

From: [REDACTED]
To: [Joanna Vincent](#)
Cc: [REDACTED]
Subject: Fwd: Emailing: Ellenbrook Park objection
Date: 14 March 2026 10:13:11
Attachments: [Ellenbrook Park objection.docx](#)

Dear Joanna

Apologies for getting this to you on the cusp of the date... not late .. but not early !!

Paul Harding who helps with this has many personal and local village planning issues to deal with.

For myself I am handling an insurance disaster in France and [REDACTED] issues.

Might you couch this in terms to the inspector.

We have collectively spent hundreds of hours over the last ten years with Paul Harding , designers, specialists fighting this gravel extraction.

In all this time the biggest elephant in the room has been the unswerving insistence on maxing the site.

This has meant the site has increasingly healed itself with rewilding.

The land owner who owns land adjacent to the site has maximised his return by selling other parcels of land.

The local community has received nothing apart from platitudes and PR smoke screens.

This site also sets dangerous proximity

limits for bother listed buildings and other communities hoping to live near heavy industry.

So green belt, heritage, listings have what has differentiated our recognised love for our environment and planet over less progressive countries.

Let's not prove it has been a sham.

Best

David Jackson

Attached attachment below please confirm you received.

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Dear Sirs

Re Ellenbrook Park Reference APP/M1900/W/24/3346607

We write in response to the public consultation in respect of the revised phasing and cross park access routes that have now been proposed by the applicant

By way of background, we would say that we were very pleased that the Inspector and Secretary of State saw the fundamental flaws in the previous scheme and initiated the need for a fresh look at the plans.

Since its inception 10 years back the cartwheel formation of the phases was flawed in so many ways with its impacts across the park. It did also have a particularly negative impact on the most impacted community occupying the listed buildings at Popefield Farm.

The intransigence of the applicant to move boundaries back or reduce the scale of the scheme is still very frustrating as was their lack of ability to listen and understand that some greater compromise than tweaking was needed.

The Sec of State has unfortunately also fallen into the trap of thinking that such enormous schemes and their impact over 32 years on local communities and environment impact can be assessed perfectly. There is always a downside multiple which is massive, meaning schemes need to be less on the limit, rather than more as this is.

It was a refreshing experience to have the opportunity of a meeting with the applicant where they said Well "how would you do it then" One hopes that such a question was asked with sincerity, it certainly was somewhat surreal after the years of unwillingness to move even against the votes against the scheme from the County Council and the refusal of the first proposal by the Inspector.

So are they listening now and are they remain willing to make alterations as the inquiry progresses. If they are it will be positive constructive process.

Firstly, we would say and share with you the proposals that we put to them being options 1 and 2 below



The principle of these proposals was to change the phasing to allow much easier East West routing and retention of rights of way and from a Popefield point of view to take the pain in as few years as possible.

OUR OBJECTIVE WAS TO FRONT END THE IMPACT OR BACK-END IT...thereby removing the proximity affect over the full 32 years. Neither proposal achieves this. Our analogy is that the patient knows about the impending operations to come and this brings anxiety to the occupants now and future occupants.

The applicant was clear that the alternative models would have to be tested for practicality and geophysics which we do accept, it does however open the debate on the principles of a different phasing and why east -west extraction does not allow better access and give Popefield Farm less time to endure.

We made clear to the applicant that we still believe that an underlying problem is that they are just trying to extract too much gravel from this site so making some of the access/safe parking and other practical Park elements so much more difficult. We belief there remains a philosophy that this is just vacant land rather than this is gravel extraction from within a country park.

We appreciate that the quantum is something driven by the Minerals local plan which is being overly ambitious for this site. This site was designated over 25 years ago in another time period !!. Whilst that is beyond the remit of this inquiry, I do believe that the quantum to be extracted should be driven by the practical viability of the work in a country park not a plan which compromises so much over such a long period.

We submit that the Inspector and parties should not be obligated by or beholden to a County Authority that are in the twilight of their existence and have chosen not to take an active part in the process as the officers are at odds with the opposition to the scheme by their members.

Now turning to the proposal that the applicant have now come up with for the revised phasing and the east west routes through the park changing with the phases.

We note that two options have been proposed and that each has its own pros and cons. We would make clear that neither meet what we believe is the high level of positive routing of paths proposed by our routing (A more EAST -WEST scheme), but we assume they are driven by the science in terms of what they can do. A point I am sure they will endeavour to justify at the Inquiry.

Of the two choices looking at them from the perspective of Popefield Farm we would confirm that we would see **Option 2** as a bit better than 1.

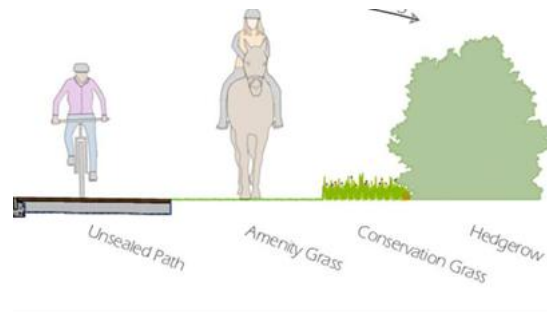
Our reasoning is that it does mean that there will be years when the property is not as blighted with close quarters excavating though it does return to our boundaries at the later phases. We are however not under any illusion that whatever phase that are doing the noise will continue, the dust will blow and the 270 lorries a day will still roll and much of the area will be blighted in overall terms by the sheer scale of the extraction programme.

Both options have the same negative impacts and concerns for Popefield in terms of funneling people towards the farm end of the site which is really not the way people freely roam currently without gravel extraction with phases that run generally 90 degrees to this.

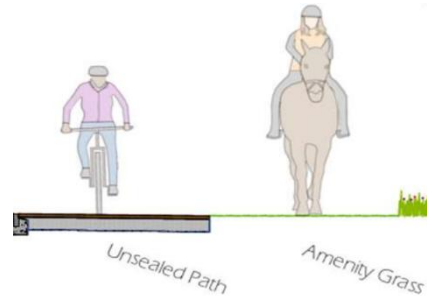
On the positive side after discussions with the applicant they have moved the proposed southern access route to the outside of the bund and completed a bund along the whole edge of Popefield. Other aspects as detailed below are still of concern as we explain hereunder

- The construction of a multi user route round Popefield Farm was not part of the discussions we had with Brett recently. A footpath was discussed but this has morphed into a 6m route for walkers, cyclist and horses giving a major and new access to the park at this very southern end.
- Our concern on this is
 - This route itself will not be adhered to by the general public if a short cut can be found. This is often seen in many angular paths where people choose the shorter path
 - Depending on the underfoot conditions of this multi user path it is our view that the bund top might become the route or the land between Popefield boundary and the edge of the bund. Flooding of this path is likely.....we accept Brett have said they would solve this if it occurs.

- A fence or established hedge on the edge of the bund slope might help security and deter. We were shown a plan enclosed that showed a hedge but have then been told that is not the plan for this part of the site. We think it should be



- If this multi user route becomes the highway you will be effectively making Popefield into an Island.
- It should on no account be allowed to have vehicular access and believe that banning any vehicles should be an absolute planning condition
- The difference however with this is that people can use Popefield as a 'rat run' you will have them exiting on the Hatfield Road. There are no paths or car parks or places for people to walk at the exit. Putting it mildly .it is very dangerous not to close off the park to Popefield direction of exit.
- If access is allowed to the bund, it is human nature to climb to the high point affording a view of the works but also into Popefield Farm and the privacy of the occupiers. We wish to see this avoided with the inclusion of a hedge.
- Indeed, if a hedge fails to be sufficient incentive to stop access it should be agreed that Brett will have to erect a simple fence. A stock fence and hedge should suffice.



- On the reverse side of this problem is currently people from Popefield use the park...but them returning to Popefield does not pose a threat to life and limb. The route is well established by them into the centre of the park. That has not attracted people coming the other way as it is an obscure path heading north not one that has the east west linkage that is proposed.
- A fence with gate would deter park users from using Popefield farm as a place for opportunist theft, as well as exiting on to a road hazard or indeed just innocently wandering onto the Popefield land.
- If the security of Popefield is breached we would like to see a Condition included that would require the applicant to provide a more effective fence and gate solution

In summary we remain of the view that the applicant together with the local mineral plan are trying to over exploit the site and see it as a quarry first and a country park second.

The fact remains that as the years have passed and the maturity of the park has developed and the huge increase in and since Covid of the use of the important open space for residents physical and mental well being the proposal is so totally at odds with the community.

If the applicant had shown flexibility a decade or more ago a solution could well have worked. Now though playing with the paths is trying to put a sticky plaster over a serious wound.

COMPROMISE ON SCALE WOULD HAVE GOT SAY 50% EXTRACTED when less people lived near the site.

The plan at this scale. On the edge of everything does not leave enough room for things going wrong...which they will.

This land has morphed into a sort of rewilded Park first and foremost that is being used as such despite the intransigent withholding of the money to invest in it and the lack of commitment to set up the Ellenbrook Trust.

Old mineral plans and quarrying in such a built-up area might have happened in a zoned area in the 1990's. Surely it should not be allowed as we approach 2030!!

So, if the Secretary of State deems the revised proposals satisfactory this should not be seen as a victory. It must be seen as a huge responsibility then resting on their shoulders to respect the adjoining owners and residents such as the Popefield community and many more. Respect the walkers and cyclists, horse riders, runners and people seeking solace and work round them regardless of every inconvenience that involves for them.

As the owner of Popefield Farm I expect the applicant to respect the fabric of the listed house and barns, deliver the promised planting so the setting is not ruined, make sure the security of the residents is not compromised by people entering from the new paths close by and assure that children are not damaged by polluted air and noise.

That will require a close working relationship and pragmatic solutions at times on their behalf. We look for the inspector to emphasis this care and consideration to others should he recommend the proposed scheme.

If he rightly chooses to accept that it is the wrong place and wrong time to disturb this Green Belt parkland it is time for Brett to acknowledge the democracy of the County Councils two no votes against the scheme. Corporate responsibility, simple plain decency might suggest they have wasted enough of our time, for which we get no upside or recompense at all.

Yours sincerely

David Jackson