HATFIELD AERODROME APPEAL 2024 DRAFT OF PLANNING CONDITIONS

Time limit for implementation

1. The development hereby permitted shall be commenced within 4 years of the date of this notice.

Notice of commencement

2. Not less than 21 days prior to any of the following, the mineral operator shall write to the MPA stating the anticipated date of:
   (i) commencement of development;
   (ii) commencement of soil stripping in each Phase;
   (iii) commencement of mineral extraction in each Phase;
   (iv) commencement of extraction of minerals from the Lower Mineral Horizon in each Phase;
   (v) commencement of infilling in each Phase.

   In addition, the mineral operator shall notify the MPA of the date of actual commencement of mineral extraction within each Phase, within 21 days of such commencement.

Time limit for completion

3. The development hereby permitted shall be completed not later than 32 years from the commencement of development, and such completion shall include completion of 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.

Approved plans

4. The development is restricted to the development shown on the plans, drawings, and documents listed in the schedule below. The development shall be carried out in accordance with those plans amended in accordance with the planning conditions set out in this notice:

001	Site Location Plan	September 2021
HQ2/3	Topographic Survey	November 2015
HQ 3/1R	Overall Phasing	October 2022

HQ 3/2R	Site entrance and weighbridge	October 2022
HQ 3/3R	Plant site	October 2022
HQ 3/4R	Plant site plan	October 2022
HQ 3/5R	Plant site sections	October 2022
HQ 3/6R	Advanced works	October 2022
HQ 3/7S	Initial site establishment	February 2026
HQ 3/8S	Phase A	February 2026
HQ 3/8-1S	Phase A + perimeter seal into Phase B	February 2026
HQ 3/9S	Phase B	February 2026
HQ 3/9-1S	Phase B + perimeter seal into Phase C	February 2026
HQ 3/10S	Phase C	February 2026
HQ 3/10-1S	Phase C + perimeter seal into Phase D	February 2026
HQ 3/11S	Phase D	February 2026
HQ 3/11-1S	Phase D + perimeter seal into Phase E	February 2026
HQ 3/12S	Phase E	February 2026

HQ 3/12-1S	Phase E + perimeter seal into Phase F	February 2026
HQ 3/13S	Phase F	February 2026
HQ 3/13-1S	Phase F + perimeter seal into Phase G	February 2026
HQ 3/14S	Phase G	February 2026
HQ 3/15S	Restoration Plan	February 2026
HQ 3/16S	Popefield Farm	February 2026
HQ 7/2	Proposed site access	September 2021

Processing plant and buildings

5. Notwithstanding Drawing HQ 3/3R, prior to the commencement of the development, a plan shall be submitted to the MPA for approval showing the layout of the plant site area which shall not exceed a total area of 8.5ha excluding bunds. The development shall be undertaken in accordance with the approved plan.

Processing plant details

6. Prior to the commencement of mineral extraction, fully specified drawings of the processing plant and buildings, to include cross-section drawings, shall be submitted to and approved in writing by the MPA. The cross-section drawings shall clearly show proposed site levels for all plant, machinery and buildings, including:
   (i) maximum height of footings level (finish floor level);
   (ii) maximum height of all plant, machinery and buildings
   (iii) maximum depth of excavations for the lagoons.

   The maximum height of plant and buildings for the processing plant shall not exceed 14 metres above finished floor level.

   The development shall be carried out in accordance with the approved details.

Storage bunds and stockpiles

7. The maximum heights of storage bunds and stockpiles shall not exceed:
   (i) 3m – top soil
   (ii) 4m – sub soil
   (iii) 5m – stockpiles (minerals)
   (iv) 5m – overburden

   Minerals may only be stockpiled within the plant site area and current working area and in no other location.

Details of additional bunding and landscaping

8. Prior to the commencement of mineral extraction, a Pre-Commencement Bunding and Landscaping Plan containing full details of bunding and landscaping shall be submitted to and approved in writing by the MPA for the following locations:
   (i) Adjacent to Popefield Farm;
   (ii) On the eastern and western boundary;
   (iii) Immediately to the south of the processing plant;

   The submitted details shall include:

   (i) Location and timetable for advance mitigation planting in each Phase;
   (ii) Seed mix and maintenance of bunds;
   (iii) Routes of any footpaths crossing bunds and consideration of surface and gradients on all users;
   (iv) The height, grading and relationship with adjoining land levels/ contours and existing vegetation on the boundary of the site.

   Development shall be carried out in full accordance with the approved details.

Phasing plans

9. Prior to the commencement of mineral extraction in each Phase, a detailed Phase Working Plan shall be submitted to and approved in writing by the MPA. The Phase Working Plans shall show:
   (i) The extent of the extraction area;
   (ii) The extent of vegetation to be removed;
   (iii) The location and dimensions of (a) screen bunds, (b) soil stockpiles and (c) top soil and sub soil storage areas;
   (iv) An update of the Phased Working Plans submitted and approved;
   (v) A description and illustration of measures for noise and dust mitigation;
   (vi) The location and, unless the haul roads are running in a mineral void, the screening of haul roads;
   (vii) Details of crossing points for rights of way, including any means of access and egress across the perimeter (clay) seal(s), drainage features and bunds.

   The mineral extraction in each Phase shall take place in accordance with the approved Phase Working Plans.

Phasing Implementation Timetable

10. Prior to the commencement of mineral extraction, and prior to the commencement of each subsequent Phase, a detailed Phasing Implementation Timetable shall be submitted to and approved in writing by the MPA. The Phasing Implementation Timetables shall include schedules for soil stripping, overburden movement, construction of clay seals, mineral extraction, infilling and restoration in each Phase of the mineral working and as shown on drawing HQ 3/1R (October 2022).

    The approved Phasing and Implementation Timetables shall be implemented in full.

Hours of operation

11. The hours of operation of the site are limited to:

    (i) 07:00 to 18:00 hours Monday to Friday; and
    (ii) 07:00 to 13:00 hours on Saturdays.

    There shall be no operations, including the use of machinery, mineral extraction, restoration, mineral processing, maintenance and waste disposal outside of the above hours. No operations are permitted on Sundays or Bank Holidays, unless otherwise approved in writing by the MPA under exceptional circumstances. For the purposes of this condition, operations shall include vehicle movements connected with the importation of waste.

Open Phases

12. No more than 2 Phases (as shown on drawing referenced HQ 3/1R), or part thereof, shall be closed to the public while preparation, mineral working and restoration is taking place.

Extent of working

13. With the exception of enabling works, including construction of the silt lagoons and ecological mitigation works, no mineral extraction shall take place:
    (i) within the processing plant area, as shown on drawing HQ 3/1R – Overall Phasing; and
    (ii) outside the maximum extent of the mineral extraction area shown on drawing HQ 3/7S - Initial Site Establishment.

Minimum working distances to boundaries

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

Construction Management Plan

15. Prior to the commencement of the development, a detailed Construction Management Plan in respect of the works shown on drawing HQ 3/7S Initial Site Establishment shall be submitted to and approved in writing by the MPA. The Construction Management Plan shall include details of:
    (i) Vehicle routing;
    (ii) Phasing - including timescales;
    (iii) Construction of the access road;
    (iv) Noise and dust mitigation measures.

    The approved Construction Management plan shall be implemented in full.

Access – enabling works

16. Prior to the commencement of the development, detailed drawings to show the proposed means of access during the site enabling works, as indicated on drawing HQ 3/7S Initial Site Establishment, shall be submitted to and approved in writing by the MPA.

    The site shall only be accessed via the approved means of access throughout the period of the enabling works.

New access

17. Prior to the commencement of mineral extraction, the following shall be provided in full in accordance with the technical details to be approved by the Highways Authority:
    (i) The site access onto the A1057, as described on drawing HQ 7/2 (September 2021);
    (ii) The proposed improvements to the width and surfacing of the footpath opposite the site access between nos. 403 and 616 St Albans Road West.

    The approved means of access shall be the only means of access for the purposes of mineral extraction and infilling for the duration of the development.

Visibility splays

18. Prior to the commencement of the site preparation works, as shown on drawing HQ 3/7S Initial Site Establishment, visibility splays measuring 4.5 x 120 metres shall be provided on both sides of the proposed site access to Hatfield Road where it meets the highway. The visibility splays shall be maintained free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway at all times, with the exception of isolated slim objects less than or equal to 550mm in width/length which only result in intermittent obstructions to sight lines.

HGV routing

19. Prior to the commencement of mineral extraction, a HGV Access Scheme shall be submitted to and approved in writing by the MPA. The HGV Access Scheme shall include:
    (i) A plan illustrating the route, via the A1057, between the site and the roundabout where the A1057 joins the A1001;
    (ii) Measures, including signage and physical mechanisms, to ensure all HGVs exit the site left only and travel eastbound on the A1057/Comet Way (A1001)/A1(M) and enter the site by turning right;
    (iii) Means to ensure compliance with the routing plan;
    (iv) Management measures for addressing noncompliance by HGV drivers; and
    (v) A scheme for managing early HGV arrivals so as to minimise their impacts on local amenity (including noise and emissions). This shall include measures to ensure vehicles do not stack or park outside the site in the local area, details to identify any available parking within the site and possible waiting areas within site.

    The HGV Access Scheme shall apply to all HGV movements related to (a) the export of minerals from the site, and (b) the importation of inert material for restoration.

    The approved HGV Access Scheme shall be implemented in full and the junction arrangements shall be implemented and maintained for the lifetime of the development.

20. Prior to the commencement of the development, including the works shown on drawing HQ 3/7S Initial Site Establishment, an onsite Traffic Management Scheme shall be submitted and approved in writing by the MPA. The Traffic Management Scheme shall include:
    (i) A detailed plan to show the site layout between the junction with the public highway and the weighbridge, including a) the weighbridge, b) sufficient provision for queuing vehicles to stand clear of the highway c) a loop road to return HGVs to the public highway;
    (ii) A clear protocol for managing HGV arrivals and departures at peak times, including a managed system for HGVs arriving at the site;
    (iii) Haul road signage;
    (iv) Schedule of cleaning and maintenance of the haul road;
    (v) Operation of a wheel washing facility, maintenance of the wheel washing facility and management steps in event of failure of the wheel washing facility;
    (vi) A raised viewing platform to view HGV loads;
    (vii) A double gate security system;
    (viii) Gates to secure the site access outside operational hours;
    (ix) Signage setting out conditions of entry;
    (x) Advance signage to indicate when the site is open / closed.

    The Traffic Management Scheme shall cover the full period of the development.

    The approved Traffic Management Scheme shall be implemented and operated in full.

HGV movements

21. There shall be not more than 174 HGV movements (87 in, 87 out) on each day from Mondays to Fridays, and not more than 108 HGV movements (54 in, 54 out) on Saturdays, unless otherwise approved in writing in advance with the MPA. The above maximum figures shall be applied to all operations at the site, to include all HGV movements related to:
    (i) sand and gravel export, and
    (ii) waste importation.

    Written records shall be kept for all HGV movements to the site and made available for inspection by the MPA.

Single access

22. Upon commencement of mineral extraction and thereafter at all times, HGVs shall enter and exit the site only via the approved access onto A1057 St Albans Road West, as indicated on drawing HQ 7/2 (September 2021). No other vehicular access shall be provided to the site.

Wheel cleaning facilities

23. As part of the site establishment works, as shown on drawing HQ 3/7S Initial Site Establishment, wheel washing facilities shall be provided and thereafter maintained in a usable condition for the duration of the development.

    The surface of the internal access road between the wheel washing facility and the public highway shall be metalled, drained and kept clear of debris.

Material deposited on the public highway

24. The mineral 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 HGV shall exit the site and join the public highway unless and until their wheels and chassis have been thoroughly cleaned.

    The mineral operator shall carry out daily inspections of the metalled sections of the haul road, the site access, and the A1057 for a distance of 250m eastbound only of the site access, and take immediate steps to clear any mud or debris originating from the quarry using a road sweeper. The mineral operator shall inform the highways authority of any road drains that appear to be blocked by such debris.

Sheeting of vehicles

25. No loaded vehicle shall leave the site un-sheeted.

Archaeology

26. Prior to the commencement of the works shown on drawing HQ 3/7S Initial Site Establishment, the mineral operator shall submit an archaeological Written Scheme of Investigation for approval in writing by the MPA. The Written Scheme of Investigation shall include an assessment of archaeological significance and research questions and a programme and methodology for:
    (i) Site investigation and recording;
    (ii) Post investigation assessment, analysis and recording;
    (iii) Publication and dissemination of the analysis and records of the site investigation;
    (iv) Archive deposition of the analysis and records of the site investigation;
    (v) Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

    The approved Written Scheme of Investigation shall be carried out and implemented in full.

Phased delivery of Rights of Way and Public Access Scheme

27. Prior to the commencement of development, and subsequently prior to mineral extraction in each Phase, a Public Access Scheme to include a written statement along with route plans and cross section drawings showing the detailed design and construction of all paths, bridleways and cycleways, including the primary routes and public rights of way, shall be submitted to and approved in writing by the MPA. The Public Access Schemes shall include:
    (i) Clearly defined areas where (a) unfettered public access is permitted during the relevant Phase, to cover the whole site (shown on drawing HQ 3/1R) with the exception of specific areas where mineral working, processing and restoration is taking place such that it is necessary to restrict public access, (b) specific areas where public access is prohibited in order to protect public safety, including lagoons, storage bunds, and haul roads, and during construction of clay seals and (c) a programme for implementation;
    (ii) Clear sign posting of paths, bridleways and cycleways (as appropriate);
    (iii) The erection of fencing of an appropriate height and design sufficient to deter and prevent unauthorised and/or unintended access to the mineral workings, lagoons and plant site;
    (iv) The erection of advance warning signs to clearly indicate areas from where the public is excluded in accordance with (i) above;
    (v) Upgrading / surfacing for paths, bridleways and cycleways, in accordance with the surface specification in the Non-motorised routes in Hertfordshire design guidance (September 2020) including provision for main routes of at least 6m wide made up of 3 meters of granular stone surface and 3 meters of grass margin for ridden horses. The paths, bridleways and cycleways shall be maintained in this condition for the lifetime of the development;
    (vi) Measures to protect rights of way and footpaths from site construction works and to make good any damage should this occur;
    (vii) Details of safe and level access, width and design suitable for wheelchair users, cyclists and horse riders for new paths, bridleways and cycleways within the site;

(viii) Details of east-west public access across the site during the life of the development and integration of restored phases into the unaffected Ellenbrook Park to the east of the site before the final completion of the mineral operation.

The Public Access Schemes shall be based upon Hatfield Aerodrome Quarry Development Proposal Updated Public Access Strategy – February 2026. They must maximise the level of public access to un-worked and restored areas of the site in each Phase of mineral working and restoration for the lifetime of the quarry subject to achieving an appropriate standard of aftercare in accordance with Condition 74. The detailed design shall meet the standards set out in in the Non-motorised routes in Hertfordshire design guidance (September 2020).

The approved Public Access Schemes shall be implemented in full.

Protection of Public Right of Way

28. Other than the works necessary to facilitate the upgrade and legal dedication of the new public Rights of Way as outlined above, 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 MPA throughout the course of the development.

Groundwater

29. Prior to the construction of the infiltration lagoons, as shown on drawing number HQ 3/7R, the following shall be submitted to and approved in writing by the MPA:

(i) Details of the construction of the upper and lower infiltration lagoons;
(ii) Details of the water management during construction and upon restoration of the infiltration lagoons;
(iii) Details of the upper infiltration lagoon back-drain upon restoration.

The development shall be undertaken in accordance with the approved details.

Groundwater Management Plan

30. Prior to the commencement of development, a Groundwater and Water Monitoring and Management Plan (GWMMP) shall be submitted to and approved in writing by the MPA. The GWMMP shall have regard to the available data relating to groundwater conditions both within and without the site so far as relevant to the GWMMP. The GWMMP shall be based upon the GWMMP (SLR Ref: 403.09885.00024 Version No FINAL & Technical Note by ARUP 18 March 2023.
The GWMMP shall include:
(i) The locations of surface and groundwater monitoring, the type and nature of monitoring and sampling to be undertaken and the scope of laboratory

analysis to be undertaken on the samples obtained, which will include contaminants suspected to be present based on an assessment of the site history (e.g. PFAS);

(ii) The surface and groundwater monitoring referred to above shall include, but not be limited to, ongoing monitoring for well-head parameters, groundwater level, bromate and bromide concentrations in monitoring wells: BHB, BH104, BH106 & BH301 to continue the long term dataset; unless otherwise agreed in writing by the MPA.

(iii) The timetable for the submission of monitoring reports provisions which are specific to Phase A including details of Phase-specific boreholes

(iv) Details of the water management in the lower and upper mineral infiltration lagoons and a mechanism for review.

(v) A method to validate any borehole monitoring results which are relied upon as trigger levels. This would include but would not be limited to:

  (a) Arrangements for validation sampling;
  (b) Evaluation of results below detection limits;
  (c) Arrangements for stakeholder notification, data review and escalation process.

(vi) An outline action plan

(vii) An outline response plan

The water and groundwater sampling, analysis and reporting of the results shall be in accordance with the approved GWMMP. The development shall be undertaken in accordance with the approved GWMMP.

Groundwater Management Plan – Phasing

31. Prior to the extraction of minerals from the Lower Mineral Horizon in each of Phases B, C, D, E, F and G, a revised GWMMP adding details specific to each Phase shall be submitted to and approved in writing by the MPA. This shall include details of ongoing monitoring and all Phase specific boreholes to be installed including those needed to characterise and identify the depth of the chalk. The revised GWMMP shall also have regard to any data arising for the site and its surrounds.

The approved revised GWMMPs shall be implemented in full.

Groundwater Management − Action Plan

32. In the event that monitoring results indicate that bromate concentrations in the Lower Mineral Horizon extraction phase exceed the trigger level of 2μgl^{-1} absolute, then an action plan based on that outlined in the approved GWMMP shall be submitted for the approval of the MPA (detailing further assessment of groundwater levels and chemistry and programme for implementation of actions). The action plan shall be implemented as approved.

Groundwater Monitoring − Response Plan

33. In the event that monitoring results indicate that bromate concentrations in the current Lower Mineral Horizon extraction Phase exceed the trigger level of 5µgl^{-1}, then a response plan based on that outlined in the approved GWMMP shall be submitted for the approval of the MPA. Upon the monitoring results indicating exceedance of the trigger level, Lower Mineral Horizon excavation shall cease until the MPA has approved a response plan. The response plan shall be implemented as approved.

Protection of chalk aquifer

34. No excavations of the Lower Mineral Horizon shall take place at the base of the quarry within 1m of the chalk bedrock. The upper surface of the chalk aquifer shall be defined in the GWMMP in advance of excavation commencing in each Phase. The operator shall notify the MPA of any breaches of this condition within three working days.

Surface Water protection

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

No Groundwater pumping

36. No pumping of groundwater from the lower mineral horizon is permitted within any part of the mineral working. No direct pumping of groundwater is permitted within the upper mineral horizon without the installation of a clay seal (to allow selective dewatering and backfill of a particular cell).

Groundwater monitoring

37. Continuous groundwater monitoring across the site, to establish the seasonally high groundwater levels, shall take place from the granting of planning permission until at least the restoration of the site is completed. Monitoring data shall be collected on a monthly basis and submitted in a summary report, prior to the submission of (or in conjunction with) an application for discharge of condition to provide a detailed drainage strategy for any operational phase or restoration.

Works affecting watercourses

38. No development hereby approved shall be commenced until the MPA has received confirmation in writing that a scheme of modifications to the ordinary water courses has been approved by the Lead Local Flood Authority/Environment Agency (as appropriate).

No mineral excavation within the Lower Mineral Horizon within 100m standoff

39. No mineral extraction will take place within the Lower Mineral Horizon at the site within a distance of 100m from the bromate plume as measured from borehole BH104 (shown on Drawing PoE G6 dated Aug 2024).

Environmental Management

40. The operator shall operate and maintain an accredited Environmental Management System, such as ISO 14001 or equivalent, until the restoration of the site has been completed. Verification of such accreditation shall be produced on request to the mineral planning authority.

Storage of liquid fuel, oil or chemicals

41. Prior to commencement of development, a scheme setting out a dedicated area within the plant site, or at an alternative location, where mobile plant may be refuelled shall be submitted and approved in writing by the MPA. All mobile plant shall be refuelled within a dedicated area in accordance with a scheme for approval prior to commencement of development. The approved scheme shall be implemented in full. All fuel, oil and other liquid chemicals used or stored on site shall be kept in bunded storage tanks or bowser.

42. Any storage tank for oil or other potentially polluting liquid used on site shall be located on an impervious base and surrounded by impervious 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.

Surface Water Drainage Scheme

43. Prior to the commencement of development and prior to each subsequent operational phase, a detailed Surface Water Drainage Scheme for the site over the duration of that phase based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context (including consideration of publicly available information as to conditions at Popefield Farm) shall be submitted to and approved in writing by the MPA. The Surface Water Drainage Schemes will address the following matters:

    (i) The Surface Water Drainage Scheme shall be based on sustainable drainage principles and reflect the assessment of the hydrological and hydrogeological context of the development;

    (ii) The Surface Water Drainage Scheme should demonstrate that the surface water run-off generated up to and including the 1% AEP plus climate change critical storm event will be managed using the Upper and Lower Mineral Infiltration Lagoons to prevent discharge from the site;

    (iii) For each phase, the following details shall be submitted to and approved in writing by the MPA:

(a) Detailed engineering drawings of the proposed SuDS features including their size, volume, depth, proven infiltration rates at the location and proposed depth of the infiltration feature, as well as inlet, outlet or overflow features including any connecting conveyance network (swales or pipes);

(b) Detailed surface water run-off and volume calculations to ensure that the site has the capacity to accommodate all rainfall events up to 1% AEP plus climate change rainfall event;

(iv) The base of the infiltration lagoons shall be set to a minimum of 1m above the highest seasonal groundwater level recorded by long term monitoring on the site.

The Surface Water Drainage Schemes shall subsequently be implemented in accordance with the approved details.

Construction Period Water Management Plan

44. Prior to the commencement of mineral extraction in each Phase, a Construction Period Water Management Plan shall be submitted and approved in writing by the MPA. The Construction Period Water Management Plan shall detail measures to manage surface water and groundwater from the site during construction, to prevent flooding or pollution of the water environment. An exceedance route drawing should be provided to show how the impacts of flooding will be minimised in excess of a 1% AEP plus climate change event or failure of the drainage network. The exceedance flow routes will be reviewed once a year during the lifetime of that phase.

The approved Construction Period Water Management Plans shall be implemented in full.

Surface Water Drainage Scheme – Post Restoration

45. Prior to the restoration of the site, a Post Restoration Surface Water Drainage Scheme shall be submitted to and agreed in writing with the MPA. The Post Restoration Surface Water Drainage Scheme shall address the following matters:
    (i) Detailed assessment of the infiltration rates that are achievable at the proposed infiltration feature/s which may have been subject to siltation over time of the operational phase;
    (ii) Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100) rainfall events (both including allowances for climate change) with a discharge to the River Nast limited to the 100% AEP greenfield runoff rate of 1.7 l/s/ha, or to the capacity of the culvert with an appropriate freeboard allowance, whichever is the more precautionary;
    (iii) It should be ensured that runoff from the area of the former Plant Site (draining to the reinstated Nast) is no greater than the current greenfield conditions due to the compaction of the substrata. Attenuation features should be provided to limit the runoff rate and volumes prior to leaving the site boundary;

(iv) The final base of the infiltration lagoons shall be set to a minimum of 1m above the highest seasonal groundwater level recorded by monitoring on the site;

(v) Detailed designs, modelling calculations and drawings of the storage features and drainage conveyance network in the:

  (a) 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site;

  (b) 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features. No runoff during this event will leave the site uncontrolled;

(vi) All surface water management features. These shall be designed in accordance with The SuDS Manual or relevant good practice guidance for watercourse restoration, including any appropriate treatment stages for water quality prior to discharge;

(vii) A maintenance and management plan detailing the activities required and details of who will adopt and maintain the surface water drainage features, outfall features and any part of culvert which may be within the riparian ownership of the applicant for the lifetime of the development.

The approved Post Restoration Surface Water Drainage Scheme shall be implemented in full.

Noise monitoring and management

46. Prior to the commencement of mineral extraction, and prior to mineral extraction in each subsequent Phase of the development, a Noise Management Strategy shall be submitted to and approved in writing by the MPA. The Noise Management Strategies 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 limits set out elsewhere in this permission and also include a complaints procedure.

The approved Noise Management Strategies shall be implemented in full.

Noise – maximum levels

47. During temporary operations, such as soil stripping and bund creation, the $L_{Aeq,1hour}$ noise level from the temporary operations should not exceed 70dB(A) at the nearest Noise Sensitive Receptors (NSRs) to the site.

During normal operations the $L_{Aeq,1hour}$ noise level from the site shall not exceed the baseline background ($L_{A90,T}$) noise level by more than 10dB(A) with an upper limit of 55dB(A) at the NSRs.

The permitted noise limits of normal operations at the site at the following NSRs are as follows:

(i) Popefield Farm 51dB(A)

(ii) The Lodge 55dB(A)

(iii) No 616 Hatfield Road 55dB(A)

(iv) Pastures View 53dB(A)
(v) Lawrence Close 53dB(A)
(vi) Walker Grove 42dB(A)
(vii) Nimrod Drive 43dB(A)
(viii) Jove Gardens 54dB(A)
(ix) Radio Nursery 53dB(A)

Noise levels should be measured in a free field position at a publicly accessible location representative of the façade of the NSR facing the application site.

Noise and emissions - vehicle maintenance

48. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times. Silencers shall be fitted to all vehicles and machinery used on the site and maintained in accordance with manufacturer's instructions on all vehicles, plant and machinery used on the site.

Dust suppression scheme

49. 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 of the mineral working and restoration over the lifetime of the development. The Dust Suppression Scheme shall provide measures to remove and reduce, as far as practicably as possible, dust emissions at source, and shall provide appropriate mitigation measures, including:
    (i) the use of water to dampen haul roads and stockpiles,
    (ii) 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.
    (iii) A procedure for investigating complaints.

    The approved Dust Suppression Scheme shall be carried out and implemented in full.

Air Quality monitoring – baseline conditions

50. 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 approved by the MPA in consultation with the local Environmental Health departments, to measure existing baseline air quality.

    A report of air quality information gathered by the monitoring equipment shall be submitted to the MPA for each day of the 6 month period within a further 3 months of the end of the 6 month period.

Air Quality Monitoring Scheme

51. Prior to the commencement of soil stripping within each Phase, the mineral operator shall submit an Air Quality Monitoring Scheme to the MPA to be approved in writing. The Air Quality Monitoring Schemes shall include:
    (i) Proposals for siting of 'real time' air quality monitoring equipment adjacent to the site boundary, including a plan showing their location(s);
    (ii) Details of the type, make, model, and specification;
    (iii) A programme of monitoring air quality on a weekly and/or monthly basis by an appropriately qualified professional, to include submission to the MPA;
    (iv) A monthly report of PM10 levels for each working day.

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

    The Air Quality Monitoring Scheme shall be implemented in full.

Ecology - Biodiversity and Habitat Management Plan

52. Prior to the commencement of enabling works, as shown on drawing HQ 3/7S Initial Site Establishment, and subsequently prior to commencement of soil stripping in each Phase, a Biodiversity and Habitat Management Plan shall be submitted to and approved in writing by the MPA.

    The Biodiversity and Habitat Management Plan shall reflect the Statutory Biodiversity Metric MS Excel calculator (v3.0) referred to in the 'Overall BNG Report and Statutory Metric' report (APP3346607) dated 18 October 2024. The Plan shall include:

    (i) Detailed proposals to achieve a net enhancement to biodiversity during mineral extraction and restoration and upon completion of the development;
    (ii) A schedule of management proposals and long term biodiversity objectives,
    (iii) Details of responsibilities and mechanisms to achieve the long term objectives and explanation as to how these relate to the phases of the development;
    (iv) Measures for monitoring and reporting on biodiversity and reviewing and updating the plan.

    The approved Biodiversity and Habitat Management Plan shall be implemented in full.

Ecology - Habitat Management Plan – Protected Species

53. Prior to the commencement of mineral extraction, a Habitat Management Plan for populations of protected species (including newts and barn owls) within the site shall be submitted to and approved in writing by the MPA, to include habitat areas on adjoining land at Home Covert, and measures to safeguard populations of protected species during mineral extraction. Such 'measures' to be appropriate and proportionate mitigation and avoidance measures, with reference to published good practice guidance and licensing requirements for individual species and taxa, and measures to translocate populations on a phased basis.

    The Habitat Management Plan for protected species shall be implemented in full as approved.

Ecology - mitigation

54. Prior to the commencement of the enabling works shown on drawing HQ 3/6R Initial Site Preparation October 2022, and subsequently prior to soil stripping in each Phase, the mitigation measures detailed in an up to date ecological survey shall be carried out in accordance with a programme to be approved in writing with the MPA.

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

Advance Landscaping Scheme

56. Prior to the commencement of mineral extraction, a detailed Advance Landscaping Scheme for advance planting within the site and on site boundaries shall be submitted to and approved in writing by the MPA. The Advance Landscaping Scheme shall include:
    (i) Provision of permanent woodland planting;
    (ii) 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 and British Standards;
    (iii) 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;
    (iv) Details of hard landscaping to include entrances gates, other means to secure the site, the location, type and height of proposed fencing to prevent public access to operational areas;
    (v) An implementation programme.

    The Advance Landscaping Scheme shall have regard to the future phasing of the development and proposals for restoration.

    The approved Advance Landscaping Scheme shall be implemented in full in accordance with the approved scheme.

Operational Landscaping Scheme

57. Prior to the commencement of mineral extraction, a detailed Operational Landscaping Scheme for each Phase of the mineral working and restoration shall be submitted to and approved in writing by the MPA. The Operational Landscaping Scheme shall be consistent with the Ellenbrook Park Landscape Framework Document drawing number 1183-G502 Rev G entitled 'FIGURE 4 Management Areas Plan' and the 'Ellenbrook Fields – Hatfield, Updated Landscape Management Document, Minerals Version' dated December 2024 unless otherwise agreed and shall include:
    (i) Long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas;
    (ii) Extent and type of new planting;
    (iii) Maintenance regimes;
    (iv) Any new habitat created on site;
    (v) Treatment of site boundaries and/or buffers around water bodies;
    (vi) Management responsibilities.

    The approved Operational Landscaping Scheme shall be carried out in full in accordance with the approved scheme.

Restoration Landscaping Scheme

58. Within 12 months of the commencement of mineral extraction in each phase, a detailed Restoration Landscaping Scheme shall be submitted for approval of the MPA in writing.

The Restoration Landscaping Scheme shall make reference to the relevant Operational Landscaping Scheme and shall include a written statement and detailed illustrations for each phase of the mineral workings, showing how the detailed landscaping scheme for the phase is consistent with the landscaping of the whole site.

The Restoration Landscaping Scheme shall include:

(i) Provision for woodland planting in accordance with the 'Ellenbrook Fields – Hatfield, Updated Landscape Management Document, Minerals Version' dated December 2024
(ii) Provision of areas of grassland and their future maintenance;
(iii) Provision of hedgerows using appropriate native species and planting density to maximise the opportunities to create wildlife corridors;
(iv) Mechanisms for the assessment and replacement of any tree or shrub which dies or ceases to be viable within a minimum period of 5 years from planting;
(v) Details of removal / retention of tree planted mounds / buffer planting;
(vi) A strategy for the siting and design of interpretation boards;
(vii) Siting and design of car park;
(viii) Provision of security fencing;
(ix) Details of the treatment of Nast Culvert;
(x) Timescales for implementation, to include full planting for each phase within 12 months of soil placement in that phase.

The Restoration Landscaping Scheme shall be implemented in full in accordance with the approved scheme.

Phased restoration scheme

59. Prior to the commencement of infilling within each Phase of mineral extraction, a detailed restoration scheme shall be submitted and approved in writing by the MPA to include:
(i) A calculation of the volume of fill material required to complete restoration;
(ii) Cross section drawings to show:
  (a) The depth of the mineral void; and
  (b) The depth and final levels of (1) fill material (2) sub soil and (3) topsoil;
  (c) Final restored contours.

Each Phase of the development shall be restored in accordance with the approved phased restoration scheme for that Phase.

Restoration Monitoring

60. Within 12 months of the commencement of mineral extraction in each Phase, and every 12 months thereafter, the mineral operator shall submit to the MPA for approval in writing a detailed Restoration Report. The Restoration Reports shall set out:
    (i) Progress with restoration in each Phase;
    (ii) Progress with mineral extraction for the preceding 6 months;
    (iii) Proposals for mineral extraction and restoration for the next 12 months;
    (iv) Proposals for biodiversity enhancements;
    (v) Arrangements for management of the restored land and/or handing over land to the Ellenbrook Park Trust;
    (vi) Confirmation as to the dates on which the restoration of any Phase has been completed.

    The Restoration Report shall be submitted not later than 31 October in each year and prior to the Annual Aftercare Meeting.

Interim Restoration Plan

61. In the event that mineral working and infilling operations have discontinued for a period of 2 years or more before the development is completed or extraction or restoration falls behind the timetable to a significant extent in the period specified in condition 3, an Interim Restoration Plan shall be submitted to and approved in writing by the MPA. The Interim Restoration Plan shall cover any part of the application site (shown on drawing HQ 3/1R) that requires restoration, including the processing plant, haul roads, lagoons and bunds.

    The Interim Restoration Plan shall be implemented as approved.

Removal of quarry infrastructure

62. All plant, machinery, buildings, waste material and hardstanding areas shall be removed and the land reinstated in accordance with the approved restoration plan HQ3/15S and such access road and car park will be provided to serve the use of the land as a park in accordance with the indicative restoration plan HQ3/15S within a period of 6 months following restoration of the site.

Inert waste only

63. 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. For the avoidance of doubt, waste acceptance procedures criteria employed at the site shall include measures to ensure waste deposited on site shall not include material which may reasonably be recovered as recycled aggregate.

Waste volumes

64. The maximum volume of waste imported and disposed of at the site shall not exceed the volume necessary to achieve the approved restoration contours as shown on drawing HQ 3/15S.

Weighbridge records (Inert waste)

65. The weighbridge shall be maintained in a working condition through the lifetime of the development. Weighbridge records shall be kept of quantities of inert waste imported to the site for the duration of the infill works and such records shall be made available for inspection by the MPA upon request.

Waste storage, sorting and processing

66. With the exception of engineering material required for the construction of the landfill barrier/buttress, no storage, sorting, processing, or stockpiling of waste or other material is permitted at the site. No engineering material for use in the construction of the landfill barrier/ buttress shall be stored on site until detailed plan(s) to show the volume, location and height of stockpiles has been submitted to and approved in writing by the MPA. Storage of engineering material shall only take place in accordance with the approved plan(s). On completion of restoration, all surplus engineering material shall be removed from site and the land restored in accordance with the approved restoration plans.

Soil stripping

67. No soil stripping or placement shall take place outside of the following times 01 March and 30 September in any calendar year without the prior written approval of the MPA. Any request to strip soils between 30 September and 01 March shall be submitted to the MPA for approval and shall be accompanied by a soil handling method statement based on the Good Practice Guide for Handling Soils in Mineral Workings published by the Institute of Quarrying (or such other guidance which may replace it). Where the request is approved by the MPA, soil stripping shall be undertaken in accordance with the approved scheme.

Soil handling

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

Overburden handling – method statement

69. Prior to the commencement of mineral extraction in each phase of mineral working, an Overburden Method Statement for the handling of overburden material shall be submitted to and approved in writing by the MPA.

    The Overburden Method Statement shall include plans and cross sections as necessary showing the height and location of stockpiles, indicate the maximum duration for which bunds and stockpiles may be retained in-situ, and provide for the removal of stockpiles upon completion of restoration in each phase.

    The approved Overburden Method Statement shall be implemented in full.

Pre-settlement Levels

70. On completion, the final soil replacement levels shall not exceed those shown on the approved Illustrative Restoration Concept drawing HQ 3/15S Feb 2026. After allowing for soil placement, the maximum height of the final landform shall not exceed 76 metres AOD.

Notice prior to soil placement

71. The mineral operator shall provide the MPA with a minimum of seven days notice in writing prior to the commencement of works involving the movement, replacement or cultivation of topsoil or subsoil resources.

Soils content for the 1m top layer of soils

72. Upon completion of infilling operations to the levels shown on drawing HQ 3/15S (February 2026), the final (top) 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.

Marker levels

73. Prior to the infilling within 1m of the finished levels as shown on Drawing HQ 3/15S in each phase, marker levels shall be erected to show the final fill levels, sub soil and top soil levels. The site operator shall give the MPA not less than 3 working days notice in writing that filling within any area of the site is approaching 1 metre of final levels.

Aftercare

74. Prior to the commencement of mineral extraction, and subsequently prior to the commencement of mineral extraction in each phase, an Aftercare Scheme requiring such steps as may be necessary shall be submitted to and approved in writing by the MPA.

The Aftercare Schemes shall specify the steps as may be required to bring the land to the required standard suitable for the proposed afteruses and to maintain that standard. The Aftercare Schemes shall:

(i) Cover a five-year period from the date in which any land is accepted into aftercare by the MPA;
(ii) Specify all practical steps and periods during which they are to be taken;
(iii) Contain provision for the submission of an annual report to be submitted to the MPA;
(iv) 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 Schemes shall be implemented in full.

Liaison Group

75. Within 3 months of the date of the grant of permission for the development, the Mineral Operator shall submit to the MPA for approval a Liaison Group Scheme for the establishment of a Liaison Group both during site establishment and operation (to include restoration). The Liaison Group Scheme shall set out:
(i) The parties to be invited to attend the Liaison Group (and any successor organization). These shall include the MPA; the mineral operator; the landowner; a representative of the owner, residents and occupiers of Popefield Farm; the Ellenbrook Park Trust (once established); Colney Heath Parish Council; Ellenbrook Area Residents Association; Smallford & Sleapshyde Residents Association; Hatfield Town Council; St Albans District Council; Welwyn Hatfield Borough Council or successor organisations;
(ii) The venue for the Liaison Group meetings;
(iii) Frequency of meetings at least annually and to be agreed by the liaison group when established. The expectation would be that meetings would be quarterly in the first years of the operation of the development;
(iv) Format for the meetings, including matters to be discussed;
(v) Provision of an annual report, summarising monitoring data for the previous year. This shall include, air quality and dust, progress with extraction, infill and restoration, and groundwater management;
(vi) Responsibility for taking and approving minutes and how the minutes are to be published.
(vii) Proposals for involving the local community, including site specific liaison meetings.

The Liaison Group Scheme shall include provision for sharing progress towards submitting applications to the MLA and the facilitation of consultation on applications for approval of:

(i) Layout and details of plant site
(ii) Public Access Schemes;
(iii) Phase Working Plans;
(iv) Phasing Implementation Timetables;
(v) Advance, Operational and Restoration Landscaping Schemes;
(vi) Noise Management Strategies;
(vii) Air Quality Management Plans;
(viii) The Dust Suppression Scheme;
(ix) GWMMPs;
(x) Biodiversity and Habitat Management Plans;
(xi) Construction Management Plan;
(xii) Aftercare Scheme.

The Mineral Operator shall convene a meeting of the Local Liaison Group within 2 months of the scheme being approved by the MPA, with meetings held in accordance with the frequency set out in the scheme for the duration of the development.

Gas Pipeline – safeguarding

76. Prior to the commencement of the development a Gas Pipeline Management Plan in respect of the gas pipeline shown on Drawing HQ3/7S Initial Site Establishment shall be submitted to and approved in writing by the MPA in consultation with the pipeline operator. The Gas Pipeline Management shall include plans and cross sections and clearly indicate minimum working distances between the haul road and mineral extraction areas and the gas pipeline.

The approved Gas Pipeline Management Plan shall be implemented in full.

Removal of permitted development rights

77. 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 approval 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.

Site Establishment Works

78. Prior to the commencement of mineral extraction, the site establishment works, including the processing plant, as shown on drawing HQ 3/7S Initial Site Establishment, shall be carried out in full.