

HATFIELD AERODROME

Town and Country Planning Act 1990, Section 78

Application for the establishment of a new quarry on land at the former Hatfield Aerodrome, including a new access onto the A1057, aggregate processing plant, concrete batching plant and other ancillary facilities, together with the importation of inert fill materials for the restoration of the minerals working

Application Ref. 5/0394-16

Section 78 Appeal against refusal of planning permission by Hertfordshire County Council.

Appeal Ref. APP/M1900/W/21/3278097

**Statement of Common Ground – Operational
Detail:**

**Comparison of impact on Green Belt
between Cemex Hatfield Quarry
and the proposed Brett Site**

1.0 Introduction

- 1.1** This Statement of Common Ground sets out the areas of agreement between Brett Aggregates Limited ('the Appellant') and Hertfordshire Council ('the Council') in respect of the appeal (reference number APP/M1900/W/21/3278097) that will be heard in relation to the planning application refused by the Council (reference number 5/0394-16) ('the Application').
- 1.2** In particular, it has been prepared following a video meeting between Chris Tunnell of Ove Arup & Partners Ltd, representing the Council and Gregor Mutch of Brett Aggregates Limited. During this meeting the operations at Cemex Hatfield Quarry were compared with the Brett proposed site footprint and structures/stocks of greater than 5m in height. The discussion also examined the proposed campaign method of working and why it is necessary at the Appeal Site.
- 1.3** This SoCG is supplemental to one previously agreed between the Appellant and Council.

2.0 Footprint of area removed from Green Belt

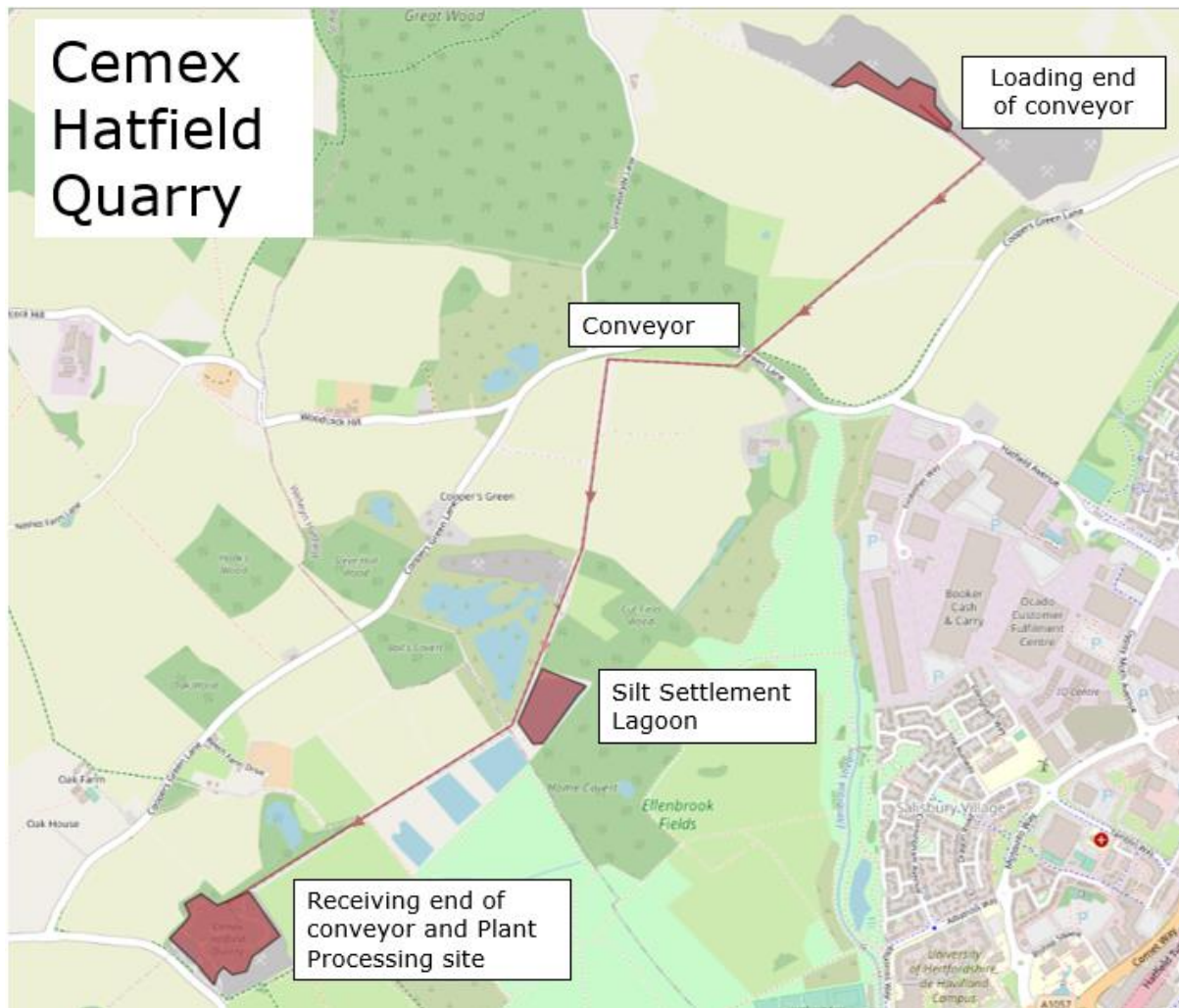
- 2.1** Comparison has been made to the areas temporarily removed within the Green Belt for site operations at both sites. These include, areas used for aggregate storage prior to processing, aggregate production plant, businesses such as concrete batching and aggregate bagging plants and fresh water and silt lagoons. The CEMEX site operations are considered as being of longer duration. The comparison excludes areas of shorter duration such as where mineral is being extracted in phases and subsequently filled and restored. The comparison also excludes access roads or land occupied by field conveyors.

2.2 The Brett site proposes longer term operational activity taking place in an area of 11 hectares (excluding the extraction area). The area includes:

- 2.2.1 As Raised Ballast stock. An area of 3 hectares has been shown on the plans for unprocessed stock. This is larger than would normally be seen in a typical sand and gravel quarry. The requirement for an increased stocking area is due to the fact that the mineral will have to be worked in campaigns driven by the seasonal change in the height of the water table in the lower mineral aquifer. Sufficient stock will be required to be stored so as to allow processing to continue through to the next campaign or extraction season when the water table has reduced, and the next mineral extraction campaign can commence.
- 2.2.2 An area of 3.5 hectares which includes the aggregate processing plant, finished aggregate stockpiles (the necessary scale of which is not agreed) and a ready mixed concrete plant as proposed in the 2016 Application but excluded in 2021 (the 'appropriateness' of the concrete plant and justification for it is not agreed).
- 2.2.3 Lagoons including fresh water and silt settlement occupy an area in the plant site of 1.7 hectares
- 2.2.4 Ancillary infrastructure including offices, vehicle parking, weighbridge and standoffs to bunds . (The need for the extent of the vehicle manoeuvring areas is not agreed)

2.3 The Cemex site is spread over three distinct areas and covers collectively 9 hectares as measured off Google Maps (See Figure 1)

Figure 1 (Three distinct areas of operation)



2.3.1 The area used for operations at the loading end of the field conveyor covers 2.0 hectares. (which excludes the actual extraction operation). The loading end of the conveyor is repositioned periodically. This is where mobile plant is kept and a stockpile of freshly dug ballast is held for loading onto the field conveyor. (See Figure 2)

Figure 2 (Loading end of Cemex Field Conveyor)



2.3.2 At Cemex the silt settlement lagoon is located in a previously worked area of the site and covers 2.2 hectares (see Figure 3). The silt lagoon forms part of the operational mineral workings, isolated from the plant site, and is not enclosed by bunds. It has no material impact upon openness.

Figure 3 (Silt Settlement Lagoon)



2.3.3 The Cemex Processing plant area which includes aggregate processing plant, fresh water lagoon and other value added businesses in the form of a readymixed concrete plant and a bagging business is 4.8 hectares (see Figure 4). The aggregate processing area occupies 2.2 ha of this area.

Figure 4 (Processing Plant Area and ancillary businesses)

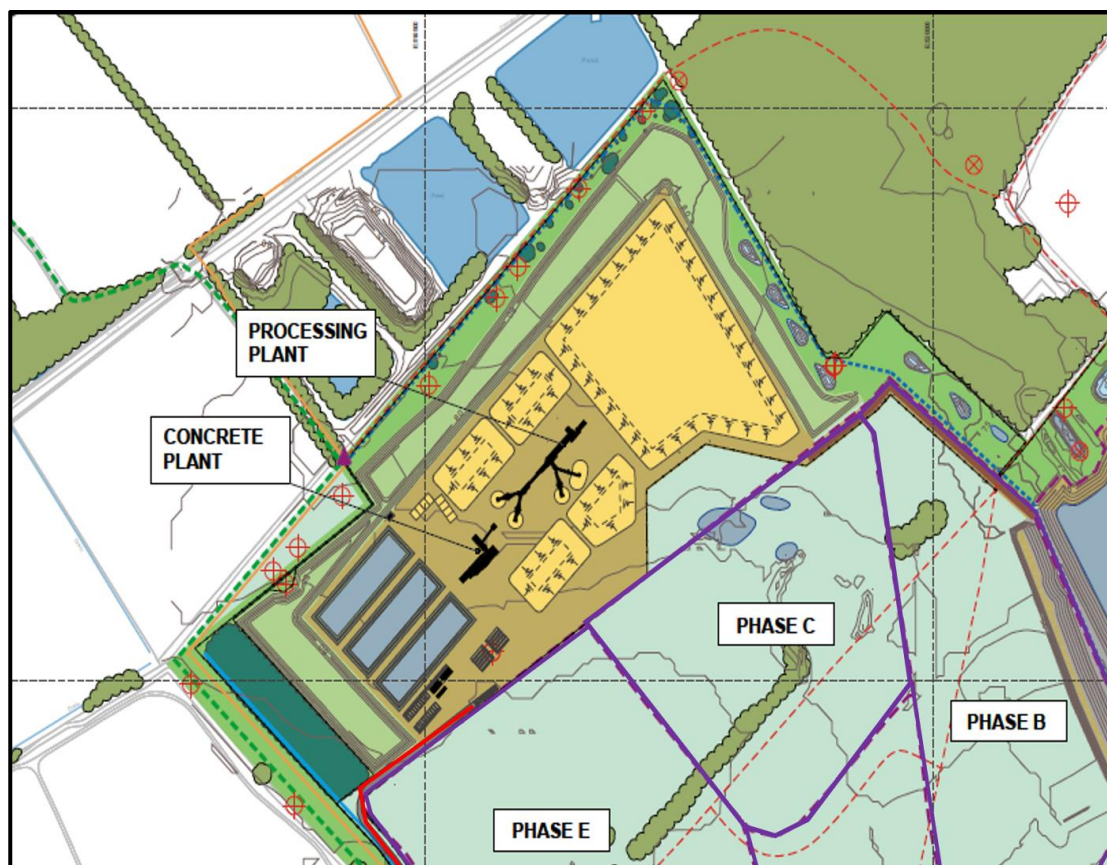


3.0 Structures over 5m in height

- 3.1 Impact on openness is contributed to by the relative height of plant, infrastructure and bunds and generally more influenced by higher structures and stockpiles. It is agreed in this Statement of Common Ground that the Brett site stockpiles are limited to a height of no greater than 5m through a draft planning condition (Main SoCG Appendix A, Page 50, condition 7)

- 3.2 The lagoons at both operations are all below ground level and will not affect visual openness.
- 3.3 The following structures at each quarry are agreed to be higher structures
- 3.4 The Brett 2016 Application (see Figure 5 below)
 - 3.4.1 The aggregate processing plant and the concrete batching plant
- 3.5 The Brett 2021 Application
 - 3.5.1 The aggregate processing plant excluding the concrete batching plant

Figure 5 (2021 application plan with concrete plant added back in for reference to 2016 application. Brett Plant Site including as raised ballast stocking area and lagoons)



3.6 The Cemex Processing site located on Oaklands Lane has the following higher structures (see Figure 6 below)

3.6.1 The aggregate field conveyor discharge point

3.6.2 Aggregate stockpiles are not limited to 5m

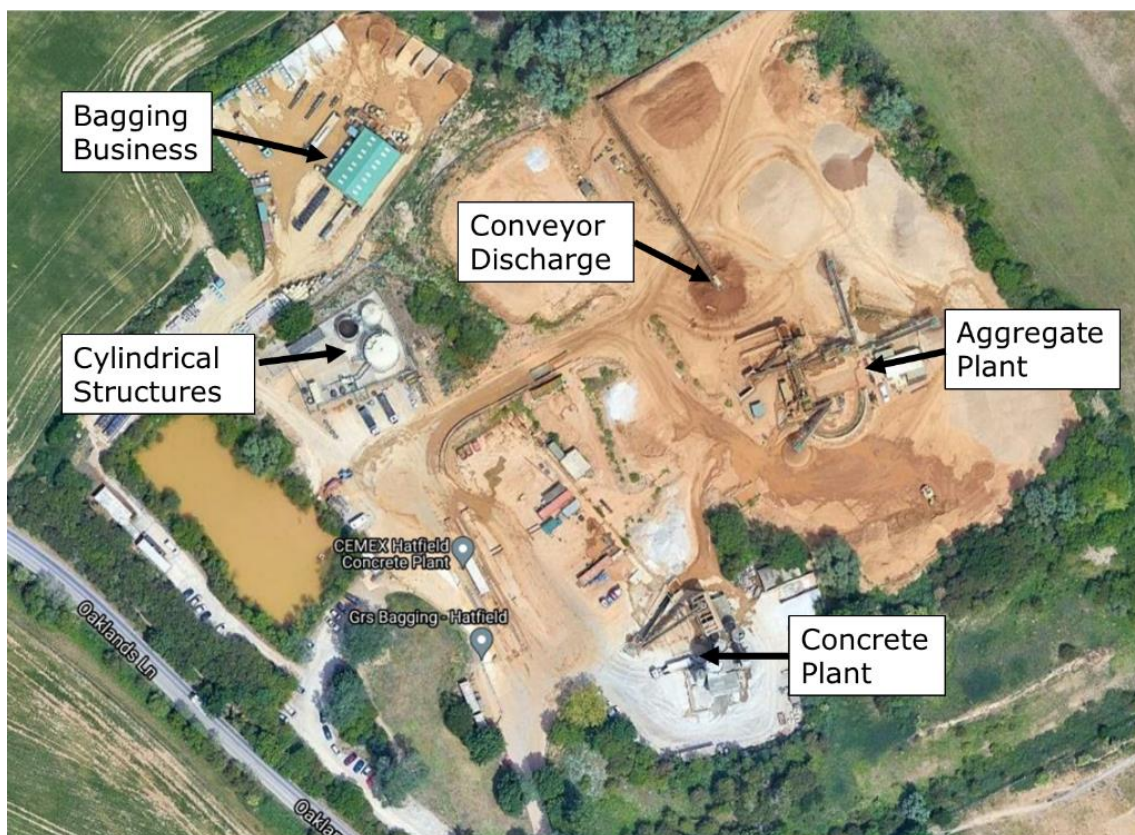
3.6.3 The aggregate processing plant

3.6.4 The concrete batching plant

3.6.5 The building for the bagging business

3.6.6 A series of tall cylindrical structures, comprising the leachate treatment plant

Figure 6 (Cemex Processing Site)



3.7 Table of higher structures/stocks

Table 1 (Higher structures)

	Brett 2016 Application	Brett 2021 Application	Cemex Hatfield Quarry	
Mineral Stockpiles	✗	✗	✓	Planning condition limits Brett site to 5m
Aggregate Processing Plant	✓	✓	✓	All have Aggregate Processing
Concrete Plant	✓	✗	✓	2021 Application excludes concrete plant
Bagging Plant	✗	✗	✓	GRS Bagging on Cemex Site
Large Cylindrical Tanks	✗	✗	✓	Large Cylinders

4.0 Method of working

4.1 It is agreed that due to the hydrogeology of the Lower Mineral Horizon (agreed by both parties) and the need (in the SOCGH) to avoid pumping in the Lower Mineral Horizon (Brett disagree with this second statement and contend that seasonal campaign working is required irrespective of whether pumping is or is not permitted), the site will have to be worked in seasonal campaigns. (reference CD 1.1 Planning Statement 3.30, 3.50 and CD 1.6 GWMP 2.2.2 and contained in the HSOCG). As a consequence, it will be necessary to maintain a stockpile of unprocessed material that will ensure continuity of processing between seasonal campaigns. The site has a dedicated area of 3 hectares for this which will be filled periodically and will reduce in size until the next campaign replenishes it.

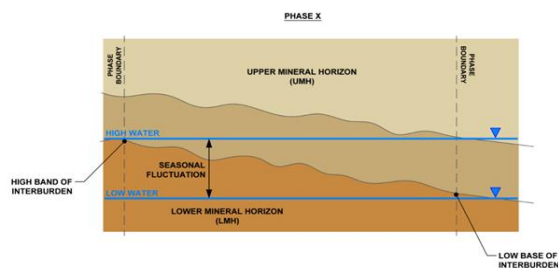
4.2 A possible seasonal working scenario is shown through Table 1 contained in the SOCGH (replicated as Table 2 below.)

4.3 As a consequence of seasonal campaign working and following detailed consideration of quarry operations, it is agreed that the use of a conveyor to transport material from the quarry face to the

stockpile in the processing areas would offer no benefit to impact on Green Belt than if the material is transported on haul roads using articulated dump trucks, as proposed by Brett. This is because of the need for loading facilities for a conveyor. However, HCC seeks a condition to allow it to approve the detailed alignment of the haul roads for each phase, as there remains within HCC Green Belt related concerns about the excessive use of space in the processing area. HCC also seeks a condition to allow it to approve the detailed design and layout of the processing area to ensure that the effects on Green Belt openness are kept to a minimum.

Table 2

Phase	Groundwater Elevation (Lowest and Highest)				Base of Interburden		Groundwater Elevation Period							
							Low (June -Dec)				High (Jan-May)			
	Min (Nov 17)		Max (Mar 14)		High	Low	Minimum		Maximum		Minimum		Maximum	
	Base of Interburden Elevation													
	LL	HL	LH	HH	H	L	H	L	H	L	H	L	H	L
UM Lagoon	65.5	66.5	68	69	66.8	65.6								
LM Lagoon	64	65.5	66.5	68	66.3	65.6								
A	64.5	66	66.5	68	66.8	65.7	-2.3	-1.2	-0.8	0.3	-0.3	0.8	1.2	2.3
B	65.4	66.9	68	70	67.5	66.1	-2.1	-0.7	-0.6	0.8	0.5	1.9	2.5	3.9
C	66	67.5	69.5	71	68.3	66.9	-2.3	-0.9	-0.8	0.6	1.2	2.6	2.7	4.1
D	65.5	66.5	68	70	68.1	65.7	-2.6	-0.2	-1.6	0.8	-0.1	2.3	1.9	4.3
E	67	69	70	72	69.5	68.3	-2.5	-1.3	-0.5	0.7	0.5	1.7	2.5	3.7
F	66	67.5	68.5	71	68.2	66.5	-2.2	-0.5	-0.7	1	0.3	2	2.8	4.5
G	67	69	69	71.5	68.1	67	-1.1	0	0.9	2	0.9	2	3.4	4.5



Base of Interburden Elevation	
H	Highest Interburden Elevation in Phase
L	Lowest Interburden Elevation in Phase

	Unconfined and Unsaturated Conditions (-ve Head in LMA)
	Confined Conditions (+0 to 1m head in LMA)
	Confined Conditions (1> to 2 m head in LMA)
	Confined Conditions (> 2 m head in LMA)

Groundwater Elevation	
LL	Lowest Low in Phase
HL	Highest Low in Phase
LH	Lowest High in Phase
HH	Highest High in Phase

5.0 Conclusion

5.1 The Brett proposal occupies a single operational area of 11 ha, which is bundled on three sides. The Cemex site has three areas, although the processing site is 4.8ha. The three areas total 9 ha (excluding the conveyor route between them) and include a number of operations which are not sought by Brett. The agreed areas are summarised in Table 3 below.

Table 3 (Production and stocking areas)

	Cemex (ha)	Brett (ha)
Stockpiles (unprocessed as raised ballast)	0.5	3.0
Primary Processing plant and processed stocking area	2.2	3.0
Value added activities, e.g. Concrete plant, Aggregate Bagging Plant	1.2	0.5

5.2 For the three types of production and stocking areas in combination the Brett proposal is thus approximately 2 hectare more than the cumulative area of the three Cemex sites. This additional area is due to the draft planning condition stipulating that no stock shall be in excess of 5m in height and due to the necessity of working the mineral in seasonal campaigns dependent on the level of the water table in the lower mineral aquifer. The Brett proposal has fewer high structures in comparison to the Cemex site. The primary processing plant and processed stocking area is 0.8 ha larger for the Brett proposal and the areas of circulation space are also greater. There is a dispute as to whether the processed stockpiles and the areas of circulation space in the processing areas are justified.

6.0 The document has been signed by both parties.

Signed on behalf of:	Signed on behalf of:
Brett Aggregates Limited	Hertfordshire County Council
By	By
.....	
Date:	Date: