Agenda No.

1

HERTFORDSHIRE COUNTY COUNCIL

DEVELOPMENT CONTROL COMMITTEE

THURSDAY 22 OCTOBER 2020 AT 10:00AM

WELWYN HATFIELD BOROUGH COUNCIL

APPLICATION FOR THE EXTRACTION OF APPROXIMATELY 3.5 MILLION TONNES (MT) OF SAND AND GRAVEL INVOLVING THE RETENTION OF THE EXISTING QUARRY ACCESS AND SITE INFRASTRUCTURE AT OAKLANDS LANE AND THE PROVISION OF NEW CONVEYOR TUNNELS, VEHICULAR SURFACE CROSSINGS AND NEW UPGRADED VEHICULAR ACCESS FROM COOPERS GREEN LANE AND GREEN LANES FOR THE IMPORTATION OF APPROXIMATELY 3.1 MT OF INERT MATERIAL FOR RESTORATION OF THE SITE TO AGRICULTURE, SEASONAL PONDS, WETLAND AREAS AND WOODLAND PLANTING
LPA REF: 5/0963-18

Report of the Director of Environment & Infrastructure

Contact: Chay Dempster- Principal Planning Officer (Tel: 01992 556211)

Local Member: Margaret Eames- Peterson, Hatfield North

Adjoining Member: John Hale, Colney Heath & Marshalswick

1. Purpose of report

1.1 To determine the planning application (5/0963-18) for the extraction of approximately 3.5 million tonnes (MT) of sand gravel involving the retention of the existing quarry access and site infrastructure at Oaklands Lane and the provision of new conveyor tunnels, vehicular surface crossings and new upgraded vehicular access from Coopers Green Lane and Green Lanes for the importation of approximately 3.1 MT of inert material for restoration of the site to agriculture, seasonal ponds, wetland areas and woodland planting.

2. Background

2.1 The application proposes the extraction of sand and gravel at Land adjoining Coopers Green Lane as an extension to Hatfield Quarry. The proposed mineral extraction would take place over 10 sequential phases lasting approximately a total of 10 years. The application site comprises three parcels of land referred to as Stanboroughbury Farm;

Stanborough Triangle; and Astwick Manor. The application site is shown on the plan in Appendix 1.

2.2 The application proposes a phased mineral extraction and progressive restoration. Mineral extraction would begin at Stanboroughbury Farm (Phases 1, 2 and 3) before moving onto Stanborough Triangle (Phases 4, 5 and 6) and finally Astwick Manor (Phases 7, 8, 9 and 10) .

2.3 The application site is proposed as a housing allocation (Hatfield urban extension) site SDS5 under Policies SADM 26 and SP 22 of the draft Welwyn Hatfield Local Plan.[1] The proposed mineral phases and potential future housing phases are shown on the Site Plan and Summary Phasing in Appendix 2.

2.4 The proposed mineral extraction would involve the winning and working of mineral comprising sands with gravels mixed with clay and fines. The mineral ballast would be excavated using a backactor and placed into a screen hopper using a loading shovel. The ballast would then be transported to the existing processing plant on Oaklands Lane via an extension to the existing mineral conveyor[2]. The proposed new section of conveyor would run above ground through Furzefield passing under Coopers Green Lane via a new conveyor tunnel, above ground crossing Astwick Manor, crossing Great Breach Lane via a surface conveyor crossing with footbridge, and finally passing under Green Lanes via a new conveyor tunnel.

2.5 Inert waste material would be imported by road for restoration. In Phases 1, 2, and 3 HGVs would travel via Coopers Green Lane and Green Lanes and a new temporary junction on Green Lanes approximately 450m south of the junction with Coopers Green Lane. In Phases 4 to 10 HGVs would travel further along Coopers Green Lane to a new temporary junction approximately 400m north of the junction with Hatfield Avenue. Both temporary new junctions would operate on a left turn in/ right turn out only basis.

3. Summary

3.1 The National Planning Policy Framework (NPPF) requires mineral planning authorities to make provision for a steady and adequate supply of minerals, including the maintenance of an appropriate landbank[3] equivalent to at least 7 years supply. The current landbank for Hertfordshire is equivalent to 7.2 years based on an annual apportionment[4] of 1.39 million tonnes

[1] https://www.welhat.gov.uk/new-local-plan

[2] The existing conveyor line transports mineral from the extraction area at Symondshyde Farm to the processing plant via an existing tunnel under Coopers Green Lane.

[3] Landbank 'A stock of planning permissions for the winning and working of minerals'

[4] Annual Apportionment is Hertfordshire's contribution to local, regional and national supply based on the disaggregation between of mineral planning authorities within the region

3.2 The NPPF[5] requires mineral planning authorities to attach great weight to the benefits of mineral extraction. Minerals are essential to the national economy and can only be worked where they are found. The application has demonstrated the need for additional minerals supply in order to maintain an appropriate landbank. The transport of minerals using a conveyor will minimise road transport involved in processing minerals and assist in facilitating the sustainable use of the mineral at the site. The proposal accords with Minerals Policy 1 (Aggregates supply) and Policy 2 (Need for mineral working) of the Hertfordshire Minerals Local Plan (HMLP) Review and the NPPF with regard to facilitating the sustainable use of minerals.

3.3 Minerals Policy 3 (Sites for sand and gravel extraction and the working of Preferred Areas) of the HMLP Review identifies Specific Sites[6] and Preferred Areas[7] for mineral working. The purpose of identifying areas in which mineral working might be encouraged gives clear guidance where permission is likely to be forthcoming for mineral working during the plan period'[8]. The application site does not fall within a Preferred Area and therefore the proposals is in conflict with Minerals Policy 3

3.4 Minerals Policy 4 (Application outside Preferred Areas) of the HMLP Review states 'applications for mineral working outside of Preferred Areas will be refused planning permission unless' (i) the landbank is below the required level, and (ii) it can be demonstrated the proposal would not prejudice the timely working of Preferred Areas; or (iii) the sterilisation of resources will otherwise occur. The proposal is considered an exception to Minerals Policy 4 because the site is identified as an allocated site in the draft Welwyn Hatfield Local Plan (WHLP) and there is a real risk the mineral at the site could be sterilised if mineral planning permission is not granted in advance of the site being developed. The proposal raises no significant conflict with Minerals Policy 4.

3.5 In terms of transport impacts, Hatfield Quarry would continue to operate under a condition which restricts HGV movements to a maximum of 250 HGV (125 in/ 125 out) per day via the existing quarry access on Oaklands Lane, to include all HGV movements associated with the export of sand and gravel, operation of the sand bagging and concrete batching plants, and the importation of material to reclaim Cutfield lagoon.

3.6 The importation of inert waste for the restoration of Phases 1 to 10 would generate a maximum of 200 daily HGV movements (100 in/100 out) on Coopers Green Lane /Green Lanes to primary road network

[5] Paragraph 205

[6] Specific Sites are 'Sites that already have planning permission for mineral extraction, or that are subject to a resolution of the Council to grant such a permission

[7] Preferred Areas – 'Areas with no current planning permission, which are identified in this Plan as the locations favoured for the mineral working needed to meet the Plan's requirements

[8] Hertfordshire MLP Paragraph 3.4.1

(A414 and A1(M)) via the B197 and A6129. The section of Coopers Green Lane between B197 and Green Lanes is subject to a 7.5T weight restriction. The Highway Authority confirms the use of this section of Coopers Green Lane by HGVs carrying 20 tonnes of material would be acceptable in principle for the duration of the permission in order to secure satisfactory restoration of the site.

3.7 The application includes proposed improvements to key junction including capacity and safety improvements to the roundabout junction of Coopers Green with Green Lanes ahead of any infilling in Phases 1 to 3, plus a new junction on Coopers Green Lane north of Hatfield Avenue serving infilling during Phases 4 to 10.

3.8 In order to minimise potential conflict with other road users on Coopers Green Lane the Highway Authority requires the operator to submit an impact assessment of all potential access options for the importation of material in Phases 4 to 10, to include an assessment of the potential to obtain access to the site from Hatfield Avenue. The purpose of carrying out an impact assessment following the early phases of infilling is to ensure that any potential adverse impacts of HGV traffic affecting the local road network, highway safety, amenity and the local environment are minimised throughout the development.

3.9 In terms of the effect on the existing contamination of groundwater, the proposal limits extraction to the upper mineral horizon to avoid impacting contaminated groundwater. The Groundwater Management Plan provides details of; construction and water management measures during construction of the infiltration lagoon; dewatering in Phases 7, 8, 9 and 10; a long-term groundwater monitoring plan; and a mechanism for periodic review. The Environment Agency and Affinity Water consider the condition provides adequate protection of groundwater and ensure minimal risk to the public water resource.

3.10 In terms of cumulative impact, the application provides environmental information in the form of cumulative and health impact assessments to demonstrate the proposed development would not result in significant residual environmental effects in combination with other permitted mineral operations at Hatfield Quarry (Symonshyde, Cutfield lagoon, and Furzefield), in addition to a potential new quarry at the former Hatfield Aerodrome and the potential development of ‘North West Hatfield’.

Recommendation

3.11 That planning permission should be granted subject to

(a) the conditions set out in section 11 of this report; and
(b) completion of the new s.106 agreement to provide for
   i. the junction improvements on Coopers Green Lane/Green Lanes;

ii. contributions to sustainable travel and maintenance of the highway;
iii. bridleway extension within the application site (Astwick Manor) in accordance with the Rights of Way Improvement Plan; and

(c) referral of the application to the Secretary of State

4. Site and surroundings

4.1 The application site is located approximately 1.3km to the north west of Hatfield town centre. The application site covers 177 hectares (ha) of predominantly mixed farmland. The application site is within the Metropolitan Green Belt. The site is slightly undulating but generally level at around 78M Aerial Optical Depth (AOD).

4.2 The surrounding land uses include:

- Hatfield Garden Village – adjoining Astwick, Stanboroughbury Triangle/Farm;
- Hatfield Business Park to the south of Hatfield Avenue;
- Stanborough to the north east of Coopers Green Lane;
- A1(M) to the east of Stanborough Farm;
- Symmondshyde Great Wood (Ancient Woodland) is approximately 1km to the west;

4.3 A number of residential properties are located in close proximity to the boundary of the application site: Astwick Manor Lodge, Astwick Manor, Astwick Manor Farm, Whitegate Lodge, Whitegate Cottages, The Old Cottage, Stanboroughbury Farm.

4.4 The proposed mineral extraction area is set back from the boundary of the application site. The Planning Statement confirms there is at least 80m between the nearest residential properties and the proposed extraction areas within the site.

Listed buildings

4.5 The Old Cottage (Grade II) is located on the east side of Green Lanes between Stanboroughbury Farm and Stanboroughbury Triangle.

4.6 Astwick Manor (Grade II) is approximately 200m to the south of the mineral extraction area at Furzefield. There are three Grade II listed buildings at Beech Farm, approximately 500-600m to the west of the existing plant area.

Ecology and Conservation

4.7 There are no sensitive environmental designations[9] within 2km of the site. There are two statutorily designated wildlife sites[10] within 2km of the site. There are seven non-statutory Local Wildlife Sites[11] within 1km of the site.

Landscape

4.8 On a regional level the application site falls within the North Thames Basin Landscape Character Area (LCA). At the County level the site falls within the De Havilland Plain LCA wherein the key characteristics comprising; an extensive level plain (less than 1 in 1000 change in levels), large open arable landscape, disused Hatfield Aerodrome site, parkland and horticultural landscape at Oaklands College, existing and restored mineral workings, urban fringe development including existing and former nursery sites with extensive glasshouses, which combine to form an incoherent and jumbled landscape.

4.9 The majority of land is in arable use with the exception of existing and former mineral workings, the former Hatfield Aerodrome, and areas of woodland at Furzefield, Home Covert, Great Symondshyde Wood.

Water environment

4.10 The site is within Flood Zone 1 (lowest risk). The site is within Environment Agency (EA) Groundwater source protection zone 3 (SPZ3)[12]. The nearest main river is The River Lea which is approximately 300m east of the application site. The application site occupies the watershed between The River Lea and the River Colne (to the west). The majority of the application site falls within the River Colne catchment, with the exception of Stanboroughbury Farm which falls within the River Lea catchment.

Rights of way

4.11 There are a number of public rights of way that cross the proposed mineral extraction area; Bridleway 34 runs east-west across the southern part of Stanboroughury Farm; Byway 37 runs north to south across Stanboroughbury Farm linking to Footpath 64 and 42; Bridleway 41 runs northwest from Whitegate Cottages on the northern boundary

[9] Sites of Special Scientific
10 (1) Stanborough Reedmarsh Local Nature Reserve (LNR) approximately 350m east of Stanboroughbury Farm; (2) Howe Dell LNR Interest, Special Protection Areas, Special Area of Conservation, Ramsar Site
[3] Meadow east of Stanborough Yachting Lake, Furzefield Wood, Lemsford Mead, Lemsford Springs, Woodhall Farm Meadows, and Symondshyde Great Wood
[4] SPZ3 (Total Catchment) is the area around a supply source within which all the groundwater ends up at the abstraction point. This is the point from where the water is taken. This could extend some distance from the source point

of Astwick Manor. Footpath 33 runs along the southern boundary of Astwick Manor adjacent to Hatfield Avenue.

5. Planning history

5.1 Sand and gravel aggregate has been produced from Hatfield Quarry since the 1950s. Early mineral extraction took place on land north east of Oaklands Lane and south east of Coopers Green Lane (Beech Farm). In the 1990s mineral extraction moved north of Coopers Green Lane (Suttons Farm). In July 2005 planning permission[13] was granted for mineral extraction on land north of Coopers Green Lane (Symondshyde Farm). Mineral extraction is currently taking place at land at Symondshyde Farm (in Phase 11 of 13). Planning permission for mineral working at Hatfield Quarry (Symondshyde) is due to expire on 31 October 2020.

Current mineral extraction

5.2 The restoration of Symondshyde Farm is currently in Phase 10 of 13. The current permission requires restoration to be completed by October 2020, however an application has been submitted seeking an extension of time to complete restoration until October 2022. In August 2020 the County Council carried out consultation on an application[14]. The approved restoration scheme involves the placement of indigenous material and restoration to an agricultural use.

Previously restored land

5.3 The mineral voids surrounding Beech Farm[15] were reclaimed during the 1980's using imported wastes. The land associated with Suttons Farm was restored during the 1990's[16] using indigenous materials only[17]. The restoration scheme comprised agricultural and conservation uses.

Other relevant planning permission(s)

5.4 On 9 November 2017 planning permission[18] was granted for infilling of Cutfield Lagoon with imported inert waste and for restoration to a conservation afteruse comprising acid grassland. The planning permission is due to lapse on 9 November 2020 unless implemented beforehand. Condition 2 requires completion of infilling and restoration not later than 31 December 2025.

6. Proposed development

[13] 6/0439-03
[14] Application PL/0165/20 submitted in 06 July 2020
[15] Comprising 'Radar Field', 'Gardeners Field', 'Cutfield', and 'Cutfield Wood'
[16] Except Suttons Farm Phase 2 which is still awaiting restoration
[17] Low level restoration using indigenous material only with importation of additional material
[18] 5/1240-14

6.1 The application proposes the extraction and processing of approximately 3.52 million tonnes (MT) of sand and gravel from four parcels of land adjoining Coopers Green Lane together comprising 117ha. The proposal involves the retention of the existing quarry access and site infrastructure, the provision of new conveyor tunnels, new vehicular surface crossings and new/upgraded vehicular accesses from Coopers Green Lane and Green Lanes, and the importation of approximately 3.1mt of inert material for restoration of the site to agriculture, seasonal ponds, wetland areas and woodland planting.

6.2 The initial site establishment works comprise:

- construction of (i) new/upgraded accesses from Coopers Green Lane and Green Lanes into Site; and (ii) new tunnels under Coopers Green Lane and Green Lanes to enable the existing conveyor to be extended to reach the constituent parcels of land;
- stripping of soils from operational areas; and
- placement of soils into screening bunds

6.3 The upper soils comprising 182,000m3 of topsoil and 639,000 m3 of overburden would be stripped to facilitate mineral extraction. The soils and overburden would be removed using an excavator and transported using dumper trucks to create temporary storage or screening bunds. The majority of established periphery vegetation would be retained.

6.4 The location of soil storage bunds is indicated on the Phased Method of Working Plans (P21/597/3) in Appendix 3

6.5 Each phase would be restored on completion of mineral extraction. The soil storage bunds would be dismantled and placed as part of the progressive restoration.

Phasing

6.6 The proposed mineral extraction would take place over 10 phases over approximately 8 years

6.7 Mineral extraction would commence at Stanboroughbury Farm (Phases 1 to 3) then move to Stanboroughbury Triangle (Phases 4 to 6) and finally Astwick Manor (Phases 7 to 10).

Mineral Extraction

6.8 Approximately 3.52mt would be extracted at a rate of 450,000tpa over a period of approximately eight years, followed by progressive restoration. The extraction phases incorporate appropriate margins of at least 80 metres to sensitive receptors.

6.9 The mineral ballast would be extracted using a 360° excavator and wheeled loading shovel working below ground level. The shovel would also be used to load the conveyor hopper or dumper trucks.

6.10 Sand and Gravel would be extracted from the Upper Mineral Horizon (UMH) only. The UMH is separated from the Lower Mineral Horizon (LMH) by a chalky boulder clay interburden. The Upper Sand and Gravel would be worked to a depth of between approximately 62m - 69m AOD.

6.11 The depth of the deposit in the UMH range in thickness between 0 and 15.4m. The mean depth to the base of the UMH ranges between 66.6m AOD at Stanboroughbury Farm and 68.4m AOD at Astwick Manor.

6.12 In Phases 1 and 2 Stanboroughbury Farm the mineral would be extracted to an average depth of 68m AOD and 69m AOD in Phase 3.

6.13 In Phases 4 to 6 Stanboroughbury Triangle the mineral deposit would be worked to a depth of 72mAOD.

6.14 In Phases 7 to 9 Astwick Manor the mineral would be worked to a depth of 70m AOD. In Phase 10 the mineral would be worked to a depth of 62m AOD.

6.15 The excavations in Stanboroughbury Farm and Stanboroughbury Triangle would be above the water table and as such no dewatering would be required.

6.16 The mineral deposit at Astwick Manor would be worked dry but below the water table, and therefore limited dewatering[19] may be required. The mineral deposit between 62mAOD and 64mAOD would be worked wet.

Silt and Water Management

6.17 The proposal involves the continued use of the existing silt lagoons within Hatfield Quarry. Any water discharged from the workings would be pumped from the excavation into the existing settlement lagoons. The existing freshwater lagoon at Cutfield and the proposed lake at Furzefield would be used to provide clean water for the wash plant.

Processing Plant and Associated Infrastructure

6.18 The proposed mineral working would continue to use the existing processing and wash plant at Hatfield Quarry and retain the access on Oaklands Lane. The excavated mineral ballast would be transported to

[19] Dewatering would be carried out by pumping water from the excavation void

the processing plant by field conveyor and washed, graded and stockpiled at the plant site and bagging or exported in bulk. The continued use of the field conveyor would help to minimise visual intrusion, noise and dust potentially associated with the transport of minerals using dumper trucks.

Restoration

6.19 The proposed restoration is to agriculture with seasonal ponds and wetland areas with woodland planting. Furze Field would be restored in accordance with the approved restoration scheme. The proposed restoration of land adjoining Coopers Green Lane includes:

- Areas of ponds, scrapes and shallow wetland margins to the new lake;
- Retained sand face to the south-west corner of lake;
- Hedgerow link between existing drainage feature and Coopers Green Lane;
- Substantial area of Acid Grassland around lake margins;
- Woodland planting to extend Furze Field Wood and creation of heath scrub wood edges.

6.20 The proposed restoration is shown on Plan P21/597/6 in Appendix 4.

Access and Traffic

6.21 The proposal includes the continued use of the existing access on Oaklands Lane for the transport of processed aggregates and ready-mix concrete and infilling Cutfield lagoon. From the access on Oaklands Lane HGVs would turn left on to the A1057 Hatfield Road and then onto the A1 (M) via Comet Way.

6.22 The average number of HGV movements would be 250 (125 in/125 out) per day. The proposal would require a daily average of 174 HGV movements for the import of inert material via Coopers Green Lane.

Working Hours

6.23 The proposed hours of working are:

- Mondays to Fridays: 06:00 to 18:00
- Saturdays: 07:00 to 13:00

7. Planning law and policy

7.1 The legal duties in relation to the determination of planning applications considerations are:

Town and Country Planning Act 1990 section 70(2) –

- In dealing with an application for planning permission … the authority shall have regard to the provisions of the development plan, so far as material to the application, … and any other material considerations

7.2 Planning Compulsory Purchase Act 2004 Section 38 (6) Development Plan –

- If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise

7.3 Planning (Listed Buildings and Conservation Areas) Act 1990

- In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 66(1)).

7.4 The development plan for the area comprises:

- Hertfordshire Minerals Local Plan 2002- 2016 (Adopted 2007)[20]
- Waste Core Strategy & Development Management Policies DPD 2011 – 2026 Adopted November 2012 [21]
- Welwyn Hatfield District Plan 2005[22]; and
- St Albans Local Plan 1994[23]

7.5 Relevant Minerals Plan policies

Hertfordshire Minerals Local Plan 2007

1 - Aggregates supply; 2 - Need for mineral working; 3 - Sites for sand and gravel extraction and the working of preferred areas; 4- Applications outside preferred areas; 5 - Mineral sterilisation; 7 - Secondary and recycled aggregates; 8 - Recycling facilities on mineral sites; 9 - Contribution to bio-diversity; 11 - Cumulative impact; 12 - Landscape; 13 - Reclamation scheme; 14 - Afteruse; 15 - Landfill; 16 - Transport; 17 - Criteria for the control of

[20] https://www.hertfordshire.gov.uk/services/Recycling-waste-and-environment/Planning-in-Hertfordshire/Minerals-and-waste-planning/Minerals-Planning/Minerals-Planning.aspx

[21] https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/minerals-and-waste-planning/waste-planning/waste-planning.aspx

[22] https://www.welhat.gov.uk/article/463/Welwyn-Hatfield-District-Plan

[23] https://www.stalbans.gov.uk/local-plan-examination

mineral development to protect critical capital and environmental assets; 18 – Operational criteria for the control of mineral development.

7.6 The adopted plan covers the period 2002-2016. Hertfordshire is in the process of reviewing the adopted MLP. The Plan has reached the proposed submission (Regulation 19) stage. On adoption the Plan will cover the period to 2031.

7.7 *National Planning Policy Framework 2019* [24]

11- Facilitating the sustainable use of minerals(paraphrased so far as applicable)

203.
'It is essential that there is sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.

204.

Planning policies should:

- provide for extraction of mineral resources;
- take account of the contribution secondary or recycled materials;
- safeguard mineral resources by defining Mineral Safeguarding Areas;
- set out criteria to ensure permitted operations do not have an unacceptable adverse impact on the natural and historic environment or human health taking into account the cumulative impacts of individual sites and/or number of sites in a locality;
- and ensure that land is reclaimed at the earliest opportunity.

205.

When determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy. In considering proposals for mineral extraction, mineral planning authorities should:

- as far as practicable provide for the maintenance of landbanks;
- ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;

[24] https://www.gov.uk/government/publications/national-planning-policy-framework--2

- ensure that any unavoidable noise, dust and particle emissions are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;
- provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards through the application of appropriate conditions;

207.

Mineral planning authorities should plan for a steady and adequate supply of aggregates by:

- preparing an annual Local Aggregate Assessment either individually or jointly to forecast future demand;
- using landbanks of aggregate mineral reserves principally as an indicator of the security of aggregate minerals supply and to indicate additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans;
- maintaining landbanks of at least 7 years for sand and gravel; and
- ensuring that large landbanks bound up in very few sites do not stifle competition.

7.8 *Waste Core Strategy & Development Management Policies DPD 2011 – 2026 Adopted November 2012*

1 – Strategy for the provision of waste management facilities; 1A – Presumption in favour of Sustainable Development; 2 – Waste Prevention and Reduction; 4 – Landfill and Landraise; 6 – Green Belt; 7 – General Criteria for assessing planning applications outside of identified locations; 9 – Sustainable Transport; 10 – Climate Change; 11 – General Criteria for Assessing Waste Planning Applications; 12 – Sustainable Design, Construction and Demolition; 13 – Road Transport & Traffic; 14 – Buffer Zones; 15 – Rights of Way; 16 – Soil, Air and Water; 18 – Protection of Regional and Local designated sites and areas; 19 – Protection and mitigation

7.9 *Hertfordshire Waste Development Framework Waste Site Allocations Development Plan Document 2011 – 2026*[25]

Site Allocations Policies

1A – Presumption in favour of Sustainable Development; 2 – Applications for Waste Management Development on Allocated Sites and Employment Land Areas of Search; Inset Map 07 – AS008 land off Birchall Lane, Cole Green.

[25] https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/planning-in-hertfordshire/waste-local-plan/the-waste-site-allocations-document-2.pdf

7.10 *Welwyn Hatfield District Plan Adopted 2005 (saved policies)*

SD1 - Sustainable Development; R2 - Contaminated Land; R5 - Waste Management; R7 - Protection of Ground and Surface Water; R11 - Biodiversity and Development; R17 - Trees, Woodland and Hedgerows; R18 - Air Quality; R19 - Noise and Vibration Pollution; R20 - Light Pollution; R29 - Archaeology; M2 - Transport Assessments; M5 - Pedestrian Facilities; M6 - Cycle Routes and Facilities; D1 - Quality of Design; D2 - Character and Context; D8 - Landscaping; HATAER1- Hatfield Aerodrome: Sustainable Development of the Site; HATAER3 - Hatfield Aerodrome: Requirement for a Master Plan; HATAER4 - Hatfield Aerodrome: Land Use Proposals; RA11 - Watling Chase Community Forest; RA25 - Public Rights of Way

7.11 *St Albans City & District Plan Adopted 1994 (saved policies)*

1 - Metropolitan Green Belt; 69 - General Design and Layout; 74 - Landscape and Tree Preservation; 86 - Buildings of Special Architectural or Historic Interest; 91 - Location of Leisure Facilities; 93 - New Areas of Public Open Space; 97 - Existing Footpaths, Bridleways and cycleways; 104 - Landscape Conservation; 106 Nature Conservation

Other relevant policy documents

7.12 *Local Transport Plan 4 for Hertfordshire adopted May 2018* [26]
Policy 1 – Transport User Hierarchy; Policy 2 – Influencing land use planning; 5 – Development Management; Policy 7 – Active Travel - Walking

Emerging local plans

7.13 *The Hertfordshire Minerals Local Plan review*

The initial consultation was in 2015. The call-for-sites was in 2016. The Proposed Submission Minerals Local Plan was published for consultation between 14 January 2019 and 22 March 2019. The proposed submission date is delayed due to the need to undertake further technical work.

The Proposed Submission Minerals Local Plan identifies three Specific Sites:

1- Hatfield Aerodrome
2- Hatfield Quarry, Furze Field
3- Hatfield Quarry, Land adjoining Coopers Green Lane

[26] https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf

And, one Proposed Preferred Area:

- Preferred Area 1 - The Briggens Estate (Olives Farm)

The Proposed Submission Minerals Local Plan is supported by the following assessments:

- Strategic Flood Risk Assessment
- Sustainability Appraisal
- Health Impact Assessment

7.14 *The Welwyn Hatfield Local Plan review*

The examination was initially scheduled to run from Autumn 2017 to Autumn 2018, however during the early sessions it was identified that a further call-for- sites consultation would take place. A further 140 sites were promoted. The consultation on these sites is taking place up to 18 June 2019.

7.15 *The St Albans Local Plan review*

Consultation on the draft local plan was between 4 September 2018 and 17 October 2018. The submission version of the local plan was submitted on 29 March 2019.

Emerging Local Plans (status)

- Hertfordshire Minerals Local Plan – Pre-Regulation 19
- Welwyn Hatfield Local Plan – Regulation 19
- St Albans City and District Local Plan – pre-Regulation 19

7.16 The emerging plans are at Regulation 19 stage or pre-Regulation 19 stage and therefore no significant weight should be given to the policies for the purposes of section 38(6) of the Planning and Compulsory Purchase Act in determining the current application for mineral working.

7.17 The wording of the development policies is contained in Appendix 5.

8. Consultation

8.1 The application has been advertised as follows:

(a) display of 6 site notices at the application site; and
(b) press notices published in the Welwyn Hatfield Times & St Albans Review; and
(c) letters sent to 1,495 properties within 250m of the boundary of the application site

8.2 The application was published in accordance with current regulations[27]. The publicity gives notice that the application (a) is Environmental Impact Assessment development accompanied by an Environmental Statement; and, and (b) is development within the Green Belt that is not in accordance with the current development plan.

Third party representations

8.3 The third party representations are summarised below:

Traffic

- Adverse visual impact of quarrying for an extended period of time
- Impact of HGV traffic on local roads.
- Traffic noise resulting from HGVs accelerating and decelerating for the proposed new roundabout on Great Bratich Lane will be significant and have not be assessed.
- Cooper Green Lane is a busy commuter road linking Welwyn Garden City to St Albans; 175 additional HGVs will cause chaos.
- The proposal will generate excessive levels of HGV traffic using Green Lanes and Coopers Green Lane which are already congested.

Air quality

- Dust and air pollution affecting Hatfield Garden Village and Green Lanes Primary School.
- The prevailing wind will carry dust and diesel fumes, nitrogen dioxide, particulates and dust will adversely impact residents of Whitegate Cottages.
- the distance of the nearest bund is 80m from Whitegate Cottages well within the 1km distance over which dust can be carried.
- The Air Quality Impact Assessment suggests the impact of nitrogen dioxide and particulates is negligible but this is based on annual mean average levels and does not take into account daily peaks.

Noise

- Noise from the workings affecting the local area will make residents life miserable for long periods of the day.
- The proposed hours of working are unacceptable. Hatfield Quarry has permission to operate between 6am and 6pm which is unacceptable so close to a residential area.

Groundwater and public water supply

- The potential risk from bromate pollution have been dismissed without proper consideration.

[27] (i) The Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 6 (33) and (ii) The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

- Risk to public drinking water supply and potential loss of public water source.
- The infill material could become contaminated by Bromate and would not be inert.

Green belt, open space and visual impact

- The proposal will result in loss of green space. This may be temporary but would be permanent if the proposed housing goes ahead.
- The land is a green buffer between Hatfield and Stanborough. The land will be restored to a green field after quarrying. This would cause merging of settlements in conflict with one of the purposes of the Green Belt.
- The extraction of minerals will have an unacceptable visual impact on the local area for a long duration.
- The proposed working would surround Hatfield Garden Village and generate unacceptable impacts upon living conditions.
- The housing plans are overlaid in some of the accompanying documents of this proposal. If the housing is built after mineral extraction along with the other development planned in the area, such as at Sandpit Lane the local road infrastructure will become increasingly congested.
- The surveys do not assess the combined effects of multiple housing developments affecting the local area.

Ecology

- Impact on bat populations and their food source

8.4 There are no petitions for or against the application proposals.

Statutory consultation

8.5 Welwyn Hatfield Borough Council **objects** due to insufficient information provided to fully consider the impacts of the proposal on environmental health.

Concerns are also raised regarding the potential planning implications of the Development –

The application is subject to two potential uses in emerging local plan –

(1) The Welwyn Hatfield Local Plan (WHLP) identifies the application site as a strategic development allocation site (Hatfield urban extension site SDS5) under Policies SADM 26 and SP 22. The WHLP is currently at examination. The allocated under Policy SDS5 is the largest allocation in the WHLP with around 1,650 dwellings along with employment and community uses with completion expected during the plan period ending in 2032.

(2) The proposed submission Hertfordshire Minerals Local Plan (HMLP) is identifies the application site as a specific site (Policy 4). The Borough Council is currently drafting its representations to the proposed submission plan.

The proposed allocations are not mutually exclusive as prior mineral extraction can take place in tandem with the development of the urban extension. The application proposes prior extraction and identifies how this could be managed.

In February 2018 the borough council raised concerns about the proposals in the draft Hertfordshire Minerals Local Plan (February 2018, they are –

i. The potential for cumulative impacts arising from the scale of extraction concentrated in three allocations to the west of Hatfield, concern particularly relates to HGV movements.
ii. Concern that the scale of mineral extraction identified in the document could prejudice the delivery of housing in north-west Hatfield within the Welwyn Hatfield Local Plan period.

<u>Comments on the proposed development</u>

The planning application confirms the proposal is for the extraction of approximately 3.5 million tonnes of sand and gravel

Planning permission has been granted for extraction of (0.45Mt) sand and gravel at Furze Field (effectively adjacent to the application site). There is a resolution to grant planning permission for extraction of (8Mt) of sand and gravel at the former Hatfield Aerodrome

The planning application suggests commencement of mineral extraction in 2020 following completion of mineral working at Furzefield; the timing appears ambitious.

The Hatfield urban extension masterplan proposes a new secondary school adjacent to Phases 1 to 3 of the proposed mineral working

The construction of the school and early phases of the housing development would need to be taking place in close proximity to Phases 1 to 3. Clearly no school could open whilst there are mineral operations nearby and potentially even construction could be compromised by this.

If mineral extraction was to commence at a more likely timescale of around 2022 and lasted from 9 to 14 years it would have a knock-on effect the commencement of the urban extension and construction of the new secondary school.

The borough council would ask the mineral planning authority to consider whether any planning permission for mineral extraction at land adjoining Coopers Green Lane could be linked to the Furze Field permission, either requiring a delay to commencement at Furzefield or a temporary pause in operations to enable mineral extraction to commence in Phases 1 to 3 at land adjoining Coopers Green Lane to avoid any delay in the commencement of the Hatfield west urban extension.

The Planning Statement[28] states "Extraction from LACGL would begin in 2020 towards the end of extraction from Furze Field". The Borough Council would not support this.

Having only a single site operating in the vicinity of north-west Hatfield would assist in assuaging some of the concerns of the Borough Council in respect of cumulative impact.

There would remain the concern over the situation to the south if and when extraction at Hatfield Aerodrome was to commence.

Summary

Welwyn Hatfield Borough Council (WHBC) has concerns with regards to:

- Potential impact of this proposal on the delivery of the north-west Hatfield urban extension, and
- Cumulative impact if for any reason any permission was to allow extraction from both Furze Field and CGL/GL at the same time.

The Public Health & Protection Team (PH&P) of WHBC has objected to the proposal on grounds that insufficient information

8.6 The Environmental Health Officer Welwyn recommend refusal of the planning application on grounds that –

- The noise impact assessment provided is light in terms of specific detail and does not provide sufficient information to determine actual effects at receptor locations with regards to noise from site traffic and from site operations. The report identifies the environmental noise effects are moderate however this is not quantified within the report; and

- The air quality report makes reference to data from the council's air quality strategy annual report 2014. There have been significant changes since 2014. The councils 2018 air quality annual status report shows a breach of the nitrogen dioxide limit value at a nearby location West View – ref WH25). In order to adequately assess the impact of air quality a more up to date report needs to be provided to take account of

[28] Paragraph 5.1.2

following council monitoring stations (WH14, WH1, WH19, WH22, WH25, WH26 & WH27). Information should be provided to demonstrate any mitigation to prevent any increase in local pollution levels, specifically location WH25. The applicants should be responsible for funding or providing air quality monitoring for at least 6 months prior to the development and for the duration of the development, to include an appropriate number of nitrogen dioxide measurement devices in locations around the boundary of the site closest to sensitive receptors. The results should be independently analysed and reported to WHBC

8.7 The Environment Agency The proposed development will be acceptable if a planning condition is included requiring the submission of a Water Monitoring & Management Plan.

Condition

The mineral extraction on Phases 7, 8, 9 and 10 hereby permitted shall not commence until a Water Monitoring & Management Plan, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

The Water Monitoring and Management Plan shall include:

1. details of construction and water management during construction of the infiltration lagoon.
2. Details of proposed dewatering in Phases 7, 8, 9 and 10.
3. a long-term groundwater monitoring plan to continue during and post the operational phase.
4. a mechanism for periodic review.

The plan should include monitoring and reporting programs, location of monitoring points including additional monitoring boreholes particularly in the vicinity of the infiltration lagoon, analytical suites, limits of detection and groundwater level monitoring. Details of contingency actions in the event of impact shall also be included. The infiltration lagoon shall be constructed in accordance with the approved Water Monitoring & Management Plan.

Groundwater monitoring shall be conducted by the Mineral Operator in accordance with the long-term groundwater monitoring plan for the lifetime of the development. Prior to mineral extraction in each of the Phases 7, 8, 9 and 10 the Groundwater Management plan shall be reviewed and an updated plan submitted and approved in writing by the Mineral Planning Authority.

The management of water shall be carried out in accordance with the approved Plan, or as otherwise agreed by the Mineral Planning Authority under the periodic review.

Environment Agency position

Controlled waters are particularly sensitive in this location because the proposed development site lies close to groundwater pollution of bromate and bromide from an off-site source. As previously stated, we advise that:

- No mineral is extracted from within the existing plume of bromate and bromide groundwater pollution;
- any activities close to the plume must not change the existing hydrogeological flow regime;
- any activities close to the plume must not interfere with the remediation of the bromate and bromide pollution.

The planning application states that no mineral will be extracted from the lower gravels, therefore, the submitted information demonstrates that it will be possible to fulfil the above three points and manage the risks posed to controlled waters by this development.

8.8 Affinity Water raises no objection noting: "We have now completed a private operating agreement with the applicant and are satisfied that these arrangements will provide us as the appointed water undertaker with a direct ability to ensure that sources of water that we use for public water supply are protected during quarrying activity. We therefore withdraw our objection to the above application.

We have also further considered the question of planning conditions and can confirm that having reviewed the position we do not consider that any additional or amended conditions to those already proposed are necessary. We are satisfied that the Surface Water Management Plan condition proposed by and agreed it the Environment Agency is appropriate and adequate in accordance with the relevant Government guidance"

8.9 The Highway Authority does not wish to object to the proposal subject to the above conditions and S106 Agreement. The Highway Authority consultation response is included in Appendix 6 and summarised below.

The application includes retention of the existing quarry access and site infrastructure, provision of new conveyor tunnels, vehicular surface crossings and new/upgraded vehicular accesses from Coopers Green

Lane and Green Lanes for the importation of approximately 3.1m tonnes of inert material for restoration

It is estimated that on average the proposed HGV movements via Oaklands Lane would be 250 movements per day, the current permitted limit

A maximum 200[29] HGV movements (125 in/125 out) are proposed via Coopers Green Lane to import inert material for restoration. Coopers Green Lane is a Local Distributor Road.

There is an existing 7.5T restriction on Coopers Green Lane. Article 4 of the Traffic Regulation Order (TRO) however allows heavy commercial vehicles used for loading and unloading at premises, which are on adjacent roads in the restricted area.

The proposal includes a new access to Stanboroughbury Farm on Green Lanes. The proposal includes upgrades to the Coopers Green Lane/Green Lanes roundabout and a new bell mouth junction on Coopers Green Lane for later phases of restoration (Phases 5 to 10).

Traffic impact and modelling

The Transport Assessment (TA) considers proposed HGV movements with current and projected future traffic levels to 2026.

The Transport Assessment provides modelling[30] of the impact on key junctions and assessments for the A1(M) corridor between junctions 3 and 4, Hatfield Business Park, and Hatfield Garden Village. The model is considered a reasonable basis upon which to assess the impact of the proposed development.

The application also includes details of traffic movements on the A1057 (from Oaklands Lane). The existing daily traffic flows on the A1057 is 12,284, including 795 HGVs per day. In 2021 the anticipated number of HGVs from Cemex Oaklands Lane is 250 per day. This represents a 90 (45 in/45 out) increase over 2017 levels, or 0.7% of total traffic flows.

Traffic modelling shows that highway improvements are necessary to help maintain existing traffic flow and accommodate development traffic. Highway improvements are proposed for an upgrade to the roundabout at the Coopers Green Lane / Green Lanes junction, and a bell mouth junction west of the Great Braitch Lane junction with Coopers Green Lane. In addition, a new priority junction site access is proposed off Green Lanes. Concept designs for each junction have been submitted together with Stage 1 Road Safety Audit.

[29] Average of 173 HGV movements per day
[30] S-Paramics Micro-simulation traffic model

The model results indicate that the addition of the HGV movements for the CEMEX proposal will not have significant impact on the road network subject to the proposed highway improvements.

Pedestrian and cyclists

The Environment Statement (Chapter 2: Transport) provides a plan of proposed walking and cycling strategy interventions based on potential future development proposals.

To ensure safety, an off-road cycle/pedestrian route parallel to Coopers Green Lane is required with linkages to potential future development phases. A Grampian Planning condition is recommended that requires provision of the cycle/pedestrian route prior to the commencement of development.

The applicant has also indicated a willingness to provide a bridleway extension to the south of Whitegate Cottages in accordance with the aims of the Rights of Way Improvement Plan (ROWIP).

Phasing

The application proposes phases mineral extraction (10 phases over eight years). In Phases 1 to 3 HGVs would travel along Coopers Green Lane and Green Lanes. Given Coopers Green Lane is a rural environment with a 7.5T weight restriction in place to protect the local environment, the recommended phasing condition will require the operator to carry out an assessment of the impacts of HGV traffic on Coopers Green Lane during operations in Phases 1 to 3 and carry out an assessment of alternative HGV routing to Phases Phases 4 to 10, including the potential use of Hatfield Avenue.

Section 106

There is agreement over a bond payment to the Highway Authority to cover any degradation of the highway surface in the vicinity of the site from operational phases of the development. This will be secured via a Section 106 agreement.

Conditions

1 – provision of full details of proposed junction improvements prior to commencement of development; delivery of junction improvements in accordance with agreed timetable;
2- HGV numbers shall not exceed average 174 (87 in/87 out) and 200 (100 in/100 out) per day;
3- submission of a construction management plan to cover vehicle routing, phasing, construction access arrangements;
4 – provision of details of cycle/pedestrian facility adjoining Coopers Green Lane; implementation prior to commencement of infilling;

5 – provision of a traffic management scheme to cover layout of site to include locations of weighbridge and haul road to prevent HGVs queuing on the public highway, signage, wheel washing facilities;
6 – submission of an access strategy for infilling in Phases 4 to 10 including options to access the site from the public highway including Hatfield Avenue;
7 – requirement to prevent mud and debris on the public highway;
8 – submission of a road condition survey;
9 – details of works affecting rights of way.

8.10 The Lead Local Flood Authority (LLFA) raises no objection

- The potential surface water runoff generated during the operational and restoration phases of the site;
- Climate change has also been accounted for in the calculations with an increase of 5% and 10% during the mineral extraction operational phase. For the restoration phase the central and upper allowance for 40% has been applied;
- Post restoration there would be an increase in surface runoff for Astwick (3,703m^3), Stanboroughbury Triangle (2,715m^3) and Stanboroughbury Farm (2,516m^3).
- Surface water storage will be provided as part of the restoration by a system of infiltration/attenuation basins connected by swales, comprising –
  - 8,000m^3 basin at Astwick Manor
  - 45,000m^3 in 2 basins at Stanboroughbury Triangle:
  - 46,00m^3 in two basins at Stanboroughbury Farm

- The drainage ditch running through Astwick will be redirected around the northern and eastern boundaries prior to working in Astwick. The diverted drainage ditch will be designed with the same dimensions and conveyance capacity as the existing ditch so as not to increase flood risk downstream.
- infiltration testing will be required to determine the actual infiltration rate to ground and to complete a detailed drainage design following completion of works.

LLFA conditions

1) implementation must comply with the submitted Technical Note reference 6496P TN1 (May 2018)
2) further infiltration testing in the location of proposed infiltration features, and details provided of specification of drainage features, design details of proposed swales and infiltration basins, and realignment of ordinary watercourses
3) provision of an updated management and maintenance plan

8.11 Council for the Protection of Rural England considers the application should be refused on grounds of prematurity or deferred to a later stage

of the planning process following decisions on the emerging Hertfordshire Minerals Local Plan and Welwyn Hatfield Local Plan.

- The site is not allocated for sand and gravel nor a preferred area of mineral extraction in the current Hertfordshire Minerals Local Plan.
- The site is proposed as a site allocation for 1,650 homes in the draft Welwyn Hatfield Local Plan. The Inspector invited submissions for additional housing sites . Unless the current housing proposal is approved there is no need for any action to ensure extraction of sand and gravel to prevent sterilisation.
- There is concern about the implications for the amount of sand and gravel proposed in the application in the short to medium term for the overall supply of aggregates within the County. The appropriate level of provision should not be based on the scale of development set out in emerging local plans but should also reflect the reality of the recession and low rates of development.
- The annual apportionment (1.39Mt) was originally set in 2009 for the period to 2020. In light of the length and depth of the recession, which should be regarded as exceptional, 1.39Mt per annum is excessive, the figure for 10-year average sales is too low.
- Until a sound figure for future aggregates extraction in the County has been determined through the Minerals Local Plan process and the capacity of existing sites and preferred areas is approved, no new significant minerals sites should be permitted mineral sites
- The likely cumulative impacts of the parallel operation of the site with the continued operation of Hatfield Quarry is of equal concern
- If sand and gravel extraction does not take place at the two sites concurrently there will be a decade or more delay to the restoration of the existing operational site with consequential impact on the neighbouring community.
- The emerging Minerals Local Plan will have to include a policy addressing mineral development in the Green Belt to be consistent with the borough local plan and neighbourhood plan. Until the borough local plan is approved and the long term future of the site is determined the acceptability of restoration proposals cannot be assessed by the County Council.

8.12 Hertfordshire Ecology agrees the proposal would not give rise to significant impacts on ecology given the absence of any significant ecology within the intensive arable fields

Comments

- The restoration proposes acid grassland and meadow planting which promise many ecological gains, however, any benefit will be lost without appropriate management.
- Apart from the most potentially valuable area is Furzefield comprising a lagoon and woodland planting the restoration does not include any recognisable woodland areas.

- The proposed restoration should achieve the aims of the Policy 14 in terms of respecting local character, creation of new water bodies for wildlife and support for local biodiversity plan objectives.
- The proposed small ponds and their environments should be shallow and not copy the steep sided lagoon at Cutfield.
- Grassed headlands will need to be managed appropriately
- In respect of badger populations, the survey indicates an active sett at Astwick and an active set and two annex setts at Stanboroughbury although in 2017 the only active sett was at Astwick. A walkover survey should be undertaken prior to the commencement of each phase of the development.
- Surveys of potential bat roosts in trees proved negative. The survey recommended further climbing surveys of 33 tress but as none of these trees would be directly affected by the proposed mineral extraction they do not need to be assessed in connection with the determination of the mineral application.
- In terms of fauna, the dominant habit is poor ecologically and likely to have very limited interest.
- In terms of reptiles there is possible suitable habitat approximately 100m from the extraction area, surveys are not considered justified, however a safeguarding condition for reptiles is proposed including and trapping to remove them if suitable is to be lost. There is not overriding need to undertake a reptile survey, however safeguarding advice should be followed.
- In terms of habit loss, over 45ha of the 46ha area of habitat lost would be arable and therefore the impact on other habitats will be minimal
- The reported net habitat gains are broadleaf woodland (4.57ha), scattered trees (0.08ha), acid grassland (8.5ha) marshy grassland (3.69ha), standing water (3.07ha0 and running water (0.39ha). In particular the increase in acid and marshy grassland and ponds is of significance in contributing to ecological enhancements locally
- The net losses of improved grassland (0.37ha), bracken (0.02ha), tall ruderal vegetation (0.34ha), arable (17.85ha) , defunct hedgerow (0.09ha), hedge with trees (0.06ha) and dry ditch (0.11ha) are considered of negligible ecological significance.
- The proposal would result in a loss of habitat for a range of typical open farmland birds and the impact would be negative. Given the potential future residential development it may be difficult to compensate for the loss of this habitat within the site. I suggest compensatory measures should be taken on the adjacent agricultural restoration to the east to enhance farmland bird conservation in the longer term.
- The proposals in the planting and landscaping scheme appear reasonable. The site has limited ecological interest. Restoration will provide opportunities for net gains locally.

8.13 Rights of Way would like to see a new definitive bridleway to link the pending bridleway dedication to the north of Coopers Green Lane, with Great Braitch Lane. This has been illustrated in dark blue on the plan below, but the exact line of the bridleway can be discussed further. The

route would be in the form of a 4 to 5 metre wide grass field margin, but if the landowner wishes to fence off the route from the field, this will need to be set a further 0.5 metres back from the boundary.

9. Planning issues

9.1 The main planning issues in the determination of the planning application are:

- Mineral supply
- Need for mineral working
- Sites for mineral working
- Transport
- Green Belt
- Water quality
- Noise
- Air quality

Mineral supply

9.2 The NPPF[31] requires mineral planning authorities to plan for a steady and adequate supply of aggregates by preparing Local Aggregates Assessments based on a rolling average 10 years' sales data (and other relevant local information) and maintaining landbanks of at least 7 years for sand and gravel.

9.3 The HMLP Review sets out the policies in relation to minerals supply, need for mineral working, and the working of Preferred Areas for future sand and gravel extraction. Minerals Policy 1 (Aggregates Supply) supports the grant of planning permission for the extraction of proven economic minerals reserves only where it is necessary to ensure that adequate supplies are available and to meet the County's agreed apportionment of regional supply.

9.4 The supply of sand and gravels is summarised in the Hertfordshire Local Aggregates Assessment (LAA) 2019[32]:

- Annual apportionment 1.39 MT
- Sand and gravel sales 1.21MT
- 10 year average sales figure 1.19MT
- Permitted reserves can supply aggregate for a period of 7.2 years[33]

9.5 The current landbank exceeds the 7 year minimum required by the NPPF[34]. The landbank will decrease in proportion to annual sales

[31] Paragraph 207
[32] Sales during 2018
[33] Using annual apportionment 1.39MT
[34] The landbank was 7.2 years on 31 December 2018 calculated using annual apportionment of 1.39MT

without additional supply from new mineral planning permissions. The level of the landbank clearly indicates there is a need for new supplies of sand and gravel, subject to proposals complying with the policies of the HMLP Review, and this will require the grant of planning permission for extensions to existing sites or new sites.

Need for mineral workings

9.6 Minerals are essential to provide the infrastructure, buildings, energy and goods that the country needs[35]. The NPPF[36] requires great weight should be given to the benefits of mineral extraction, including to the economy.

9.7 Minerals Policy 2 (Need for mineral working) sets out the factors to be considered when determining applications for new mineral working; comprising:

(i) the existing quantity of permitted reserves;
(ii) the rate at which the permitted reserves will be worked;
(iii) the proposed rate and timescale in the application for working the mineral deposit;
(iv) the existence of resources (preferred areas) identified as being desirably worked at an early stage of the Plan period; and
(v) the particular nature and qualities of the mineral deposit concerned.

9.8 The existing quantity of reserves (landbank) are comprised by the deposits at Tyttenhanger Quarry[37], Nr London Colney and Hatfield Quarry (Symondshyde/Furzefield). These two quarries are the principle sources of supply within Hertfordshire. The supply of minerals from these two quarries are key to maintaining the landbank.

9.9 The application is for an extension to mineral working at Hatfield Quarry. The existing stocks at Hatfield Quarry are limited, comprised of two further phases at Symondshyde and 0.45MT of sand and gravel at Furzefield. The current application is for an extension to Hatfield Quarry providing for the extraction of an additional 3.5MT of sand and gravel. The application would maintain continuity of supply from an active site for a period of 8 years. The maintenance of supply from Hatfield Quarry would assist in maintaining an appropriate landbank for a number of years.

Sites for mineral working

9.10 The identified sites for mineral working in the HMLP Review have been through an extensive site selection process. The purpose of the site selection process has been to identify those sites that have least

[35] Paragraph 203
[36] Paragraph 205
[37] Planning permission was granted for the extraction of 7.1 million tonnes of sand and gravel from Tyttenhanger Quarry (Coursers Road) in February 2011

environmental impact and represent the most sustainable option to supply the community with aggregates[38]

9.11 Minerals Policy 3 (Sites for sand and gravel extraction and the working of preferred areas) anticipates mineral supply within Hertfordshire will come from identified sites and the three Preferred Areas[39] identified in the Plan

9.12 Hatfield Quarry is an identified site for mineral working. The application is proposed to be an identified site in the emerging Hertfordshire Minerals Local Plan however it is not currently an identified site for mineral working.

9.13 Minerals Policy 4 (Applications outside Preferred Areas) states –

Applications to develop land for aggregate extraction outside of Preferred Areas will be refused planning permission unless:

i. The landbank is below the required level and there is a need for the proposal to maintain the County's appropriate contribution to local, regional, and national need that cannot be met from the identified areas; and
ii. It can be demonstrated that the proposals would not prejudice the timely working of Preferred Areas; or
iii. The sterilisation of resources will otherwise occur

9.14 With regard to (i) the landbank is not below the required level, however, the landbank is close to the minimum level and will fall below the minimum level in the near future unless planning permission is granted for new mineral workings. With regard to (ii) the volume of sand and gravel from within the application site (3.5MT) would be supplied over 8 years. There is no evidence that the proposal would prejudice the timely working of any of the three Preferred Areas identified in the HMLP Review. With regard to (iii) the site is identified as a site to deliver an urban extension to the West of Hatfield in the draft Welwyn Hatfield Local Plan.

9.15 The site is a key part of the strategy to deliver the housing needed within the borough over the plan period. This is highlighted in the borough council's consultation response which raises concern that any delay to the extraction of minerals from the site could impact the commencement and the timing of delivery of the urban extension. The Welwyn Hatfield Local Plan is undergoing examination in public. There have been at least two rounds of consultation on the proposed housing allocations in the draft Plan. The proposed urban extension west of Hatfield has remained a key site for the delivery of the housing strategy in the draft Plan and is supported by the borough council. Without

[38] Hertfordshire MLP Paragraph 3.5.1
[39] Land at former British Aerospace, Hatfield, Land adjoining Rickneys Quarry, near Hertford, Land at Coursers Road, near London Colney (Tyttenhanger Quarry)

prejudice to the potential allocation of the site, there is a potential risk that the mineral deposit at the site could be sterilised. The potential urban extension is likely to be required at early stage of the plan period. As such there is likely to be limited opportunity to obtain the minerals from the site prior to the site being used for alternative development. The current planning application is the means to ensure that the mineral at the site is not sterilised. The proposed mineral extraction at the site is regarded to be an acceptable exception to Policy 4.

Transport

9.16 The Hertfordshire Minerals Local Plan (HMLP) Review seeks to ensure that any adverse impacts of mineral working on the environment and people resulting from the transport of minerals are kept, as far as possible, to an acceptable minimum and to minimise the impact on residential amenity.

9.17 Minerals Policy 16 permit mineral development provided the development would not have an unacceptable impact on the highway network and highway safety and standards for residential amenity and the local environment are acceptable.

9.18 The HMLP Review accepts the use of main distributor roads to transport minerals, with a presumption against the use of significant lengths of local roads to obtain access to quarries from the major road network.

9.19 The application proposes a maximum of 200 HGV movements (100 in/100 out) for the duration of development. The proposal also relies upon the continued use of the Oaklands Lane access, which is restricted to 250 HGV movements (125 in/125 out) to cover the export of sand and gravel, sand bagging and concrete batching operations.

9.20 The Transport Statement includes modelling of the impacts of the development on the local road network, including key junctions on the A1(M) Junction 3 and Junction 4 and the Stanborough Eastern and Western Roundabouts .

9.21 The modelling confirms several junctions will be required to be improved to sustain current and future traffic flows. The application proposes highway improvements to upgrade the roundabout at the Coopers Green Lane / Green Lanes junction, and to provide a new bell mouth junction west of the Great Braitch Lane junction with Coopers Green Lane. Each junction has been subject to a Stage 1 Road Safety Audit.The model indicates the additional HGV movements will not have significant impact on the road network with these junction improvements in place.

9.22 The continued use of the Oaklands Lane access is acceptable in terms of highway safety, amenity and the conditions of the local environment.

9.23 With regard to the use of Coopers Green Lane by 200 HGVs per day during infilling, Coopers Green Lane is a Local Distributor Road connecting St Albans via Sandpit Lane and Welwyn Garden City via the B197 and the A612. Coopers Green Lane varies in width along its length and there are sections with limited forward visibility. Given the relatively high levels of traffic and traffic speeds the Highway Authority recommends an off-line cycleway to separate cyclists and other users from road traffic. The detail of the cycleway will be subject to a S278 agreement. The condition recommended by the Highway Authority will require that the cycleway (and junction improvements) are provided prior to the commencement of infilling.

9.24 In addition, the Highway Authority requires an impact assessment of possible alternative access to the site during restoration in Phases 4 to 10. This will allow consideration of possible alternatives that might be preferable in terms of encouraging the use of the primary road network for HGV movements.

9.25 Subject to these measures being in place the traffic movements generated by the development on highway safety, the conditions of the local highways network, residential amenity, effective operation of the road network, and the local environment would be acceptable.

9.26 The proposal therefore complies with Policies 16 (Transport) and 18 (Operational criteria for the control of mineral development) of the HMLP review.

Green Belt

9.27 The NPPF[40] states “Certain forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it” and sets out a list of such forms of development which includes mineral extraction.

9.28 The process of mineral extraction is not inappropriate development and very special circumstances are not required. Mineral extraction at the application site involves the use of an excavator and a loading shovel, hopper and conveyor. These structures are fairly low to the ground such that there would be little visual impact, required for a limited temporary period and are removed during restoration.

9.29 The continued operation of the processing plant, bagging and concrete batching plants at Oaklands Lane for a period of 10 years beyond the current completion is inappropriate development and therefore very special circumstances must be demonstrated.

9.30 In terms of visual impact, the aggregate processing plant is limited in height and fairly well contained within the landscape such that there is

[40] Paragraph 146

no significant visual impact. The concrete batching plant is visible in glimpsed views from Oaklands Lane and the public right of way (Colney Heath 001) which runs through the processing plant site. The sand bagging plant building is located on the west side of the processing plant and visible from Oaklands Lane and Coopers Green Lane. The continued operation of the processing, sand bagging and concrete plants would not preserve the openness of the Green Belt, however, there would be no conflict with the purposes of the Green Belt as all of the structures would be removed and the land reinstated to agriculture as part of the restoration scheme.

9.31 In terms of emissions, noise is generated by the operation of the aggregate and concrete batching plants, the use of plant and machinery, operation of the conveyor, and HGV movements to and from the site. The site is situated [distance] from the nearest residential [properties]. The normal operation of the site does not sustain any statutory noise complaints and no enforcement action has been taken (nor pending) against the operation of the site. in terms of noise and dust generated by activities at the site.

9.32 Notwithstanding the operation of the processing plant causes harm to the openness of the green belt, and has other negative effects, for example, noise and dust emissions, visual impact, these impacts are limited in duration occurring during the daytime only[41]. The adverse impacts are limited and are adequately controlled by planning conditions which would continue to apply for the period of the proposed development.

9.33 The identified limited harm to the Green Belt is considered together with the other material considerations in section 9 of the report

Groundwater and water supply

9.34 The NPPF[42] requires mineral planning authorities to prevent new and existing development from being put at unacceptable risk from, or contributing to, unacceptable levels of soil, air, water or noise pollution or land instability. Wherever possible, development should help to improve local environmental conditions such as air and water quality

9.35 Minerals Policy 17 requires mineral development to protect environmental assets; development that would have a negative qualitative and/or qualitative impact on the water environment, such as main rivers, ordinary watercourses, and groundwater should not be permitted.

9.36 The lower aquifer beneath the application site is contaminated by Bromate. The proposal is to work the upper mineral horizon only due to the risks in managing groundwater in the lower aquifer. The proposal

[41] with the exception of the concrete plant which has permission to operate from 6am
[42] NPPF Paragraph 170(e)

therefore represents a negligible risk to groundwater and the existing Bromate contamination affecting the regional groundwater.

9.37 In response to consultation on the Minerals Local Plan the Environment Agency set three criteria that should be met for any proposals for mineral working at the site -

- no mineral extraction should take place from within the existing bromate/bromide plume
- any activities close to the plume must not change the existing hydrogeological flow regime; and
- any activities close to the plume must not interfere with the remediation of the bromate and bromide pollution

9.38 The response from the Environment Agency confirms that the proposed mineral working will meet these criteria. Affinity Water has responded confirming that they have reached a private operator agreement with the mineral operator and they consider that the Groundwater Management Plan proposed by the Environment Agency will provide adequate protection of the public water source.

9.39 The proposal therefore prevent existing communities from being put at risk from pollution and would not have any adverse impacts on the water environment. The proposed mineral working therefore complies with the requirements of the NPPF and Minerals Policy 17 with respect to the protection of groundwater and drinking water supplies

Noise

9.40 The NPPF[43] requires planning policies and decisions to ensure new development is appropriate for its location taking account of the likely effects (including cumulative) in terms of pollution, health, living conditions and the natural environment, and the potential sensitivity of the site and the wider area to potential impacts arising from the development.

9.41 The NPPF sets specific upper noise limits[44] for mineral workings, which should not exceed 55dB $_{LAeq, 1h}$ during operations and 70dBA $_{LAeq, 1h}$ for temporary operations such as soil stripping and restoration.

9.42 The Environmental Statement includes a noise impact assessment which identifies sensitive receptors in the vicinity of the site and includes a noise survey of baseline conditions in representative locations. The noise impact assessment includes full details of all plant and machinery used in the mineral working and restoration.

9.43 The proposal involves the inclusion of at least 80m unworked margins from the nearest residential properties. The proposed mitigation includes screen bunds in each phase of the development. The

[43] Paragraph 180
[44] Average noise levels over a 1 hour period (LAeq, 1h)

proposed mineral extraction involves the use of a backactor and loading shovel operating in free-field conditions. The infilling operations involve HGVs accessing the site via a haul road and the use of a bulldozer to place infill material into the workings.

9.44 The projected impacts at sensitive receptors range from negligible to small and therefore the significance of effects is recorded as moderate. The assessment represents a worst-case scenario.

9.45 The Environmental Statement includes a Noise Assessment report which assesses average cumulative noise levels from mineral extraction activity. The projected noise levels at the nearest sensitive receptor locations[45] are 55dB$_{LAeq, 1h}$.which is within in the maximum levels stated in National Planning Guidance.

9.46 The proposal would not lead to significant adverse environmental effects in terms of noise. The noise assessment has demonstrated that no significant noise intrusion will arise from the development. The proposed therefore complies with the operation criteria for the control of mineral working set out in Minerals Policy 18 (vii). The recommended condition limits the permitted noise from the site to 55dBA during normal operations. The noise assessment demonstrates that noise arising during normal operations would be unlikely to sustain any statutory noise complaints

Air Quality

9.47 Minerals Policy 18 (ix) requires that proposals for mineral working must demonstrate that there will be no significant degradation of the air from dust and emissions.

9.48 The Environmental Statement includes an air quality impact assessment for particular matter (PM10, PM2.5) and Nitrogen Dioxide against air quality standards. The NPPF requires compliance with EU limit values or national values for pollutants and to consider the potential effects on any air quality management areas. The National Planning Guidance requires local planning authorities to take into consideration whether the development would significantly affect traffic in the immediate vicinity of the area, any significant changes in vehicle volumes, vehicle speeds, or the composition of traffic flows on local roads.

9.49 The air quality impact assessment has assessed using baseline conditions[46] and existing and projected future traffic volumes. Air quality monitoring was undertaken in 2014 using diffusion tubes at various sites within the WHBC area.

[45] Noise Assessment Report Table 3.4 page 10)
[46] With regard to Government published data (Defra 2014) for background concentrations of NOx, NO2, PM10 and PM2.5

9.50 The Air Quality (AQ) impact assessment has considered the proposed mitigation measures, comprising -

- Phased mineral working to limit the geographic area affected by workings at one time;
- Construction of bunds around phases to reduce dust from the site
- Unworked margins of at least 80m from nearest sensitive receptors
- The mineral is generally damp or moist and some of the quarried material will be below the water table
- Use of conveyors to transport mineral to avoid the use of vehicular transport

9.51 The AQ impact assessment found there would be no significant effect on levels of NO2 and the impact on sensitive receptors would be negligible. In terms of particulate matter (PM10) the predicted impact of the proposed mineral working on sensitive receptors during operations will be negligible with no significant effects.

9.52 The AQ assessment predicts slight adverse effects from dust emissions during site preparation, extraction and restoration operations at 6 sensitive receptor locations (Stanborough Lodge, The Old Cottage, Whitegate Cottages, Astwick Manor Farm, 46 Mulberry Mead and one other residential property).

9.53 Overall the AQ impact assessment concludes that, with mitigation in place, the likely significant residual effects from site preparation, extraction and restoration phases with regard to dust are slight to negligible; and with regard to NO^2 and PM_{10} from road vehicles the significance of residual effects is deemed negligible.

9.54 With regard to the potential slight adverse effects on 6 residential properties in the immediate vicinity of the site, it is important that any potential adverse effects are mitigated, therefore a condition is proposed that requires consideration to be given to local conditions, including wind direction, and for remediation measures to be put in place if required.

9.55 Given the potential impacts are slight to negligible, with the mitigation embedded in the method of working and the controls in place under planning conditions the impact would be at a minimum and acceptable level. The application has demonstrated there will be no significant degradation of the air from dust and emissions, in accordance with Minerals Policy 18 (ix).

Cumulative impact[47]

[47] Minerals Policy 11 (Cumulative Impact) says development that would result in unacceptable cumulative impact on the environment of an area either in relation to an individual proposal having regard to the collective effect of different impacts, or in relation to the effects of a number of mineral development occurring either concurrently or successively will not be permitted

9.56 The Environmental Statement assess potential cumulative impacts in terms of significance, mitigation and residual significance during operations and for the completed development under the headings: transport, hydrology, ecology, landscape and visual impact, noise and air quality, archaeology and heritage, agriculture, trees, human health, and net residual effects. The significance of environmental effects are summarised below.

9.57 Transport: during operations the residual significance on the highway network, pedestrians and cyclists and public transport would be negligible. The residual significance of effects of HGVs on the highway network would be minor to moderate adverse. For the competed development, the residual significance on the highway network and pedestrian and cycle network would be negligible to moderate beneficial as a result of the improved cycle and pedestrian routes

9.58 Hydrology: during the operational phase the residual significance would be neutral in terms of flood risk, groundwater levels and water quality and minor in terms of surface water features. For the restoration phase, the residual effects would be minor for flood risk, and neutral for groundwater level and water quality.

9.59 Ecology: there would be no effects of residual significance affecting hedgerows, there would be significant gains for habitats of principle importance and local biodiversity action plan targets, and significant gains in Valued Ecological Receptors (VER) including reptiles, on-site bird species, on-site mammal species, and qualitative increase in the number of bat roosting sites on restoration

9.60 Visual and Landscape: no residual significance to receptors using footpath adjoining Hatfield Avenue or to residential receptors and road users of Green Lanes and Great Braitch Lane or to users of the bridleway north of Coopers Green Lane. There would be minor adverse landscape effects of residual significance for the pattern of vegetation, landscape features, landscape amenity (footpaths, local roads, local residents during operations, however these impacts would be negligible or minor beneficial upon restoration. The would be negligible residual effects on the Green Belt and landscape designations (registered parks and gardens and conservation areas).

9.61 Archaeology and Heritage: during operations, there would be slight adverse temporary and medium term effects of residual significance upon the setting of the Old Cottage (Grade II listed), moderate adverse impacts on the prehistoric enclosure cropmarks of pits and ditches archaeological features at Stanboroughbury Farm, slight adverse impacts on the medieval and post medieval furrow and field boundaries in Astwick and trackway and field boundaries in Stanboroughbury Farm, slight adverse effects of residual significance on previously unrecovered assets (low sensitivity), and moderate adverse effects on

previously unrecorded assets (medium sensitivity). Post restoration the effects on the Old Cottage would be neutral

9.62 Noise: the impacts during site preparation, extraction and restoration would be none to moderate

9.63 Air quality: NOx and PM10 emissions from road vehicles during site preparation, extraction and restoration would be negligible. The effect of dust deposition on existing sensitive receptors would also be negligible.

9.64 Agriculture and soil resources: the loss of best and most versatile land would result in negligible effects of residual significance. The loss of land from the tenanted farm business (Cemex and Gascoyne Cecil Estates) would result in minor adverse effects of residential significance.

9.65 Human health: the health impact assessment considered the effects of mineral working on lifestyles, social and community influences, living and environmental conditions, economic conditions, access and quality of services, and economic, environmental and sustainability factors. The assessment predicts there would be any significant health effects associated with the proposed development, having regard to the negligible amount of emissions and proposals for continuous air quality monitoring.

9.66 Taking into consideration the information within the Environmental Impact Assessment, in particular the cumulative and health impact assessments, the application has demonstrated that the development would not result in unacceptable cumulative impacts on the environment, in terms of the individual proposal and the collective effects with other minerals developments operating in the local area. The proposal does not conflict with Policy 11 of the HMLP Review.

10. Conclusion

10.1 The application proposes the extraction of approximately 3.5MT of sand and gravel as an extension to Hatfield Quarry. Mineral extraction would take place on a phased basis (10 phases) with progressive restoration. The proposed mineral working would sustain continuity of supply from an active site for a further 8 years. The minerals from the site would contribute to sand and gravel supply from within Hertfordshire and assist in maintaining an appropriate landbank. The site would be restored to potential agricultural use within 10 years. The mineral void would be reclaimed using imported inert waste.

10.2 The progressive nature of the restoration, with restoration taking place in parallel with mineral extraction, would ensure that the land is provided in a suitable condition for alternative development, if required to meet the borough housing requirements in accordance with the site

allocation in the draft Welwyn Hatfield Local Plan.

10.3 The application suggests mineral extraction could commence in 2020, however, mineral extraction is likely to commence in 2022 with mineral extraction in each phase lasting approximately 1 year. In these circumstances it is very unlikely that the timetable for mineral extraction would have any impact on the timing, commencement or delivery, of any potential future housing development.

10.4 The development would generate an additional 200 HGV movements (100 in/ 100 out) per day. The Highway Authority is satisfied there would be no significant impact on the operation of the highway or in terms of highway safety, subject to the proposed junction improvements, provision of a new off-line cycle/pedestrian facility on Coopers Green Lane, and section 106 contributions for sustainable transport and maintenance of the public highway.

10.5 The impact on the Green Belt would be limited in extent and duration. The site would be restored within a relatively short timescale. The openness of the Green Belt will be preserved in the longer term. Mineral working is not inappropriate development in the Green Belt. The proposed mineral working would not conflict with any of the five purposes of the Green Belt.

10.6 Mineral extraction would take place from the upper mineral horizon only. Notwithstanding the site is above the Bromate plume no mineral extraction would take place from within the lower aquifer. The Environment Agency confirms the proposal complies with their recommended criteria for mineral workings in the area. The recommended Groundwater Management Plan condition should ensure adequate protection of groundwater and the public water supply. Affinity Water is satisfied the mineral working would not impact public water supply.

Planning balance

10.7

- Great (positive) weight is given to the benefits of mineral extraction in accordance with the NPPF;
- Moderate (positive) weight is given to the continuity of supply from an active site and the contribution to the provision of a steady and adequate supply of sand and gravel and the maintenance of an appropriate landbank balancing need and supply, and compliance with Minerals Policy 1 and Minerals Policy 2;
- Slight (positive) weight to the benefits of the proposal in terms of the avoidance of potential mineral sterilisation, having regard to the site allocation in the draft Welwyn Hatfield Local Plan;
- Slight (positive) weight is given to the overall net gains to habitats for valued ecological receptors (birds, reptiles, mammals, bats) and significant gains to local biodiversity action plan priority targets;

- Substantial (negative) weight is given to the impact of the workings on the Green Belt, and the proposal would not preserve openness for the (limited) duration of mineral extraction (up to 14 years);
- Moderate (negative) weight is attributed to the application site not being an identified site for mineral working in the adopted Minerals Local Plan Review, resulting in conflict with Mineral Policy 3 and Mineral Policy 4;
- Moderate (negative) weight is given to the adverse effects during mineral extraction, including: minor to adverse effects of additional HGV traffic on the highway network; minor adverse effects in terms of flood risk; minor adverse landscape effects; slight to moderate adverse effects on heritage assets; moderate noise effects during operations and restoration; and minor adverse impacts of loss of land from a tenanted farm business.

10.8 The proposed mineral working would assist in maintaining supply from an active site and make an important contribution to the maintenance of an appropriate landbank. The benefits of mineral extraction from the site facilitating sustainable use of minerals together clearly outweigh any potential harm to the Green Belt arising from the proposed development. Therefore, very special circumstances exist which justify the inappropriate development related to the continued operation of the processing plant and conveyor. The ability to process minerals at the existing processing plant and the continued use of the conveyor, together minimise any potential adverse impacts associated with the transport of minerals by road for processing, and facilitate sustainable usage of minerals resources at the site.

10.9 It is therefore recommended that the planning permission should be granted, subject to:

(a) the conditions set out in section 11 of this report; and
(b) completion of the new s.106 agreement to provide for
  i. the junction improvements on Coopers Green Lane/Green Lanes
  ii. contributions to sustainable travel and maintenance of the highway
  iii. bridleway extension within the application site (Astwick Manor) in accordance with the Rights of Way Improvement Plan; and
(c) referral of the application to the Secretary of State

11. Conditions

Time limit for implementation

1. The development hereby permitted shall be commenced within three years of the date of the date of this notice.

Reason: to comply with the terms of the Town and Country Planning Act.

Notice of commencement

2. Not less than 21 days prior to the commencement of development[48] the Mineral Operator shall write to the Mineral Planning Authority stating the intended start date. The development shall not commence until the Mineral Planning Authority has confirmed in writing that all of the pre-commencement requirements set out in conditions 8 – 36 below have been complied with.

Reason: to ensure all matters that require attention prior to the commencement of development have been carried out in order to comply with the planning permission.

Time limit for completion

3. The development hereby permitted shall be completed[49] not later than 14 years after the commencement of development under Condition 2, and shall include restoration, soil placement, cultivation, seeding, and any other land management necessary to restore the land in accordance with the approved restoration scheme to an appropriate condition to enter aftercare.

Reason: to ensure that the development is completed in accordance with the expected timescales specified in the application, to comply with the aims, objectives and policies of the Hertfordshire Minerals Local Plan 2007.

Removal of quarry infrastructure

4. The quarry use shall be discontinued not later than 14 years following the commencement of development, as specified in Condition 2, and the land shall be restored in accordance with the approved plans pursuant to Condition 5. All plant, machinery, buildings, waste material and hardstanding areas shall be removed and the land reinstated in accordance with the approved restoration plan and provision shall be made for an access road and car park to serve the use of the land as

[48] For the purpose of Condition 2, the commencement of development will include any part of the works shown on drawing HQ 3/6 Initial Site Preparation Dec 2015

[49] For the purpose of Condition 3, completion of development shall include mineral extraction and restoration, but not aftercare

a Park in accordance with the indicative restoration plan.

Reason: to ensure the land is restored to the proposed afteruse at the earliest opportunity and to high environmental standards, in accordance with Minerals Policies 13 (Reclamation) and 14 (Afteruse) of the Hertfordshire Minerals Local Plan Review 2007 and the NPPF 2019 (paragraphs 204 and 205)

Approved plans

5. The development shall be carried out in accordance with the application documents, the Environmental Statement, and the schedule of approved drawings below::

Schedule of approved drawings

P21/597/101	Site Plan & Summary Phasing
P21/597/7	Restoration Sections
P21/597/6	Restoration Details
P21/597/5	Typical Weighbridge and Site Facilities Layout
P21/597/4	Typical Conveyor Tunnel Crossing (Sheet 1 of 2)
P21/597/2	Site Plan and Summary Phasing
P21/597/1	Location Plan
P21/597/3	(Plan 1) Method of Working End of Phase 1
P21/597/3	(Plan 2) Method of Working End of Phase 2
P21/597/3	(Plan 3) Method of Working End of Phase 3
P21/597/3	(Plan 4) Method of Working End of Phase 4
P21/597/3	(Plan 5) Method of Working End of Phase 5
P21/597/3	(Plan 6) Method of Working End of Phase 6
P21/597/3	(Plan 7) Method of Working End of Phase 7
P21/597/3	(Plan 8) Method of Working End of Phase 8
P21/597/3	(Plan 9) Method of Working End of Phase 9
P21/597/3	(Plan 10) Method of Working End of Phase 10

Reason: (1) to ensure the development complies with the planning application, (2) to ensure effective monitoring progress of mineral extraction and restoration in accordance with the timescales set out in the application, and (3) to comply with section 96A of the Town and Country Planning Act 1990.

MINERAL EXTRACTION

Phasing plans

6. Prior to the commencement of mineral extraction in each Phase, a detailed working plan shall be submitted to show:

(a) the extent of the extraction area
(b) the location of screen bunds
(c) the location of soil stockpiles

(d) identification of topsoil and sub soil storage areas
(e) description and illustration of measures for noise and dust mitigation
(f) the location of haul roads

The mineral extraction in each Phase shall take place in accordance with the plans submitted with the application listed in Condition 5 unless otherwise agreed under the terms of this condition.

The detailed restoration works shall be carried out in accordance with the programme agreed with the Mineral Planning Authority.

Reason: to ensure the extraction is carried out on a phased basis to ensure the land is restored at the earliest opportunity to high environmental standards in accordance with Policies 13 (Reclamation) and 14 (Afteruse) of the Hertfordshire Minerals Local Plan Review 2007 and the NPPF 2019 (paragraphs 204 and 205)

Soil stripping

7. No soil stripping shall take place outside of the following times 01 March and 30 September in any calendar year without the prior written approval of the Mineral Planning Authority. Any request to strip soils between 01 March and 31 August shall be accompanied by a soil handling method statement

Reason: to protect soil condition and minimise soil degradation.

Soil handling

8. No indigenous soils (topsoil and subsoil) are to be removed from site or disposed as waste.

Reason: to ensure that soil resources for use in restoration are managed and retained on site in an appropriate condition for use in restoration and aftercare in accordance with Mineral Policies 13 (Reclamation Scheme) and 14 (Afteruse) of the Hertfordshire Minerals Local Plan Review 2002-2016

TRANSPORT

Detailed drawings

9. Prior to the commencement of the development, full details of the proposed junction improvements / new junctions shown on 'in principle' drawings referenced –

- 0445-WSP-GLA-XX-DR-C-1000 Rev P01 - Green Lanes/Stanboroughbury Farm Access;

- 0445-WSP-GL-XX-DR-C-1000 Rev P02 - Coopers Green Lane/Green Lane Roundabout;
- 0445-WSP-BL-XX-DR-C-1000 Rev P02 - Coopers Green Lane/Great Braitch Lane Roundabout;

shall be submitted to and approved in writing by the Minerals Planning Authority.

The detailed drawings shall include the following junctions -

a) New bell mouth access junction arrangements on Green Lanes providing access to the land at with Stanboroughbury Farm;
b) Improvements to the Coopers Green Lane/Green Lane Roundabout;
c) New bell mouth junction at the 'Access Point' annotated on Drawing 21/597/2

The junction works shall be implemented in accordance with the following timetable –

i. New bell mouth junction at Green Lanes with Stanboroughbury Farm Access - prior to the commencement of mineral extraction operations
ii. Coopers Green Lane/Green Lane Roundabout - prior to the commencement of the importation of material for infilling and restoration
iii. New bell mouth junction at the 'Access Point' annotated on Drawing P21/597/2 - prior to the commencement of importation of material for infilling in Phases 4 to 10, as detailed on Drawing P21/597/2

Thereafter, the new and improved junctions shall be maintained in accordance with the approved details for the duration of the development.

In the event that an alternative access is approved under Condition 6 for the restoration of Phases 4 to 10 the new bell mouth junction provided by Condition 1(a) will not be required.

For the avoidance of doubt, the proposed Coopers Green Lane/Great Braitch Lane Roundabout, illustrated within Drawing. No. 0445-WSP-BL-XX-DR-C-1000 Rev P02 is not approved.

Reason: To ensure construction of a satisfactory development and that the highway improvement works are designed to an appropriate standard in the interest of highway safety and amenity and in accordance with Policy 5, 13 and 21 of *Hertfordshire's Local Transport Plan* (adopted 2018).

<u>HGV numbers</u>

10. Unless otherwise agreed in advance in writing by the Mineral Planning Authority –

I. average two-way HGV movements to the site via Coopers Green Lane shall not exceed 174 (87 in, 87 out) Mondays to Saturday. The calculation of average HGV movements applies on a weekly basis; and

II. maximum number of HGV movements shall not exceed 200 (100 in, 100 out) on any one individual day. There shall be no HGV movements to/from the site on Sundays and Bank Holidays.

Written records of vehicles entering and leaving the site in connection with all HGV movements from/to the Coopers Green lane and Oaklands lane shall be kept by the site operator and made available for inspection by the Mineral Planning Authority upon request.

Reason: In the interests of highway safety and local amenity to be in accordance with Policies 5, 12 and 16 of *Hertfordshire's Local Transport Plan* (adopted 2018).

Phasing & Construction Management Plan

11. Prior to the commencement of development, including the works shown on phasing plan drawing P21/597/2, a detailed construction management plan shall be submitted to and agreed in writing by the Mineral Planning Authority, to include details of:

- vehicle routing
- phasing - including specific timescales
- construction of the access/junction arrangements

The Construction Management Plan shall be implemented as agreed in full for each Phase for the duration of the development.

Reason: In the interest of highway safety, amenity, condition of the highway and the free flow of traffic to be in accordance with Policies 5, 12 and 16 of Hertfordshire's Local Transport Plan (adopted 2018).

Cycle/ pedestrian facilities – detailed drawings

12. Prior to the commencement of mineral working, detailed proposals for a segregated Cycle/Pedestrian facility adjacent to Coopers Green Lane throughout the application site shall be submitted to and approved in writing by the Minerals Planning Authority

The Cycle/Pedestrian facility shall be implemented in accordance with the approved details prior to the commencement of mineral working, and thereafter maintained for the lifetime of the mineral working, and until completion of infilling and restoration of Phase 10 as indicated on drawing number P21/597/2 (Site Plan & Summary Phasing).

Reason: To ensure suitable, safe and satisfactory planning and development of the site in accordance with Policy 1, 5 & 8 of

Hertfordshire's Local Transport Plan (adopted 2018). A Cycle/Pedestrian facility is required to segregate HGV movements from vulnerable road users using (or crossing) Coopers Green Lane or other routes where this conflict could occur over the lifetime of the development

Traffic Management Scheme

13. Prior to the commencement of the development, a Traffic Management Scheme shall be submitted and approved in writing, to include:

- a detailed plan to show the site layout between the junction/s with the public highway and the weighbridge to, include sufficient provision for queuing vehicles to stand clear of the highway and a loop road to return HGVs to the public highway
- a clear protocol for managing HGV arrivals and departures at peak times, including a managed system for HGV arriving at the site;
- haul road signage
- schedule of cleaning and maintenance of the haul road
- operation of a wheel washing facility

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

Impact Assessment (Phases 4 to 10)

14. Prior to the importation of material for the restoration of Phase 4 and any subsequent Phases, the Applicant shall undertake an Impact Assessment of the effects of HGV traffic upon the local road network, road safety and the local environment. The Impact Assessment shall be submitted to and approved in writing by the Mineral Planning Authority. The Impact Assessment shall appraise all feasible options for HGV routing to the restoration areas at Stanborough Triangle and Astwick , including the potential use of Hatfield Avenue.

The assessment of each option shall address the following criteria:

i. safe access to the site from the public highway
ii. HGV routing to the site from the primary road network
iii. minimising the impact upon local roads
iv. vehicle movements within the site,
v. conditions of the local highway network,
vi. highway safety,
vii. effective operation of the road network,
viii. residential amenity and
ix. local environmental conditions.

The Impact Assessment shall be submitted to and approved in writing by the Mineral Planning Authority.

Notwithstanding the outcome of the Impact Assessment planning permission is granted for HGVs to access the site via Coopers Green Lane in the location indicated at the 'Access Point' on Drawing P21/597/2 for infilling and restoration of Phases 4 to 10 as detailed on Drawing P21/597/2 -

Should the Impact Assessment identify alternative access options which could significantly reduce the impact on the local highway network and/or improve local environmental conditions a planning application shall be submitted to the mineral planning authority to provide full details of an alternative access to the restoration site and shall thereafter be implemented in accordance with any planning permission granted.

Reason: To ensure the proposed restoration will not have an unacceptable impact on the conditions of the local highways network in terms of safety, the effective operation of the road network, residential amenity and the local environment, in accordance with Minerals Policy 16 Transport of the Hertfordshire Minerals Local Plan Review 2007.

Prevention of debris on public highway

15. The operator shall take steps to ensure that mud and debris is prevented from being carried out of the site and deposited onto the public highway. No Heavy Goods Vehicle shall exit the site and join the public highway unless and until their wheels and chassis have been thoroughly cleaned.

Reason: Reason: To prevent the deposit of mud onto the road; In the interests of highway safety in accordance with Policies 5, 12 and 16 of Hertfordshire's Local Transport Plan (adopted 2018).

Pre-development road condition survey

16. Prior to the commencement of mineral extraction, and subsequently for each calendar year over the lifetime of the development, the mineral operator shall carry out a condition survey of the section along Coopers Green Lane. The condition survey shall assess any abnormal wear and include proposals to remedy any damage to the highway surface, as may be necessary. The condition survey shall be carried out by a suitably qualified person and submitted in accordance with a timetable to be agreed with the Mineral Planning Authority. Any works necessary to remedy abnormal wear and tear identified by the condition survey shall be remedied as soon as possible in accordance with a timetable to be agreed with the Mineral Planning Authority.

Reason: in the interest of highway safety in accordance with Policies 5, 12 and 16 of Hertfordshire's Local Transport Plan (adopted 2018).

Public Rights of Way

17. Prior to the commencement of mineral extraction, detailed plans to include cross section drawings to show the detailed design and construction for public rights of way including the proposed bridge over the conveyor to enable pedestrians and horse riders to continue to have access along Great Braitch Lane, shall be submitted to and approved in writing by the Mineral Planning Authority. The proposed bridge over the over the conveyor shall in compliance with the requirements of the Department for Transport's DMRB Standard CG 300: Technical Approval of Highway Structures. The Approval in Principle and Design and Check Certification to be accompanied by full structural details. All works shall proceed in accordance with the approved details.

Reason: To ensure that the improvement works are designed to an appropriate standard in the interest of safety, sustainable travel, to ensure that all pedestrians and cyclists can conveniently travel to and from the development, and to protect the environment of the local highway corridor and in accordance with Policy 5 and 21 of Hertfordshire's Local Transport Plan (adopted 2018).

18. All public right of way routes shall remain undisturbed and unobstructed at all times unless legally stopped up or diverted prior to the commencement of the development hereby permitted. The alignment of any public right of way shall be protected by temporary fencing/signing in accordance with details first submitted to, and approved in writing by, the Local Planning Authority throughout the course of the development.

Reason: To safeguard the rights of the public and in the interest of pedestrian safety.

Approved access

19. No further accesses to the public highway shall be provided with the exceptions of the approved accesses on Green Lanes and Coopers Green and any further access that may be agreed by way of the Impact Assessment under Condition 14.

Reason: To minimise the effects of the proposed development on the free and safe flow of traffic on the highway network

Single access point for the export of processed sand and aggregates

20. The exportation of minerals from the Hatfield Quarry Complex shall take place via the existing access onto the C61 Oaklands Lane and no other junction with the existing highway.

Reason: in the interests of highway safety

Transport of mineral from extraction site to processing plant

21. Unless otherwise agreed in writing in advance by the Mineral Planning Authority, all excavated sand and gravel shall be transported to the existing processing plant by conveyor.

Reason: To minimise the adverse impact of operations on the local community in terms of visual intrusion, noise and dust.

Prevention of unauthorised access

22. Precautions shall be taken at all times to prevent unauthorised access to the site.

Reason: To minimise the adverse effects on the local amenity

ECOLOGY

Biodiversity and Habitat Management Plan

23. Prior to the commencement of the development, a Biodiversity and Habitat Management Plan shall be submitted to the Mineral Planning Authority. The Plan shall include detailed proposals to achieve a net enhancement to biodiversity during mineral extraction and restoration and upon completion of the development, including enhancement proposals on adjoining farmland to provide suitable habitat for farmland birds (Grey partridge, Lapwing, Cuckoo, Barn owl, Skylark, Tree Sparrow, Linnet, Bullfinch and Yellowhammer). The Plan shall include a schedule of management proposals and long term biodiversity objectives, and set out responsibilities and mechanisms to achieve the long term objectives

The development shall be undertaken in accordance with the approved biodiversity and habitat management plan for the lifetime of mineral extraction and restoration

Reason: to ensure appropriate compensation and enhancement of habitats in accordance with the NPPF (paragraph 109)

AIR QUALITY

Monitoring baseline conditions

24. Prior to the commencement of the development the mineral operator shall undertake a minimum of 6 months continuous air quality monitoring, in locations to be agreed with the local Environmental Health department, to measure existing baseline air quality. Air quality measurements shall be recorded for a minimum of 12 months following the commencement of sand and gravel export from the site. A report of air quality information gathered by the monitoring equipment shall be submitted to the Mineral Planning Authority for each day of the 12 month period

Reason: to establish an accurate baseline reading of existing conditions and demonstrate fluctuations in air borne particles related to vehicle emissions from the site in the interests of human health

Phased air quality monitoring

25. Prior to the commencement of soil stripping within each Phase, the mineral operator shall submit proposals comprising an air quality monitoring scheme to the Mineral Planning Authority for approval, to include:

- proposals for siting air quality monitoring equipment adjacent to the site boundary, including a plan showing their location
- details of the type, make, model, and specification;
- a programme of monitoring air quality on a weekly and/or monthly basis;
- a monthly report of NOx and PM10 levels for each working day

The air quality monitoring scheme shall be approved in writing prior to the commencement of soil stripping in each Phase.

The air quality monitoring equipment shall be installed prior to the commencement of soil stripping in each Phase.

The monthly air quality monitoring report shall be submitted for each in accordance with a programme to be agreed with the Mineral Planning Authority.

Reason: to assess real-time changes in air quality related to air borne dust emissions from the site in the interests of human health.

Dust suppression scheme

26. Prior to the commencement of mineral extraction, the mineral operator shall submit a dust suppression scheme to demonstrate how dust will be controlled at source during each Phase and for the duration of the

development. The scheme shall provide measures aimed at removing and reducing dust emissions at source, and appropriate mitigation measures, to include (but not limited to):

- the use of water to dampen haul roads and stockpiles,
- installation of air quality monitoring equipment in locations to be agreed as part of the approved scheme;
- review of air quality monitoring data by an air quality monitoring professional;
- action plan for managing dust; including a protocol for restricted working when the wind speed/direction may result in dust being carried from the site affecting nearby properties
- The measures comprising the scheme shall be fully implemented at all times when the site is operational.

The development shall be undertaken in accordance with the approved dust suppression scheme for the lifetime of mineral extraction and restoration

Reason: in the interest of public amenity; to protect the living conditions of the neighbouring properties; to ensure that the development does not have an adverse impact upon human health; and to comply with the NPPF 2019 (paragraph 204).

NOISE

Noise monitoring

27. Prior to the commencement of mineral extraction, and subsequently prior to mineral extraction in each phase of development, a noise management strategy shall be submitted to and agreed in writing by the Mineral Planning Authority. The strategy shall indicate locations for noise monitoring equipment on the site boundary nearest to sensitive receptors and include mitigation measures such as soil bunds and acoustic barriers as may be necessary to ensure compliance with maximum noise standards in the National Planning Practice Guidance. The strategy shall be implemented in full as approved for the lifetime of the development.

Reason: to ensure compliance with accepted noise standards

Noise levels during construction and operation

28. The maximum noise levels generated by the operations at the site shall not exceed 55dB LAeq (1 hour) measured at the boundaries of the site. During temporary operations, including soil stripping, bund construction, and soil placement, noise levels measured at the boundary of the site shall not exceed 70dB LAeq (1 hour). At all other times noise shall not exceed 10dB LAeq (1 hour) above the background levels measured at the nearest sensitive receptor.

Reason: in the interests of residential amenity in line with Policy 70 of the St. Albans District Local Plan Review 1994; to comply with maximum noise levels specified in the National Planning Policy Guidance.

Noise – vehicle reversing alarms

29. All vehicles involved in the extraction, transportation and processing of aggregates shall be fitted with white noise reversing alarms to be maintained in a usable condition throughout the duration of the development. Effective sound insulation shall be employed for all machinery on the site. All chutes and hoppers shall be lined with rubber or a similar noise-absorbent medium. All machinery shall be maintained to manufacturer's specifications so as to avoid any unnecessary noise.

Reason: To minimise the adverse impact of noise generated by the operations on the local community

LIGHTING

Floodlighting

30. No floodlights shall be used on site without the prior written agreement of the Mineral Planning Authority on the design, location, luminescence and direction of each light.

Reason: To safeguard public safety and minimise the risk of environmental pollution.

LANDSCAPING

Landscaping and planting scheme

31. Prior to the commencement of mineral extraction, a detailed landscaping scheme for advance planting within the site and on site boundaries shall be submitted to and approved in writing by the Minerals Planning Authority. The scheme shall include:

    a) provision of permanent woodland planting south of the plant area;
    b) plant specifications, species, size, spacing and number of trees and shrubs to be planted and measures to protect and maintain the trees and shrubs in accordance with good practice;
    c) plans to show the position, species type and size of all existing trees, shrubs and hedgerows to be retained, and the proposals for their protection throughout the operations;
    d) details of hard landscaping, entrances gates other means to secure the site, to include the location, type and height of proposed fencing to prevent public access to operational areas;
    e) a programme to implement the scheme

The approved scheme shall be implemented in full within the first available planting season for each phase of the restoration in accordance with British Standards.

Reason: to provide for appropriate landscaping of the site in accordance with Policy 12 (Landscape) of the Hertfordshire Minerals Local Plan Review 2007

Landscape Management Plan

32. Prior to the commencement of development, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- details extent and type of new planting
- details of maintenance regimes
- details of any new habitat created on site
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities

Reason: to contribute to enhancement of biodiversity by establishing ecological networks; to protect wildlife and their habitats and secure opportunities for the enhancement of the nature conservation value of the site (NPPF, paragraph 109); and to take the opportunities to incorporate biodiversity in and around developments (NPPF, paragraph 118).

RESTORATION

Phased restoration scheme

33. Within 6 months of completion of mineral extraction in each Phase of the development, a detailed restoration scheme shall be submitted for approval to include:
    a) calculation of the volume of fill material required to complete restoration;
    b) cross section drawing to show:
        - the depth of the mineral void; and
        - the depth and final levels of:
            - fill material
            - sub soil
            - topsoil
            - final restored contours

The scheme shall be approved in writing by the Mineral Planning Authority prior to the commencement of infilling. Each Phase of the development shall be restored in accordance with the approved phased restoration scheme for that Phase.

Reason: to ensure a satisfactory restoration is achieved

Restoration Programme & Monitoring

34. Within 12 months of the commencement of mineral extraction in each Phase, the Mineral Operator shall submit a detailed restoration programme setting out:

- progress with restoration in each Phase;
- progress with mineral extraction for the preceding 6 months;
- groundwater monitoring
- proposals for biodiversity enhancements;
- management of the restored land;

The Mineral Operator shall provide a written report of the preceding 6 months monitoring, to include illustrations as appropriate, and proposals for the following 6 months.

The Mineral Planning Authority will provide an annual monitoring programme at the start of each calendar year and provide the Mineral Operator with a written report after each meeting setting out any agreements and actions for the following 6 months.

Reason: to ensure a satisfactory programme of progressive restoration in each Phase and to provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards in accordance with the National Planning Policy Framework 2012 (paragraph 144) and in accordance with Minerals Policy 13 Restoration Scheme of the Hertfordshire Minerals Local Plan Review 2002-2016 Adopted March 2007

Landscaping scheme for restoration

35. Within 12 months of the commencement of mineral extraction, a detailed landscaping scheme shall be submitted for approval. The approved scheme shall be implemented within 12 months of soil placement in each phase.

Reason: to provide for satisfactory landscaping of the site in accordance with best practice and in accordance with Minerals Policy 12 Landscaping.

Notice prior to soil placement

36. The Mineral Operator shall provide the Minerals Planning Authority with a minimum of seven days-notice prior to the commencement of works involving the movement, replacement or cultivation of topsoil or subsoil resources.

Reason: to ensure the Mineral Planning Authority has an opportunity to inspect the soil conditions and agree the method of working

Soils content for the 1m top layer of soils

37. The placement of the final upper 1m of soils shall be kept free from any material which may damage cultivation machinery or interfere with the subsequent conservation uses. Prior to topsoiling, the area shall be thoroughly ripped with a winged subsoiler at a depth of 300mm at a tine spacing of no more than 450mm and then at a depth of 600mm. All rocks, stones and other solid objects in excess of 75mm diameter on the surface following ripping shall be removed.

Reason: to ensure that soils are constituted of material suitable for the proposed afteruse

Marker levels

38. Prior to the infilling within 1m of the finish levels in each phase, marker levels shall be erected to show the final fill levels, sub soil and topsoil levels. The site operator shall give the Minerals Planning Authority not less than 3 working days notice in writing that filling within any area of the site is approaching 1 metre of final levels.

Reason: to ensure the restoration levels are suitable for the proposed restoration in accordance with the approved plan, and in accordance with Policies 13 (Reclamation Scheme) and 14 (Afteruse) of the Hertfordshire Minerals Local Plan Review 2007.

Pre-settlement Levels

39. On completion of all infilling the pre-settlement levels shall not exceed those shown on the approved restoration drawings [referenced]. The maximum height of the restored landform shall not exceed [metres] AOD.

Reason: to ensure that the final levels are appropriate and comply with the planning permission; to minimise the impact of the development upon the openness of the Green Belt

Hedgerows

40. Prior to the removal of any trees or hedgerows a landscape planting

shall be submitted and approved in writing to indicate the extent and details of any proposed:

- advance screen planting, and
- boundary hedge and tree planting,
- landscape planting for each phase; and
- final restoration of the site

All new planting shall provide opportunities to enhance biodiversity including:

- creation of new wildlife corridors;
- the use appropriate native species and planting density;
- establish and define a pattern of enclosures within the site; and
- provide links to existing hedgerows and woodland adjoining the site.

The approved landscape planting plan shall be implemented prior to the commencement of mineral extraction in each phase in accordance with the approved details

Reason: to ensure appropriate compensation and enhancement of habitats; to contribute to the establishment of coherent ecological networks which are more resilient to current and future pressures, and thereby halting the overall decline in biodiversity, in accordance with the NPPF (paragraph 109).

AFTERCARE

41. Within 6 months of the date of this planning permission, and subsequently prior to the commencement of mineral extraction in any subsequent phase, an aftercare scheme requiring such steps as may be necessary to bring the land to the required standard suitable for the proposed conservation afteruses shall be submitted for the written approval of the Minerals Planning Authority. The scheme shall specify the steps as may be required to achieve and maintain the standards required for the proposed conservation afteruses:

    a) cover a five year period;
    b) specify all practical steps and periods during which they are to be taken;
    c) contain provision for the submission of an annual report to be submitted to the Minerals Planning Authority;
    d) contain provision for site meetings on at least an annual basis with officers of the Minerals Planning Authority and any relevant consultee in order to assess the progress to date, any remedial action required, and the management of the site for the following year.

The approved aftercare scheme shall be implemented in full on completion of restoration or completion of restoration of any working phase and shall be carried out for a period of ten years following restoration or restoration of each phase (as appropriate).

Reason: to ensure the proposal meets the aftercare requirements set out in Policy 14 (Afteruse) of the Hertfordshire Minerals Local Plan Review 2007, and in particular (i) enhances the character of the local area ensure (ii) is a benefit to the local community (iii) provides for increased public access and (iv) enhances biodiversity.

Vegetation clearance

42. No tree or hedge removal shall take place during the bird breeding season (March to August inclusive)

Reason: to protect breeding birds, their nests, eggs and young.

Vehicle maintenance

43. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with and use effective silencers.

Reason: in the interests of residential amenity.

Hours of operation

44. The hours of operation of the site, where mineral extraction and processing is permitted are limited to:

- 07:00 to 18:00 hours Monday to Friday; and
- 07:00 to 13:00 hours on Saturdays

There shall be no operations, including the use of machinery, mineral processing and waste disposal outside of the above hours. No working is permitted on Sundays or Bank Holidays, unless otherwise agreed in writing by the Mineral Planning Authority under exceptional circumstances. For the purposes of this condition operations shall include vehicle movements connected with the importation of waste.

Reason: to limit the disruption caused by mineral working and processing and HGV movements upon the local area; in the interests of residential amenity; to comply with Policy 70 of the St. Albans District Local Plan Review 1994.

DRAINAGE

Implementation

45. The development permitted by this planning permission shall be carried out in accordance with the Technical Note: Hatfield Quarry: Land South of Coopers Green Lane - Drainage Strategy prepared by ESI, reference 6496P TN1 dated May 2018 and the following mitigation measures as detailed within the surface water drainage strategy.

    1. The surface water run-off generated by the site will infiltrate via infiltration basins and swales as shown in Figure 2 - Outline drainage design.
    2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event for all parcels.

    The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

    Reason: To prevent flooding by ensuring the satisfactory disposal of surface water from the site

    Updated design following infiltration tests

46. Upon completion of each phase of the works, infiltration tests should be conducted where the proposed infiltration features are to be located. Results should be used to confirm final design of drainage for the restoration scheme and submitted to the Local Planning Authority for approval.

    The drainage scheme shall include –

    1. Provision of a fully detailed drainage plan showing pipe diameters, pipe runs, outlet points and location of SuDS features and supporting calculations in accordance with the results of the infiltration tests.
    2. Design details of the proposed swales and infiltration basins.
    3. Details of the diversion and re alignment of the watercourse including final longitudinal bed profile and cross sections of the ordinary watercourse including location of any structures and their positioning in relation to the direction of the flow.

    Reasons: (1) To ensure the feasibility of the proposed scheme; (2) To secure the correct realignment of the ordinary watercourse; (3) To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

    Management and maintenance plan

47. Upon completion of the drainage works an updated management and maintenance plan for the all the SuDS features and structures must be

submitted and shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding.

GROUNDWATER

Water Monitoring and Management Plan

48. The mineral extraction on Phases 7, 8, 9 and 10 hereby permitted shall not commence until a Water Monitoring & Management Plan, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

    The Water Monitoring and Management Plan shall include:

    1. details of construction and water management during construction of the infiltration lagoon.
    2. Details of proposed dewatering in Phases 7, 8, 9 and 10.
    3. a long-term groundwater monitoring plan to continue during and post the operational phase.
    4. a mechanism for periodic review.

    The plan should include monitoring and reporting programs, location of monitoring points including additional monitoring boreholes particularly in the vicinity of the infiltration lagoon, analytical suites, limits of detection and groundwater level monitoring. Details of contingency actions in the event of impact shall also be included. The infiltration lagoon shall be constructed in accordance with the approved Water Monitoring & Management Plan.

    Groundwater monitoring shall be conducted by the Mineral Operator in accordance with the long-term groundwater monitoring plan for the lifetime of the development. Prior to mineral extraction in each of the Phases 7, 8, 9 and 10 the Groundwater Management plan shall be reviewed and an updated plan submitted and approved in writing by the Mineral Planning Authority.

    The management of water shall be carried out in accordance with the approved Plan, or as otherwise agreed by the Mineral Planning Authority under the periodic review

    <u>Inert waste only</u>

49. No material shall be disposed of at the site other than inert waste within the waste types specified in the Environmental Permit issued by the Environment Agency.

Reason: to minimise the risk of pollution to land and water and to ensure the material used in reclamation is appropriate for the proposed afteruse

Waste volumes

50. The maximum volume of waste imported and disposed of at the site shall not exceed the volume necessary to achieve the approved restoration contours.

Reason: to ensure the site is restored in accordance with the planning permission and to limit the impact to the highway network.

Weighbridge records

51. The weighbridge shall be maintained in a working condition through the lifetime of the development. The mineral operator shall keep accurate weighbridge records of the volume of waste material imported to the site. All HGVs entering the site must be weighed on before entering the site and weighed off before exiting the site. The Mineral Operator shall keep daily records of the volumes of waste imported to the site during each phase of the restoration.

Reason: to ensure the volume of waste imported and disposed of at the site is the minimum necessary to achieve the approved development.

Waste storage, sorting and processing

52. With the exception of materials required in the reclamation of the mineral working no waste material shall be imported, processed, stockpiled transferred, or stored within the application site

Reason: in the interests of amenity and to maintain the purposes of the Green Belt.

Storage of liquid fuel, oil or chemicals

53. All fuel, oil and other liquid chemicals used or stored on site shall be kept in bunded storage tanks or bowsers. No fuel, oil, or other chemical likely to cause pollution to surface or groundwater shall be deposited at the site.

Reason: to minimise the risk of pollution of soils and groundwater.

54. Any storage tank for oil or other potentially polluting liquid used on site shall be located on an impervious base and surrounded by oil tight bund walls or within another liquid container, which shall be capable of containing 110% of the volume of the storage tank and shall enclose all fill and draw pipes and sight gauges. The vent pipe shall be directed downwards into the bund.

Reason: to contain any fuel spills minimise pollution risks

Minimum working distances to boundaries

55. A minimum distance of 10m shall be maintained between the edge of perimeter bunds and the site boundary and no operations including mineral extraction shall take place within 10m of the site boundary.

Reason: to protect the root systems and viability of established trees and hedgerows along the site boundary in compliance with Policy 18 (v) of the Minerals Local for Hertfordshire 2002-2016 adopted in November 2007.

Removal of permitted development rights

56. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any Order amending, replacing or re-enacting that Order, planning permission shall be obtained for the erection of any building, fixed plant, fixed machinery or fixed structures on the land and the written agreement of the Minerals Planning Authority shall be obtained prior to the placing on site of any buildings or structures in the nature of portable plant.

Reason: in the interest of the openness of the Green Belt.

HIGHWAYS INFORMATIVE

- The identified works will require separate approvals under section 278 of the Highways Act 1980, and Approval in Principle (AIP) in compliance with the requirements of the Department for Transport's DMRB Standard CG 300: Technical Approval of Highway Structures.

12. List of appendices

A1. Location Plan
A2. Site Plan and Phasing Summary
A3. Phased Method of Working Plans
- P21/597/3 Method of Working End of Phase 1
- P21/597/3 Method of Working End of Phase 2
- P21/597/3 Method of Working End of Phase 3

- P21/597/3 Method of Working End of Phase 4
- P21/597/3 Method of Working End of Phase 5
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- P21/597/3 Method of Working End of Phase 10
- P21/597/3 Method of Working End of Phase 11
- P21/597/3 Method of Working End of Phase 12

A4. Restoration Details
A5. Relevant Development Plan Policies
A6. Highway Authority consultation response