



Popefield Farm

Planning Appeal Observations

Ref: APP/M1900/W/24/3346607

Inspector: Mr Melvyn Middleton

Interested Party Submission - 19th November 2024

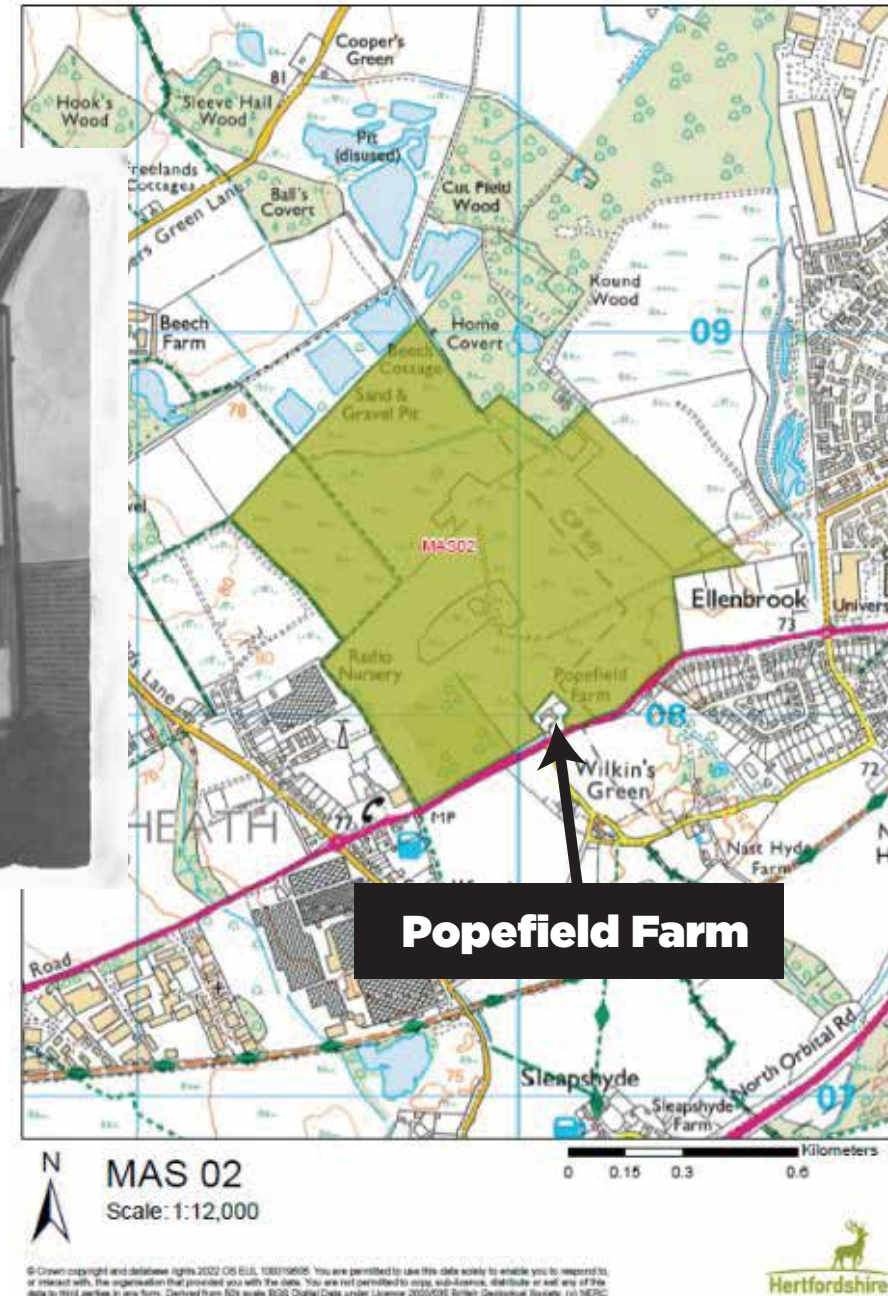
By David Jackson B.A MBA & Paul S Harding B.Sc. (Est Man) FRICS

Popefield Farm and my interests

I have a Life-long interest in history and listed buildings, in 2000, I sold my business and invested the money in the dilapidated Popefield Farm buildings. It was clear that the place needed to be given a purpose. To get the project underway, I borrowed £0.5 Million and commenced renovating with a view to creating a community. My own academic background included a geography and environmental science degree with archaeology from Lancaster and an MBA from Bradford Management Centre.

Paul Harding is a neighbour who is also a Parish councillor and surveyor. He has helped measure the site and learnt assistance in understanding some of the legal planning framework.

As an aside the farm used to house The Princes Trust offices and prior to that, was the home of Tim Rice.



Heritage

Do we value our past?

National Trust and English Heritage depend on UK-wide support for good reason.

Preservation is expensive.....it does not fit very easily into the PROFIT/return on capital model.

As an owner of a listed building, I am under a legal obligation to maintain it and keep its character. This includes guarding against developments which might endanger the structure and ongoing viability.

If this site is blighted not only will it be financially disadvantageous, it will potentially lead the site into a decline which would put it back in the state I bought it in.



Popefield Farm photos (taken August 2022)



**New oak cladding on offices
Installed August 2022**

Popefield Farm seeding



Seeding in August 2021



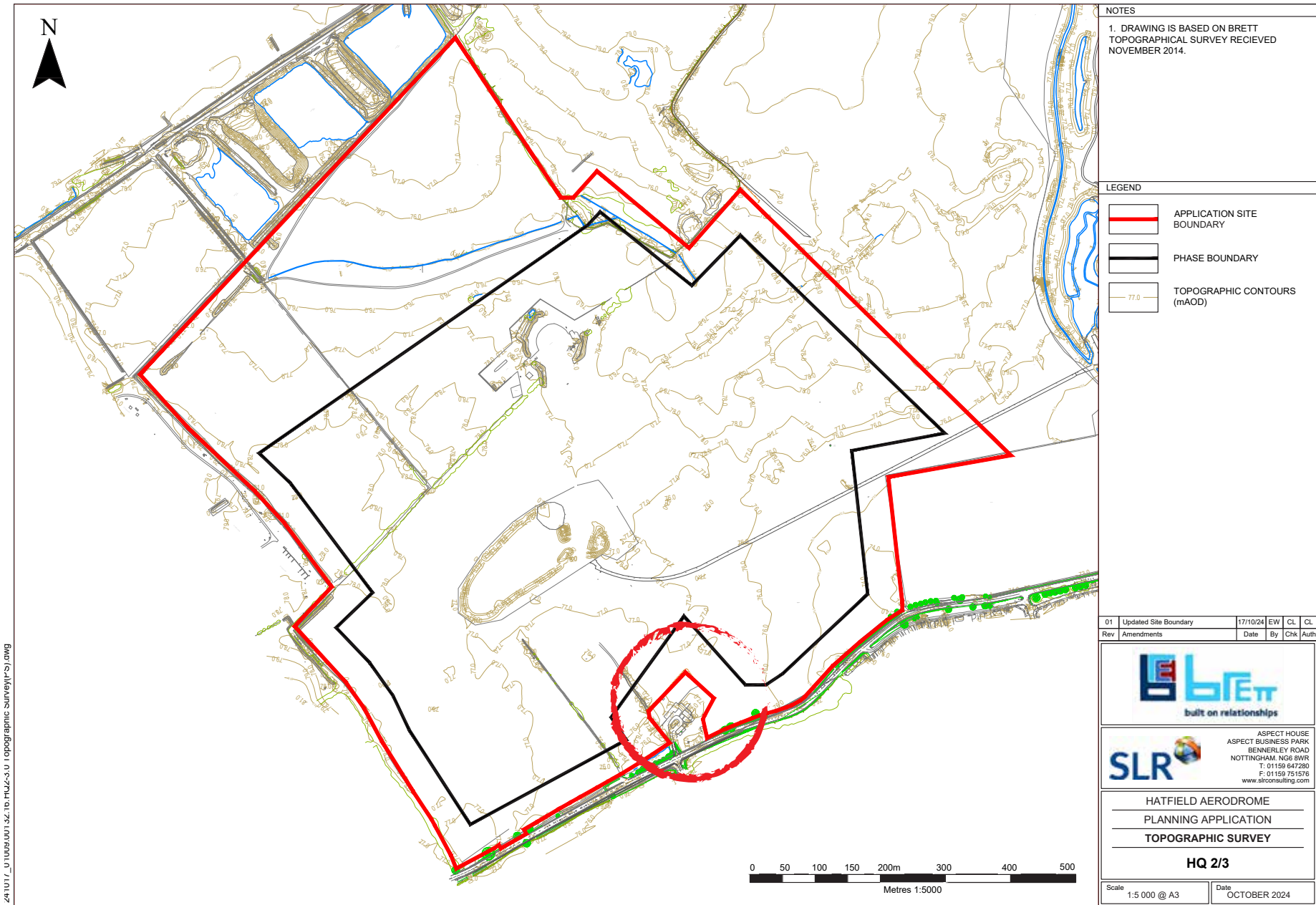
October 2021

Greenbelt & Landscape

The UK has been at the forefront. Parks in London, town planning like Letchworth Garden City
The Ellenbrook site is the only significant green belt dividing Hatfield and St Albans.

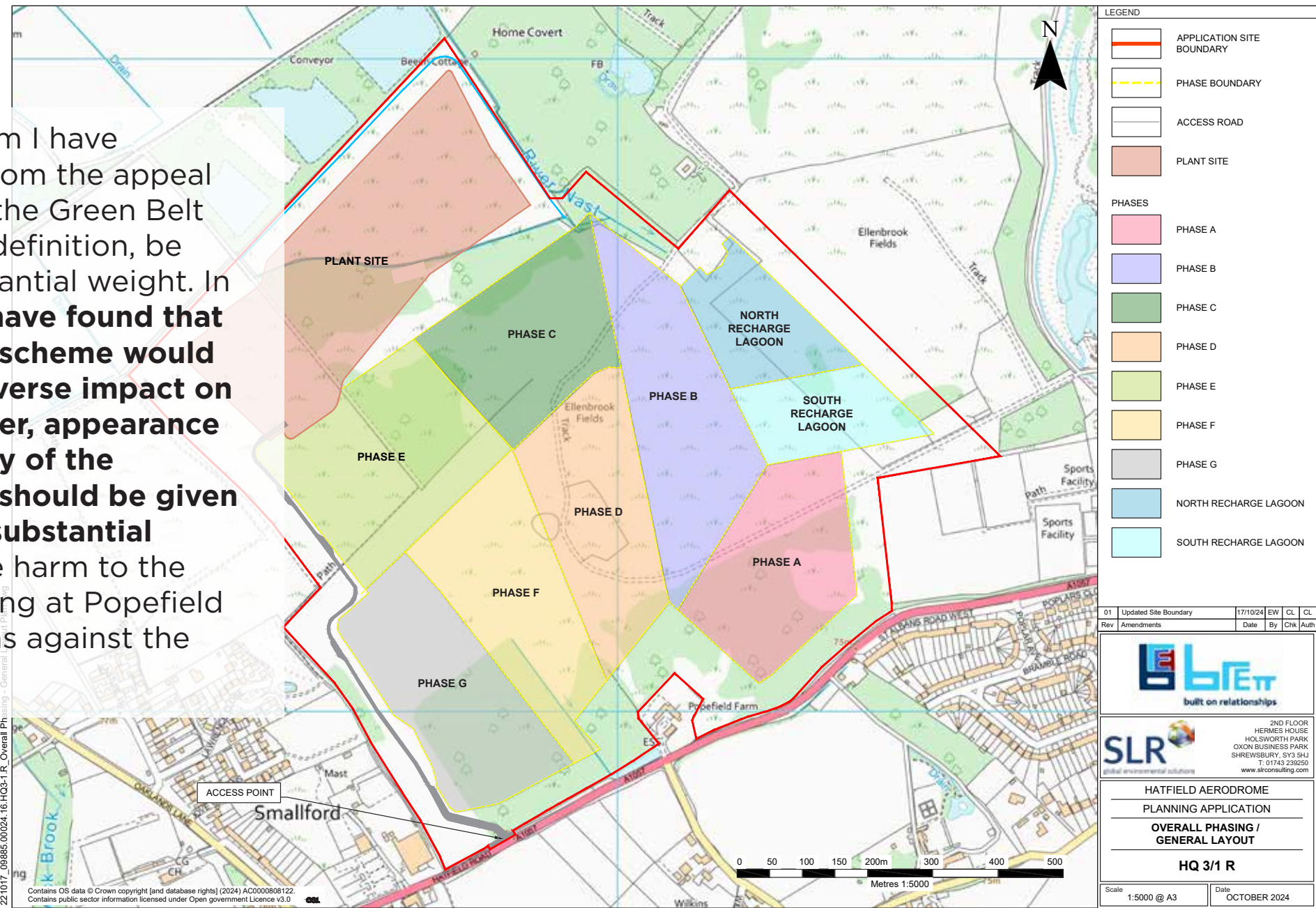


Where Popefield Farm sits



Notes from the previous inspectors report

89. The harm I have identified from the appeal scheme to the Green Belt should, by definition, be given substantial weight. In addition, **I have found that the appeal scheme would have an adverse impact on the character, appearance and amenity of the area, which should be given moderate/substantial weight.** The harm to the listed building at Popefield Farm weighs against the proposal.



Popefield Farm Community (taken on 18th August 2021)



Children's play area with swings, basketball net and trampoline at Popefield Farm

Popefield Farm photos (taken on 18th August 2021)



Side of the
small business

Lack of joined-up thinking in this application regarding the ultimate park

There is an implicit assumption in the application that a park will somehow happen at some point in this gravel extraction procedure. But there is not much detailed thinking/costing on it.

It remains an unfulfilled opportunity because both Brett and the County Council Spatial unit focus on the need for gravel. The Park is like Shangrila...will it be part planned ?..all wild...like this application it's a bit disjointed. Much presumption is made about the park with little substance.

The spatial unit and Brett are not qualified or paid to think about the broader issues of this huge site.

The Ellenbrook site is important for the well-being of many residents...including those living at Popefield.



Current Wilderness



The reality of the land adjacent to Popefield now

You see a sort of unique wilderness habitat has been established in the years on Ellenbrook fields...NATURE IS RECLAIMING THE SITE.

The need for greenery in human society is even greater now with increased population/stress/mental illness and ageing population. ESCAPE from traffic/urbanisation is on many people's minds.

Carbon capture of this now-grown wilderness must be significant....possibly twice or three times what it was 5-10 years ago. It contributes greatly and will in the future if the greenery is enhanced.



Gravel extraction now versus a last-century gravel site plan

You have to accept that the Ellenbrook site on a mineral plan 30-plus years ago does not fit with the site now. Much development has gone on the curtilage of the Ellenbrook site and the landowner has profited greatly from this by selling land for development.

20th Century Past — **21st Century Present**

The SCALE and LENGTH OF TIME this site is in use also add to the potential future risk. It is one of the biggest gravel site proposals in the UK, but uniquely, it is an urbanised site. How does this plan even fit with the latest government thinking on being carbon neutral and tackling climate change?

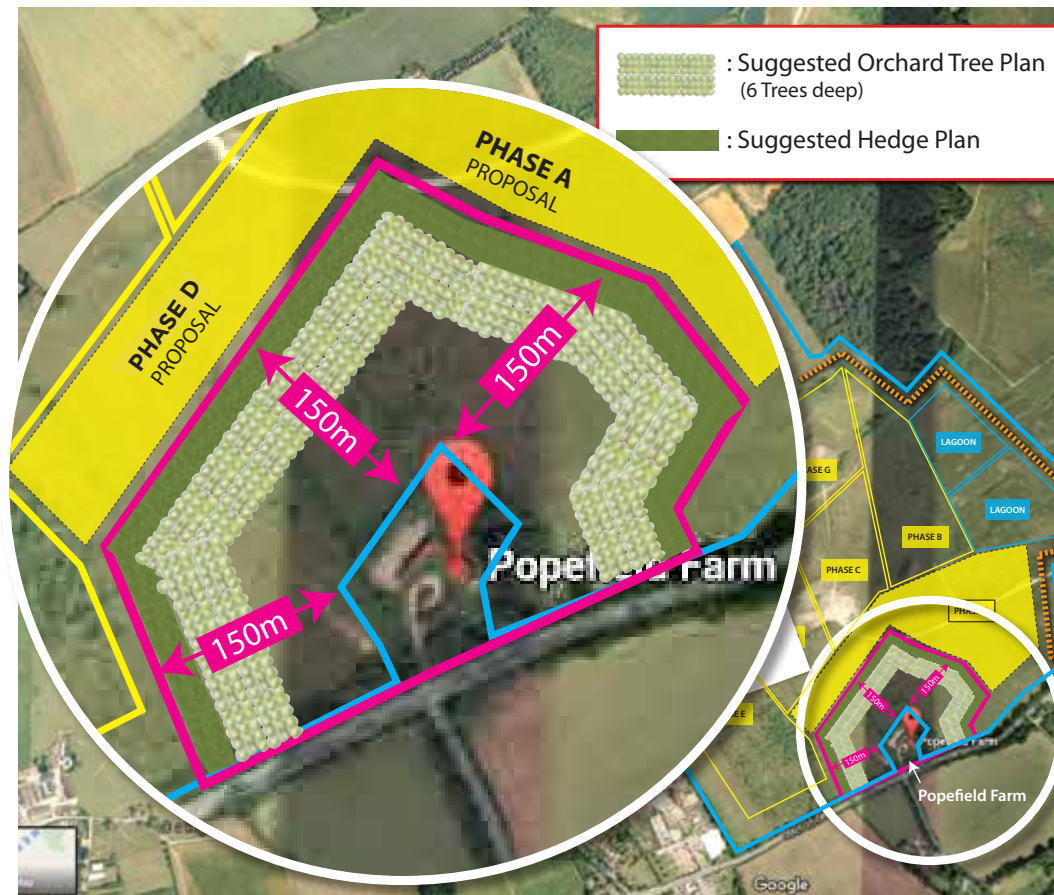
2025-2060

In 2016 we compromised there should be 150m minimum between our boundary and the working phase (We had originally suggested 250m)

It has always been our view that the curtilage around Popefield including noise suppressing buffers needed to be permanent and be planned into the park. Also it needs to be 150 metres minimum from our boundary..not 75 metres.

This was rejected by everyone on economic grounds. (maximising gravel extraction)

This is our final compromise solution (150m)



What does 150m distance help with?

- 1) Noise
- 2) Dust
- 3) Visual
- 4) Preservation of setting
- 5) Less light pollution

What would control of 150m boundary give Popefield?

- 1) Longer term protection with the owners

Listing helps us acknowledge and understand our shared history. It marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system so that some thought will be taken about its future.

Notes from the previous inspectors report

66. I find that the appeal scheme, subject to appropriate planning conditions, would not be likely to result in any significant adverse health impacts for those residing near or visiting the area. **However, on the evidence submitted, I am not satisfied that it would provide an appropriate buffer zone** to protect the amenity of residents of Popefield Farm, as required by the Specific Considerations for PA1.

102. The appeal scheme would make an important contribution to meeting the need for aggregate. Furthermore, the proposed reclamation as shown on HQ 3/11A Illustrative Restoration Concept 2016 would be consistent with the delivery of a Country Park. **However, the evidence before the Inquiry does not establish that the requirement for an appropriate buffer zone to protect the amenity of residents of Popefield Farm has been met.**

Our Popefield boundary 150m proposal

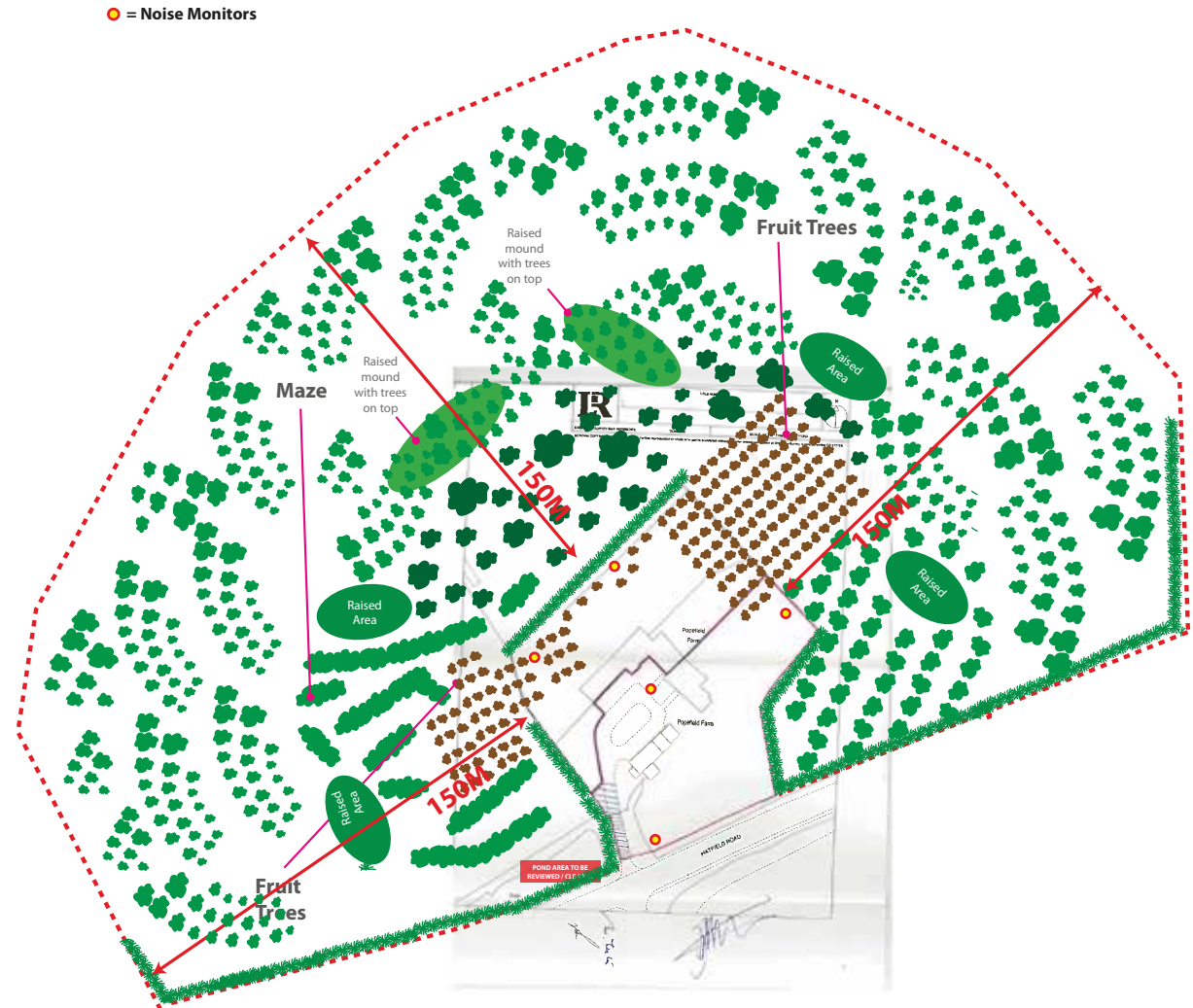
In this way, the No man's land is not constantly tinkered with causing disturbance and more noise over the totality of extraction.

This is where our thinking was 7 years ago.

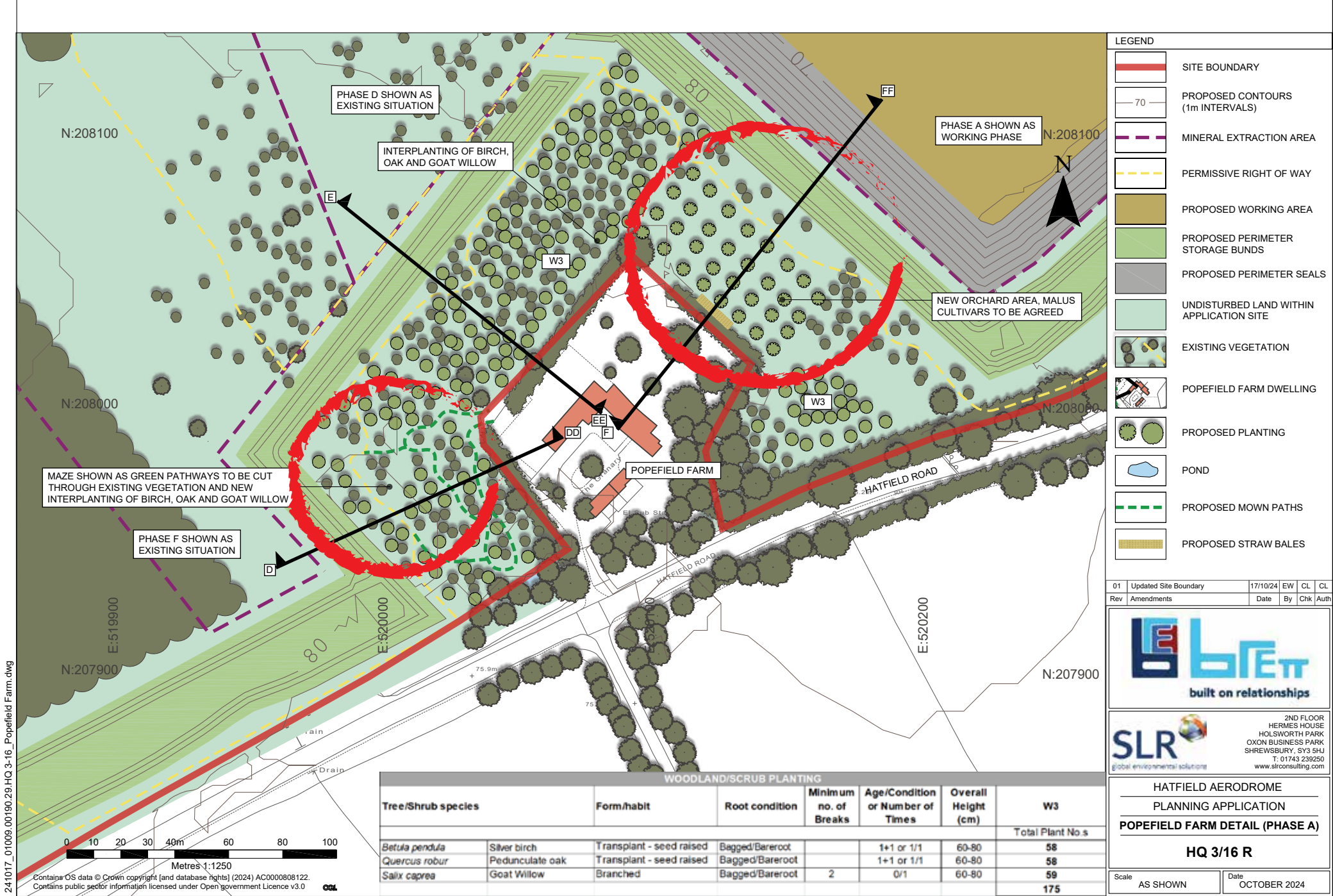
You will note the fruit trees and the maze in the current proposal was adopted by the spacial unit and features in the submitted plan HQ 3/R 16R from Brett.

Our plan was always to make this land adjacent to Popefield a permanent feature, in this way building a permanent protection for the listed building.

Popefield Boundary 150m Proposal Landscaping Suggestions 2016 / Early 2017

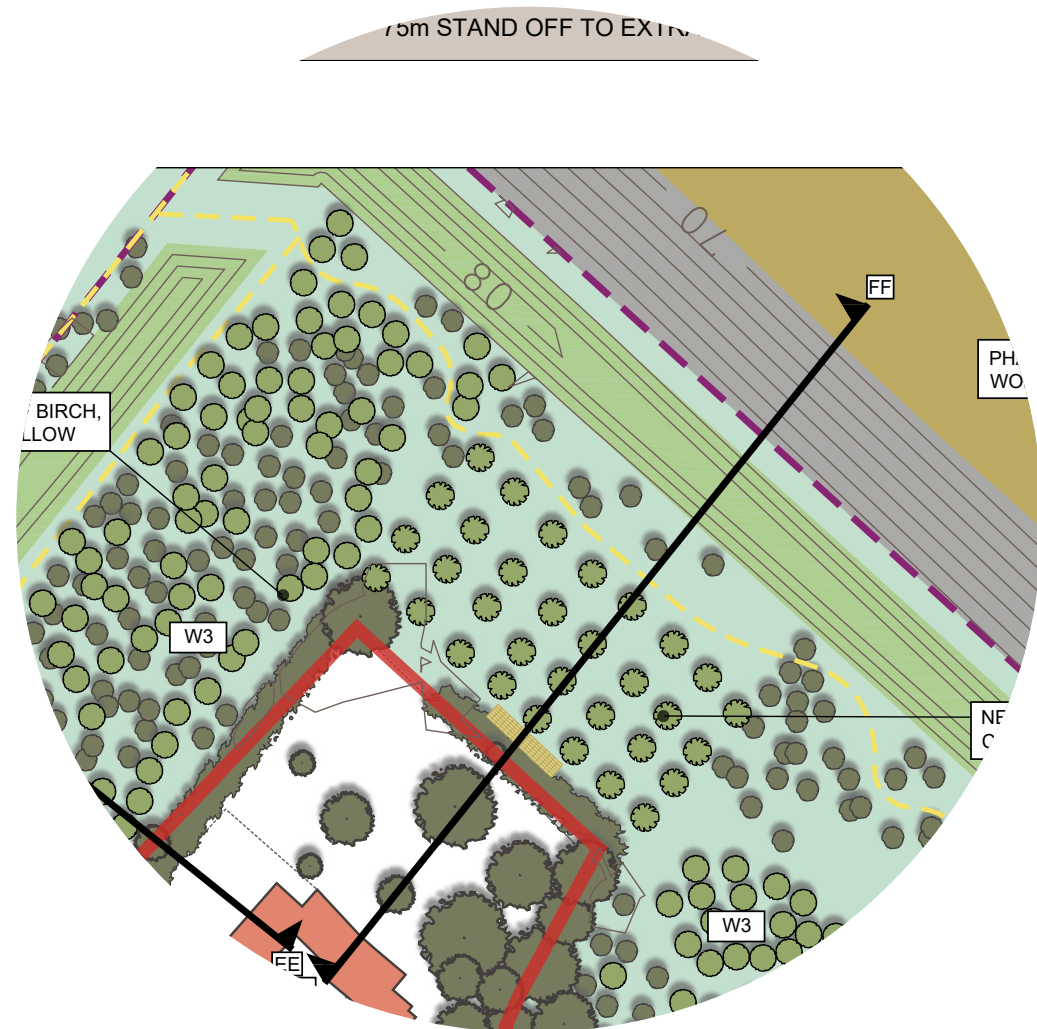


Idea of orchard area and maze came from us in 2016



Notes from the previous inspectors report

64. I have taken into account the appellant's noise assessment and note that the proposed perimeter bund would extend along Hatfield Road and around Popefield Farm. Drawing HQ 3/7 states that the bund along Hatfield Road would be 3 m high with 1:2 slopes and a 5 m stand off from the toe of the bund to the extraction area and site boundary. **But the note does not specify details for the bund around Popefield Farm. Notwithstanding compliance with the suggested noise conditions, I consider that the proximity of the excavation/infill operation, in the absence of further details about the intervening bund, could at times result in a significant adverse impact on the residential amenity of those living at Popefield Farm.**



Note: we have used the recent plan HQ 3/16 R as there is still no clarity on the permanence of the bunds.

Why was setting up the Ellenbrook Trust important for Popefield?

£1.4m delivered 14 years ago would now have delivered many benefits.

HOWEVER, THAT INVESTMENT WOULD HAVE WORKED AGAINST USING THE SITE FOR GRAVEL.

It is clear not setting up the trust removes a force for local community good.

The various councils have not ENFORCED the Section 106 regarding payment of monies due..making the excuse that there is no ELLENBROOK TRUST.

Those who signed the original arrangement are amazed it has not been set up...the document looks comprehensive.

If the councils cannot get such an expensive well-documented agreement over the line..what chance is there for 'CONDITIONS' being enforced in this application?

144/6/32 4.00 p.m. CAT

DATED Wednesday 14th December 2000

WELWYN HATFIELD DISTRICT COUNCIL
- and -
HERTFORDSHIRE COUNTY COUNCIL
- and -
CITY AND DISTRICT OF ST ALBANS DISTRICT COUNCIL
- and -
BAE SYSTEMS PLC
- and -
ARLINGTON PROPERTY DEVELOPMENTS LIMITED
- and -
THE UNIVERSITY OF HERTFORDSHIRE HIGHER EDUCATION CORPORATION
- and -
HATFIELD BUSINESS PARK LIMITED

We hereby certify this to be a true copy of the original

(2)
Davis Arnold Cooper
DAVIES ARNOLD COOPER
(3)
(4)
(5)
(6)
(7)

Draft DEED
of Planning Obligation under Section 106
of the Town & Country Planning Act 1990
relating to land at
Hatfield Aerodrome
Comet Way Hatfield

DAVIES ARNOLD COOPER
6-8 Bouverie Street
London EC4V 8DD
Tel: 020 7936 2222
Fax: 020 7936 2020
e-mail: dac@dac.co.uk

Ref: S:\CSPECK\CLIENTS\128006\1\DOCUMENTS\ARLINGTONS106.V19.DOC

The relationship between councils and the site owners

It appears a sort of divide-and-rule strategy has been deployed by the landowner/Brett.

In January 2017 in the council hall Hertford, it was made clear the gravel extraction would only be considered once the ELLENBROOK TRUST was in place. Arlington for reasons which can only be guessed at by me have never allowed the Ellenbrook Trust to be set up.

JUSTIFIABLY ALL SHOULD HAVE A LOT OF MISTRUST OF THE LANDOWNERS and the COUNCIL'S non enforcement of this Trust. Brett by being agents of the landowner have taken flack, but equally must be very concerned over Arlington prevaricating over the non-setting up of the ELLENBROOK TRUST.

Corporate bad behaviour should not be rewarded.

The emerging mineral plan

The non-connection between DEMOCRACY in the councils rejecting the gravel extraction proposal 3 times and the Ellenbrook site appearing on the latest draft of the county's emerging mineral plan leaves the site EXPOSED to further ongoing gravel extraction applications.

We believe that the officers and county officials allow this placement on the emerging mineral plan to go on because they fear more weight will be given to Brett's threat to take legal action against the council if it is removed. Also, it is easier to keep battering away at Ellenbrook even though it is not suitable than trying to source gravel somewhere else.

The officers' job is to secure the gravel and it appears they are unable or unwilling to change course. So by default, the local councillors find themselves opposed to the officers because the local population does not want more gravel extraction for multiple reasons.

Whilst the County Council officers may choose not to be represented, the democratic decision of the councillors still remains fully opposed to the application, a fact we should not lose sight of.

Conditions

The Officers say the gravel should go ahead with 'CONDITIONS'. We contend that because of their potential wide-ranging number, they will never be practically monitored or enforced. Certain objections like traffic, biodiversity, greenbelt are very difficult to put conditions around.

IF THE INSPECTOR SEES NO DEMONSTRABLE REASON TO ALTER THE RECOMMENDATION OF THE PREVIOUS INSPECTOR WE REQUEST AT LEAST A RECOMMENDATION OF BREAKING THE CYCLE OF ELLENBROOK BEING PLACED ON THE EMERGING MINERAL PLAN IS FINALLY NOTED EVEN IF THE INSPECTOR REMIT IS NOT TO TELL THE COUNCIL WHAT TO DO WITH ITS MINERAL PLANS.

How has all this non-strategic/non-compromise thinking impacted popefield?

The Ellenbrook site has by default become a re-wilded area of trees and shrubs.

Land drainage has been neglected.

Habitat has thrived.

Biodiversity will have increased.

The wilderness we see at the Ellenbrook fields is a consequence of REWILDING through non-maintenance.

Uncertainty has brought much worry to the tenants of Popefield

The knock-on effect of the legal threat has suppressed the Rule 6 parties. For clarity, I am at this inquiry as a worried interested party.

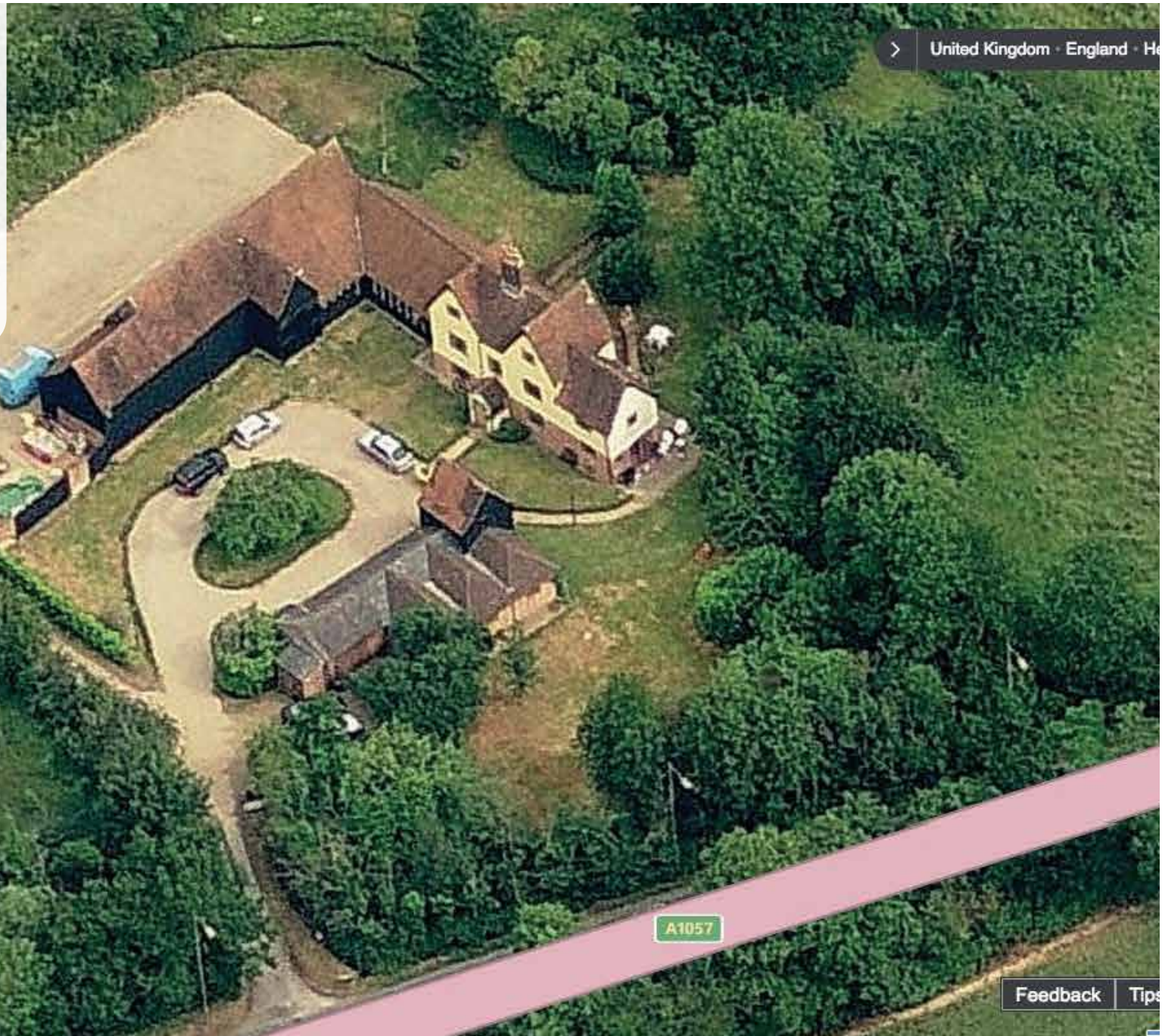
One has an uneasy feeling that democracy is being subverted in this inquiry.

Quite reasonably nobody quite understands if this is an inquiry or not given most of the local population opposes the scheme but their elected councillors and local residents associations are not contesting it in the traditional manner.

The community at Popefield

3 out of 4 families are long term residents (5-10 Years).

An IT business employing 12 which depends on quite for its creative work.



There is a thriving community at Popefield Farm that deserves to be protected



Risks to quiet enjoyment: Health and safety

Noise Pollution

In 2016 we explained that many RISKS went with the cartwheel plan.
Noise....both from working and maintenance

NOTE FROM THE PREVIOUS INSPECTORS REPORT

65. In particular, the use of large diesel vehicles emitting low-frequency noise and/or tracked vehicles such as bulldozers with distinctive noise characteristics, would at times result in intrusive noise not likely to be properly captured by the LAeq,1hr indices proposed in the suggested noise conditions and advised in the PPG. Disturbing noise from the appeal site would be likely to recur periodically over the 32-year duration of the operation because of the proposed phasing; with Phase A to the north-east of Popefield Farm (HQ 3/7), Phase B to the north (HQ 3/8 and HQ 3/9), Phase D to the north-west (HQ 3/10 and HQ 3/13) and Phase F to the west (HQ 3/14 and HQ 3/15). **The likelihood of repeated noise disturbance, albeit intermittently, over such an extended period would result in the appeal scheme having an enduring adverse impact on the living conditions of the occupiers of Popefield Farm.**

Light Pollution

Over 5.5 days of operation and one day of maintenance for 32 years.

Risks to quiet enjoyment: Health and safety

Traffic

A 32-tonne lorry every 2 minutes over 32 years of extraction or infill. Many issues come with the lorries from mud to maintenance to massive air pollution. Popefield will hear lorries on the gravel site and from the road.

Flooding / Drying Out of Popefield

Ground Water flooding...or drying out....nobody can guarantee what will happen as the scale of terraforming is massive around the atoll of gravel that Popefield sits on. You might presume it could drain or fill up depending on the nature of the inert material Infill put on the Ellenbrook fields.

Unquantified Inert Material Risk

The particular inert material is not quantified or specified so we don't know exactly how it impacts water on the surface or in the aquifer.

We should not forget the topsoil is cosmetic over the wound. The natural situation of the aquifer evolved over millions of years will be changed irreversibly.

Infill...the multi-million-tonne risk often forgotten...where does the infill come from and what protection is in place regarding guaranteeing this material? Is it odourless for example?

The physical operation of the site will put Popefield at the heart of the extraction... with all the negative risks.

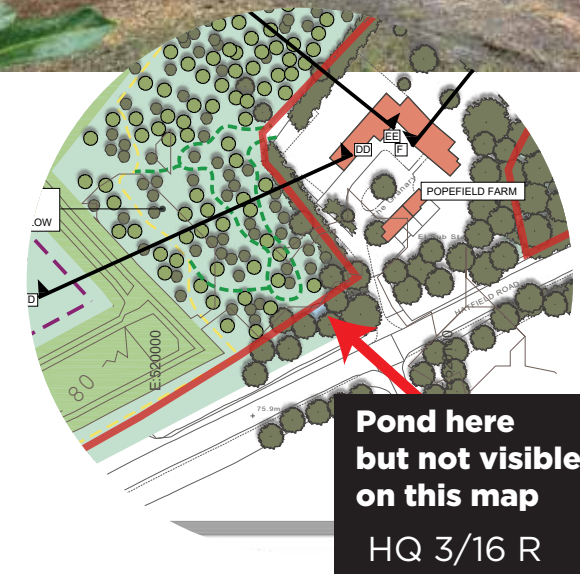
NOTES FROM THE PREVIOUS INSPECTORS REPORT

81. The ES2016 concluded that there would be a minor adverse impact upon views of and from Popefield Farm during the operational phase. But that after restoration, which would include hedge planting to recreate the 1888 historic field pattern with the aim of reinstating the broader landscape setting of Popefield Farm, there would be a minor beneficial impact. However, **I consider that this understates the likely impact of the operational phases of the appeal scheme on the setting of the listed building.**

The Hatfield Road is expected to take the nearly 25 million tons of additional load (gravel, infill and lorry weight) over 32 years. 780k tonnes of load and vehicles on the Hatfield road per annum.

There is already flooding at the junction of Popefield with the Hatfield Road..the highways have their work cut out already with the road dipping. (collapsing one presumes)

The pond so often obscured on SLR maps while not on the site will be impacted by what happens on the groundwater side of the site.



**Pond here
but not visible
on this map**
HQ 3/16 R

MAXIMISATION over COMPROMISE

In all the 8 years we have debated this gravel site with Spatial planning there has been no significant change in the site plan boundary to Popefield concerning the scale of extraction or any great increase in the distance to the workings from the boundary of Popefield.

	May 2017	October 2024	increase
Section A-A'	67m		
Section D-DD		97m	+30m
Section B-BB'	68m		
Section E-EE		92m	+24m
Section C-C'	93.5m		
Section F-FF		116m	+22.5m



I haven't been able to confirm this because Brett has not sent me the map that these numbers come from



This is the HQ 3/16 R

We had asked for 250m from our boundary initially and put forward a compromise of 150m. The figures above are from the buildings Brett and Spatial only put 75m from Popefield boundary to the working phase.

MISINFORMATION in the application past and present.

Most plans/ measurements from years ago have come from the applicant.

The council fell into accepting these because it cannot bear the cost of checking all boundaries in the plans. This is a concern for all future plans ...It also served both parties trying to get gravel.

Spatial planning at the county council is out of its depth to consider all the other aspects of this complex site.

We believe that Brett has not always opted to give the most complete picture. We have had recent evidence of this.

If you look closely at the site plan of Popefield I was sent by Brett recently (October 2024) alerting me of a mistake in the RED LINE boundary.

The overall phase boundary of the workings in the cross-section drawing E-EE had not also been adjusted by the 8m I found in the discrepancy between my land registry deeds (25 m boundary versus 17 m shown in the SLR drawings. This equates to quite a lot of gravel for Brett. The E-EE boundary needs to be pushed back to 100m from 92m.

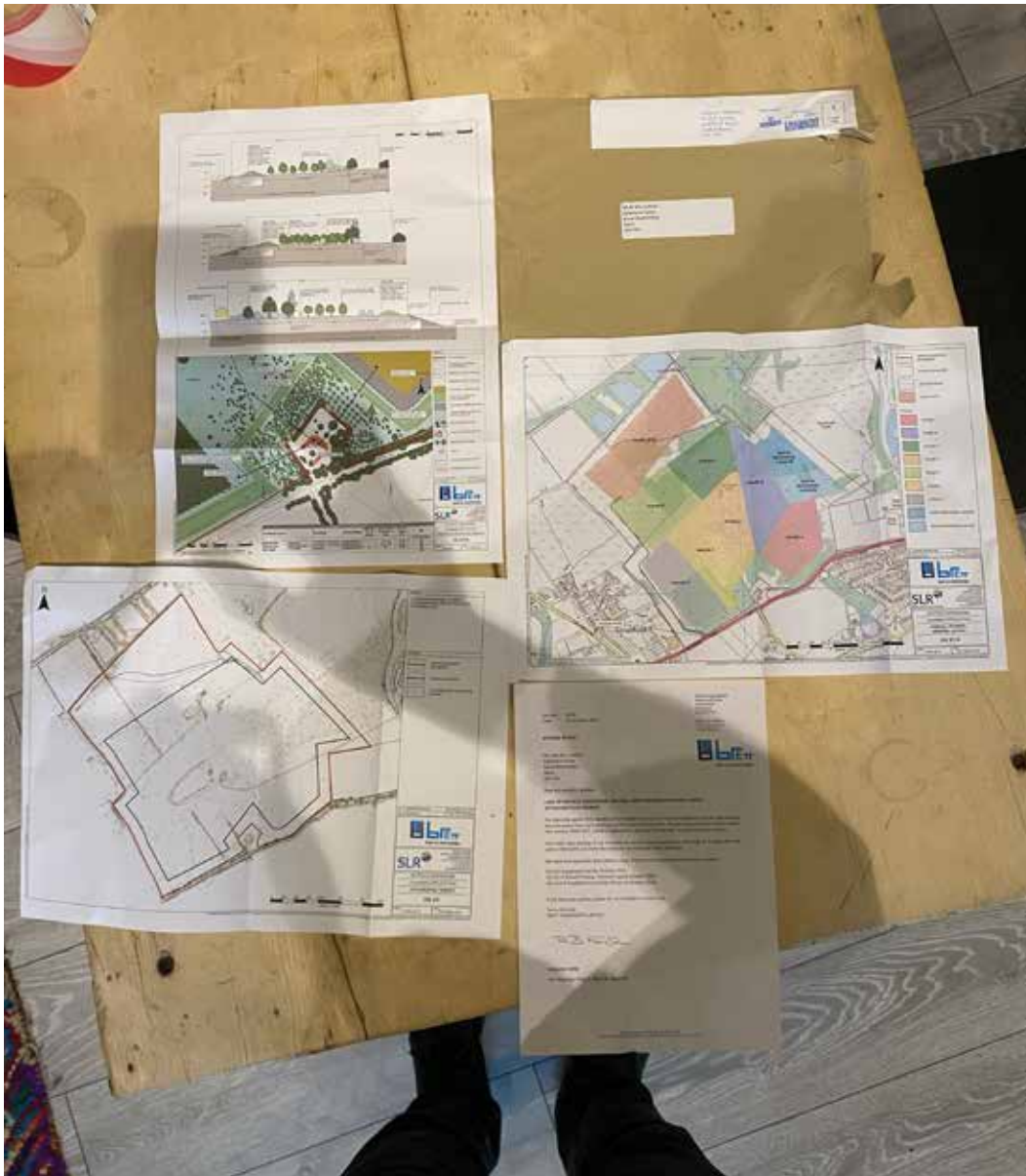
The scales on this map don't scale evenly either

The cross section numbers don't match the new red line on HQ 3/16 R (see following page).

Cross sections have got new nomenclature and axis...there is no consistency over time. A right of access path leads dangerously close to the bunds and the working , but also decants in to Popefield.

SECURITY of Popefield then becomes a heightened issue we have not faced.

A courtesy letter from Brett regarding their mistake on the boundary... Letter sent to me in respect of the request of Mr Middleton



Brett Aggregates
Robert Brett House
Ashford Road
Canterbury
Kent CT4 7PP
Tel 01227 829000
Fax 01227 829039
www.brett.co.uk

Our Ref: RF/SJ
Date: 24 October 2024

BY EMAIL & POST

Mr. and Mrs. Jackson
Delamere House
Great Wymondley
Herts
SG4 7ER

Dear Mr. and Mrs. Jackson

**LAND AT HATFIELD AERODROME, HATFIELD, HERTFORDSHIRE: PLANNING APPEAL
APP/M1900/W/24/3346607**

Our planning agent, Chris Lowden of SLR wrote to you on 18 June 2024 advising that we had recently become aware that a very small part of the land included within the planning application area is within title number HD414207, which is registered to you and The Hanover Trustee Company Limited.

That letter also advised of our intention to submit revised application drawings to exclude the area within HD414207 and invite the Inspector to substitute these drawings.

We have now done this, and I attach a copy of the revised application drawings as follows:

HQ 2/3 Topographic Survey October 2024
HQ 3/1 R Overall Phasing / General Layout October 2024
HQ 3/16 R Popefield Farm Detail (Phase A) October 2024.

If you have any queries, please do not hesitate to contact me.

Yours sincerely
BRETT AGGREGATES LIMITED

Richard Ford

RICHARD FORD
Att: Drawings: HQ2/3, HQ3/1R, HQ3/16R

Brett Aggregates Limited, Reg No. 00316788
Registered Office: Robert Brett House, Ashford Road, Canterbury, Kent CT4 7PP

I phoned Brett and asked where exactly was the change? They replied saying it wasn't very clear, they would send something else over.

From: Richard Ford <Richard.Ford@brett.co.uk>
Sent: 28 October 2024 11:25
To: David Jackson | IF <david@ifmarketingagency.com>
Subject: [External] RE: plan showing change

Dear David,

Following our telephone call this morning, please see the image below, which shows the correction we had to make to the red line of the Planning Application plans.

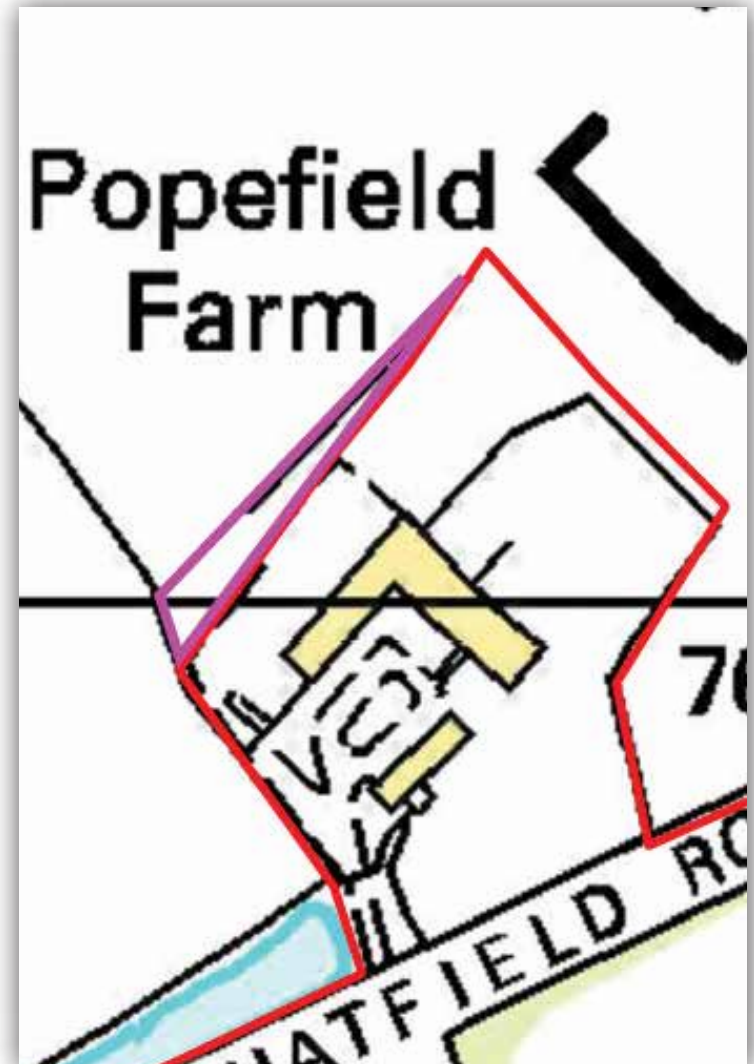
It was the small triangular area outlined in pink below that was inadvertently included in the red line area. It was noticed by our legal team and, albeit a very small error in the drafting, we were obliged to make the correction to the plans that were sent to you in my absence.

No other changes to the plans have been made. I trust that is now clear.
I wonder if you would be available to meet my colleague, Simon Treacy, on site at Popefield Farm later this afternoon?

He is on site looking at something else today and could be available to meet with you. I have just sent him a message to call me back, but subject to his confirmation, would you be available and what time late this afternoon would suit you best?

Kind regards,

Richard Ford
Senior Planning Manager



Previously discussions with spatial planning had confirmed they had agreed with Brett that 75m was the maximum from our boundary

affected because the buildings are within 100m of the façade of the listed barns. Astwick Manor is some 850m away from the workings and therefore the impact will be negligible.

87. Popefield Farm comprises a group of buildings consisting of the farmhouse and the three timber barns. The visual impact assessment considers the potential impact on Popefield Farm from two viewpoints.

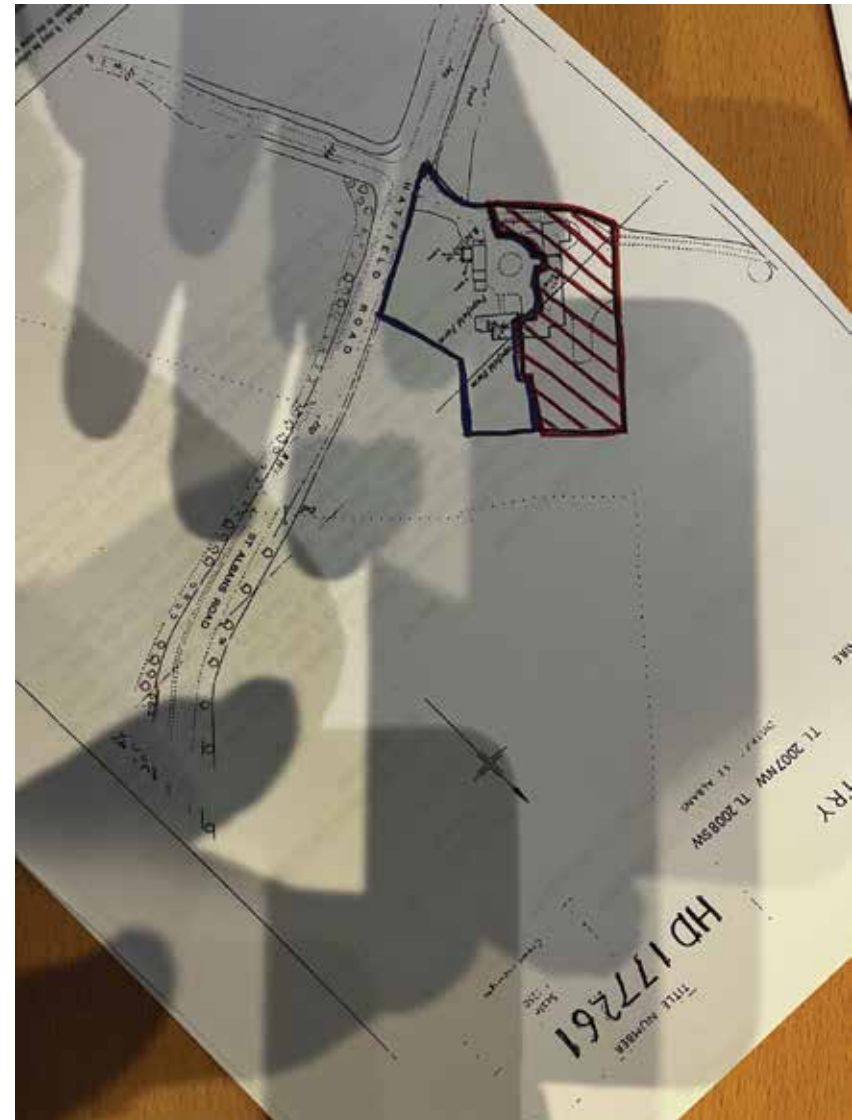
1 - The impact during operations is assessed as 'low adverse' because the 'listed buildings create a courtyard which prevent views to the north and east'. The most significant impact would be while the perimeter screen bunds are being constructed to a height of 5m, however construction would last only for a matter of months. The bunds are proposed to be retained in situ to preserve the setting of Popefield Farm during mineral extraction. The potential impact has been assessed for each phase of the mineral working. In Phases A, D and F the mineral workings would be between 75m and 100m of Popefield Farm. In Phase A the views from the farmhouse towards the application site would be partly screened by trees. In Phases D and F, views north from the farmhouse would largely be blocked by the timber frame barn. Views of the most southern end of Phase F are likely to be unobstructed.

2- The magnitude of the change is described as "medium adverse" because some filtering of views is provided by trees. There would be clear views to the application site, particularly from upstairs windows. However, the clearer views would be oblique. The effect upon the view is therefore described as "minor adverse".

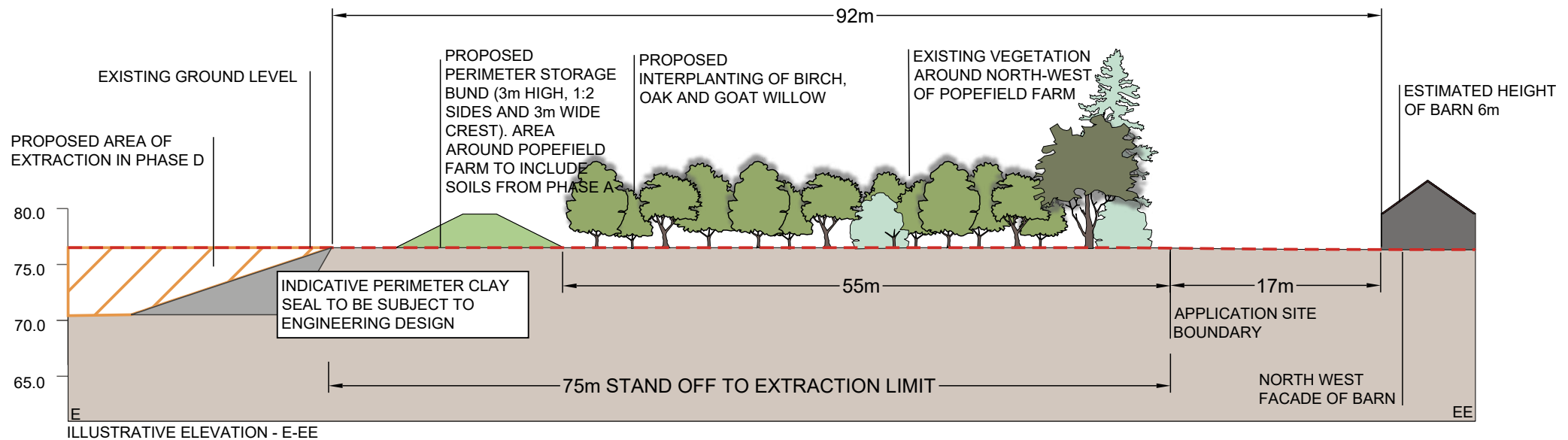
It is proposed to plant trees on the screen bunds and the land between the mineral extraction and Popefield Farm to screen views of the mineral working. There will be no mineral extraction within 75m of the boundary with Popefield Farm. These measures will provide an appropriate buffer to screen views and protect the setting of the Popefield Farm.

Post restoration, the character and appearance of Ellenbrook Fields would be restored and enhanced with a broad area of conservation grassland divided by hedgerows, and wetland pond features. The restoration of the site, including significant areas of native woodland planting and an area of nature conservation, will likely produce biodiversity enhancements in the long term. The proposed restoration would be consistent with the aims of the NPPF (paragraphs 109, 114, 115) and the Local Plan (Policy 10: Landscape and Visual Quality).

Consulting our deeds, we have measured 25m on the boundary Brett have put down as 17m. (ILLUSTRATION ELEVATION E-EE) The result is their 92m overall boundary from our barns should be 100m

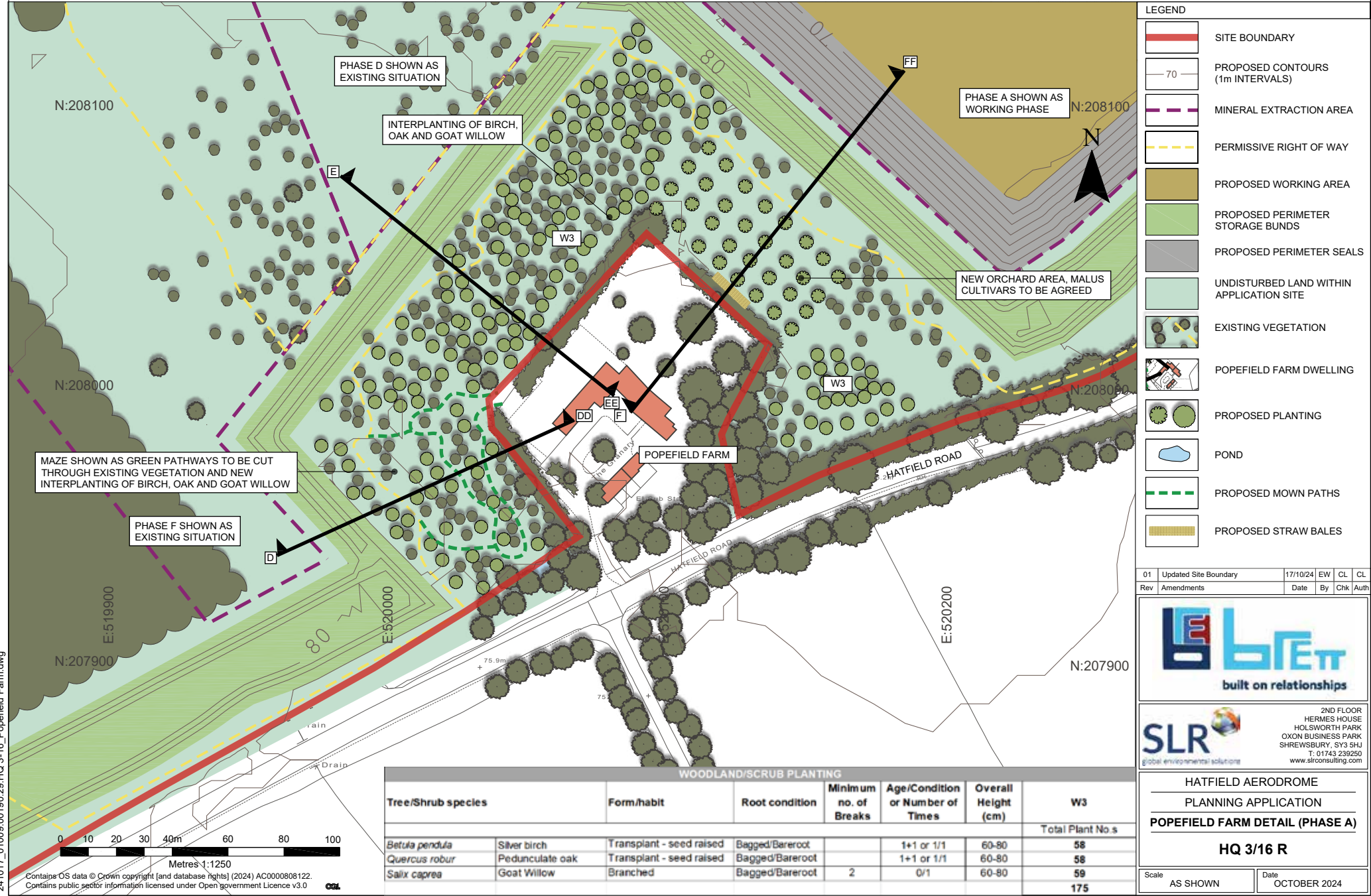


Redrawing the red line boundary of Popefield and then not changing the below elevation is another mistake



Extract from: HQ 3/16 R

MISINFORMATION in the application past and present. (HQ 3/16 R)



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Other major concerns for this document HQ 3/16 R

- 1) they claim to know nothing about clearing and planting the new orchard area even though it's on the plan
- 2) they claim to know nothing about the maze with its cut pathways and indeed who will maintain this
- 3) they persist in putting small 60-80 cm bagged plants on the area betwixt our boundary and the bunds... but often feature fully grown trees
- 4) It is very unclear as to the bunds temporary nature and it's a big part of the surroundings of Popefield. We need permanent park planning from day 1 if this extracting rejection is overturned.
- 5) They know hardly anything of the permissive path and its proximity to the bund, but it might have been put in there after consultation with the ramblers. Its link to the maze needs consideration regarding ingress to Popefield (security).
- 6) No visibility of the pond even though it forms an important part of the drainage system of a lot of surface water from the Elenbrook fields.

Extracts from the inspectors report.

Draw your own conclusion

34. I turn first to the proposed substitution plans. The difference between the 2015 and 2021 versions of the Overall Phasing/General Layout Drawing HQ 3/1 are the location and alignment of the access road, the position of the weighbridge and an apparent increased set back of Phases A, B, D and F from Popefield Farm. **If substituted the 2021 version of HQ 3/1 would appear to show a different boundary for these Phases to that shown on the retained 2015 Drawings HQ 2/3, HQ 3/7-10 and HQ 3/13-15.**

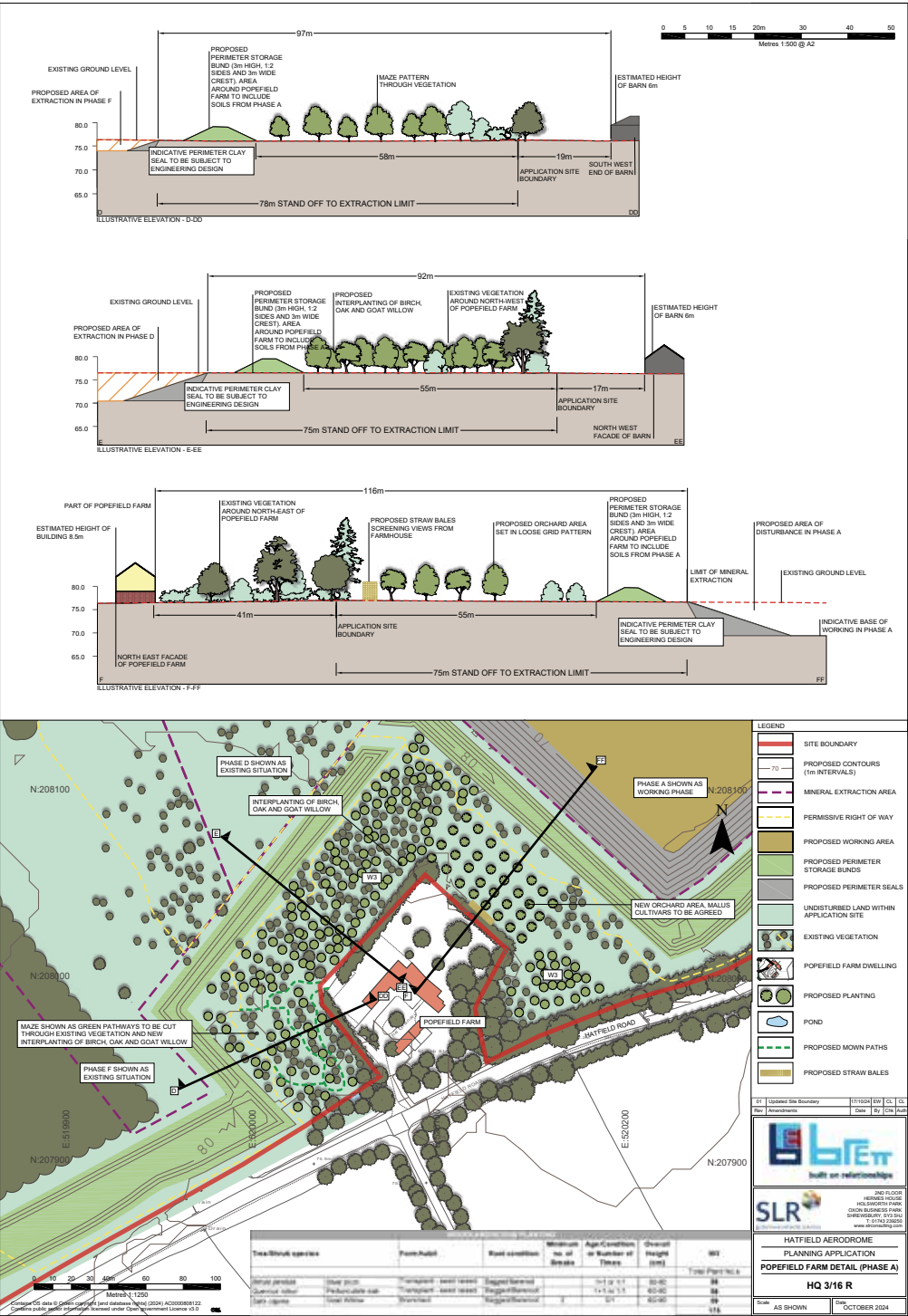
38. **I am also concerned about the amended scheme introducing confusion with regard to the separation distances of the proposed excavation/infill from Popefield Farm.**

40. Furthermore, the requested substitution of drawings would appear to result in the scheme showing different setback distances from the boundary of Popefield Farm for the excavation/infill of Phases A, B, D and F. **The apparently contradictory drawings** would mean that it is not clear what setback is now proposed for the requested amended scheme. I consider that the planning process should provide an opportunity for meaningful consultation about the likely impacts of the proposed development on Popefield Farm and its occupiers.

Document H1 3/16 R

Given the previous inspector experience and indeed the councillors, the very important drawing HQ 3/16 R still has many inconclusive issues. I guess the question is, are they left in there from ineptness or an economic (Gravel maximisation) point of view.

The map scale does not scale correctly either. It is 10% out in certain areas.



Have the councils let down the electorate by not contesting?

We are told that Brett will take legal action if the previous inspectors rejection is over turned. The reason for this is that the councilors listened to their voters and rejected the scheme for multiple reasons. IN OTHER WORDS THEY ACTED LIKE A DEMOCRACY.

But they did not take their officers advice.

This threat of legal action by Brett resulted in all the other RULE 6 parties pulling out of their objection.

If we recall the officers were obliged to find gravel and then oppose the gravel. They were conflicted.

Upholding Democracy has already cost much in barristers fees. I can understand that the council might have presumed that Brett might have gone away by now.

But equally, you have to say that the councils know they do not have the budget to contest this application anymore. So they will leave it to the inspector to conclude. Many councillors I am sure still object to the scheme as presented.

None of this should alter the basic fact that the County Council members have voted overwhelmingly against this scheme and that remains their position.

How important are the past inspectors conclusions?

It is our belief that in the inspector's visit, he appreciated that Popefield. Is exposed to too much risk without any assured guarantees. This is why a visit from Mr. Middleton is so important.

As an independent adjudicator, there were multiple reasons that swung the see-saw in the direction of rejection. The conclusions he drew regarding Popefield were not exhaustive in our view and still, he thought the community and buildings would be considerably adversely affected.

NOTES FROM THE PREVIOUS INSPECTORS REPORT

82. It was apparent from my site visit that the current open character of the land to the east, north and west of Popefield Farmhouse helps to create a sense of open countryside reminiscent of that which would have contained the historic buildings prior to the construction of the airfield. The current setting of Popefield Farmhouse therefore makes some contribution to the significance of the listed building. The proximity of bunds and activity associated with extraction/infill in Phases A, B, D and F would diminish appreciation of the farmhouse in its local context for a substantial period of time. **The resultant harm would outweigh the eventual benefits to the setting of Popefield Farm of the proposed site restoration. I consider that the overall impact of the appeal scheme would result in less than substantial harm to the significance of the designated heritage asset.**

83. I find that harm to the listed building would be at the lower end of the scale of less than substantial harm, **which nonetheless attracts considerable importance and weight.** In accordance with NPPF paragraph 202, this harm should be weighed against the public benefits of the appeal scheme.

Conditions regarding Popefield

The previous inspector mentions Popefield 25 times regarding Harm to heritage, peaceful living for occupiers, setting.

If multiple conditions relate to Popefield are adopted...who will be monitoring these.

We have seen that Brett professes to care for its neighbours..but in the end, it is a business that makes money. It will present plans with orchards and a maze and yet not profess to know anything about them. It will also not be specific about bunds or practical about paths or access. In short it has only one agenda...GET GRAVEL WITH THE LEAST FUSS AND COST AS POSSIBLE AND MAXIMISE ROI.

ENOUGH grey areas will exist to contest all potential broken conditions even if we raise them, we simply do not have the time and resources to take on the corporations and landowners.

Democracy has not been served with the scaring of Rule 6 parties. We still believe many of the local population including the residents of Popefield know this scheme will do much harm.

Conclusion

- **Nothing fundamental has changed in the application from the previous.**
- **Democracy has been compromised for whatever reason with all parties who opposed the application over a long day of debate in the main council hall at County Hall now not contesting.**
- **The plans from Brett and SLR have been found to be not good enough.**
- **Real people are affected.**
- **Real-listed buildings are at risk.**
- **Real Green Belt should be protected.**
- **Land Owners like Arlington factor a fight/barristers into their business model.**
- **The listed properties at Popefield Farm need monitoring with special insurance now and in the future.**
- **The scale of opposition to this proposal is not reflected because of fear of litigation.**
- **We depend even more on this inspector, even than the last.**

Thank You

David Jackson

Owner of Listed Popefield farm
Representing 4 families and an award winning
small business at Popefield Farm AL4 OHW