

LAND NORTH OF CRANFORD LANE, HARLINGTON, REVISED PROGRAMME OF PHASING, OCTOBER 2022 – (Operation without compliance with Condition 16 of planning permission ref: 2373/APP/2019/3747, granted April 2020)

1. Introduction and Relevant Background Information

- 1.1 Planning permission was granted on 30 December 2006, under application Ref 2373/APP/2005/2815, for: *Extraction of Sand and Gravel; Backfilling (including fresh water lagoon) with inert waste; Use of Land for Recycling of inert construction and demolition waste and retention of temporary buildings for a period of 10 years; Restoration of land to agriculture/wildlife habitat.*
- 1.2 Condition 15 of the December 2006 permission required submission of a: *detailed and dated programme of timing of each phase of filling and extraction at the site, and associated activities including the installation and removal of plant and buildings.*
- 1.3 Condition 15 was duly discharged under application ref: 2373/APP2007/662 granted 30 September 2009. This comprised the approved '*Programme of Phasing in Accordance with Condition 15 -Revised July 2009*' and accompanying '*Table 1: Harlington Proposed Timing of Extraction and Landfilling*'.
- 1.4 Work initially commenced in late 2009 in accordance with the 2009 Programme. However, these works ceased in early 2010. The site remained largely inactive until February 2017 (i.e. a period of some 7 years) when working at the site commenced again and continued until March 2019. At that point no further work could be progressed without an EA permit in place.
- 1.5 Due to the lengthy period of inactivity since the grant of the approved Programme of Phasing in 2009, and need to secure an EA permit to allow final works to be completed it was clear by early 2019 that it was not going to be possible to complete the works in the then approved time period. I.e. by end November 2019.
- 1.6 Pre-application consultation was progressed with London Borough of Hillingdon ('LBH') and this was followed by a S73 Planning Application Ref 2372/APP/2019/3747 submitted in November 2019 and approved in April 2020. Under Condition 16 this allowed for a 'Revised Programme of Phasing' (Ref vw/ta/19.11/16112).
- 1.7 The Revised Programme of Phasing approved in April 2020 envisaged works would commence in early 2020 and would be completed by 30 November 2022. This was subject to receipt of the EA permit in good time. Entirely outside of the control of the applicant, the issue of the EA permit has been subject to significant delay. The Environmental Permit dated 30 September 2022 was finally issued by EA letter dated 10 October 2022. The accompanying Planning Statement (Firstplan, October 2022) provides further detail with regard to the issues there have been in securing the Permit from the EA.
- 1.8 Due to the delay in securing the EA permit no further works have been progressed at the Harlington site since the grant of planning permission for the Revised Programme of Phasing in April 2020. As such it is clear that it will not be possible to complete the works in the approved time period I.e. by 30 November 2022. This document comprises the proposed

further 'Revised Programme of Phasing' (October 2022) and updated accompanying 'Table 1: Proposed Revised Timeline for completion of final works (filling and restoration)' (October 2022). It reflects the lack of any on-going inactivity at the site since March 2019 whilst the EA permit was awaited and the remaining works which are to be completed. It confirms that an additional 3 years beyond the previously approved end date is required for completion of those works. This does not entail any additional 'operational' period it simply defers the start date and end date of the currently approved programme of phasing/timeline for completion of final works.

1.9 As per the Programme of Phasing approved in April 2020, it is again confirmed that the following works originally envisaged by the 2009 Programme are not to be progressed.

- Extraction of Phase 1 and Phase 3 is not to be progressed (the Phase 2 extraction has been completed).
- The recycling plant is not to be erected.

1.10 An updated timeline detailing all of the outstanding works to be progressed is provided at Table 1: 'Proposed Revised timeline for completion of final works (filling and restoration) (October 2022)'.

1.11 Reference should also be made to the following previously approved plans in terms of cross-referencing the timing and location both for the works undertaken to date and for those works remaining to be completed. No change is proposed to the previously approved plans as detailed in the April 2020 Permission:

(Note: Approved Plan References shown in bold).

- **972/11A, Existing Site Context Plan, as approved 12 December 2006 and restated by 7 April 2020 Planning Permission.**
 - Planting Phase 1: Planting around the boundary
 - Planting Phase 2: Planting on the bund
 - Planting Phase 3: Planting of hedgerow and trees through the centre of the site (which will not be done until the land is finally restored)

(Note: Planting Phases are as detailed in the applicant's letter dated 8 Feb 2007)
- **972/13, Proposed Plant, as approved 12 December 2006, and restated by 7 April 2020 Planning Permission.**
- **972/14, Proposed Gravel Extraction with Phasing, as approved 12 December 2006, and restated by 7 April 2020 Planning Permission:**
 - Extraction Phase 1: Area between exit road and Harlington High Street
 - Extraction Phase 2: Former Plant Site
 - Extraction Phase 3: Access road

- **972/15 B, Restoration Phasing, as approved 12 December 2006, and restated by 7 April 2020 Planning Permission:**
 - Filling Phase 1: Freshwater Lagoon
 - Filling Phase 2: Area between exit road and Harlington High Street
 - Filling Phase 3: Former Plant Site
 - Filling Phase 4: Access Road
 - Restoration Phase1: Freshwater Lagoon and wider area
 - Restoration Phase 2: Area between exit road and Harlington High Street
 - Restoration Phase 3:Former Plant Site
 - Restoration Phase 4: Access Road
- 972/16, Post Restoration Phasing Plan, as approved 12 December 2006, and updated by: **972/16B, Post Restoration Phasing Plan, as approved 7 April 2020**

2. Works Completed to Date

Preparatory works

2.1 The following works were required before the recycling facility could commence operation and have all been completed. (*Albeit as detailed it is no longer proposed to install/operate a recycling facility*).

- Phase 1 planting
- Removal of existing sand and gravel plant
- Creation of recycling compound by construction of enclosing bund
- Area identified for location of wheel cleaning facility
- The provision of a 5 metre access strip to the frogs ditch
- Implementation of a programme of archaeological works

(Note: Details of the first four items are shown on drawing number 972/12E. The proposed location of the wheel wash is to north-western corner of Phase 2 Extraction Area – on the short strip of access road running north/south adjacent to Crane Meadows. Wheel wash to be installed prior to infilling of Phase 2 extraction area commencing).

2.2 As detailed in the originally approved Programme of Phasing (2009) and Revised Programme of Phasing (2020) a significant amount of Phase 1 planting alongside the M4 Motorway had already been carried out and was well established by July 2009 and a programme of archaeological works had been submitted and approved.

September 2009 Onwards

2.3 Post the grant of the original Programme of Phasing (2009) the following works were completed shortly thereafter:

- Creation of bunds around the recycling compound
- Completion of Phase 2 planting

2.4 The site was then largely inactive from early 2010 until early 2017.

February 2017 Onwards

2.5 From February 2017 onwards the following works were progressed:

- i) Processing plant demolished and removed - **February 2017**.
- ii) Archaeological investigation of Phase 1 extraction area (area between exit road and Harlington High Street) completed - **April 2017**. (*This area is not now to be extracted – but restoration (placement of soils which have been stripped) will still be required*).
- iii) Archaeological investigation of Phase 2 extraction area (former plant site) completed - **May 2017**.
- iv) Remaining topsoil and subsoil stripped and stored in accordance with approved plan 972/15B - **May 2017 onwards**.

August 2018

2.6 Sand and Gravel extraction commenced in Phase 2 (the former plant site) and was completed by the end of March 2019.

April 2019

2.7 From the start of April 2019 no further works could progress on site pending receipt of the EA permit.

October 2022

2.8 The Environmental Permit dated 30 September 2022 was issued by EA letter dated 10 October 2022. Work commenced on two Construction Quality Assurance ('CQA') Plans which are required to be submitted to the local EA Officer and approved prior to works recommencing on site.

3. Proposed Programme for Remaining Works (as detailed at Table 1)

3.1 The proposed programme for the remaining works to be progressed is dependent on securing approval of two CQA plans. For completeness these are detailed as part of the further revised programme for remaining works. It is not expected that approval of either CQA plan required will be subject to the kind of delays experienced by the Permit application. This is because the CQA plans are dealt with at local EA level rather than at national permitting level. However, final timings and issue of approval of the CQAs is outside of the control of the applicant.

3.2 The dates provided in the revised programme are considered to be reasonable estimates and take account of the delayed progression of works to date (i.e. the deferred/delayed start and end dates are reflective of the period of time the site has been dormant). The programme also allows for time for the CQA plan approvals to be secured.

3.3 Additionally, soil replacement can only take place during dry weather and when the soils themselves are in a suitably dry and friable condition. For this reason, restoration is generally expected to take place between the months of April and September. Whilst every effort will be made to ensure final restoration follows immediately on completion of filling in each phase, there may be delays if weather conditions are not suitable. As was previously the case, a contingency period has been allowed for in this context.

November 2022 – February 2023

3.4 Works related to final required approvals from the EA:

- i) Finalising and submission of CQA plan to EA for installation of ground water monitoring boreholes. *(Expected to be ready for submission in early November 2022 and expectation is that approval will be secured by early-mid December 2022).*
- ii) Installation of ground water monitoring boreholes. (Subject to EA approval and suitable ground conditions over winter months, expected to be installed in late December 2022/Early January 2023).
- iii) Preparation and submission of CQA plan to EA for engineered geological barrier. *(Expected to be ready for submission in early December 2022).*
- iv) Meeting with EA on site to review the required engineering for geological barrier. *(Expected to take place before end of December 2022. Subject to finalisation of CQA plan for the geological barrier to EA satisfaction, expected that approval will be secured by end of January 2023).*

March 2023

3.5 i) Construction of a geological barrier in Phase 2 extraction area expected to commence *(Expected duration of works: circa 2 months).*

April 2023

3.6 i) Restoration of Phase 1 extraction area - soil placement expected to commence *(Expected duration of works: circa 1 month)*

May 2023

3.7 i) Filling expected to commence in Phase 2 extraction area *(Expected duration of works: circa 8 months)*

November 2023

3.8 i) Filling continues in Phase 2 extraction area *(Expected to be completed by end of December 2023)*

ii) Construction of a geological barrier in the fresh water lagoon expected to commence. *(Expected duration of works: circa 2 months).*

January 2024

3.9 i) Filling of freshwater lagoon expected to commence *(Expected duration: circa 8 months).*

April 2024

3.10 i) Filling of freshwater lagoon continues (*expected to be completed by end of August 2021*).

ii) Restoration of Phase 2 extraction and wider area (detailed as restoration Phase 3 on plan ref 972/15B) – soil placement expected to commence. (*Expected duration of works: Circa 3 months*).

April 2025

3.11 i) Restoration of lagoon and wider area (detailed as restoration Phase 1 on plan ref 972 15/B) – soil placement on filled area expected to commence and will include removal of the bund around the compound. (*Expected duration of works: Circa 3 months*)

ii) Temporary site office and wheel wash will be removed.

iii) The track which runs north-south through the centre of the site will be narrowed, and the final phase (Phase 3) Planting alongside the track undertaken.

iv) The access road east of the track will be removed and landscaped.

v) The fencing around the site will be repaired, barbed wire removed and the tops of concrete posts and gate will be replaced with agricultural type gates.

vi) A permanent wildlife area will be established as proposed in accordance with the scheme submitted and approved as required by Condition 3 and 4 of the December 2006 permission and as detailed at Condition 5 and 6 of the April 2020 permission.

30 November 2025

3.12 Site completed.

4. Aftercare

4.1 An aftercare period of five years will follow on from the completion of each restored area.