

Hatfield Aerodrome

Proposed amended or additional conditions

(Excludes conditions with drawing reference changes)

Summary of proposed changes

- A. Condition 9 – Additional criteria for approval of details of means of access and egress across to the clay seal to the land ahead of the working phase.
- B. Condition 12 – Further amended to retain the existing wording which ensures public access to at least five phases but adds restriction to preclude the total exclusion of the public from more than one whole phase.
- C. Condition 27 - Adjustment to the first paragraph to require a public access scheme to be approved by the MPA relating to the each of the establishment works phase, the mineral extraction phases and the final restoration phase. Inclusion of an additional criterion requiring the submission and approval of a construction method statement and implementation plan in relation to each of the operations detailed therein.
- D. Condition 43 - Additional criterion to require public access measures to be taken into account in the surface water drainage schemes for the avoidance of doubt.
- E. Condition X - New condition to require approvals of the details of design, appearance and landscaping of the lagoons.
- F. Condition 45 - Additional criterion to require public access measures to be taken into account in the surface water drainage schemes for the avoidance of doubt.
- G. Condition 58 – Additional cross references to the operational phase public access schemes and Plan HQ3/15S.

Proposed changes

A. Condition 9 Phasing Plans

Additional criteria for approval of details of means of access and egress across to the clay seal to the land ahead of the working phase.

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.

B. Condition 12 Open Phases

Further amended to retain the existing wording which ensures public access to at least five phases but adds restriction to preclude the total exclusion of the public from more than one whole phase.

No more than 2 Phases (as shown on drawing referenced HQ 3/1R) shall be closed to the public while preparation, mineral working and restoration is taking place. No more than 1 phase shall be entirely closed to the public at any one time.

C. Condition 27 Phased delivery of Rights of Way and Public Access Scheme

Adjustment to the first paragraph to require a public access scheme to be approved by the MPA relating to the each of the establishment works phase, the mineral extraction phases and the final restoration phase. Inclusion of an additional criterion requiring the submission and approval of a construction method statement in relation to each of the operations detailed therein.

Prior to the commencement of development, and subsequently prior to (i) the commencement the of initial establishment works shown on drawing HQ3/7S, (ii) commencement of mineral extraction in each Phase approved pursuant to condition 9, and (iii) the implementation of final landscape restoration scheme approved pursuant to condition 58, 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:

- (viii) 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 and (b) specific areas where public access is prohibited in order to protect public safety, including lagoons, storage bunds, and haul roads;

- (ix) Clear sign posting of paths, bridleways and cycleways (as appropriate);
- (x) 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;
- (xi) The erection of advance warning signs to clearly indicate areas from where the public is excluded in accordance with (i) above;
- (xii) 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 6 meters 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;
- (xiii) Measures to protect rights of way and footpaths from site construction works and to make good any damage should this occur;
- (xiv) 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;
- (xv) 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; and
- (xvi) A construction method statement detailing the necessary works associated with each of the above works or operations.
- (xvii) An Implementation Plan and timebale

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. 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.

D. Condition X - New condition to require approvals of a Lagoon Scheme

A new condition to require approvals of the details of design, appearance and landscaping of the upper and lower infiltration lagoons.

Prior to the commencement of initial establishment works shown in drawing HQ3/7S a scheme for the upper and lower mineral lagoons shall be submitted to and approved in writing by the MPA. The Lagoon Scheme shall include details of:

- (xviii) The detailed design and appearance of each lagoon;
- (xix) Extent and type of new planting;
- (xx) Long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas;

- (xxi) Any new habitat created as part of the lagoon planting;
- (xxii) Treatment of site boundaries and/or buffers around the water bodies; and
- (xxiii) how the subsequent integration of Phase A and Phase B shown on drawing HQ3/1 once they are restored into the parkland (outside of the application site) to the east of the lagoons shall be facilitated.

The Lagoon Scheme shall substantially accord with the Groundwater and Water Management Plan SLR Ref: 403.09885.00024 Version No FINAL & Technical Note by ARUP 18 March 2023 or such other plan approved pursuant to Condition 30.

The Lagoon Scheme shall be implemented in accordance with the approved details.

E. Condition 43 Surface Water Drainage Scheme

Include an additional criterion to require public access measures to be taken into account in the surface water drainage schemes for the avoidance of doubt.

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.
- (v) Details of surface water drainage measures including design specification and management and maintenance regimes necessary for each public access route approved pursuant to conditions 9 and 27 for the relevant operational phase.

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

F. Condition 45 Surface Water Drainage Scheme – Post Restoration

Include an additional criterion to require public access measures to be taken into account in the surface water drainage schemes for the avoidance of doubt.

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.
- (viii) Details of surface water drainage measures including design specification and management and maintenance regimes necessary for each public access route approved pursuant to condition 58.

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

G. Condition 58 Restoration Landscaping Scheme

Additional references to cross refer to public access schemes and Plan HQ3/15S

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 Schemes and the Public Access Schemes 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 and public access provision across 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 final submitted Restoration Landscaping Scheme shall include the above details for the whole site in accordance with the indicative restoration plan HQ3/15S.

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

End