For homes and habitats

c/o Director and/or Company Secretary
Drakelands Restoration Limited
Hemerdon Mine
Drakelands
Plympton
Devon
United Kingdom
PL7 5BS

Our ref: HemerdonLEP/June2026/01

Date: 03 July 2026

Company No. 11854467

Dear Drakelands Restoration Limited

Re. Local Enforcement Position (LEP) for Hemerdon Mine, near Plympton in Devon, relating to temporarily carrying out the operation of a minerals processing facility and associated mining waste activities otherwise than in accordance with an environmental permit.

We have considered the information you provided in:

- your letter and the accompanying 'Environment Protection and Compliance Action Plan', both dated 16 June 2026, together with
- supplementary e-mails headed 'Responses to Additional Info Requested for LEP', dated 18 and 19 June 2026 and
- letter attached to your email headed 'Tungsten West - DRL Clarity Operator', dated 2 July 2026.

These documents, which appear in Appendix 1, set out your proposal to begin processing low-grade ore stockpiles and subsequent waste management activities ('Mobile Front End') before all permit pre-operational conditions have been satisfied for your minerals processing facility (MPF) and mining waste facility (MWF) permits. You have proposed the use of mobile crushing and screening equipment, and an in-line pressure jig (IPJ), which are not currently permitted and will be located adjacent to, but outside, the site boundary of the MPF.

A 'Phase 1 Commissioning Plan' dated 19 May 2026, which appears in Appendix 2, contains further details relating to the mobile crushing and screening equipment and IPJ, and the initial start-up of all equipment, including additional monitoring that you will complete.

The operation of a regulated facility in contravention of permit conditions, including a failure to complete pre-operational conditions before permitted

activities are brought into operation, and carrying out specified activities without an appropriate permit, are offences under the Environmental Permitting (England and Wales) Regulations 2016. However, we have considered the particulars of this case and can confirm that we will not normally take enforcement action against you for the activities described above, provided that you comply with the following requirements:

1. You do not accumulate and deposit mining waste until an appropriate financial guarantee has been provided.

2. You provide the Environment Agency with a copy of the revised contractual documentation referred to in your email dated 2 July 2026 no later than 10 July 2026.

3. You inform the local community prior to starting activities, including providing details of control measures that will be in place, and contact details to allow the public to report issues.

4. You do not use the mobile screening and crushing equipment to process more than 3000 tonnes per day (200 tonnes per hour).

5. The activities, including crushing and screening using mobile plant, and operation of the IPJ, shall begin over an initial 8-week commissioning period in accordance with the table below.

Operational Configuration	Week	Maximum % Throughput of 200t/hr
Commissioning Ore Verification Testing	1	40%
	2	60%
	3	80%
	4-8	90%

6. You complete environmental monitoring of noise and dust/particulates in accordance with the 'Phase 1 Commissioning Plan' submitted to the Environment Agency on 19 May 2026. (see Appendix 2)

7. You pause or slow the activities carried out during the 8-week commissioning period if instructed to do so by the Environment Agency.

8. If you are instructed by the Environment Agency to pause or slow the activities, you shall not re-start them until corrective actions in relation to noise (including low frequency noise (LFN) and or dust / particulates are completed).

9. You inform the Environment Agency verbally before you re-start activities and send written notification of the actions taken within 24hrs by e-mail to DCISCriticalMineralsInbox@environment-agency.gov.uk .

10. During verification testing of equipment, you do not exceed the Z-weighted sound levels specified in column "Predicted SPL with Mitigation and ANC2 (D)" in the updated table 6.3 of the Minerals Processing Facility Noise Impact Assessment document dated 24 November 2023 (see Appendix 1)

11. Emissions from the activities, including noise, LFN, and dust / particulates shall not contravene any of the conditions specified in the MPF permit.

12. Operations shall comply with other limits in planning permissions and not cause statutory nuisance.

13. Activities shall only be carried out between 9 am and 5 pm during the commissioning stage.

14. There shall be no increase in operational hours until the Environment Agency confirms its agreement in writing. The Environment Agency will endeavour to provide its response to any request to increase operational hours within a reasonable timeframe.

15. Once the Environment Agency has given its written agreement, the activities shall only be operated between 7 am and 10 pm and in accordance with the Noise Management Plan, which is a specified operating technique under the MPF permit.

16. A 'British Standards 4142:2014+A1:2019 - Method for rating and assessing industrial and commercial sound' Noise Impact Assessment, using guidance 'Method implementation document (MID) for BS 4142' ("the Assessment") shall be completed immediately (no later than 2 weeks) following the conclusion of the commissioning period. The Assessment shall include sensitive receptor sites used for previous noise impact assessments, for the determination of the MPF permit and also include additional locations in Wotter identified by South Hams District Council.

17. A revised Dust Emissions Management Plan (DEMP), which incorporates the mobile crushing and screening equipment, including a section on the measures used to mitigate dust emissions from this equipment shall be submitted to the Environment Agency for approval within 1 week of the start of activities.

18. A revised Noise Management Plan (NMP), which incorporates the mobile crushing and screening equipment, including a section on the measures used to mitigate noise emissions from this equipment shall be submitted to the Environment Agency for approval within 1 week of the start of activities.

19. An application to authorise the mobile crushing and screening equipment and IPJ shall be submitted by 15 September 2026, and shall follow pre-application advice sought by 15 July 2026.

20. A site condition report, which records the condition of the land outside the MPF boundary before the activities begin, shall be submitted to the Environment Agency by 31 July 2026.

21. Activities shall be carried out in accordance with (i) the information specified in the Appendices and (ii) the written management system relating to the operation of the MPF, including the procedures for incident investigation and handling public complaints.

22. You will take no steps which frustrate completion of the pre-operational conditions of the MPF and MWF permits.

23. You submit to the Environment Agency weekly updates on monitoring for, and assessment of noise, LFN and dust during the commissioning period by e-mail to DCISCriticalMineralsInbox@environment-agency.gov.uk

24. You submit to the Environment Agency monthly reports in respect of progress with outstanding pre-operational and improvement conditions, environmental performance including monitoring data review, and any corrective actions taken in the previous month by e-mail to DCISCriticalMineralsInbox@environment-agency.gov.uk.

25. You notify the Environment Agency by telephone of any permit non-compliances or other environmental non-conformances immediately on 0800 807060, and follow this by written notification within 24 hours of the event to DCISCriticalMineralsInbox@environment-agency.gov.uk.

26. You attend monthly meetings with the Environment Agency to facilitate progress and performance discussions.

27. You provide written updates to the community on progress with operations and your environmental performance, on at least a monthly basis.

28. You hold quarterly face-to-face Local Liaison Group meetings in a location close to Hemerdon mine, which is convenient for the public to attend.

This LEP is specific to activities carried out by Drakelands Restoration Limited (Company No. 11854467) at the above-named premises and cannot be transferred to any other legal entity, activity or premises. For the avoidance of

doubt, should it transpire that Drakelands Restoration Limited is not in fact the operator, then the LEP will not apply and will be withdrawn.

The LEP will otherwise remain in place until 04 January 2027, or sooner if all pre-operational conditions have been completed and the activities are authorised by an appropriate permit.

This LEP is independent of the permit application or variation decision process, and cannot be relied upon as an indicator of any final decision in relation to any permit application or variation application.

We reserve the right to withdraw or amend this LEP at any time, subject to providing reasonable notice to you in writing.

We will monitor your compliance with this LEP. If:

- you do not comply in full with the conditions set out in this letter; the information provided
- we consider that the activities in this LEP are likely to cause pollution, harm to human health or flooding; or
- we consider that pollution, harm to human health or flooding is being caused by those activities;

…the LEP will be withdrawn immediately and you may be subject to enforcement action by us, in accordance with our Enforcement and Sanctions Policy, available here: https://www.gov.uk/government/publications/environment-agency-enforcement-and-sanctions-policy

This LEP does not absolve you of the obligation to comply with legislative and regulatory requirements including your MPF permit EPR/AP3203ML, your MWF permit EPR/JB3209MD, water quality discharge permits, and abstraction licences, held for the site.

All other existing conditions in your permits and licences for Hemerdon Mine continue to apply as they are, unless expressly temporarily excluded by this LEP Letter, and the Environment Agency's normal enforcement procedures will apply in relation to any breaches of those conditions. Also, this LEP does not prevent any other prosecuting authority from taking action against you.

If you have any queries regarding this LEP, please contact Regulated Industry Manager, [redacted] at [redacted].

Yours faithfully,

[redacted]

[redacted] - Director of Operations South and South West

Appendix 1

1. E-mail headed 'Hemerdon Mine: Submission of Revised LEP Request and Updated Enviro Protection Plan" with attached letter requesting an LEP and accompanying 'Environment Protection and Compliance Action Plan', both dated 16 June 2026



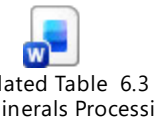
2. E-mail headed 'Responses to Additional Info Requested for LEP' dated 18 June 2026



3. E-mail headed 'Responses to Additional Info Requested for LEP', dated 19 June 2026



4. Updated table 6.3 of the Minerals Processing Facility Noise Impact Assessment document, dated 24 November 2023



5. Email headed 'Tungsten West - DRL Clarity Operator', dated 2 July 2026.



Appendix 2

1. E-mail headed 'PR/AP3203ML: Submission of PO2 - Phase 1 Commissioning Plan' dated 19 May 2026

