

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: Luke Wade & Alex Hemmings

Visit no: 4 of 4

Date: 25 March 2024

Time on site: 14:00

Time off site: 15:30

Monitoring Officer: Claire Tomalin **Tel No:** 03330 136 821 With Chloe Budd Planning Apprentice

Site Co-ordinator: Claire Tomalin

Permission no's:

CHL/1019/87 (expires 31 Dec 2020), CHL/1890/87(expires 31 Dec 2030). Extraction of sand and gravel, installation of processing plant, weighbridge and office

CHL/1019/87/NMA1 – Minor rephasing of airfield

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/36/13/CHL – Variation of CHL/1890/87 - Application for early morning and evening working – resolved to be granted

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

ESS/37/15/CHL – Variation of CHL/1019/87 – Application for variation to restoration scheme – resolved to be granted

ESS/147/20/CHL & ESS/148/20/CHL – Applications to extend life of the site and rephase – resolved to be granted.

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: **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

Some repairs have been done to access road.

Extraction area Airfield



Northern edge of phases 5, 6, 7 and 8 to restoration levels. Phase 4 still requires some material. Areas up to restoration levels, topsoil to be placed when soils are dry in summer 2024.

Extraction in east end of 11, 12 and 13 complete.

Overburden not fully stripped in east end of 14,15 and 16.

Central Silt Lagoons

The most southern silt lagoon has been unused for sometime and has dried. Rejects have been stockpiled on the silt lagoon and are above the permitted restoration levels. It seems that it is now an appropriate time to restore this silt lagoon.

Park Farm Extraction Area



North boundary of Phase 1 and 2 and east side of road into Park Farm - gapping up planting undertaken.

Phase 1 and 2 archaeological investigation completed. Archaeological investigation ongoing in area for overburden storage.

Anticipate topsoil strip in phase 1 and 2 Q2 2025. There is a power cable to move, likely Q1 2025.

Archaeology planned for phases 3/4/5/6 2025

LW commented had received calls from Beaulieu property purchases about future quarry – CT to follow up with CCC as buyers should be provide with information on the future quarry as part of marketing literature.

CNEB quarry link bridge

Bridge largely complete.

Quarry processing area

Plant area well organised.

Agricultural Restoration

Phase 7 and lagoon area fallow due to CNEB.

Aftercare Airfield

There are no areas of agriculture restoration or areas of planting currently in aftercare.

It was agreed last year the area of Phase 8 (original phasing numbering) to be restored to species rich grass and is too small to be effectively managed and aftercare is postponed, other than weed management.

Phase 2, 3 and 8 are partially topsoiled. The CNEB works are close to phase 2 and 3 and thus, not worthwhile to start aftercare, the aftercare on these areas to be postponed.

The progress of the CGC Zone 2 application will influence the restoration of the airfield, but a date for its determination is not known at this stage. Restoration of the airfield to be reviewed at the site monitoring meetings.

Strategic Aggregate Recycling Area

The western end of the inert recycling area is now being used by Hanson to recycle recovered asphalt.

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.

Bungalow office area and car park

The meeting room in the bungalow is now being used for office/sales staff, no change to parking arrangements.

An ISO Welfare container remains adjacent to the car park, for which there is no permission

Compliance with Conditions:

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

Access Road – There are short sections of the access road where the concrete is really breaking up, these need to be repaired.

Comment: Some repairs

Listed Barn adjacent to the access road, is in need of repair the down pipe on the guttering has come away.

Comment: LW organising

Archaeological report for recently worked phases should be submitted, along with historic record for airfield buildings.

Comment: No progress, likely to be submitted when new permissions issued.

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

Comment: LW looking at whether any value in rejects. AH looking to restore

Address shortage of staff and visitor parking by bungalow and regularise Welfare facility.

Comment: No change

Actions from this visit

There remain some actions from previous visits where there has been no progress, in particular the Eurovia site.

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.