

Site monitoring report

Please find detailed below the report for the site monitoring undertaken. If you should have any queries or require any photographs taken please do not hesitate to contact me.

Site Name: Bulls Lodge Quarry, Generals Lane, Boreham, Essex, CM3 3HR

File Ref: 23 421 30

Operator: Hanson Aggregates

Site Representative: Stuart Parker and Ben Ayres

Visit no: 4 of 4

Date: 25 Feb 2025

Time on site: 13:00

Time off site: 15:00

Monitoring Officer: Claire Tomalin **Tel No:** 03330 136 821

Site Co-ordinator: Claire Tomalin

Permission no's:

ESS/147/20/CHL & ESS/148/20/CHL – Applications to extend life of the site and re-phase

ESS/43/06/CHL Bagging plant.

ESS/10/22/CHL Erection and use of coated roadstone plant and associated facilities for the manufacture of coated roadstone products.

ESS/28/14/CHL – Use of on-site material for restoration of silt lagoon.

ESS/56/06/CHL – Additional plan at concrete batching plant

Constraints:

- Weather: **Dry/ Windy / Rain / Snow**
- Noise: **Acceptable/ Not acceptable / N/A**
- Approach roads: **Dry / Dusty / Wet / Muddy / Flooded**

- Ground: Dry / Dusty / **Wet** / Damp / Muddy / Flooded
- Access: Obstructed / **Not Obstructed** / Mud on Road / Ice / Slippery
- Wheel cleaning: Washer / Spinner / Sweeper / **none** N/A
- Hose: In use / Not in Use / **N/A**
- Machinery: **Not Working (extraction)/ Working (Processing plant)**
- In correct position: **Yes** / No / N/A
- Stockpiles: Height = **Acceptable in Processing area,**
- Bunds: Profiled / Grassed / Some weeds / **NA**

Inspection Results Summary:

Access road

Works being undertaken on access to the future railway station car park.

Extraction area Airfield



Overburden on the east side of phases 14, 15 and 16 where it abuts Original Phase 1 has been removed, to enable restoration.

Restoration Airfield

Planting being undertaken during visit northern edge of site phases 5, 6, 7 which has been agreed with Vistry.

Overburden materials being used to form islands that will be in the lake.

Central Silt Lagoons – Placement of restoration materials has commenced but was not happening during visit due to wet conditions.

A decision on the potential reprocessing of the rejects is to be made shortly. A decision as to their use should be made and actioned to allow restoration of the storage area.

Park Farm Extraction Area



Archaeology in Phase 1 and 2 is largely complete, at last visit it was understood one investigation trench was required, to be undertaken when plant available. SP to check whether this has been completed. The post excavation report for these areas is outstanding.

Hedge on north edge of phase 1 has been laid and hedge on north side of Phase 2 gaps have been planted up.

It was noted that the route of the Park Farm Brook due to the stripping of topsoils has become infilled with washed in material such that water was running over an area of Phase 2.

There is a power cable to move, likely Q1 2025.

Mineral extraction likely to commence Q4 2025.

Archaeology planned for phases 3/4/5/6 in 2025, a WSI has not been approved by the MPA at this time. Trail trenching in Phase 3 undertaken previously, but not within remaining phases of Park Farm.

CNEB quarry link bridge

Bridge complete.

Silt Lagoon relocation

The silt lagoon relocation complete.

Quarry processing area

Plant area well organised and operational

Non-operational Areas

Under the LEMP, woodland was noted as thinned west of the bagging plant.

Strategic Aggregate Recycling Area

The western end of the inert recycling area is now being used by Heidelberg to recycle concrete slabs. The concrete slabs were being broken up using a hydraulic hammer, it was very noisy, be interesting to know if it was operating within the noise limits, that said I've had no complaints re noise.

The south eastern area, in use by Eurovia as a highway maintenance storage area along with offices on site. There is no permission for a highway maintenance depot and offices to be located here. This use was only permitted in association with recycling activities by Eurovia, which have now ceased. The highway depot and associated offices should be removed as they constrain the recycling area, which is an allocated strategic recycling site in the MLP.

Office parking area

With more staff in the bungalow office the car park is too small, extending the car park north, by infilling an area to the north could achieve additional space. CT advised an NMA would be sufficient to amend the layout of plant site and could be combined with regularising the small batching plant as well as the access created between the recycling area and the coated roadstone plant.

Compliance with Conditions:

The following need to be submitted with an application form and a fee

- Farmland Bird Mitigation Strategy for Park Farm (condition 61) and Airfield (condition 52)
- Woodland planting details Airfield northern slope (condition 60) and Park Farm (condition 69)
- Woodland, hedgerow and Agricultural aftercare scheme for Airfield (Condition 62) and Park Farm (Condition 70)
- Planting details for reedbeds and species rich grassland For Airfield (Condition 59)
- Aftercare Biodiversity Management Airfield (Condition 62 and Schedule 3 of S106) ad Park Farm (condition 71)
- Confirmation of GCN licence issued

Condition 45 - Archaeological post excavation report for Park Farm, phases 1 and 2

Condition 56 Airfield requires a scheme for the interim restoration/mothballing, when extraction move to Park Farm

Condition 41 Require details of Park Farm Brook – BA timetable linked to the power cable relocation.

Condition 67 – CT suggested might consider requesting delay to timescale in light of Zone 2 application.

Condition 39 Airfield – Noise monitoring – please submit noise monitoring undertaken in relation to ESS/05/25/CHL but revised to show compliance with condition 38 Airfield.

Actions from previous visits :

Small batching plant and access route to sand stockpile – requires regularisation through NMA.

Comment: No progress.

Eurovia/Recycling area Eurovia have ceased reprocessing highway materials but retained offices and are using part of the recycling site as highway depot. The retention of offices when not associated with recycling of highway materials is considered to be in breach of planning control. The extent/scale of storage of highway materials/signage also goes beyond that previously permitted. **The highway depot and associated offices should be removed.**

Comment: No progress

Listed Barn adjacent to the access road, is in need of repair to the guttering and down pipe.

Comment: SP aware and will progress

Archaeological report for recently worked phases should be submitted (Park Farm condition 45)

Comment: Post Excavation report awaited for Park Farm Phases 1, 2 and storage area, but a small area potentially remains to be investigated.

Provide timetable for restoration of the most southern central silt lagoon.

Comment: Programme for restoration of the central lagoons approved

Undertake noise monitoring once noise management plan (NMP) agreed.

Comment: NMP now approved. Noise monitoring for coated roadstone carried. Noise monitoring require for Airfield and when work starts in Park Farm.

There remain some actions from previous visits where there has been no progress, in particular addressing the planning status of Eurovia on site and regularisation of small concrete batching facility and access route that was created.

Organise planting of northern edge of Airfield for this season

Comment: Planting being undertaken during visit Details of planting required under condition 60 and 5 year aftercare plan under condition 61 (Airfield). Species rich grassland to east should also be undertaken ASAP – details required under condition 59 (Airfield).

Actions from this visit

Complete remaining actions from last visit. In addition, in particular see section Compliance with conditions as a number of details need to be submitted.

Note: The actions noted in this report are required in order to ensure adequate progress is made and to avoid potential enforcement action against a breach of planning control.