

The proposed development

Brett is preparing to submit a planning application for the extraction of sand and gravel from Rectory Farm over a period of up to 10 years, with an additional 2 years for completion of the final restoration of the site.

The key points of the proposal

- Extraction of sand and gravel from land formerly used for agriculture using traditional methods of mineral extraction.
- Phased working and progressive restoration using on site materials including soils and imported inert restoration materials.
- An extraction period of up to 10 years with a further 2 years for the completion of the restoration which will include the delivery of Biodiversity Net Gain (BNG).
- Low level processing plant set at a lower level on the site.
- Construction of a new access onto The Parkway (A312) with landscaping that ensures visibility for drivers emerging from the site.
- Retention of the existing public footpath which links the Brabazon Estate with Bath Road and Henlys Roundabout.
- Regular monitoring to confirm the effectiveness of environmental management measures including noise and dust.
- The site is allocated in the London Borough of Hounslow Local Plan and the emerging London Borough of Hounslow Local Plan for the extraction of sand and gravel with restoration to parkland.
- Sand and gravel from Rectory Farm would deliver much needed resources for construction requirements in Hounslow and the surrounding areas.

CRANFORD

THE PARKWAY

BATH ROAD

Brett has a strong track record of working closely with local communities and we are happy to answer any queries. Talk to a member of our team here today, or contact us using the details in the footer, or calling:

01227 829000

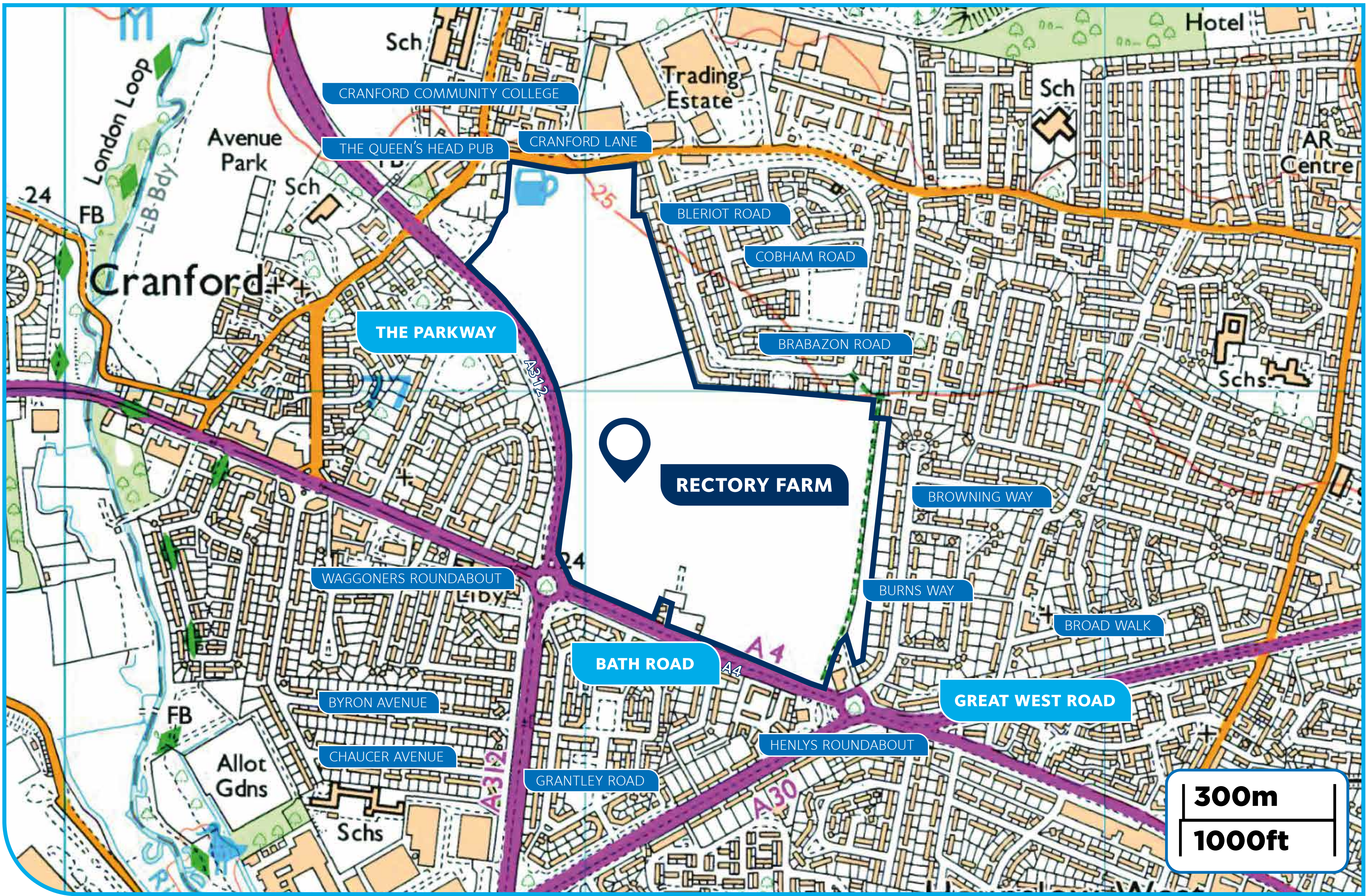
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Site location & setting

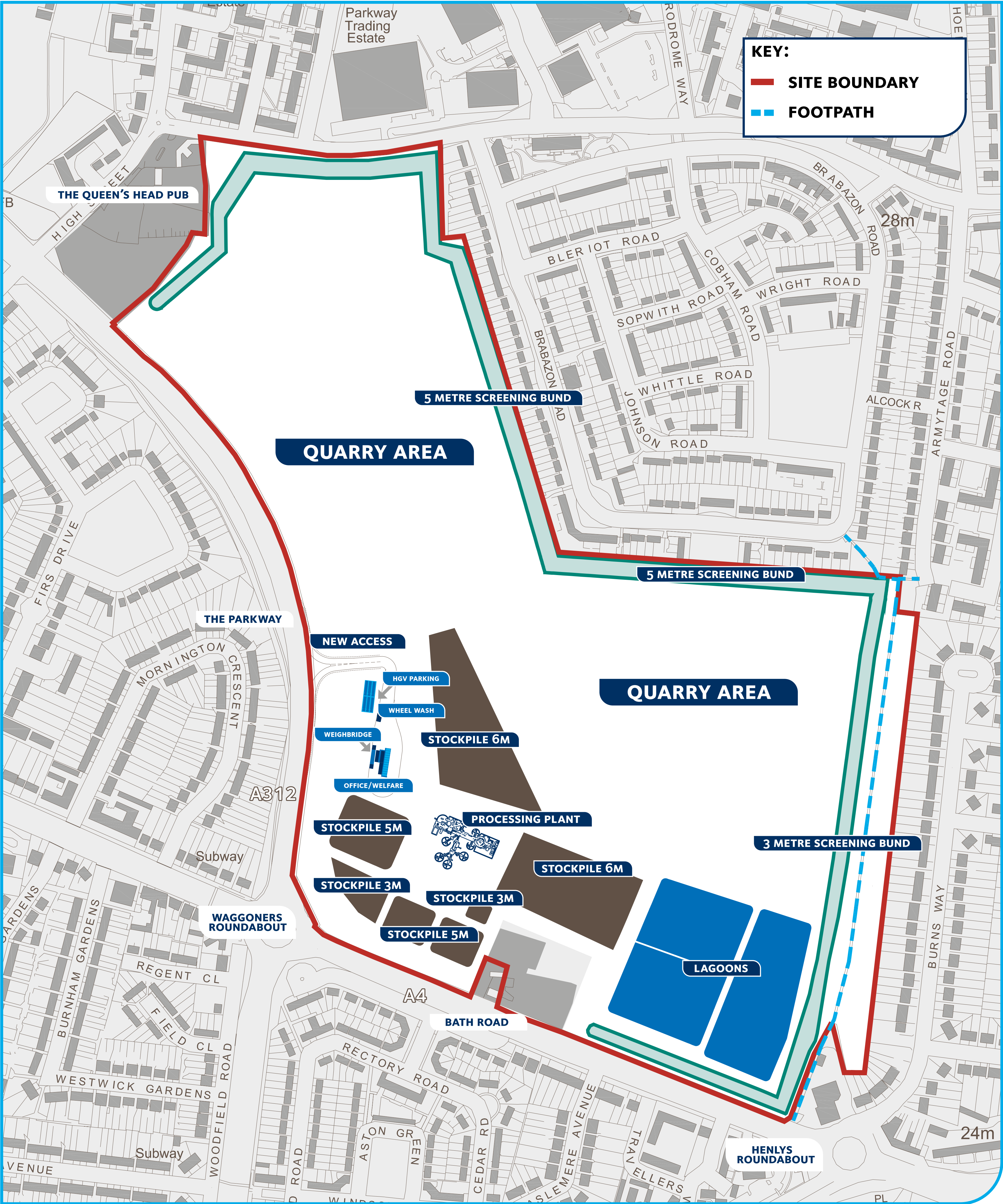


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Site layout

The proposed development is situated in Hounslow at the intersection of The Parkway (A312) and Bath Road (A4). The site is approximately 44 hectares in size and the main operational area covers a field which was formerly used for agricultural purposes.



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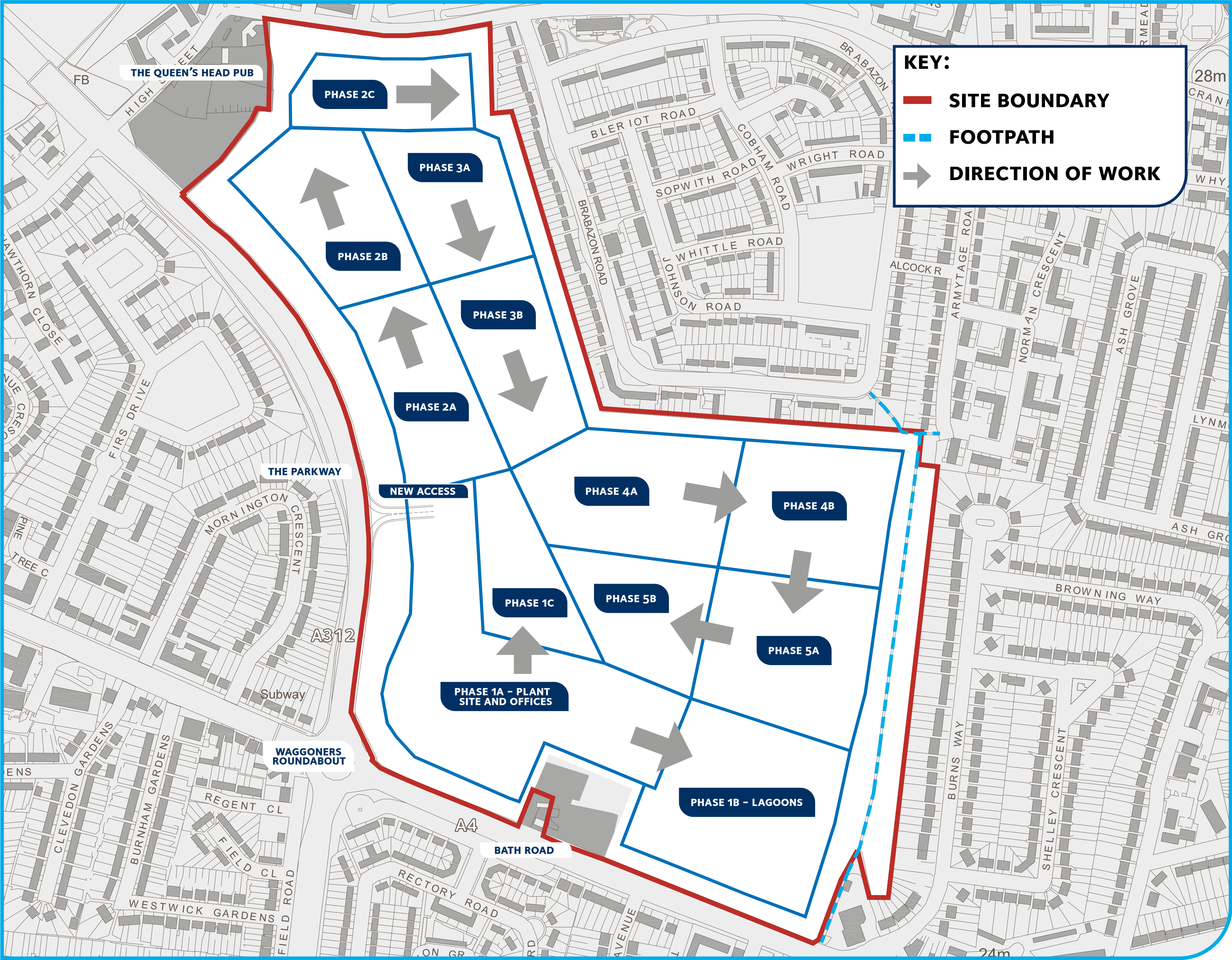
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Phasing of development

Operations will initially commence in the south western and southern parts of the site with the construction of the new access and the preparation of the plant site (within Phase 1). Phased extraction will commence in Phase 1 and the low level processing plant will be established at a lower level following extraction.

Extraction of sand and gravel will then progress as indicated on the plan. The phases will be subdivided to provide for effective operational control and environmental management. Restoration will be carried out in a progressive manner using on site materials including soils and imported inert restoration materials.

Screening bunds are proposed to be built generally on the northern and eastern boundaries of the site using soils from the site. In addition to the storage of soils for use in restoration, the screening bunds will also provide visual and acoustic screening of the site operations.



Key benefits of the scheme

- Delivering a much needed supply of sand and gravel to local and regional markets from an allocated site.
- Continued public engagement through the establishment of a local community liaison committee during the operational period.
- Restoration of the site includes the provision of biodiversity enhancements, comprising new habitats which include grassland and wildflower meadow (parkland), with blocks of trees and scrub planting and improvements to existing habitats.

We encourage you to complete a feedback form with your comments on the proposal.

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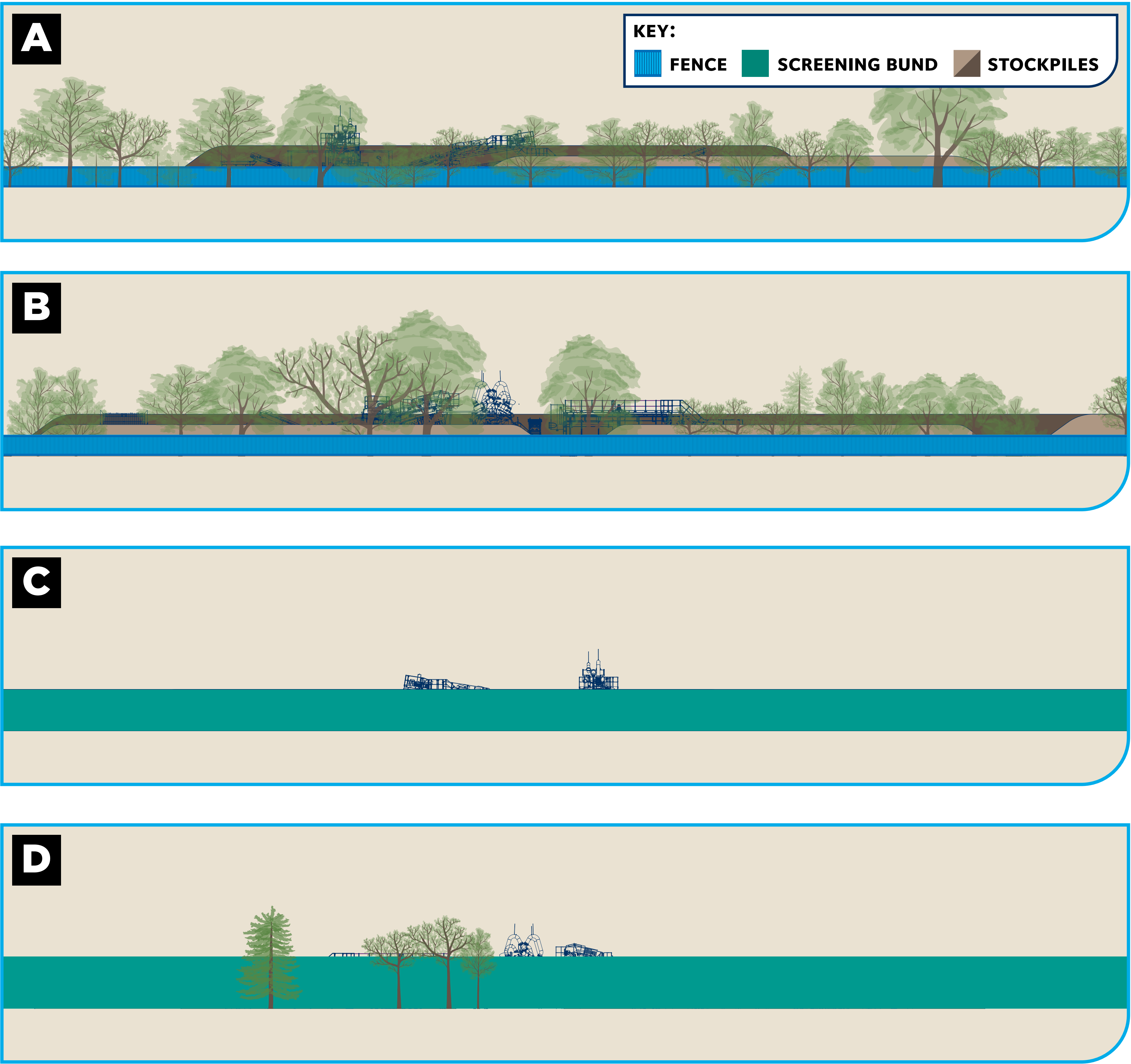
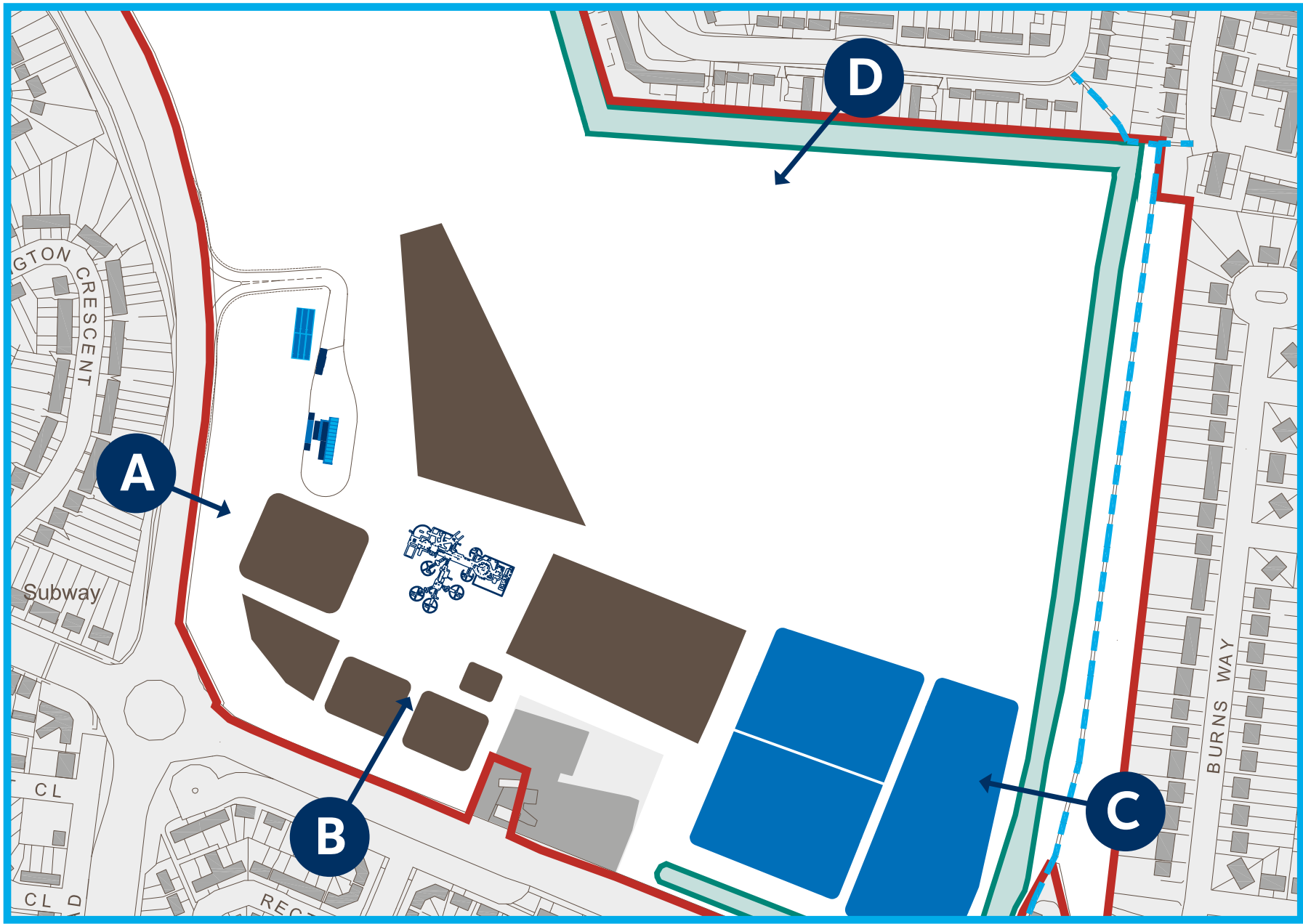


Plant site layout

The plant site will include a low level modular plant. This will be set at a lower level in the southern area of the site following the removal of soils and overburden materials. The plant will sort the extracted sand and gravel by grain size and wash the sand to remove silt particles prior to stockpiling and loading onto HGV transportation for delivery. There will also be a weighbridge, offices and welfare facilities.

The screening bunds proposed to be built generally on the northern and eastern site boundaries using soils from the site will provide visual and acoustic screening of the plant site operations from external viewpoints to the north and east. Trees around the site boundary will be retained.

Indicative Viewpoints



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Transport and access

It is a specific element of the proposed scheme that all HGVs would approach and leave the site using a dedicated access road from a new site entrance, which would be created on The Parkway (A312).

It is anticipated that 80% of HGVs leaving the site will head towards the M4 via The Parkway and the remaining 20% will head towards the Bath Road/ Great West Road (A4).

The internal site roads will be maintained and regularly sprayed with water in periods of dry weather.

All HGVs will have sheeted loads to minimise dust and dirt. HGVs will use a wheel wash as necessary before exiting the site.

Hours of Operation:

The mineral extraction and restoration operations would take place between the following hours:

Monday-Friday 07:00 to 18:00

Saturday 07:00 to 13:00

On occasion longer working hours subject to project requirements and agreement with London Borough of Hounslow.



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Restoration

- Restoration of the site includes the provision of biodiversity enhancements, comprising new habitats which include grassland and wildflower meadow (parkland), with blocks of trees and scrub planting and improvements to existing habitats.
- Returning the site to the existing ground levels.
- Fully restored operational site area.
- Removal of all operational equipment, weighbridge, wheel wash and other temporary facilities.

**Our restoration projects have won over 50 awards in 50 years.
This is an example of our grassland restoration in Canterbury.**

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Effects and mitigation

At Brett we work hard to protect our reputation as a good neighbour and have developed best practice operating procedures and approaches to minimise impacts on the local community and the surrounding environment.

Potential impacts and mitigation strategies

Quarrying sand and gravel is low impact. Listed below are some of the ways we will manage and mitigate potential environmental impacts. Our detailed environmental assessments will be available on the London Borough of Hounslow website once we have submitted our planning application.

Visual

Creation of screening bunds, lowering plant site, phased restoration and use of existing vegetation to reduce views into the site.

Ecology

Thorough assessment of the existing ecology with restoration providing for Biodiversity Net Gain.

Transport and access

A new dedicated site access will be developed including efficient wheel wash facilities, the effectiveness of which will be maintained and monitored.

Noise

Use of screening bunds and operational best practice to minimise noise generation. Regular monitoring will be undertaken to confirm that noise levels associated with the operations are within noise limits set out in planning guidance and in planning conditions.

Air quality and dust

Effective maintenance and regular spraying of haul road and other operational areas. All HGVs will have sheeted loads when arriving at and leaving the site.

Public rights of way

Retaining the existing public footpath.

Cultural heritage

Review of the potential effects on all cultural heritage assets including the site setting, ensuring the proposals reduce the effect on these assets by appropriate design and the inclusion of a mitigation strategy for archaeology at the site.

Soil resources

Soils will be carefully stripped and placed into bunds for use in final restoration, or direct placement during phased restoration.

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Next steps

A detailed planning application is being prepared and an Environmental Impact Assessment is being undertaken. This exhibition forms part of our strategy to consult our neighbours about our plans. We will consider any comments we receive from this exhibition before submitting the final proposals to the London Borough of Hounslow.

It is anticipated that a planning application will be submitted to the London Borough of Hounslow in the fourth quarter of 2025. Following its submission, Council Officers will undertake a formal consultation process involving the local community, nearby residents and other bodies such as the Environment Agency, Historic England, Transport for London and Heathrow Airport Holdings Limited. Should the Council be minded to grant planning permission, it is anticipated that operations could start during 2027.

We encourage you to:

- Complete a feedback form with your comments on the proposal.
- Contact us with your comments at planningdepartment@brett.co.uk
- Visit our website: www.brett.co.uk



Frequently asked questions

Why do we need a new quarry here?

Rectory Farm is allocated in the London Borough of Hounslow Plan and the emerging London Borough of Hounslow Plan for the extraction of sand and gravel with restoration to parkland. Minerals can only be extracted where they occur. The proposed development would provide a substantial contribution to the supply of minerals for both Hounslow and London.

The sand and gravel extracted would support a wide range of construction projects within local and regional markets.

What is the sand used for?

Sand and gravel is a construction aggregate used for a range of building applications. It is important for concrete and asphalt production.

Who will decide whether your plans can go ahead?

Our planning application will be decided by the London Borough of Hounslow, which is the Mineral Planning Authority for the area.

What happens when you finish quarrying?

The quarry will be worked progressively, which means as we remove the sand and gravel, we will restore the areas from where it is removed, as we go along. To do this we will use soils arising from the site as well as imported inert restoration materials carefully sourced from local excavation projects.

What about the previous planning permission?

Our proposals are not linked to the previous Rectory Farm scheme which was granted outline planning permission in March 2019 and for which planning permission has lapsed.

Our planning application is for the surface working of sand and gravel using traditional methods.

Is the site inside the Heathrow Airport Public Safety Zone (PSZ)?

The site is located approximately 1km northeast of Heathrow and is outside the Heathrow Airport Public Safety Zone (PSZ).

How can I have my say?

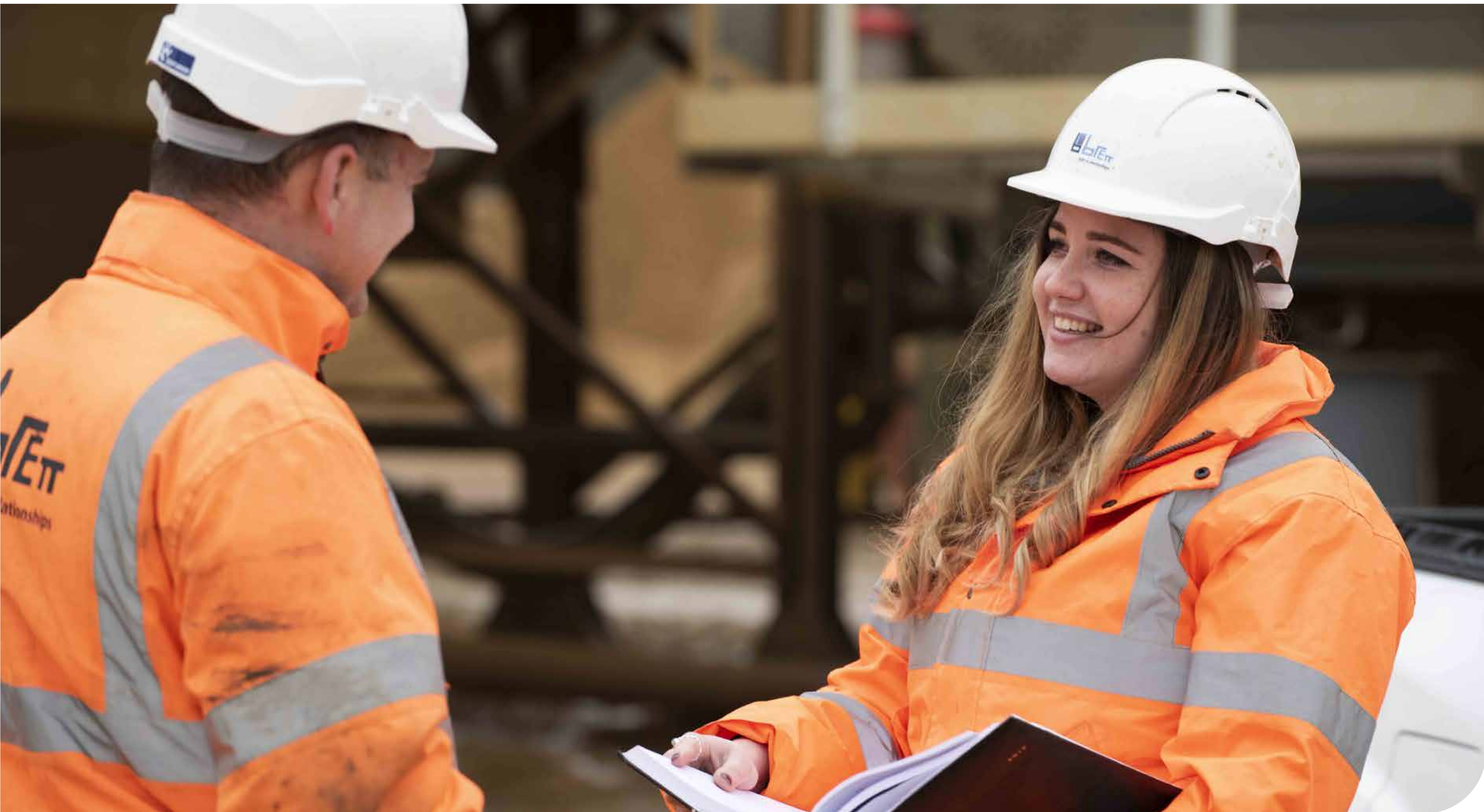
You can share your comments with us at this exhibition, or via email or phone to our planning team directly. These comments will not be shared directly with the London Borough of Hounslow but may influence the planning application before it is submitted to them.

Once the planning application has been submitted, the London Borough of Hounslow will consult a range of organisations, including residents, as part of the formal application process. You will be able to make any comments you have on the application at that stage directly to the Council.

Thank you for attending this exhibition.

We value your opinions and are committed to maintaining engagement with local communities.

If you have any further queries, please do not hesitate to speak to our team, either in person or using the provided contact details.



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