

## Appendix II

### **PROPOSED EXTENSION TO HATFIELD QUARRY FOR THE EXTRACTION OF APPROXIMATELY 0.45 MILLION TONNES OF SAND AND GRAVEL FROM WITHIN 17.7HA OF LAND KNOWN AS FURZE FIELD, INVOLVING RETENTION OF THE QUARRY ACCESS ROAD AND SITE INFRASTRUCTURE FACILITIES AND RESTORATION OF THE EXTENSION AREA TO AGRICULTURAL LAND AND MIXED HABITATS INCLUDING WETLANDS, ACID GRASSLAND AND WOODLAND PLANTING**

#### Time Limit for Commencement

1. The development to which this planning permission relates shall be begun before the expiration of a period of five years commencing on the date of this permission

#### Time Limit for Completion

2. Unless otherwise agreed in writing by the Mineral Planning Authority, the development to which this planning permission relates shall be completed by 31 December 2023

#### Limit of Operations

3. The development hereby permitted shall be carried out in accordance with the plans and documents forming part of the planning application listed below:
  - P22\_597\_Restoration Plan
  - P22\_597\_Plan 1 Soil Management
  - P22\_597\_Plan 2 Soil Management
  - P22\_597\_Plan 3 Soil Management
  - P22\_597\_Plan 1\_Method of Working
  - P22\_597\_Plan 2\_Method of Working
  - P22\_597\_Plan 3\_Method of Working
  - P22\_597\_Plan 4\_Method of Working
  - P22\_597\_Plan 5\_Method of Working
  - P22\_597\_3\_Existing Site
  - P22\_597\_1\_Location Plan
  - Air Quality Assessment
  - Noise Assessment
  - Heritage Assessment
  - Written Statement 24 October 2016
  - Landscape Assessment
  - Flood Risk Assessment
  - Hydrological Impact Assessment
  - Transport Statement

#### Single access to the public highway

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

#### Maximum limit on HGV movements

5. Unless otherwise agreed in advance in writing by the Mineral Planning Authority, there shall be no more than 250 HGV movements (150 in/150 out) accessing the site via the C61 Oaklands Lane in any one working day. Written records of vehicles entering and leaving the site in connection with all lorry movements from/to the Hatfield Quarry Complex shall be kept by the site operator and made available to the Mineral Planning Authority for inspection.

#### Wheel washing facilities

6. No commercial vehicles shall enter the public highway unless their wheels and chassis have been cleaned to prevent material, including sand, mud and debris, being deposited on the public highway

#### Landscaping

7. On completion of mineral extraction the land shall be restored in accordance with drawing referenced P22 / 597 / 6 (Composite Restoration Plan) dated 01 September 2016, to include: cultivation and planting of tree, shrub, hedge planting, and grass seeding. All trees, hedges and shrubs planted under the scheme shall be maintained throughout the duration and for a minimum period of five years following restoration. Any tree, shrub, bush or hedgerow which within 5 years of planting dies, is removed or becomes seriously damaged or diseased shall be replaced with others of a similar species within the first available planting season

#### Tree and hedge protection

8. Prior to the commencement of soil stripping the root protection zone area for trees and hedges on the boundaries of the site shall be marked using protective fencing to be retained in place throughout mineral extraction. No soil storage shall take place within 10m of the root protection zone.

#### Landscaping scheme – processing plant

9. Within 6 months of the date of the decision notice a detailed landscaping scheme for the processing plant shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include measures to screen all plant and buildings from view using appropriate species mix and planting densities to be specified in the scheme. The planting necessary to complete the scheme shall be implemented not later than 3 years prior to the commencement of mineral extraction at Furze Field. All planting shall be protected from damage and maintained for a minimum period of 5 years following mineral extraction at Furze Field. Any specimen that is damaged or dies within the 5 year maintenance period shall be replaced with a suitable

replacement specimen that shall first have been agreed with the Mineral Planning Authority.

Reason: to provide an acceptable level of landscaping in accordance with Minerals Policy 12 (Landscape) of the Hertfordshire Minerals Local Plan (2001-2016) Adopted 2007.

#### Hours of Working

10. Except for essential dewatering operations agreed by the Lead Local Flood Authority, no operations shall take place at the site shall take place outside of the following hours:

- 07.00 hours - 18.00 hours Monday to Friday;
- 07.00 hours - 13.00 hours Saturdays.

Unless otherwise agreed in advance in writing by the Mineral Planning Authority, no operations at the site or/and within the Hatfield Quarry Complex shall take place on Sundays or Public Holidays.

#### Dust Mitigation Scheme

11. Prior to the commencement of development a detailed dust management plan to address the method of working at the extraction site shall be submitted to and agreed in writing by the Mineral Planning Authority, to include contingencies to adjust methods of working during dry and windy conditions.

#### Wind speed monitoring

12. Prior to the commencement of development anemometer device shall be installed at the site for the purpose of measuring wind speed. The device shall be fitted with a live link to make the data available to the quarry manager at all times.

Reason: to provide wind speed data in real time to assist with dust management.

#### Dust Control

13. The operator shall ensure at all times that areas outside of the boundary of the site are not affected by dust nuisance resulting from the mineral extraction and processing operation. As a minimum, the operation shall put in place the following measures:

- i) tracked vehicles shall be used for soil stripping, mineral excavation and re-spreading of soil, with the exception of wheeled vehicles for the transport of soil and mineral,
- ii) minimising vehicle speeds within the site to 10mph;
- iii) avoiding soil stripping in extremely dry conditions;
- iv) the use of a water bowser or sprays on haul routes or areas trafficked by vehicles or plant;
- v) minimising drop heights into the conveyor hopper;

vi) minimising drop heights at transfer points where a change in direction of the conveyor takes place.

Reason: to minimise any potentially adverse impact upon the local environment from dust, in accordance with Minerals Policy 18 (ix) of the Hertfordshire Minerals Local Plan.

#### Sheeting of loads

14. All vehicles visiting the site shall upon entering or exiting the site ensure that the load is sheeted and shall not unsheet loads until they are within the processing plant area.

Reason: to minimise dust from vehicles transporting material.

#### Restriction on soil movements

15. No stripping or spreading of overburden, topsoil or subsoil, including the construction of soil mounds, shall take place when the wind speed and direction is likely to carry dust outside of the site boundary.

Reason: to minimise the risk of dust have an adverse impact upon the local environment

#### Air Quality

16. Air Quality monitoring equipment shall be installed and maintained in working order at the site entrance at Oaklands Lane. The data shall be retained and made available to the Mineral Planning Authority upon request.

Reason: to monitor the effects of the operation on local air quality standards.

#### Air Quality Management Plan

17. Prior to the commencement of soil stripping operations, a scheme and programme for the monitoring of dust shall be submitted to and be approved in writing by the Mineral Planning Authority. The scheme shall include details of:

- i) precise arrangements for the measurement of wind speed on the site;
- ii) dust monitoring points around the site boundary;
- iii) monitoring frequency and procedures to make available monitoring information to the Mineral Planning Authority;

#### Noise levels – normal operations

18. Except for temporary operations, the noise levels arising from the development shall not exceed the LA90 (1hour) values (measured when the site is not operational) at any noise sensitive property by more than 10dB(A) and shall not in any event exceed 55dB(LAeq) (1 hour), freefield at any noise sensitive property including Astwick Manor, Astwick Manor Lodge, Astwick Manor Cottages, Whitegate Cottages; and The Pightle.

### Noise level – temporary operations

19. For temporary operations such as site preparation, soil stripping, bund formation and removal and final restoration, the noise levels arising from the development shall not exceed 70dB(LAeq) (1 hour), freefield at any noise sensitive property including Astwick Manor, Astwick Manor Lodge, Astwick Manor Cottages, Whitegate Cottages; and The Pightle.

### Noise monitoring equipment

20. The mineral operator shall install noise monitoring equipment on the southern boundary of the site with Coopers Green Lane to measure noise throughout the development, including temporary operations (site construction and restoration) and operational (mineral extraction) stages. The equipment shall be used to keep a record of noise levels produced during working hours. The data shall be made available to the Mineral Planning Authority upon request.  
Reason: to minimise the potential adverse impacts of mineral working in accordance with Minerals Policy 18 (Operational Criteria for the control of mineral development) of the Hertfordshire Minerals Local Plan (2001-2016) Adopted 2007, and to ensure compliance with national standards for mineral working established in the NPPG.

### Noise from site establishment works

21. Prior to the commencement of mineral extraction at Furze Field, precise details of the site establishment works, including a plan and written statement, shall be submitted to and agreed in writing with the Mineral Planning Authority. The site establishment works shall be designed to minimise the impact of noise from the works upon residents of nearby properties at Astwick Manor Lodge and Astwick Manor in particular.  
Reason: to minimise the potential adverse impacts of minerals working in accordance with Minerals Policy 18 (Operational Criteria for the control of mineral development) of the Hertfordshire Minerals Local Plan (2001-2016) Adopted 2007.

### Protection of watercourses

22. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

### Chemical storage

23. Any chemical or fuel storage containers on the site shall be sited on an impervious surface with bund walls; the bunded areas shall be capable of containing 110% of the container's or containers' total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. There shall be no drain through the bund floor or walls.

### Pollution control

24. Repair, maintenance and refuelling of plant and machinery shall, where practical, only take place on an impervious surface drained to an interceptor
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### Protection of watercourses

26. Throughout the period of working, restoration and aftercare the operator shall:
  - i) protect and support any ditch, watercourse or culvert passing through the development area, or divert it, and shall not impair the flow or render less effective drainage onto and from adjoining land;
  - ii) provide for the collection, treatment and disposal of all water entering or arising on the site, including any increased flow from the land, to ensure that there shall be no pollution of watercourses by the approved operations;
  - iii) protect and support the existing irrigation distribution system, especially where it passes through the development area. Where operational necessity requires the system to be disrupted a suitable alternative shall be provided prior to the disruption taking place;
  - iv) protect and support the existing water supply to private wells on the adjacent agricultural holdings. Where such supply is adversely affected a suitable alternative shall be provided.

### Soil resources - conservation and re-use

27. No topsoil, subsoil or overburden shall be removed from the site.
28. No topsoil or subsoil stripping shall take place until the Mineral Planning Authority has been given at least 7 days and not more, than 21 days notice in writing of any topsoil stripping operations.
29. No plant or vehicles shall cross any area of unstripped topsoil or exposed subsoil except where such trafficking is essential and unavoidable for the purposes of undertaking the permitted operations. Essential trafficking routes shall be marked in such a manner as to give effect to this condition. No part of the site shall be excavated or traversed or used for a road or for the stationing of plant and buildings, or storage of subsoils or overburden until all available topsoil and subsoil has been stripped separately to its full depth from that part. The exception is that topsoils may be stored on like topsoils and subsoils may be stored on like subsoils.
30. In each calendar year, soil stripping shall not commence on any phase until any standing crop or vegetation has been cut and removed.

31. Topsoil and subsoil shall only be stripped when they are in a dry and friable condition. No movement of soils shall occur:
- i) during the period 1 October to 31 March inclusive, unless it is demonstrated to the Mineral Planning Authority that the movement of soils can take place satisfactorily within this period;
  - ii) when the full topsoil or full subsoil depth has a moisture content which is equal to or greater than that at which the soil becomes plastic, tested in accordance with the 'Worm Test' as set out in BS 1377 (1975) – 'British Standard Methods Test for Soils for Civil Engineering Purposes'.
32. Soil bunds which are to be stored for over 12 months shall be constructed with a slightly domed top and shall be seeded with an appropriate grass seed mixture unless otherwise agreed in writing by the Mineral Planning Authority. Cutting, grazing or spraying shall be undertaken as necessary to prevent the build up of a seed bank of weeds or their dispersal onto adjoining land.
33. Unless otherwise agreed in writing by the Mineral Planning Authority, all topsoil stockpiles shall not exceed 3 metres in height and all subsoil stockpiles shall not exceed 5 metres in height. All outer slope faces of soil storage stockpiles furthest from the extraction area shall have a gradient no steeper than 1:3 and all inner slope faces of soil storage stockpiles nearest the extraction area shall have a gradient no steeper than 1:1 unless otherwise agreed in writing by the Mineral Planning Authority.
34. Within 3 months of completion of soil handling operations in any calendar year, the Mineral Planning Authority shall be supplied with a plan showing:
- i) the area stripped of topsoil and subsoil;
  - ii) the location of each soil storage mound;
  - iii) the quantity and nature of the material therein.

#### Annual aftercare

35. A scheme of agricultural aftercare shall be submitted for the written approval of the Mineral Planning Authority. The scheme shall specify the steps as may be required to achieve and maintain the required standard of land for agricultural use and shall include the following matters :-
- i) cropping pattern;
  - ii) cultivation practices;
  - iii) remedial treatments;
  - iv) field drainage system;
  - v) weed control, and;
  - vi) provision for site meetings on at least an annual basis with officers of the Mineral Planning Authority and any relevant consultee in order to assess the progress to date, any remedial action required, and the management of the restored areas for the following year.
- The steps referred to above shall be carried out during the period of 5 years following the first cultivation of each phase of the restoration.

### Aftercare

36. A detailed annual programme of agricultural aftercare shall be submitted for discussion at the annual aftercare meeting. This shall include a report on the previous year's aftercare and amplify the outline strategy for the forthcoming year's work and confirm or modify the original proposals. The first detailed programme shall be submitted with the overall scheme required to be submitted pursuant to Condition 27. If necessary, a revised agricultural aftercare scheme shall be submitted to and approved by the Mineral Planning Authority in writing within four weeks of the annual site meeting.

### Protected Species

37. Prior to the commencement of development a scheme proposing measures to protect Great Crested Newts from harm for the duration of development shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include:
- A plan showing exclusion fencing around the boundary of the site;
  - Proposals for translocating individuals to a donor site;
  - Proposals for habitat enhancement on completion of restoration;

### Great Crested Newt Surveys

38. Within 1 year of the date of this planning permission a survey shall be carried out in the pond to the south-west of the site (at grid co-ordinates 520309E 210507N) to inspect for the presence of Great Crested Newts. The survey shall be carried out by an appropriate specialist licensed by English Nature and the results submitted to the Mineral Planning Authority within 28 days of the completion of the survey. Should the survey reveal the presence of Great Crested Newts, measures shall be put in place to ensure that the Great Crested Newts are protected from harm or disturbance. A copy of the survey report shall be submitted to the Hertfordshire Biological Records Centre with permission to update the county biological database.

### Rights of way

39. All rights of way, existing, diverted or newly created, shall be clearly signposted. Any diversions or new paths shall be clearly shown on a plan which shall be maintained and kept up to date at all times and shall be located at the boundary of the site at the points where the right of way enters the permitted area. Unless otherwise agreed in writing by the Mineral Planning Authority, any diverted right of way shall be reinstated back to its original line and length to a condition in such a state as to be safe and fit for the public to pass and re-pass along its entire route following completion of restoration (excluding aftercare).



#### Progress with restoration – annual reporting

40. The applicant shall submit a written report to the Mineral Planning Authority at the end of each calendar year or upon completion of a phase of restoration, whichever is the sooner, detailing progress of extraction and restoration of the site. This report shall include:-
- i) a drawing indicating existing as built site levels related to Ordnance Datum identifying all significant features and boundary details, including the extent of operations and any restored areas of the site;
  - ii) confirmation of the methodology employed in any restoration, soil placement or treatment for any completed phases;
  - iii) details of the volume of extracted material from the site during the year, and;
  - iv) an estimation of whether the practical implementation of the approved restoration scheme is capable of being achieved and whether the development is likely to be completed within the timescales predicted in the application.

#### Site security

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

#### Removal of plant and machinery

42. All machinery, haul roads and accesses no longer required in connection with the operations or future agricultural use of land, shall be removed from the land within twelve months of the completion of final restoration and the land restored in accordance with the provisions of this planning permission.

#### Restriction of permitted development rights

43. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 or any order amending, replacing or re-enacting that order, approval in writing shall be obtained from the Mineral Planning Authority for the erection of any building, fixed plant, fixed machinery or fixed structures at the site or the placing of any portable buildings or structures. This restriction does not apply to the use of machinery necessary for the removal of overburden, extraction and distribution of sand and gravel and restoration works.
44. A copy of these conditions and any schemes referred to within this consent and submitted and approved pursuant to this consent shall be displayed in the site office and the contents shall be made known to any persons given responsibility for operational management and control.

### Appendix III – Draft Heads of Terms

The mineral operator shall be required to:

- A) Provide a bridleway to the north of Coopers Green Lane within the application site in accordance with the attached schedule;
- B) Undertake a Condition Survey in order to assess the condition of the highway within the vicinity of the site before the implementation of the development and an updated version will be required at the completion stage. Where the development as a result of construction is likely to increase road degradation a highway £30,000 bond should be secured via a Section 106 agreement prior to commencement on site.

## Appendix IV - Planning History

Table 1

<u>Reference</u>	<u>Description</u>	<u>Date</u>
1075 IDO	Sand and Shingle Excavation - T&CP (General Interim Development) Order 1968	September 1947
C/0802-56	Tipping household refuse	September 1956
W/1697-69	Weighbridge & buildings	September 1969
W/3129-69	RMC Plant site	June 1970
W/3668-73	Extend sand & gravel workings	March 1974
5/1073-75	Tipping household waste	July 1976
6/0122-89	Extraction and infill	November 1989
6/0120-89		
6/0119-89		
5/0634-89		
6/0406-96	Extraction, refill and restoration	February 1998
6/0661-97	Variation of conditions relates to 6/0119-89	February 1998
5/1414-97	Variation of condition relates to 5/0634-89	February 1998
6/0663-97	Variation of condition relates to 6/0120-89	February 1998
6/0662-97	Variation of condition relates to 6/0122-89	February 1998
6/0052-98	Vehicular tunnels	September 1998
6/0172-02	Construction of a leachate degassing plant	May 2002
5/0174-02		
6/0597-03	Change of conditions (timescale)	August 2003
6/0597-03	Change of conditions (timescale)	August 2003
5/0819-03	variation of conditions (restoration proposals)	September 2003
5/0819-03	Variation of conditions (restoration proposals)	September 2003
6/0596-03	Change of conditions (restoration proposals)	October 2003
6/0595-03	Change of condition (restoration proposals)	December 2004
6/0439-03	Sand and gravel extraction and restoration of land to agriculture (Symondshyde)	July 2005
6/1430-10	Variation of condition 5 of planning permission 6/0439-03 to amend the phased method of working	September 2010
5/1064-13	Replacement Leachate treatment plant	June 2013
6/1509-13	Variation of condition 8 of Planning Permission 6/1430-10 to amend the hours of operations	October 2013
5/1240-14	Restoration to conservation after uses through the importation and final disposal of engineering materials comprising inert waste And soils. The use of part of the site for ongoing silt operations and subsequent restoration	Resolution to grant subject to s106

## Appendix V – Minerals Policies 1, 2, 3, & 4 Herfordshire Minerals Local Plan 2001-2016

### Minerals Policy 1

Planning permission for the extraction of proven economic mineral reserves will only be granted where it is necessary to ensure that adequate supplies are available to meet the county's agreed apportionment of regional supply.

The County Council will seek to maintain an appropriate landbank of sand and gravel reserves in accordance with government guidance, throughout the Plan period, consistent with the above apportionment, to enable an appropriate contribution to be made to meet the region's varying needs.

### Minerals Policy 2

When determining planning applications for mineral extraction the County Council will take into account the following factors:-

- i) the existing quantity of permitted reserves of the mineral;
- ii) the rate at which, and the proposed timescale over which it is expected that those permitted reserves will be worked;
- iii) the proposed rate and timescale in the application for working the mineral deposit;
- iv) the existence of resources of the mineral which are identified as Preferred Areas within the Plan and which are shown as being desirably worked at an early stage of the Plan period; and
- v) the particular nature and qualities of the mineral deposit concerned, such as the suitability for a particular end use not met by other available sources in the area or region

### Minerals Policy 3

Specific Sites for sand and gravel extraction are identified on the Proposals Map and listed at Appendix 5. These are:

- i) sites which have a valid planning permission for mineral extraction including active sites with unworked permitted reserves and sites on which extraction has not commenced; and
- ii) sites which are subject to a resolution of the County Council to grant planning permission.

The following sites as defined on the Proposals and Inset Maps are identified as Preferred Areas for future mineral working:

- Preferred Area 1: Land at former British Aerospace, Hatfield
- Preferred Area 2: Land adjoining Rickneys Quarry, near Hertford
- Preferred Area 3: Land at Coursers Road, near London Colney

Proposed mineral working within the Preferred Areas defined in this Plan will be permitted only when:

- a) they contribute to maintaining the County's appropriate contribution to local, regional and national aggregate needs, including the maintenance of a landbank in accordance with Mineral Policy 1; and
- b) the application satisfactorily fulfils the requirements of the Proposals for that Preferred Area as identified with the Inset Maps

8.3 The application site is not within one of the three Preferred Areas identified in Minerals Policy 3.

#### Minerals Policy 4

Applications to develop land for aggregate extraction outside of the 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

## Appendix VI – Noise – measured and predicted noise at sensitive receptors

Measured and predicted noise at sensitive receptors for the proposed development at Furze Field, as illustrated in Table 2 below.

Table 2 - Noise

Receptor	Location	Measured Background Noise	Site Preparation LAeq, 1h	Mineral Extraction LAeq, 1h	Site Restoration LAeq, 1h
R1	Sutton Farm Bungalows	44.4	41.1	33.7	41.3
R2	Astwick Manor	59.3	53.4	42.4	53.4
R3	Astwick Manor	59.3	54.4	49.2	54.9
R4	Astwick Manor Lodge	59.3	62.1	54.5	63.1
R5	Fielder Centre	60.4	54.2	44.4	55.4
R6	Astwick Manor Farm	60.4	52.3	41.2	53.0
R7	68 Cornflower Way	51.5	43.7	30.8	44.1
R8	67 Lavender Close	47.3	44.2	31.1	44.4
R9	57 Mulberry Mead	47.3	45.4	31.9	45.2
R10	85 Mulberry Mead	47.3	45.4	31.6	44.8
R11	22 Daffodil Close	47.3	45.1	31.3	44.3
R12	52 Daffodil Close	47.3	44.7	30.8	44.0
R13	46 Bluebell Way	47.3	44.1	30.2	43.4
R14	Whitegate Cottages	49.7	30.2	40.1	49
R15	The Pightle	43.5	42.9	37.2	43.2

### Cumulative impact

Measured and predicted noise at sensitive receptors for the proposed development at Furze Field and the establishment of a new quarry at the former Hatfield Aerodrome, as illustrated in Table 3 below.

Table 3 – Noise (Cumulative)

Receptor	Location	Measured background noise level	Noise level from Mineral extraction at Hatfield Aerodrome LAeq, 1h	Noise level from mineral extraction at Furze Field LAeq, 1h	Combined noise level from Mineral Extraction (Hatfield Aerodrome + Furze Field) LAeq, 1h
R16	Walker Grove	41	42.0	28.6	42.2
R17	Nimrod Drive	41	43.0	26.9	43.1
R18	403 St Albans Road West	53	54.0	25.3	54.0
R19	Popefield Farm	51	54.0	25.9	54.0
R20	616 Hatfield Road	55	53.0	25.2	53.0
R21	Radio Nursery	47	52.0	27.7	52.0