Welcome



View of Whisby Quarry

Welcome and thank you for attending. This event forms part of our public consultation on our proposals for a southern extension to Whisby Quarry (known as land at Eagle Hall) and associated updates to our approved working and restoration plans.

We're here to:

- Introduce our proposals and explain why this extension is needed
- Share our proposed restoration plans
- Provide you with the opportunity to ask questions and share feedback.

Whisby Quarry is a long-established sand and gravel quarry located approximately 2 km to the east of Eagle and 8 km to the southwest of Lincoln. It has been an important source of high-quality construction aggregates for Lincolnshire and the surrounding area since planning consent was granted in 1984.

About Tarmac

Tarmac is the UK's leading supplier of construction materials, with over 150 years' experience providing materials such as stone, gravel, concrete, asphalt and mortar that are used in the building and maintenance of homes, roads and critical national infrastructure.

Tarmac is part of CRH Group, the leading producers of aggregates, asphalt, cement and concrete blocks in the UK. We are a major UK employer, with around 7,000 people across more than 350 sites. Tarmac is not just about quarrying, but about responsible stewardship; preserving the landscape and enhancing wildlife, boosting the local economy, and providing opportunities for education.

We have a strong track record of delivering large-scale restoration schemes that bring benefits to the community and beyond. This includes Langford Lowfields in neighbouring Nottinghamshire, which is a thriving wildlife haven established in partnership with and managed by the RSPB. This site recently won the Land Management and Sustainable Development Award at the RICS Awards 2025.

Why Whisby matters



Whisby Nature Reserve

About Whisby Quarry

Whisby Quarry has been operational since 1984 and extends across approximately 106 hectares. Materials from Whisby Quarry have supported major regional projects, including the A46 Newark Bypass and the Lincoln Eastern Bypass.

Key elements of the current site include:

- A plant site with a processing facility, stocking area and other ancillary facilities
- Consent for a ready-mixed concrete and bagging operation
- Internal haul roads and a conveyor system that includes culverts under Thorpe Lane and Beehive Lane, which transport extracted sand and gravel to the plant site
- Facilities for water management
- A dedicated access road onto Eagle Road
- Existing extraction phases, the majority of which have already been worked
- Former extraction areas that have been restored to form part of Whisby Nature Park, a conservation site that attracts more than 100,000 visitors each year.

Whisby Quarry is worked in phases using conventional dry extraction techniques. Sand and gravel are removed using excavators and transferred by conveyor to an on-site processing plant. Once areas are worked, they are transformed into new landscapes that benefit both the community and local wildlife for years to come.

The quarry is bordered by the villages of Whisby and Eagle, with Whisby Nature Park just to the east — a thriving conservation area and community asset created from a former section of the quarry. Birdlife is a major feature of Whisby Quarry throughout the year, with over 60 bird species breeding on site and 40 more species visiting seasonally.

Why now?

The existing reserves are expected to be exhausted by the end of 2029. To avoid a shortfall in the local supply of sand and gravel to Lincolnshire and the surrounding areas, we are proposing a southern extension to extend the lifespan of the quarry by 15-20 years.

The extension site is identified as a Preferred Allocation for sand and gravel extraction in Lincolnshire County Council's emerging Updated Minerals and Waste Local Plan.

The proposed extension is also located within a sand and gravel Area of Search — an area where mineral resources are known to exist, and where extraction may be permitted if other allocated resources become unavailable or insufficient to meet a proven need or to meet a specific shortfall in the landbank. These areas are defined through consultation and geological analysis to help maintain a steady and adequate supply of minerals to meet the needs of the local area.

What we're proposing



Site Location Plan (as of 2021)

The proposal is for a southern extension to the existing quarry. Subject to the granting of planning consent, the extension would allow sand and gravel production at Whisby Quarry to continue for approximately 15-20 years.

About the proposed extension

- The proposed extension comprises an extraction area of about 91 hectares located to the south of the current site.
- A phased approach would be adopted — extraction would take place in five phases, with each phase progressively restored once extraction is complete. This would minimise the amount of land in operation at any one time and allow restoration benefits to be delivered early.
- The extension would provide a biodiversity net gain to provide valuable habitats in the long term.
- We would retain and use the existing plant site, site infrastructure and access to the site off Eagle Road.
- The same conventional extraction methods would be used as in the current site: excavators and dump trucks.
- Mineral would be transported to the plant by an extended conveyor system to avoid additional HGV movements on local roads and to reduce the need for mobile plant to travel off site.
- Mill Dam Dyke would be protected throughout operations and integrated into the restored wetland network.

How the phasing would work

- The extension would be worked in five phases: Phases 1–2 in the northern parcel (north of Mill Dam Dyke) and Phases 3–5 in the southern parcel, with each phase of extraction completed and progressively restored.
- The conveyor system would be extended to cross Morton Lane and Mill Dam Dyke using culverts or overpasses.
- During the later phases of the extension, we would construct a bridge over Mill Dam Dyke to ensure that mineral is transported without disrupting its flow.
- Controlled dewatering would be carried out where necessary to enable safe extraction at depth.

Section 73 applications



Lake for floating solar at Whisby

In addition to the full application for the proposed extension itself, we will also be submitting three planning applications under Section 73 of the Town and Country Planning Act 1990 (as amended), which will be interlinked with the proposed quarry extension, and will be determined in parallel by Lincolnshire County Council.

What is a Section 73 application?

The Section 73 application process allows you to seek variation of conditions attached to an existing planning permission without changing the operative nature of the original planning permission.

The purpose of these applications is to integrate existing, consented areas of the quarry with the proposed extension.

The Section 73 applications also seek to update the approved restoration and aftercare plans to reflect a newly uncovered clay channel and to relocate silt management arrangements closer to the plant site. They also allow for a floating solar facility on restored water areas, which is outlined across.

The three Section 73 applications are to:

- Vary conditions 2, 28 and 29 of Planning Consent 14/0385/CCC from December 2018 for retention and use of the existing plant site, access, ancillary facilities and other operational areas at the quarry for the duration of the proposed extension. They also revise the approved restoration and aftercare schemes and silt management arrangements at the quarry.
- Vary conditions 11, 18, 20, 21 and 22 of Planning Consent N.23 & 64/885/82 from September 1984 for revision of the approved restoration and aftercare schemes for both Whisby Quarry and the landfill site (operated by FCC Environment). They also revise the silt management arrangements at the quarry.
- Vary conditions 10 and 11 of Planning Consent 24/0113/CCC from May 2024 for revision of the approved restoration and aftercare scheme for the landfill site operated by FCC Environment.

Floating solar development

Earlier this year, Conrad Energy were granted planning consent for an 18 MW floating solar farm at Whisby Quarry. Developed in collaboration with Tarmac, the project will see solar panels on floating buoys across the former quarry lakes. Benefits will include:

- The delivery of around 4,200 tonnes of CO_2 saving per year
- Enabling the quarry to become self-sufficient in energy production
- Improving water quality by regulating water temperature through shading
- Avoiding the loss of productive farmland for solar developments.

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Whisby Quarry

Sand and gravel supply



Extraction at Whisby Quarry

Sand and gravel quarries can only be located where these minerals naturally occur. At Whisby Quarry, we use established and efficient methods to extract and process sand and gravel. Our approach reduces environmental impact, minimises disruption and ensures materials are delivered safely and sustainably.

How extraction works

- Water management and dewatering: Groundwater levels are managed and lowered to allow the material to be dug out drier — which is safer and more efficient. Pumped water is routed through on-site silt lagoons and then into a clean water pond. Most water is recycled for use on site.
- Digging and transporting: Excavators dig the sand and gravel, which is then moved using dump trucks and a conveyor system that carries it to the on-site processing plant.
- Sorting and cleaning: Once at the processing plant, materials are screened to remove large debris, washed to clear away clay and silt, and sorted into different sizes for use in construction.
- Loading of trucks: Trucks are loaded with the sold materials and leave site to be delivered to where they're needed.

Projects supported

Whisby Quarry has supplied materials for major regional developments including the A46 Newark Bypass and for the Lincoln Eastern Bypass, as well as the development and restoration of Whisby Nature Reserve.

Taking a phased approach

We take a phased approach to extraction by working in one section of land at a time. This means restoration can begin as soon as a phase of extraction is complete, reducing the amount of land in operation at any one time.

Transport and access



Access to Whisby Quarry

Road transport

Once processed, sand and gravel from Whisby Quarry is transported to local construction sites and regional infrastructure projects across Lincolnshire and beyond. In summary:

- We propose to continue to use the existing access to Whisby Quarry, which is located on a purpose-built access road off Eagle Road. This is a well-established and safe route to be able to connect to the A46 and the wider highways network.
- We do not anticipate that there would be any significant change in the volume of daily vehicle movements to and from the site when compared to historic quarry activity — although the volumes we transport out of the site are linked to market demand so naturally vary.
- There are established lorry routing provisions in place in accordance with the existing Section 106 Agreement which would also apply to the proposed extension.

As such, we are confident that the extension would not have a negative impact on the safety or operation of the local highway network.

As part of our planning application, we will be submitting a Transport Statement. This will consider the impacts on the current surroundings of the site and the local highway network, as well as the impacts on existing and future traffic flows during peak hours of operation in conjunction with other developments in the local area.

Public Rights of Way

We propose to temporarily divert Public Footpath Eagl/10/1 on a phased basis during the extraction period. While the footpath route would be temporarily changed, public access via that footpath would remain throughout the lifecycle of the extension. Footpath Eagl/10/1 would be reinstated to the original route once restoration of the site is complete.

We are also proposing new permissive paths to improve access in the area and provide links with existing footpaths in the locality. This would include a new route, creating greater connectivity between the reinstated Footpath Eagl/10/1 and Footpath Eagl/7/1 to the north side of Morton Lane, as well as a second permissive path in the west of the extension site to provide improved access onto Swinderby Road. This path would be retained after extraction.

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Water management



Groundwater monitoring

Water management is integral to how we would operate and restore the extension.

We would undertake controlled dewatering in the extension area: pumping out the groundwater to allow for safe mineral extraction below the water table. This involves pumping the water to on-site lagoons that hold and clean the water while separating out the silt. We operate a recycle/re-use approach to minimise water demand.

We would carefully manage this dewatering process to protect local water supplies, groundwater-fed habitats and ecological receptors. It would only be undertaken with Environment Agency approvals and licences, and there would be agreed monitoring and mitigations in place.

To improve operational control and reduce unnecessary material movements, the proposals include relocating silt-handling operations closer to the plant area.

Mill Dam Dyke

Mill Dam Dyke is a defining water feature across the extension that bisects the northern section of the site. It would be protected throughout our operations, and would be retained as a key wetland feature within the restoration scheme.

Once we start extraction in the southern phases and need to cross Mill Dam Dyke (and Morton Lane), we would use culverts, overpasses or a short bridge structure so the flow and ecology of the dyke are not disrupted. Any crossings would be designed in consultation with the Trent Valley Internal Drainage Board and other statutory consultees.

Managing flood risk

Most of the extension site lies within Flood Zone 1, which means there is a very low probability of flooding. However, a corridor alongside Mill Dam Dyke falls within Flood Zones 2 and 3, which means it has a higher probability of flooding.

As part of our application, we have prepared a Flood Risk Assessment and drainage strategy to demonstrate how we would manage surface water, groundwater interactions, overland flows and climate change allowances. Mill Dam Dyke would also be integrated into a wetland network within the restoration scheme, increasing flood resilience and biodiversity in the local area.

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Minimising our impact on the surrounding area



Example of a soil bund

Ecology

We are committed to responsible land management and environmental stewardship. We have carried out an Ecological Impact Assessment (EcIA), which identifies the potential effects on ecology and biodiversity and proposes enhancement and mitigation measures.

As part of this assessment, we have carried out numerous surveys to better understand the wildlife present on the proposed extension site, their habitats and those in the surrounding area. The surveys include the following:

- Bats: Undertaking surveys, including provision for further surveys prior to any tree removal
- Birds: Undertaking breeding bird and winter bird surveys
- Reptiles: Completion of reptile surveys of suitable habitats around ditches.

Agriculture and soils

We have undertaken a detailed assessment of the site, which indicated that the majority of the proposed extension is not considered best and most versatile (high-grade agricultural) land.

The proposed extension has been designed to ensure that the limited soils that make up the best and most versatile land are stripped, handled and reinstated sensitively. Provision would also be made to enable some agricultural operations to continue during our operations because of our progressive approach to working and restoration operations.

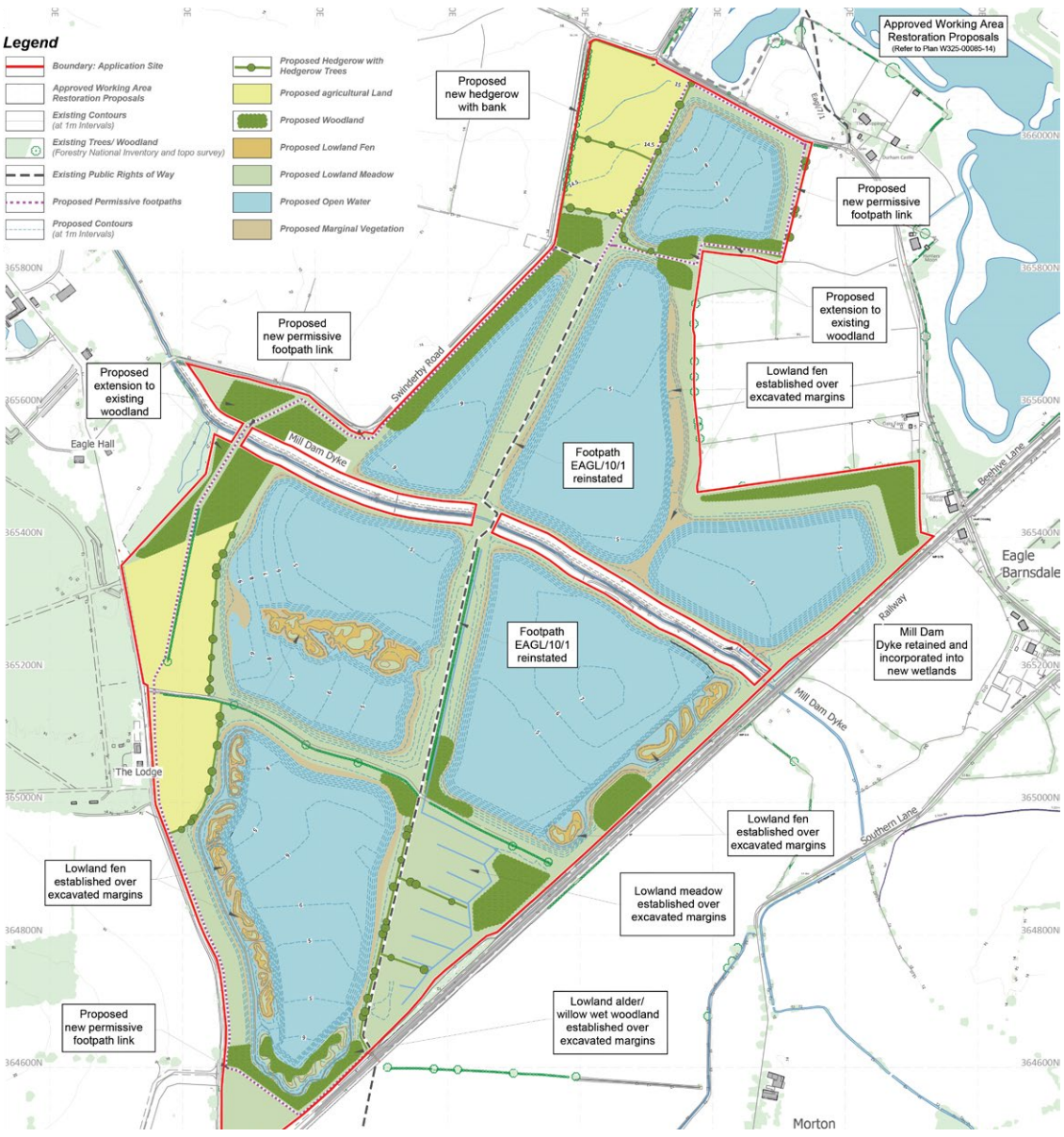
Heritage and archaeology

There is a Grade II Listed Building at Eagle Hall, along with a Scheduled Monument (described as the "Remains of a preceptory, fishponds and post-medieval gardens"). These are located approximately 200m to the west of the proposed extension site on the opposite side of Swinderby Road, meaning they would not be physically affected, and standoffs and design measures would be put in place to protect their setting.

We have also completed a desk-based Historic Environment Assessment and a range of field surveys. The geophysical surveys identified areas of potential interest to the north and northeast of the extension site, including the possible remains of an enclosed settlement or farmstead (potentially dating to the Late Iron Age or Roman period) and a large circular ditch (possibly of earlier Bronze Age origin).

Trial trenching has been undertaken to build upon this work, with any archaeological findings to be carefully considered and appropriate steps identified for mitigation, such as monitoring and recording (known as preservation by record) during soil stripping. These provisions would be identified within a Heritage Impact Assessment, which would also address cultural heritage considerations and would be agreed with Lincolnshire County Council in line with best practice.

The proposals: restoration



Restoration Proposals

Planting, managing and restoring areas on and around the site on a progressive basis would give us an opportunity to create a diverse environment that contributes positively to the area's ecology, landscape, and water environment.

Whisby Nature Park, a nature reserve and a natural world centre that offers educational opportunities and play areas for children, was built on formerly restored areas of Whisby Quarry. We are currently restoring more areas as extraction finishes, focusing on transforming Whisby Quarry into a mixture of water bodies (lakes, lagoons, ponds), grassland, woodland and agricultural land — boosting biodiversity and building ecological resilience.

Our proposed scheme

Our proposed restoration scheme for the southern extension would complement our existing restoration plans at the quarry. We are proposing:

- To restore the site to a series of water bodies to support nature conservation after-uses, including the establishment of a wide range of habitats to benefit biodiversity.
- To restore other areas to agriculture through the reinstatement of the best and most versatile soils.
- To protect Mill Dam Dyke, creating new wetland habitat to secure ongoing and sustainable movement of water across the site.
- The creation of two new permissive footpaths to improve access in the area: a new route creating better connectivity between the reinstated Footpath Eagl/10/1 with Footpath Eagl/7/1 to the north of Morton Lane, and a new permissive path in the west of the extension site, improving access onto Swinderby Road.
- To restore the site progressively, restoring each phase upon completion of extraction to minimise the amount of land in operational use at any one time.

As is customary across the sites that we operate, we would be responsible for the aftercare of restored land for at least five years.

Being a good neighbour



Wheel washing

We understand that managing noise and dust emissions, as well as visual impacts from our operations, are essential to being a good neighbour.

There are a number of residential properties near the proposed southern extension, off Station Road, Morton Lane, and near Swinderby Railway Station. We have carefully designed our working scheme to respect these nearby properties, including:

- Retaining existing perimeter vegetation and hedgerows to screen operations
- Building in standoff distances of at least 100m between extraction and residential properties
- The inclusion of new perimeter screening bunds and increased tree planting where needed to help reduce noise and visual impact.

Similar measures are already in place for the existing quarry and would continue throughout the proposed development.

Noise

As part of the planning application, we will be submitting a full Noise Impact Assessment. This will consider existing background noise levels, proposed working hours, and potential noise sources such as plant, machinery, and the conveyor.

We have designed the layout of the site to minimise noise impacts through the use of screening bunds, stand-off distances, and other mitigation measures. Monitoring will be carried out regularly to confirm compliance and address any issues promptly. Where necessary, we would introduce additional controls to ensure noise levels remain within acceptable limits. This would all be set out in a detailed Noise Mitigation and Management Plan. The existing quarry already operates under a similar plan and as a result we have received very few complaints to date.

Dust and air quality

As part of the planning application, we will be submitting a Dust Mitigation and Management Plan for the proposed extension area, which would set out a robust monitoring programme and identify controls and measures that we would implement throughout operations.

The existing quarry already operates under a similar plan, which has proven successful in minimising dust, with very few complaints received to date.

Landscape and visual impacts

A Landscape and Visual Impact Assessment is being finalised that considers the scope and significance of potential landscape and visual impacts associated with the proposed development. It will make recommendations to minimise and mitigate any potentially negative effects and identify opportunities to enhance the local landscape.

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Our work in the community



Whisby Nature Reserve Footbridge

It is important to us that we are a good neighbour to people living close to our operations. To achieve this, we look to manage our operations responsibly, as well as communicate effectively with our neighbours and support local projects and charities.

Liaison Group

We recently restarted our Quarry Liaison Group, which will meet at least once a year to act as a regular forum to update the community on our work and address any questions or concerns. Its members include local parish councils, North Kesteven District Council and Lincolnshire County Council.

Supporting projects and charities

Being part of the local community is very important to us, and we are always looking for local groups and projects to support. Earlier this year, we attended the Swinderby Fete and the Collingham Show.



Ladybird Trail

Over the years, Whisby Quarry has supported local projects, including:

- Replacing a railway footbridge at Whisby Nature Park, providing safer access for visitors
- Donating a new fuel tank for oil heating to Eagle Village Church after a theft left them without
- Providing a restored lake to the local parish council for their use
- Delivering the locally popular ‘Ladybird Trail’ as part of the quarry’s restoration, reconnecting public footpaths around restored lagoons to Eagle Road
- Donating the land for Whisby Nature Park and Natural World Centre.

There are two ways in which people can apply to us for funding: either directly through the quarry or through the Tarmac Landfill Communities Fund.

The Landfill Communities Fund is a fund that enables landfill operators to donate part of their annual tax liability to a variety of approved community and environmental projects. Since it was established in 1996, we have donated more than £20 million to local communities and projects throughout the UK. While Tarmac does not operate a landfill at Whisby, we have donated to projects such as the Whisby Nature Park through the fund. If you would like to apply for funding, or simply would like to know more, please visit: www.entrust.org.uk.

Next steps



Thanks for taking the time to attend our public exhibition. We hope you have found this event useful and that we have been able to answer your questions.

Share your views

Please take a moment to provide us with your comments on our proposals. The deadline for receipt of comments is Sunday 7 December 2025.

Next steps

- We will review all the feedback we have received from the community during our public consultation and if needed make amends to our planning application.
- We anticipate submitting an application to Lincolnshire County Council at the beginning of 2026, following which Lincolnshire County Council will conduct its own statutory consultation. This will give you a further opportunity to submit your views.
- Following the statutory consultation, the full planning application, along with the Section 73 applications, will go to Lincolnshire's Planning and Regulation Committee, who will determine the application.
- If you are interested in reading about any of the studies that we have discussed today, they will be available to read via Lincolnshire County Council's planning portal once we have submitted the planning application.

Keep in touch

If you have any further questions on the information that you have read today or regarding the application, please contact our community liaison manager Che via che@eqcommunications.co.uk or on 020 3617 6359.