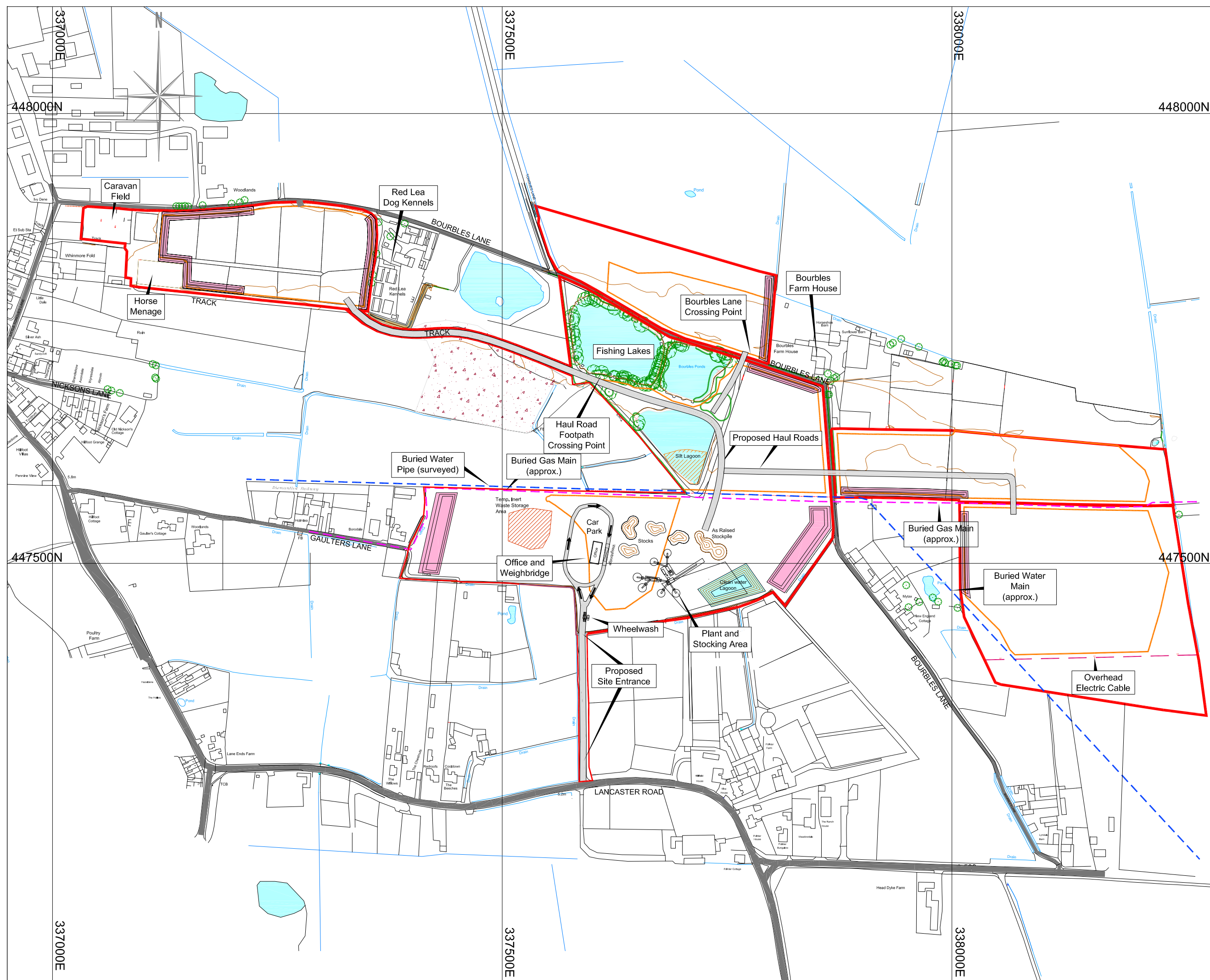
Site
 Bourbles Farm

Project
 Scoping Opinion

Plan
 Plan BFS22-1
 Site Plan and Borehole Locations

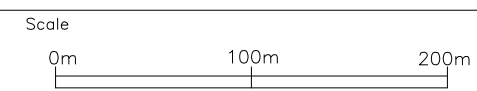
Scale: 1:4000@A3
 Date: 31/05/2022
 File: BFS22 OS Base + Site Boundary (2022).dwg
 Drawn by: BGD

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



Key

- Application Area
- Mineral Areas
- Water
- Buried Gas Main
- Buried Water Main
- Bunds



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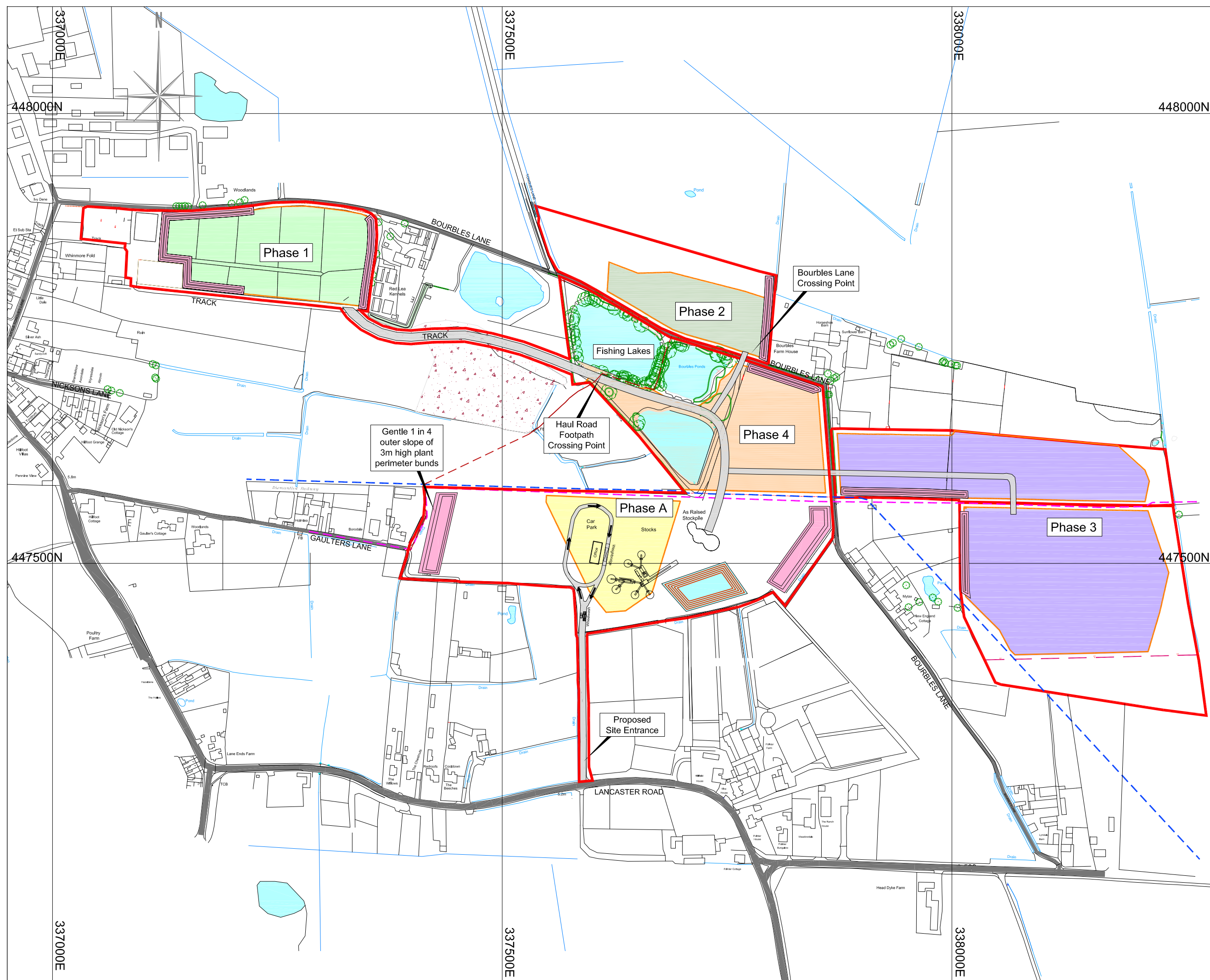
Site
 Bourbles Farm

Project
 Scoping Opinion

Plan
 Plan BFS22-2
 Proposed Site Layout and Access

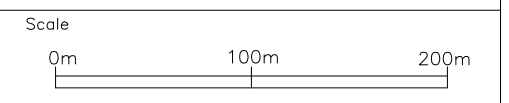
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Date: 01/06/2022
File: BFP Plant Layout v2.dwg
Drawn by: BGD





Key

- Application Area
- Water
- Buried Gas Main
- Buried Water Main
- Bunds - 3m High



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Site
 Bourbles Farm

Project
 Scoping Opinion

Plan
 Plan BFS22-3
 Indicative Phasing Scheme

Scale: 1:4000@A3
 Date: 06/04/2022
 File: BFP Site Layout.dwg
 Drawn by: ISC





Key

- Application Area
- Water
- Vegetation

Title
Plan BFS22-4.
Conceptual Restoration

Project
Scoping Opinion

Site
**Bourbles Farm,
 Presall**

Project no.
BGL/BFQ/100



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