



THE PROPOSED DEVELOPMENT

Brett is preparing to submit a planning application for the extraction of sand and gravel and the importation of inert restoration materials over a period of 5-6 years. This will be followed by an additional 2 to 4 years for completion of infilling and restoration of the site to create an area of 'Biodiversity Net Gain'.

The key points of the proposal

- Extraction of sand and gravel by traditional working methods from agricultural land.
- A temporary short-term extraction scheme of 5-6 years.
- The import of inert restoration materials (waste soils and clay material) progressively following extraction lasting for up to an additional 2 years with an additional 12-18 months for final restoration back to original ground levels.
- Phased working and restoration.
- Low level processing plant.
- Regular noise and dust monitoring.
- Aftercare of the restored habitats in accordance with 'Biodiversity Net Gain' management commitments.
- Construction of a new access road off Trenches Lane, with landscaping that ensures visibility for drivers emerging from the site.
- Landscape planting and screening to reduce visual impacts.
- Use of a wheel wash for all outgoing HGVs.
- Restoration reinstating agricultural uses and creating an improved biodiverse wetland area.
- Ongoing provision of stables and paddocks.
- Diverting the public footpath to the west of the site to maintain access between The Orchards Park and Langley Park and reinstating it once quarrying has finished.

Brett has a strong track record of working closely with local communities and we are happy to answer any queries. Talk to a member of our team here today, or contact us using the following details:

@ planningdepartment@brett.co.uk

☎ 01227 829000

🌐 www.brett.co.uk

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Location of development

The proposed development is situated north of Langley, with the closest residential settlements being The Orchards Park and Langley to the south, George Green to the northwest of the site and Langley Park to the north.



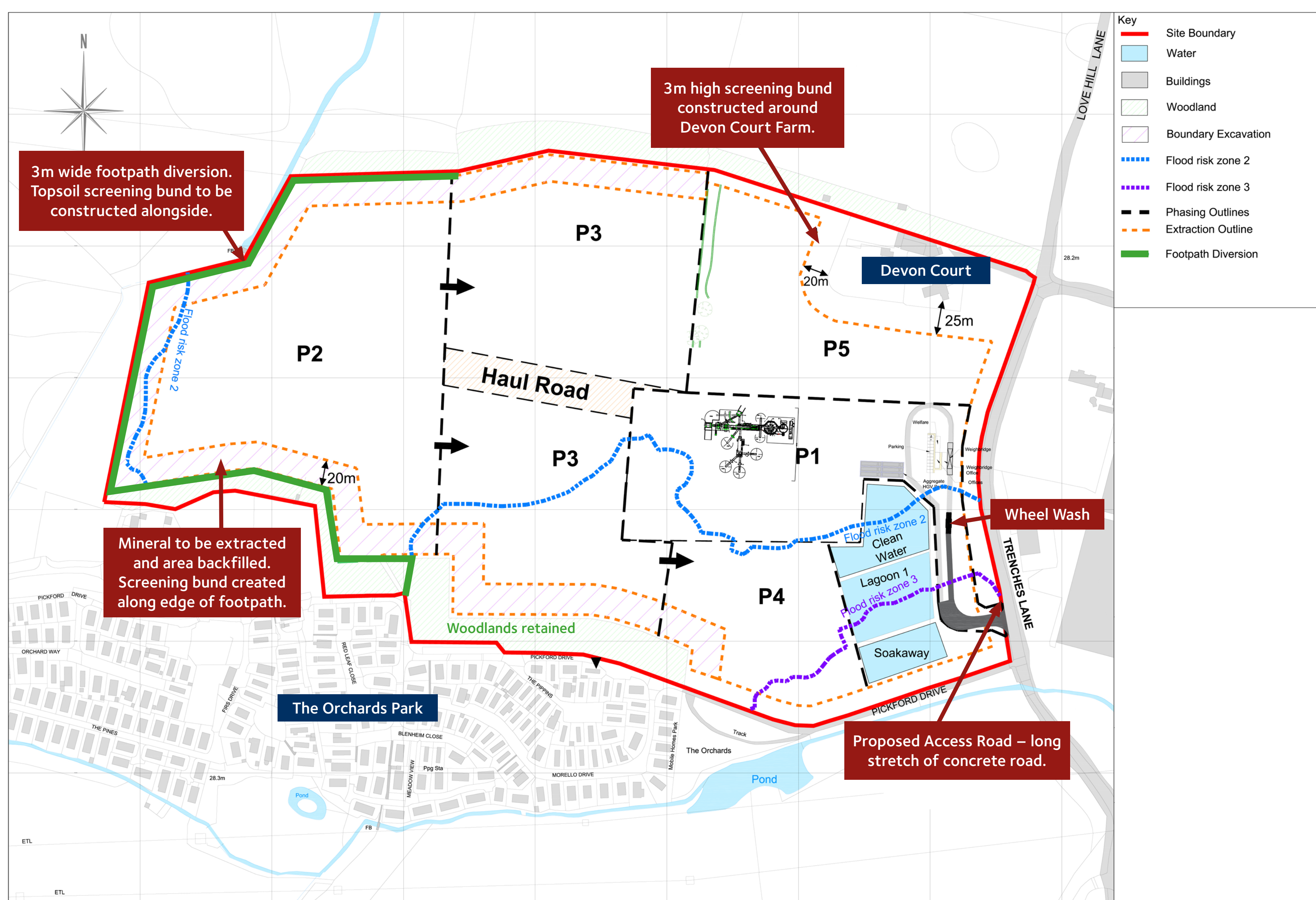
Site facts

The site is approximately 21 hectares in size and covers 3 fields of agricultural grazing land, with an equestrian/livery business to the northeast.

Existing, dense vegetation bounds the site to the north, east and south. There are no Special Areas of Conservation or Special Protection Areas surrounding the site.

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Phased workings will initially commence in the east of the site with the preparation of the plant site and the new access point. Operations will then progress towards the west before circulating back towards the east, with restoration being carried out in a progressive manner.



Key benefits of the scheme

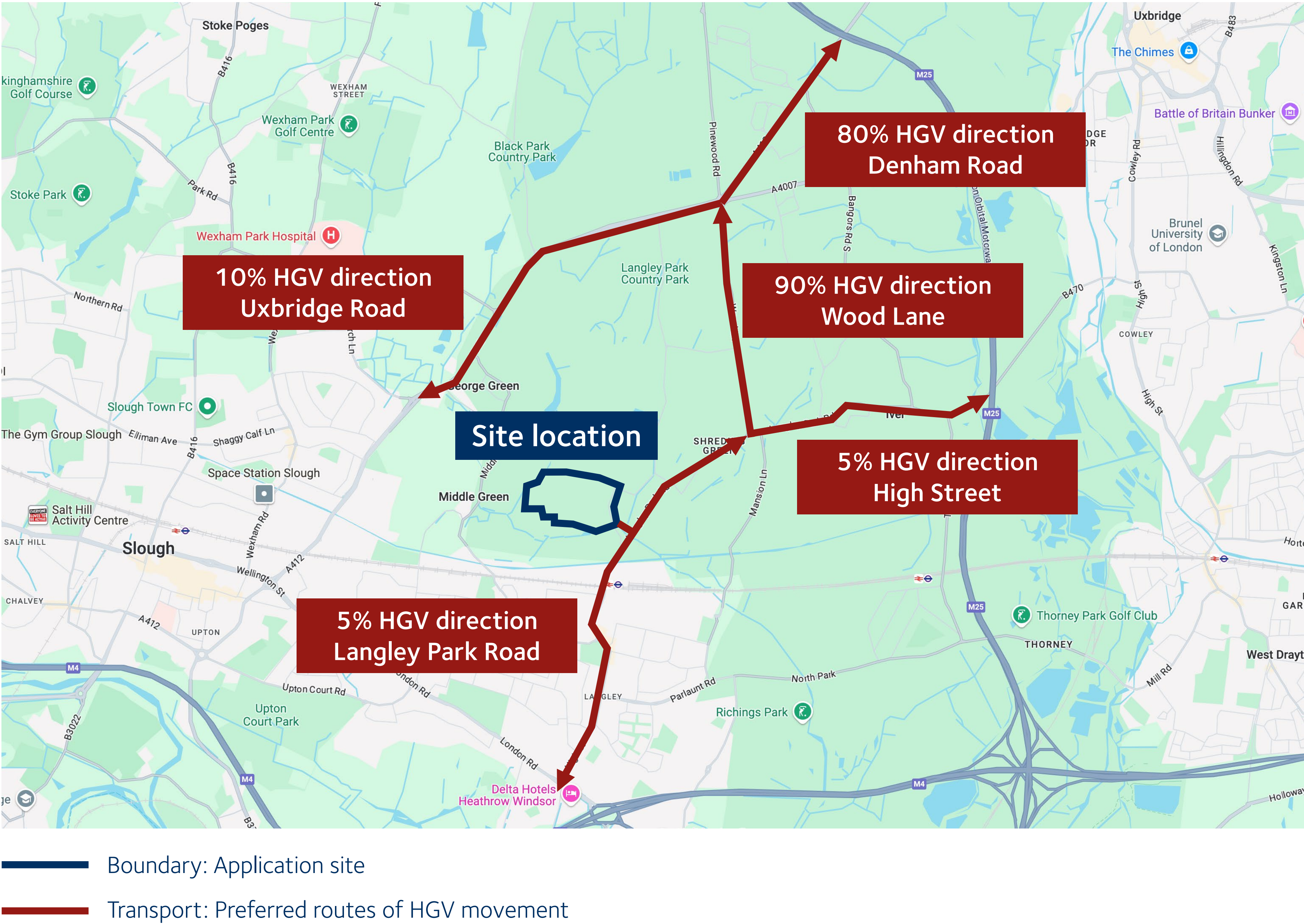
- Significant biodiversity enhancements, creating and improving habitats, including a larger wetland area and a new native woodland. Brett Group has won over 50 awards for restoration activities.
- Provision of employment opportunities – up to 10 permanent staff required at the site.
- Delivering a needed supply of sand and gravel to local markets to develop infrastructure and enhance local community facilities such as roads and schools.
- The ongoing commitment of continued public engagement through the establishment of a local community liaison committee to ensure good working relationships with local residents.

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Transport and site access

All commercial traffic would depart and approach from the south using Trenches Lane, onto the B470 Langley Park Road. This routing is proposed to restrict HGVs to the shortest section of Trenches Lane, before arriving onto the B470.

Transport plan (HGV routing)



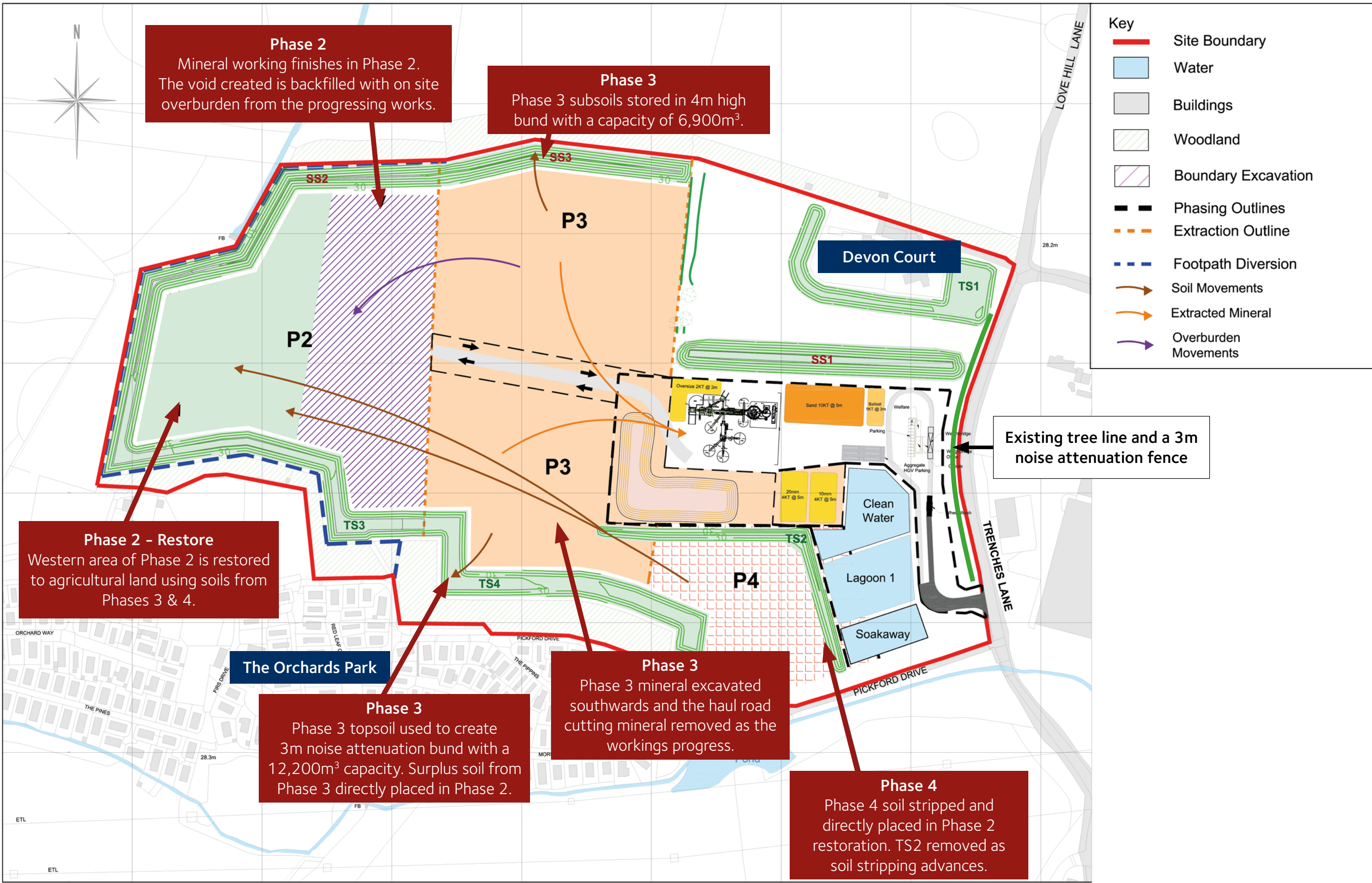
The HGV routing arrangement would be signposted at the site entrance and monitored to ensure driver compliance. All HGVs will have to use the wheelwash before departing from the site to minimise dust and dirt on the roads.

Beyond the B470, most HGVs will utilise Wood Lane to reach the five-point roundabout before travelling towards the M4 and M40.

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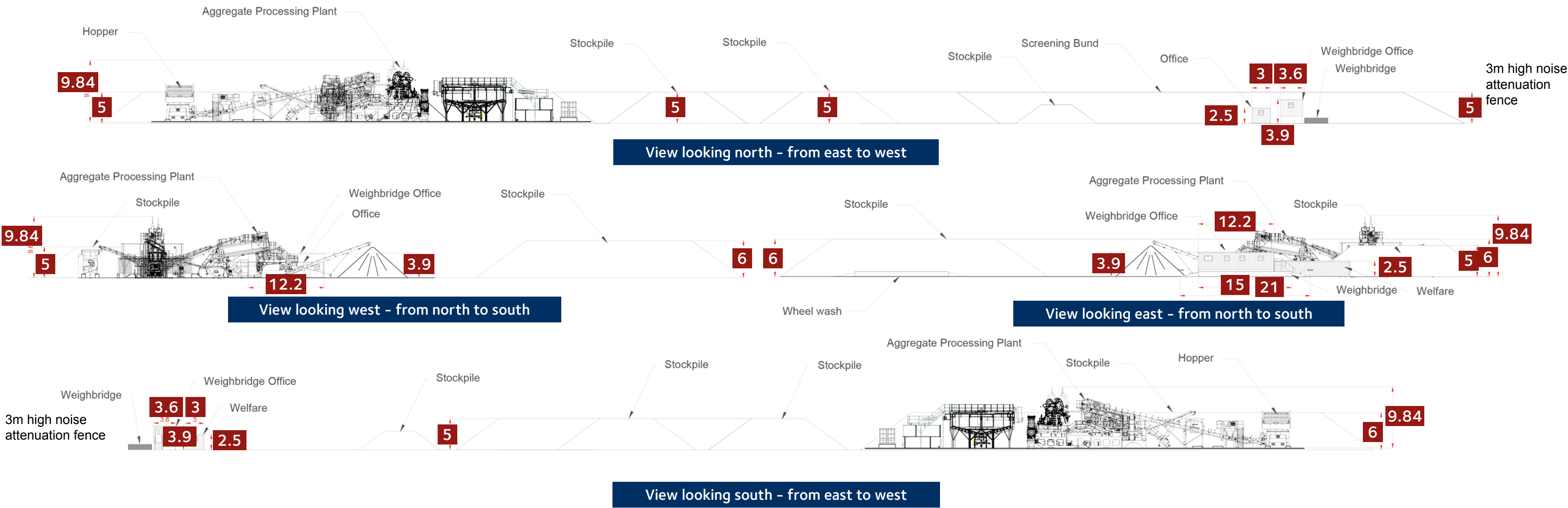
Noise and visual screening

Existing, dense vegetation bounds the site to the north, west and south, providing natural visual screening for the site. Our proposals also include creating ‘bunds’, (a mound of soil) shown below in green, that will provide additional noise screening and visual screening for the site.



Elevations

Plant site elevations are shown by the drawings below and illustrate the height of each component within the plant site including the aggregate processing plant, hopper, material stockpiles, weighbridge, offices and welfare facilities. Noise attenuation bunds (a hill providing noise screening) and fences are proposed around the perimeter of the site as shown on the plans.



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Our proposed restoration scheme includes the following features

- New broadleaved native woodland to extend areas of existing woodland, increase habitat and biodiversity opportunities.
- New species rich grassland and wetland habitat mosaic, providing significant biodiversity enhancement.
- Reinstated internal native hedgerows.
- Relocated and then reinstated public footpath between The Orchards Park and Langley Park.
- Stables and paddocks as before.
- Use of onsite clays and soils as well as imported inert material to restore land ready for restoration.



Examples of our award-winning restoration projects



MINIMISING LOCAL IMPACTS

At Brett we work hard to protect our reputation as a good neighbour and have developed a number of best practice operating procedures and approaches to minimise any impacts on the local community and the surrounding environment.

Listed below are some of the ways we mitigate any potential impacts. Our detailed assessments will be available on the Buckinghamshire Council website once the final submission is submitted and validated.



Potential impacts

Mitigation approach

Visual	Creation of soil bunds, lowering the plant site and use of the existing dense vegetation to reduce views into the site. Retention of woodland between the site and the Orchards Residential Park.
Ecology	Thorough assessment of the existing ecology with delivery of diverse restoration including new species rich grassland and wetland habitat mosaic, providing significant biodiversity enhancement.
Transport and access	Signposted and monitored HGV routing plan, to ensure that drivers stick to the approved route.
Noise	Temporary noise attenuation bunds and fencing around the site. Regular noise monitoring to ensure noise is kept at the baseline level within health and safety and local authority guidelines.
Air quality and dust	Use of a wheel wash for all outgoing HGVs and regular dust monitoring.
Cultural heritage	Extensive review of the potential impact on all historic assets and their setting, such as listed buildings or sites of archeological interest, ensuring the site has a minimal visual impact to these assets in the final design.
Public rights of way	Maintaining public access by relocating and then reinstating the pathway between The Orchards Park and Langley Park.
Soil resources	Careful soil stripping and handling to place into bunds, ensuring the reuse of the soil for restoration.

If you have any queries regarding any of the above, please speak to one of team or fill in a feedback form and we will respond directly.

NEXT STEPS

A draft planning application and environmental impact assessment have been prepared. This exhibition is part of the consultation with our neighbours about our plans. We will consider any comments we receive from consultation and revise our plans as appropriate before submitting the final version to Buckinghamshire Council.

It is anticipated that a planning application will be submitted to Buckinghamshire Council in Spring 2025. Following its submission, Council officers will undertake a formal consultation process including the local community, nearby residents and other public bodies such as the Environment Agency, English Heritage and the County itself as Highway Authority. Should the Council be minded to grant planning permission, it is anticipated that operations could start during 2026/2027.

Brett Aggregates public consultation
on the proposals, Jan 2025

Submission of our planning application
and environmental impact assessment,
Spring 2025

Decision from Buckinghamshire Council,
2026

Quarrying and infill operations
at the site begin, 2026/2027

Conclusion of quarrying and
infilling operations

Final restoration completed,
within 10 years

We encourage you to

- Complete a feedback form with your comments on the proposal.
- Contact us with your comments at: planningdepartment@brett.co.uk
- Visit our website www.brett.co.uk