

BAL/7/2

HATFIELD AERODROME

Town and Country Planning Act 1990, Section 78

Application for the establishment of a new quarry on land at the former Hatfield Aerodrome, including a new access onto the A1057, aggregate processing plant, concrete batching plant and other ancillary facilities, together with the importation of inert fill materials for the restoration of the minerals working

Application Ref. 5/0394-16

Section 78 Appeal against refusal of planning permission by Hertfordshire County Council.

Appeal Ref. APP/M1900/W/21/3278097

**Proof of Evidence (Appendices) of Chris Lowden
BSc (Hons) MRICS, MIQ – Planning Policy**

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APPENDIX A

Planning Policy

Planning Policy

The Development Plan

- A1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise: in effect a presumption in favour of granting planning permission for developments which are in accordance with the development plan. This principle is continued through planning policy and is at the heart of the most recent version of National Planning Policy Framework (NPPF).
- A2. The statutory Development Plan currently comprises the following documents:
- Hertfordshire Minerals Local Plan Review 2002 – 2016 (adopted March 2007);
 - Waste Core Strategy and Development Management Policies Document (adopted November 2012);
 - Waste Site Allocations 2011 – 2026 (adopted July 2014);
 - City and District of St Albans District Local Plan Review (adopted 1994, Reviewed 2020);
 - Welwyn Hatfield District Plan (adopted 2005).
- A3. Hertfordshire County Council is in the process of replacing the Adopted Minerals Local Plan Review. In this respect in 2019 the Council published the Hertfordshire Minerals Local Plan: Proposed Submission (dated January 2019). Consultation on the draft ran to March 2019. Whilst the plan has undergone consultation, it has not been considered by an Inspector appointed by the Secretary of State. As such the weight to be attached to the draft plan needs to be moderated. However, it does give an insight into the direction of travel for new policies.
- A4. In relation to the District Local Plans, these do not address mineral extraction and so are relevant in the context of safeguarding amenity or the environment.

Minerals Local Plan (Adopted)

- A5. The MLP was adopted in 2007 and covers the period between 2002 and 2016. Whilst the plan period has expired, the policies still remain in force until replaced by the emerging MLP; significant weight can be afforded to its policies. Notwithstanding this, the MLP pre-dates the NPPF and where a policy conflicts with national policy, this may reduce its weight.
- A6. The key policies within the MLP are:
- Policy 1 (Aggregate Supply)
 - Policy 2 (Need for Mineral Working)

- Policy 3 (Sites for Sand and Gravel Extraction and the Working of Preferred Areas)
- Policy 11 (Cumulative Impact)
- Policy 13 (Reclamation Scheme)
- Policy 14 (Afteruse)
- Policy 15 (Landfill)
- Policy 18 (Operation criteria)

- A7. Chapter 2 in the MLP sets out the aims of the Plan from which it can be seen that the MLP seeks to balance an adequate and steady supply of aggregates against the environmental harm that may result through the extraction and processing of minerals. In the context of Aim 2, the Plan (emphasis added) *“seeks to identify the **most suitable resources** for potential sand and gravel extraction”*.
- A8. In terms of the strategic policies, Chapter 3 provides, through **Policy 1**, that the county will ensure that adequate supplies of aggregates are available and will seek to maintain an appropriate landbank throughout the Plan period. **Policy 2** then provides the framework for considering the need for releasing new mineral reserves. These are a material consideration in relation to the merits of the planning application. I consider the need for new mineral reserves in Section 3 of my evidence.
- A9. As noted in paragraph A7 above, the MLP seeks to identify areas from where sand and gravel should be extracted to maintain supplies throughout the plan period and beyond. Section 3.4 of the MLP, culminating in **Policy 3** identifies three sites, including the Appeal Site.
- A10. The three allocated sites in the MLP are (with the amount of reserves is shown in brackets):
- Preferred Area 1: Land at former British Aerospace, Hatfield (8Mt)
 - Preferred Area 2: Land adjoining Rickneys Quarry, near Hertford (5Mt – 6Mt)
 - Preferred Area 3: Land at Coursers Road, near London Colney (4.5Mt)
- A11. The southern part of Preferred Area 1 is the Appeal Site. Whilst a small part of the Appeal Site lies outside of the Preferred Area, it is a very small area compared to the remainder of the site (which is in the Preferred Area). In view of this, it is not considered that the proposals are a departure from the Plan. This was accepted by the MPA in considering the previous planning application (as noted in the committee reports).
- A12. Preferred Areas 2 and 3 are extensions to existing quarries. Planning permissions have been granted for Preferred Areas 2 (in part as an easterly extension to Rickneys Quarry) and 3. Referring to paragraph 3.4.2 of the MLP, it is noted that (emphasis added) *“the County Council has undertaken an extensive site selection process in order to identify **the most suitable locations** for future aggregates extraction”*.

Allied to this, paragraph 3.4.6 comments that the ‘Preferred Areas’ are the parcels of land likely to be required to make up the balance of the County’s contribution to the regional apportionment for the plan period (to 2016) and the landbank period beyond.

- A13. The cumulative impact of mineral workings, be it simultaneous or successive, is addressed through **Policy 11**. An operational sand and gravel quarry (Hatfield Quarry (CEMEX)) lies to the north of the application site, with land adjoining the application site having been worked. The cumulative impacts associated with developing the application site have been considered as part of the EIA process and no significant effects have been identified, either individually (for one facet of the environment) or collectively. Referring to the September 2020 Report to the Development Control Committee clear consideration was given by the planning officer to the potential cumulative effects of traffic (paragraphs 8.73 to 8.76) and Hatfield Quarry (8.77 to 8.83). The officers own analysis concluded that there should not be any unacceptable cumulative impact on the environment of the area. Moreover, paragraph 9.10 notes “... *the operation of the new quarry in parallel with the continued operation of Hatfield Quarry would not have significant adverse cumulative impact on the local area*”. Consequently, the officer advised committee members that the proposals accorded with Policy 11.
- A14. Section 4.4 of the MLP addresses the reclamation of mineral workings. Paragraph 4.4.2 recognises that traditional schemes of agricultural restoration may not always be appropriate and should not be seen as the only option. It cites biodiversity is a suitable option and advises that cognisance is given to both the UK and Hertfordshire Biodiversity Action Plans. **Policy 13** indicates that the Council will not allow land worked for minerals to become derelict or remain out of beneficial use. Applications for mineral extraction are to be accompanied by a detailed and comprehensive restoration scheme. This also touches on the provisions of **Policy 14**, which requires restoration schemes to have a sustainable after-use. The policy sets out ten criteria that need to be considered, including inter alia:
- respect and/or enhance the local character of the area;
 - benefit the local community;
 - provide improved and increased public access to the countryside and recreation and create public open space;
 - create new or enhance existing water bodies for wildlife;
 - support and enhance national, regional and local biodiversity action plan objectives.
- A15. I consider that the submitted restoration scheme addresses these points.
- A16. Linked to the restoration of mineral workings, including the application site, is the use of inert materials to infill the void left once the mineral has been removed. Paragraph 4.5.1 indicates:

“... The level of restoration needs to be addressed on a site-specific basis as restoration to a lower level than the original may be more appropriate than restoration to pre-extraction/original levels.

The landscape character assessment and the provisions of Policy 18 (ii) (form of restoration) will be considered when determining the appropriate levels for any restoration.”

- A17. The supporting text recognises that infilling mineral workings as part of a restoration scheme is not without its problems, potentially increasing the area of disturbance at any one time or duration of operations. It also refers to potential environmental issues; however, these are mainly in relation to infilling with non-hazardous wastes, as opposed to inert materials. **Policy 15** indicates that *“The reclamation of mineral workings with waste will only be permitted where it can be demonstrated that the disposal of waste is necessary to achieve the restoration proposals”*. The policy goes on to add that timescales to achieve the restoration should be appropriate and that there is *“a sufficient total quantity of fill likely to be available to ensure restoration at the required rate”*.
- A18. Finally, **Policy 18** sets out fifteen criteria that are to be taken into account to control mineral workings, and in particular, the potential impacts on the environment or local communities. In many respects it provides an overarching policy re-iterating the requirements of other policies in the MLP. Considerations include inter alia:
- provision of comprehensive scheme of working and restoration covering all stages of the development;
 - restoration landform and long term management to provide that the final landform has the appearance of being created naturally and set harmoniously within its surroundings;
 - measures to minimise visual intrusion;
 - proximity to retained trees, hedgerows;
 - stability of slopes, particularly adjacent to public highways;
 - buffer zones in order to safeguard sensitive land-uses;
 - noise intrusion;
 - air quality;
 - public rights of way; and
 - cleanliness of public highways.
- A19. I consider that these aspects have been taken into account in designing the working scheme and restoration proposals. Moreover, through the EIA process, as reported in the two ES’s environmental considerations have been taken into account and that no significant environmental impact would occur. Again, referring to the September 2020 committee report, the planning officer found no conflict with any part of this policy. These requirements in Policy 18 are therefore fully discharged via the

mitigation measures enshrined within the proposed development scheme or can be controlled through suitably worded planning conditions.

- A20. The MLP also contains policies aimed at protecting Hertfordshire's environment and the amenity of its communities and residents. In this context the following policies are of note:

Waste Core Strategy and Development Management Policies

- A21. The Waste Core Strategy and Development Management Policies DPD (WCS) was adopted in November 2012 and covers the period between 2011 and 2026. In considering the policies in this Plan it is important to remember that the Appeal Scheme is for mineral extraction with restoration using imported inert fill. As such the waste management aspect is secondary to the main purpose of the Appeal Scheme, providing a beneficial restoration scheme.

- A22. Key policies include:

- Policy 4 (Landfill and Landraise)
- Policy 11 (General Criteria for Assessing Waste Planning Applications)

- A23. Chapter 4 of the WCS sets out the strategy for waste management. It is set against the policy framework of the NPPF and former Planning Policy Statement (PPS) 10: this latter policy document has been superseded by the National Planning Policy for Waste (published in October 2014). At the outset, the chapter refers to the waste hierarchy, whereby 'disposal' lies at the bottom tier and should be considered as a final option.

- A24. Paragraph 4.12 re-states the proximity principle that is enshrined in national policy, requiring waste to be managed as close to its source as practicable. The paragraph recognises that some residual waste will come into the county from London, but this should be limited to residual waste requiring landfill. The paragraph indicates that *"The county could accept the residue for landfilling, if sufficient sites can be identified for arisings from within Hertfordshire in the first instance"*. Paragraph 4.14 adds that the county's waste strategy needs to be balanced and flexible enough to allow sufficient sites to come forward to meet the county's needs for a range of different types of waste management facility. Paragraph 4.23 comments on the spatial element of the WCS, taking into account:

- the need to match overall capacity with future demand including pressures arising from outside the county;
- give priority to the reuse of previously developed land;
- the Council's sustainable transport policy;
- promoting waste management development close to the source of origin of the waste materials where possible, that provides ready access to the primary route network;

- green belt considerations.

A25. Of particular relevance to the Appeal Scheme is **Policy 4** and the supporting text at paragraphs 4.44 to 4.57, which address landfill. It acknowledges (at paragraph 4.44) that landfill lies at the bottom of the waste hierarchy, but will still have a role to play through the Plan period, be it a diminishing role. In considering opportunities, paragraph 4.48 comments that there are more opportunities for inert waste to be disposed of in landfill within Hertfordshire (than non-hazardous wastes) given the reduced pollution potential. It goes on to refer to the preferred areas identified in the MLP (see above) commenting that they may be suitable for inert waste disposal as part of their restoration. In this context, the paragraph refers to the Sustainability Appraisal¹ undertaken for the WCS which concluded that the use of mineral voids for disposal of waste by landfill is a sustainable option because it limits the need to transport waste outside the county and also reduces the land-take that would be needed for new landfill sites.

A26. In terms of a policy approach for landfill, paragraph 4.56 indicates that the policy will only allow landfill as a last resort and each proposal will be dealt with on a case by case basis, whilst paragraph 4.57 adds that mineral voids suitable for inert landfill will be safeguarded to help ensure Hertfordshire deals with its own waste as much as possible.

A27. The final part of the policy indicates that for proposals for the disposal of waste and restoration with inert material, planning permission will only be granted where:

- the land is derelict or degraded;
- it would result in significant other environmental benefit;
- it can be demonstrated where applicable, that it is necessary to achieve restoration for mineral voids; and
- it can be demonstrated that it will not give rise to unacceptable implications to human health, amenity, landscape and the environment.

A28. Policy 4 concludes by stating:

“Reclamation proposals should ensure that the site is restored to a state that is of equal or greater environmental or agricultural value than the previous land use.”

A29. **Policy 11** is an overarching policy that sets out the general criteria for assessing waste planning applications, having regard to a number of environmental aspects. It details ten considerations including:

¹ Sustainability Appraisal Report, September 2010, produced by Land Use Consultants

- whether the siting, scale and design is appropriate for the location and character of the area;
- whether the development would adversely affect amenity;
- whether the development would adversely affect wildlife habitats, the natural, built or historic environments;
- adequate provision for restoration, aftercare;
- whether any adverse cumulative impact would arise.

A30. Other policies include:

- Policy 1 (Strategy for the provision of waste management)
- Policy 7 (General Criteria for assessing planning application outside of identified locations)
- Policy 9 (Sustainable Transport)
- Policy 13 (Road Traffic and Transport)
- Policy 14 (Buffer Zones)
- Policy 15 (Rights of Way)
- Policy 16 (Soil, Air and Water).

St Albans District Local Plan Review

A31. The District Local Plan, which was adopted in November 1994, and following a direction from the Secretary of State, a number of policies expired. An amended version of the Plan was published in July 2020.

A32. The Plan does not address mineral extraction.

A33. In relation to Green Belt, Policy 1 has been saved and indicates that *“within the Green Belt, except within Green Belt settlements or in very special circumstances, permission will not be given for development for purposes other than a) mineral extraction ...”*

A34. The Plan also contains a number of policies aimed at safeguarding the environment, which are considered later in this section.

Emerging Minerals Local Plan

A35. The emerging minerals local plan (eMLP) acknowledges that minerals are a limited natural resource and can only be extracted where they are found (paragraph 5.8). It adds (in paragraph 5.9) that *“at present, primary aggregates are the main source of mineral. The Plan aims to reduce, as far as*

practicable, the quantity of material required, then to use as much secondary and recycled mineral in development as possible. The Plan looks to secure the remainder of mineral demand through primary, landwon mineral from designated extraction sites”.

- A36. Draft **Policy 4** is the key policy to note in that it relates to the future provision of sand and gravel during the Plan period. The policy opens by stating that *“Provision for Hertfordshire’s apportionment contribution **will be met by the identification of Specific Sites and Preferred Areas**”*. In relation to specific sites, Hatfield Aerodrome is listed as *“Specific Site 1”*. Table 3 indicates that the reserves are estimated as being 8Mt. The supporting text at para 8.14 notes that the MPA *“has undertaken an **extensive site selection study** in order to identify the **most sustainable locations** for future aggregate extraction”*. Paragraph 8.18 adds *“It is therefore intended that, **unless exceptional circumstances** indicate otherwise, the county’s needs for land-won aggregate will be met from the sites and area identified in Policy 4: Working of Specific Sites or Preferred Areas of this Plan. Planning applications for mineral extraction at unallocated sites would not be supported unless a significant case for mineral demand could be demonstrated with particular reference to Policy 3: Aggregate Supply”*.
- A37. I consider that this policy therefore signals a clear approach to future mineral supplies, with the Appeal Site playing a pivotal role. Its inclusion follows careful examination as part of an *“extensive site selection study”*.
- A38. The extent of the allocation for Specific Site 1 is shown in Appendix 3 to the eMLP with the area mirroring the Appeal Site.
- A39. From the ‘Site Profile’ in Appendix 3 in the eMLP the following is noted:
- Reserve: 8Mt;
 - Annual output: 250,000tpa;
 - Duration: 30 years;
 - Starting: years 1 – 5 of the Plan Period.
- A40. The Appeal Scheme accords with these parameters.
- A41. The Site Profile also comments on environmental considerations noting:
- Restoration and aftercare of the site should be consistent with any existing legal agreement and the Hatfield Aerodrome Supplementary Planning Guidance;
 - Proposals will require an extensive plan of groundwater level and quality monitoring before, during and after the working to protect the water supply. The Bromate plume will need to be assessed and shown that it will not be spread either vertically or laterally as a result of proposed

works. This is of particular importance for proposals which extend below the water table or into the lower mineral horizon; and

- Developments associated with the mineral extraction should be designed and positioned appropriately to prevent conflict with the purposes of the Green Belt.

A42. Chapter 12 of the eMLP addresses the Green Belt, including draft Policy 12, which I will address in Section 4 of my evidence.

A43. Finally, draft **Policy 13** addresses Cumulative Impact indicating that providing a positive approach where cumulative impact would not result in unacceptable adverse impacts on the environment of an area or on the amenity or health of a local community. The policy indicates that this can be “*either in relation to the collective effects of different impacts of an individual proposal or in relation to the effects of a number of developments occurring either concurrently or successively*”. As I have set out in relation to Policy 11 in the adopted plan, cumulative effects have been fully considered.

Protection of the Environment

A44. The Development Plan contain specific policies on safeguarding and protecting the environment, covering all aspects such as the countryside; the natural environment; built and cultural heritage; agriculture; and landscape. They also set out policies aimed at minimising the loss of amenity through pollution. In this respect, **Policy 17** in the adopted MLP provides an overarching framework for safeguarding critical capital and other important environment assets. These are defined in paragraph 4.8.2 of the MLP and include European and nationally designated sites for nature conservation; Local Nature Reserves and wildlife sites; protected species (either by law or identified in the UK BAP); nationally important heritage assets and identified landscapes of high historic value. Allied to this, **Policy 18** (adopted MLP) also addresses amenity aspects that may arise through noise or degradation of air quality or water environment. In the WCS, **Policy 11** is similarly an overarching policy covering landscape, ecology and the historic environment.

A45. The emerging MLP also contains policies aimed at protecting the environment in Chapters 13 to 15. As the plan has not undergone examination, the policies are not considered in this section as the adopted MLP will take precedence.

A46. The following paragraphs provide a brief overview of those policies aimed at protecting the environment. To recap, the various documents that constitute the Development Plan are abbreviated as follows:

MLP	Hertfordshire Minerals Local Plan
WCS	Waste Core Strategy and Development Management Policies
WHDP	Welwyn Hatfield District Plan
SADP	St Albans District Local Plan Review

Landscape

- A47. At a county level, in addition to the policies addressing restoration (Policy 13) and after-use (Policy 14) the MLP at **Policy 12** indicates that mineral proposals will be required to take account of existing and, where appropriate, historic landscape character and maintain its distinctiveness. Planning applications may be refused where there is significant local landscape intrusion and loss of important landscapes or distinctive landscape features. It goes on to add that proposals will be expected to respect landscape character; ensure any distinctive features are protected; and be accompanied by landscape conservation, design and management measures that both strengthen the character and enhance the condition of the landscape. Allied to this, **Policy 18** also requires a consideration of visual intrusion and impact on the local landscape.
- A48. As noted above, **Policy 11** in the WCS covers *inter alia* the siting, scale and design of waste management developments in the context of the surrounding landscape character and that the landscaping and screening of the site is designed to effectively mitigate the impact of the proposal.
- A49. The key landscape-related policy in the WHDP is **Policy R28** which recognises the importance of historic parks and gardens and the contribution these make to the landscape, and seeks to promote the preservation and maintenance of this resource.
- A50. The SADP policies relating to landscape include **Policy 74** which seeks to protect existing landscape features such as trees and hedgerows. This policy also requires new landscaping with the use of native trees and shrubs and the retention or creation of wildlife corridors. **Policy 104** seeks to protect and conserve landscape quality throughout the District
- A51. These policy issues have been taken into consideration within the Landscape and Visual Impact Assessment of this Volume which is reported in Chapter 8 of the ES's. The assessment concludes that *"Overall there are no significant landscape or visual effects predicted as a result of the proposed development, influenced in part by the proposed mitigation and landscape strategy"*.
- A52. In considering the previous planning application no objections were raised in relation to landscape and visual impact by technical consultees, such as the County Landscape officer. The proposed development no longer includes the concrete plant which would have represented the tallest element on the operational mineral site and an increase in the overall level of development. The tallest element is now the mineral processing plant which represents an essential element of the mineral extraction process; with the principal of mineral extraction in the Green Belt being identified in the NPPF (as previously identified in the policy section of the chapter).
- A53. It is noted that landscape does not form one of the draft reasons put forward to refuse the planning application, but Green Belt has been cited (in relation to the duration of the development). The review of Green Belt objectives above indicates limited effects on sprawl, coalescence and encroachment may occur. However, the level of these effects is not considered sufficient to have a significant impact on

the function of the Green Belt, particularly in the context of the phased restoration proposals and temporary (although long term) nature of the proposed development.

Natural Environment

- A54. As noted above, **Policy 17** in the MLP seeks to protect a range of ecological designations, including sites of European, national and local importance, along with protected species. The policy recognises that the degree of protection will be commensurate with the status of the designation according to their international, national or local importance. Under the policy, planning permission will not be permitted where *“it would result in the permanent loss or damage or significant and irreversible change to those particular characteristics and features that define the special quality of critical capital or other environmental assets”*. It also adds that proposals for mitigation, where appropriate, should be included that will provide for the maintenance and enhancement of critical capital or other environmental assets, including where temporary loss would occur.
- A55. Allied to this, **Policy 9** provides that, where appropriate, proposals provide opportunities to contribute to the delivery of the national, regional, and local biodiversity action plan targets. Conversely, proposals that *“prejudice the delivery of these targets or would result in the loss of, or damage to habitats and/or species will not be supported.”*
- A56. In the WCS **Policy 17** provides protection to sites of international and national importance, indicating that planning permission will be permitted where it can be demonstrated that they would not have an irreversible adverse impact on the designation. The policy indicates that such assets should be conserved and where possible opportunities sought to enhance them. In a similar vein, **Policy 18** indicates that planning permission will be granted where it can be demonstrated a development would not have an irreversible adverse impact on the character, appearance, ecological, geological and amenity value of Regional and Local Sites and Features of importance. The policy adds that such assets should be conserved and where possible opportunities sought to enhance them. Where there are unavoidable negative impacts, adequate mitigation measures should be proposed to address such impacts and/or compensation provided for their replacement. **Policy 19** seeks to protect and safeguard Hertfordshire’s diversity of natural environmental assets. It firstly requires consideration to be given to provide opportunities to contribute to the delivery of the national, regional and local Biodiversity Action Plan targets. It also seeks to protect and enhance existing woodland, trees and hedges through improved management and new planting, including management, over the long-term. Finally, as noted above, **Policy 11** in the WCS also covers *inter alia* ecological aspects, with parts iv) and v) relating to wildlife habitats and the natural environment. In this context development proposals should not have an adverse impact upon such interests, either through the development or operational phases.
- A57. The WHDP contains a number of policies to protect the natural environment. **Policy R11** is an overarching policy that seeks to protect and enhance biodiversity, and requires new development to positively contribute to biodiversity. **Policy R13** gives protection to Sites of Special Scientific Interest

(SSSI), and **Policy R14** gives protection to Local Nature Reserves. **Policy R15** covers all regionally important wildlife sites. **Policy R17** recognises the importance of trees, woodlands and hedgerows to biodiversity and to the landscape, and requires new development to protect and retain existing trees, woodland and hedgerows wherever possible and replant using locally native species.

- A58. The SADP contains one key saved policy relating to nature conservation. **Policy 106** affords protection to SSSI, Nature Reserves and other sites which have conservation value, and states that conditions will be imposed to protect the special features of the site from adverse effect.
- A59. The nature conservation value of the application site, together with consideration of any ecological designations in the vicinity of the application site is addressed at Chapter 11 of both ES's. The assessments conclude *"the net residual effect of the proposals in terms of the key ecological receptors is anticipated to be at worst neutral and at best a positive effect measurable at least at the District level of significance. The difference relates to a degree of residual and unavoidable uncertainty over the success of the restoration scheme and subsequent long-term management in securing similar or enhanced habitats to the baseline position and, in particular, the extent of visitor pressure and its management over the long-term."*
- A60. *The project would give rise to minor temporary negative effects on certain key faunal receptors (in particular great crested newts) during various stages of the working sequence, but none of these receptors are predicted to be subject to negative effects of high magnitude (e.g. significant in terms of wider local populations), subject to mitigation measures which, in respect of great crested newts, are required under statute in any event. There is no impediment to mitigation proposals being delivered that are in accordance with standard best practice, and in that context there is no cause to believe that the requisite licenses would not be forthcoming in due course. There is also a high certainty that all temporary negative effects on key faunal receptors related to habitat loss would be at least fully compensated in the long-term through the restoration scheme".*
- A61. From the September 2020 Committee Report paragraph 9.98 comments *"The short term impacts of mineral extraction will significantly affect existing habitats including the areas of managed and unmanaged grasslands, however, the creation of new habitat as part of the restoration of the site is likely to produce long term net biodiversity gains with significant new habitat areas including woodland, conservation and grassland areas which will to compensate the short term biodiversity impact during mineral workings. Long term management of the restored site is proposed to be secured via the Landscape Management Document. The proposed restoration would be consistent with the aims of the NPPF and Minerals Policy 9 with regards to long-term overall enhancement to local biodiversity through restoration"*.

Historic Environment

- A62. As noted above **Policy 17** in the MLP seeks to protect a range of historic and heritage designations. The policy recognises that the degree of protection will be commensurate with the status of the designation according to their international, national or local importance. Under the policy, planning permission will not be permitted where *"it would result in the permanent loss or damage or significant and*

irreversible change to those particular characteristics and features that define the special quality of critical capital or other environmental assets”. It also adds that proposals for mitigation, where appropriate, should be included that will provide for the maintenance and enhancement of critical capital or other environmental assets, including where temporary loss would occur.

- A63. In the WCS **Policy 17** provides protection to sites of international and national importance, indicating that planning permission will be granted where it can be demonstrated that the proposal would not have an irreversible adverse impact on the designation. The policy indicates that such assets should be conserved and where possible opportunities sought to enhance them. In a similar vein, **Policy 18** indicates that planning permission will be granted where it can be demonstrated a development would not have an irreversible adverse impact on the character, appearance, ecological, geological and amenity value of Regional and Local Sites and Features of importance. The policy adds that such assets should be conserved and where possible opportunities sought to enhance them. Where there are unavoidable negative impacts, adequate mitigation measures should be proposed to address such impacts and/or compensation provided for their replacement. As noted above, **Policy 11** in the WCS also covers *inter alia* heritage aspects, with parts iv) and v) relating to the built and historic environment. In this context development proposals should not have an adverse impact upon such interests, either through the development or operational phases.
- A64. The WHDP policies on the historic environment are set out in the District-wide Policy section. **Policy R28** relates to the protection of historic parks and gardens and has already been acknowledged. **Policy R29** affords protection to sites and assets of archaeological potential and actual importance.
- A65. The SADP policies relating to the historic environment include **Policy 83**, giving protection to listed buildings, and three policies relating to archaeology. **Policy 109** affords protection to Scheduled Monuments as listed in the policy; and **Policy 110** gives similar protection to archaeological sites, also listed in the policy. **Policy 111** lists a number of archaeological sites where development would not normally be refused but the assets should be investigated prior to disturbance (a “recording condition”).
- A66. Consideration of any archaeological designations in the vicinity of the application site is addressed at Chapter 12 of the 2016 ES. The assessment concludes (emphasis added):
- “There would be no adverse direct effects upon designated assets such as listed buildings or scheduled monuments. [...]*
- The effects upon archaeology would be negative. However, taking into account the proposed mitigation measures and lack of archaeological evidence to date, it is considered that the effect is **not significant**. [...]*
- Taking into account the proposed mitigation measures, it is considered that the effect upon Popefield Farm is **not significant** and upon other offsite designated heritage assets the effect is neutral. [...]*

No additional mitigation is considered necessary in connection with the effects upon offsite designated heritage assets.”

Water Environment

- A67. Again, **Policy 17** in the MLP seeks to safeguard *inter alia* the water environment. In this respect parts iv) and v) of the policy are relevant. Part iv) indicates that proposals that adversely affect the water environment will not be permitted unless appropriate measures can be imposed to mitigate any harmful effects. Part v) restricts development that would increase the risk of flooding or have a material negative impact on the storage or flow capacity of the floodplain.
- A68. Within the WCS **Policy 16** provides protection to *inter alia* the water environment indicating that proposals should not have a negative impact on the water environment unless appropriate measures can be imposed to mitigate harmful effects.
- A69. The WHDP contains a number of policies to protect the water environment, particularly in terms of flood protection and protection of the water resource. **Policy R7** affords protection to surface water and ground water quality, and encourages the use of sustainable drainage systems. **Policies R9 and R10** cover the protection and conservation of water resources and water quality.
- A70. The SADP policies on the water environment are principally concerned with flood protection and surface water management. **Policy 84** seeks to reduce the risk of flooding and ensure proper catchment management. **Policy 84A** covers drainage infrastructure to avoid flooding.
- A71. These policies have been considered as part of the hydrological and hydrogeological assessments that are reported in Chapter 6 of both ES's. In both cases no significant effect would arise.
- A72. From the January 2017 Committee Report it is noted that the Environment Agency raised no objections subject to the imposition of conditions including a water management plan (paragraph 8.5). Similarly no objections were raised by the Local Lead Flood Authority.
- A73. The planning officer's analysis on the water environment is set out in paragraphs 10.190 to 10.202, with conclusions set out at 11.5, noting that *“The effect of the mineral operation on the environment in terms of noise, air quality, traffic and groundwater would be limited and where there are impacts it is possible to mitigate them by the use of planning conditions”*.
- A74. In the period between the two committees the SLR submitted further information to the Council in relation to the water environment, notably the Ground Water Management Plan that was to be required under a planning condition.
- A75. Turning to the September 2020 Report paragraph 7.11 sets out the EA's response to the Groundwater Management Plan. It is noted that the EA considered that a *“significant body of site-specific hydrogeological information”* had been provided. The EA indicated that the proposed development *“will be acceptable if it proceeds in line with the submitted documents referred to above, and a planning*

condition is included requiring the submission of a Water Monitoring & Management Plan for each phase”. Paragraph 8.25 notes the discussions with the EA and Affinity Water and that it has been demonstrated that risks will be mitigated, with paragraph 8.45 indicating that no objection is raised by the EA. Paragraph 8.47 then refers to discussions with Affinity Water, indicating that they are satisfied that arrangements will ensure that sources of water that we use for public water supply are protected during quarrying activity. In their view the Groundwater Management Plan condition proposed by and agreed with the Environment Agency is appropriate and adequate in accordance with the relevant Government Guidance. The officers report then states at paragraph 8.48 (emphasis added):

*“Having taken into account the environmental information submitted with the application together with the submitted monitoring data from 2013 to 2019, and the contents of the submitted Groundwater Management Plan, **it is considered the proposed development will meet the requirements of [paragraph 170] NPPF in preventing the new and existing development from contributing to, being put at unacceptable risk to, or being adversely affected by unacceptable levels of pollution in relation to the water environment.**”*

- A76. Finally, the September 2020 report concludes that the additional borehole monitoring data and Groundwater Management Plan has demonstrated that the potential risks are capable of being managed throughout mineral extraction and restoration via the condition recommended by the Environment Agency and operation of the Environmental Permit

Transport

- A77. In the MLP, **Policy 16** is relevant. This policy provides that development will only be permitted where the traffic movements likely to be generated by the development would not have an unacceptable impact on highway safety, the effective operation of the road network, residential amenity or the local environment.
- A78. In the WCS, **Policy 9** considers “sustainable transport” indicating that waste management facilities should be well located in relation to the strategic road network. **Policy 13** (again in the WCS) reflects Policy 16 in the MLP, indicating that permission will be granted where it is demonstrated that HGV movements would not have a significant adverse impact on highway safety; effective operation of the highway network; amenity; human health; and the historic and natural environment. The policy also adds that:

“Applicants must demonstrate, by a detailed transport appraisal, that the safest and least environmentally damaging methods of transporting waste are both practically achievable and will be used to minimise road miles and where appropriate, utilise more sustainable modes of transport such as by rail and water”.

- A79. In the context of public rights of way, **Policy 18** in the MLP and **Policy 15** in the WCS are relevant. Both require that good quality, safe and convenient temporary alternative provision is made and long-term

reinstatement or suitable replacement of rights of way is secured where it is not possible to safeguard and existing route.

- A80. The WHDP policies on transport are contained in the section on Movement (section 6). **Policy M2** requires developers of proposals which may generate significant traffic to carry out transport assessments to demonstrate measures that are proposed to minimise traffic movements and minimise the impact on the local transport network. **Policy M3** requires developments that exceed certain criteria to also have a Green Travel Plan in place. **Policy M14** sets out the expectations in terms of parking provision for new development.
- A81. Further WHDP policies relevant to this subject are contained in the section on policies specific to rural areas. **Policy RA25** gives protection to public rights of way and states that the council will work with others to improve the public rights of way network. This protection extends to bridleways (Policy RA26) and greenways (Policy RA27). **Policy RA28** seeks to limit development which would have an adverse effect on rural roads and nearby properties.
- A82. The SADP Review Policies 34 and 35 are key District Council policies on highways considerations and development control. Where a development is likely to give rise to significant levels of additional traffic or a new access onto the public highway, **Policy 34** sets out a range of considerations aimed at minimising the adverse impact of the development on the local highway network, including road safety, capacity and environmental impact. **Policy 35** requires highway improvements under certain circumstances to avoid adverse impacts. **Policy 39** sets out the criteria relating to off-road parking provision associated with new development.
- A83. Transport considerations have been assessed and presented in Chapter 7 of both ES's. It concludes the residual impacts of the operation of the application proposals would be negligible and would not result in an unacceptable impact on road or junction capacity, driver delay, road safety or amenity; by virtue of this, the application proposal is deemed acceptable in traffic and highways terms.
- A84. It is noted from the September 2020 Committee Report it is noted that the planning officer considered that the proposals complied with Policies 16 and 18. Moreover, at paragraph 8.83, the report states: *"The HGV traffic generated by the development will not have a severe impact on the road network and the Highway Authority accepts that the increase in traffic will be within the daily fluctuation of the road, in accordance with Policy 11 of the adopted Hertfordshire Minerals Local Plan and the NPPF"*. Paragraph 9.9 then concludes *"In terms of the cumulative impact of quarrying activities on the road network the Highway Authority is satisfied the road will continue to operate within capacity. There is no other reasonable alternative options to the transport of mineral over the use of the local road network. The proposal complies with the site brief and Policy 16 of the Hertfordshire Minerals Local Plan"*.

Pollution and Amenity of Local Communities

- A85. In the MLP, the only relevant policy is Policy 18 which requires consideration to be given to noise and air quality.

- A86. In the WCS, air quality is addressed in Policy 16, where a development should not significantly degrade the quality of air (particularly from dust and emissions).
- A87. In the WHDP, policies are included to protect the amenity of local communities. **Policy R18** covers air quality, **Policy R19** covers noise emissions and **Policy R20** covers light pollution. All three policies seek to control unacceptable levels of emissions and require the developers to put forward measures to minimise levels of air emissions, noise and light pollution.
- A88. In the SADP, the only ‘saved’ policy relating to the protection of local amenity is **Policy 80**, which seeks to minimise the adverse effects of floodlighting on neighbouring properties.
- A89. The need to minimise impacts upon the environment and local amenity have been a key consideration of the design process. These issues have been addressed within separate Chapters of the ES’s (Volume 2), namely Chapters 9 and 10. In both cases, the assessments undertaken demonstrated that no significant effects would arise and that the proposals would be within acceptable limits. In addition, a Health Impact Assessment has been undertaken, which is reported in Appendix 13/1 to the 2021 ES. That assessment concludes that *“the proposed development is not predicted to give rise to any significant adverse health-related impacts, and that there will be some benefits particularly to the economy during the site operation and to biodiversity and public access in the longer term. The potential benefits are likely to benefit certain groups within local communities through the provision of skills training and career development. An Employment and Skills Plan is recommended to help reduce potential inequalities in access to work and to ensure that local people, particularly those that may be disadvantaged in terms of employment opportunities, gain maximum benefit from the proposed development.”*

In summary, the proposed development is not expected to have a significant adverse impact on health for those living near the site, working on the site or using nearby areas for recreational purposes. Where required, the proposed development provides for appropriate mitigation measures to minimise adverse effects and enhance beneficial effects.”

- A90. Referring to the September 2020 Report the following is noted (para 8.68, 8.69):

“In terms of air quality, the site is not within an air quality management zone and there is no local air quality monitoring data for existing levels of pollutants. The local Environmental Health Unit advised that background air quality monitoring should be undertaken for a sixth month period prior to the commencement of mineral extraction. This scheme forms part of the planning conditions. Monitoring locations have been agreed with the Environmental Health Unit.

The traffic generated by the development forms a relatively small proportion of the overall traffic using the A1057. The proposal provides for air quality monitoring. The proposal has demonstrated that it will not give rise to significant degradation to air quality. The proposal complies with Policy 18 (Operational criteria for the control of mineral development) of the adopted Hertfordshire Minerals Local Plan in respect of air quality.”

A91. In relation to noise, Again, referring to the officers September 2020 Report the following is noted (8.67):

“Subject to the mitigation measures being implemented prior to the extraction and processing of minerals an acceptable noise environment should be maintained. The proposals have demonstrated that no significant noise intrusion will arise from the development. The proposal complies with Policy 18 (Operational criteria for the control of mineral development) of the adopted Hertfordshire Minerals Local Plan”.

National Planning Policy

The NPPF

A92. The NPPF (updated in 2021) does not change the fundamental premise of Section 38(6) of the Planning and Compulsory Purchase Act 2004 (Paragraph 2).

A93. At the heart of the NPPF is a presumption in favour of sustainable development, for which three ‘objectives’ are identified:

- *“An economic role”*, which NPPF requires as contributing to building a strong responsive and competitive economy by ensuring that sufficient land of the right type is available in the right place and at the right time to support growth. The extension site is *“the right type”* in terms of the high quality mineral resource which it contains, and it is in *“the right place”* in the context of the site selection process undertaken by Hertfordshire County Council as part of the identification in the MLP (and emerging MLP) of preferred areas for extraction. It is also in the *“right place”* in the context of being able to maintain local supplies of aggregate to construction projects in the county in a way which minimises the carbon footprint associated with the delivery of aggregate to construction sites. NPPF also refers to the underlying requirement to move to a low carbon economy; the role which the planning system can play in guiding development to sustainable locations. In this context, the location of the application site to the primary road network, including the A1, is of note. This all points to a conclusion that the development is strategically and sustainably *“in the right place”*. Its release would also be at the *“right time”* to support growth via continuity of supply, given that reserves within the county are becoming depleted (two quarries have ceased production since the last application).
- *“A social role”* including the *“need to provide the supply of housing required to meet the needs of present and future generations”*. This will be dependent upon a *“steady and adequate supply”* of aggregate raw materials to the construction industry. The social role also relies upon *“creating a high quality built environment”* which will be assisted by the supply of sand and gravel as a building material; and
- *“An environmental role”* which contributes to *“protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”*. The relevance of this dimension to the proposed development relates to the enhancement of the biodiversity of the restored site; the protection and enhancement of the built environment via the availability of sand and gravel aggregate; the minimisation of waste from the production process; and the supply of aggregate to local markets which reduces carbon emissions.

- A94. These roles should not be undertaken in isolation, because they are mutually dependent. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Green Belt Policy

- A95. National planning policy on the approach to the Green Belt within both plan-making and decision-taking is set out in Section 13. The protection of the Green Belt is a component of the purpose of the planning system to contribute to the achievement of sustainable development.
- A96. Paragraph 137 indicates that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- A97. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (VSC). However, at paragraph 150, the NPPF identifies certain operations that are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include mineral extraction and engineering operations (such as formation of screen bunds). This does not mean that a minerals development is automatically allowable in Green Belt as consideration needs to be given to how it affects openness for example. However, the temporary nature of minerals developments weighs in favour as the effects are reversible (i.e. they are not a permanent effect, even if considered long term).
- A98. Referring to both the January 2017 and September 2020 Reports to the Development Control Committee, the planning officer concluded that VSC did exist and so the proposals were not contrary to Green Belt policy. In this respect paragraph 11.9 in the January 2017 Report states that the *“harm to the openness of the Green Belt is reduced as far as possible by mitigation and would be fully reinstated upon restoration of the site. The benefits of mineral extraction in supporting economic growth are considered to clearly outweigh the limited harm to the Green Belt, including to the landscape, visual amenity, and setting of listed buildings, which constitute the very special circumstances which justify the granting of planning permission for mineral extraction”*.

Mineral Policy

- A99. Paragraph 209 of the NPPF re-states the long established concept that *“Minerals can only be worked where they naturally occur²”*:

*“It is **essential that there is a sufficient supply** of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, **best use needs to be made of them to secure their long-term conservation.**”*

² Paragraph 13 Minerals Policy Statement (MPS) 1

A100. All mineral proposals also need to be considered in the light of paragraph 211 of the NPPF, and in particular, those aspects which are relevant to the appeal are (emphasis added):

- **give great weight** to the benefits of mineral extraction, including to the economy (i.e. socio-economic aspects);
- as far as is practical, provide for the maintenance of landbanks of non-energy minerals from **outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites, Scheduled Monuments and Conservation Areas**;
- ensure that in granting planning permission for mineral development that there are **no unacceptable adverse impacts** on the natural and historic environment, human health or aviation safety, and to take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in the locality;
- ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, **and establish appropriate noise limits** for extraction in proximity to noise sensitive properties;
- provide for **restoration and aftercare at the earliest opportunity** to be carried out to the highest environmental standards, through the application of appropriate conditions, where necessary. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances; and
- not normally permit other development proposals in mineral safeguarding areas where they may constrain potential future uses for these purposes.

A101. The first thing I note is the “*great weight*” that the Government attaches to mineral extraction in general; as set out in the proof of Mr Simon Treacy, the minerals sector plays an important role in contributing to the economy. In addition, noting the objectives of sustainable development include “*build a strong, responsive and competitive economy*” and “*ensuring that a sufficient number and range of homes can be provided*” then mineral extraction clearly assists with delivering sustainable development. Secondly, in relation to suitable locations, the Government indicates that extraction should be outside of certain sensitive areas, but does not include Green Belt in the list. Thirdly, national policy indicates that there should be no unacceptable impacts which implies that there will be some impacts. It also goes on to indicate that any unavoidable emissions should be controlled, mitigated or removed at source and advocates the use of suitable noise limits. Finally, proposals for minerals extraction need to be supported by restoration schemes, which deliver restoration at the earliest opportunity. This Appeal Scheme accords with this requirement by putting forward progressive restoration of the workings on a phased basis.

A102. Paragraph 213 adds that minerals planning authorities should plan for a steady and adequate supply of aggregates by inter alia maintaining sufficient reserves (landbank) of at least 7 years for sand and

gravel, whilst ensuring that the capacity of operations to supply a wide range of materials is not compromised.

APPENDIX B

Rule 6 and Third Party Comments

Table B-1
Summary of Comments Made and where they have been addressed

Topic	Where addressed
Impact on Green Belt	This is addressed through my evidence, supported by the evidence of Gregor Mutch and Simon Treacy.
Long term harm in relation to noise, dust and loss of amenities	<p>There are three aspects to address here</p> <ul style="list-style-type: none"> • Effects of noise on amenity • Effects of dust on amenity • Loss of open space • Cumulative effects# <p><u>Noise</u></p> <p>A noise assessment is provided in Chapter 10 of the 2016 ES and updated in 2021. An addendum has also been prepared to show how noise monitoring data obtained in 2021 can be applied to the 2016 noise model. The assessment has concluded that there would not be any significant effects. This also includes consideration of cumulative effects.</p> <p>During the determination of the planning application HCC sought advice from an independent noise consultant, who agreed with the assessment, but suggested that additional mitigation could be considered.</p> <p>The planning officer reported his findings on noise at paragraphs 8.58 to 8.69 of the September 2020 committee report. The conclusion is set out in Section 2 of my evidence.</p> <p>Further evidence has been produced for the Inquiry (Proof of Miss Michelle Dawson).</p> <p>Overall it can be seen that there would not be a significant effect on the local community and that the effects on noise climate would be within acceptable limits. This can be controlled by the imposition of noise limits in planning consent.</p> <p><u>Air Quality</u></p> <p>An air quality assessment is provided in Chapter 9 of the 2016 ES and updated in 2021. The assessment has concluded that there would not be any significant effects on air quality by virtue of emissions (particulate and gaseous). This also includes consideration of cumulative effects.</p> <p>The planning officer reported his findings on noise at paragraphs 8.58 to 8.69 of the September 2020 committee report. The conclusion is set out in Section 2 of my evidence.</p> <p>Further evidence has been produced for the Inquiry (Proof of Mr Gordon Allison).</p> <p>Overall it can be seen that there would not be a significant effect on the local community and that the effects on air quality would be within acceptable</p>

Topic	Where addressed
	<p>limits. This can be controlled by the imposition of suitable conditions in planning consent.</p> <p><u>Loss of open space</u></p> <p>Chapter 3 of the ES provides a phased working scheme which shows how public access can be retained on non operational areas of the site, and as phases are restored, access can resume. Whilst there is a reduction in the area of open space, it is minimised and access links are provided. This has also been addressed in the proof of Gregor Mutch.</p> <p><u>Cumulative Effects</u></p> <p>Chapter 13 in the 2016 ES (and 14 in the 2021 ES) address Cumulative effects, drawing together the findings from various technical assessments.</p> <p>The planning officer reported his findings on cumulative effects at paragraphs 8.70 to 8.83 of the September 2020 committee report. The conclusion is set out in Section 2 of my evidence.</p>
Not sustainable location and unsuitable due to poor transport links	<p>These are both in the context of transport.</p> <p>Minerals can only be worked where they occur and the site is allocated in the adopted plan (and is being promoted in the emerging plan). This shows an acceptance by HCC that the site is in a suitable location. Further consideration of the market the Appeal Site would serve is set out in the evidence of Mr Simon Treacy.</p> <p>Highways matters, including access onto the A1057, highway network links (in terms of congestion) and highway safety were all addressed in Chapter 7 of the 2016 ES, along with the additional environmental information provided under a reg. 22 request.</p> <p>The planning officer reported his findings on traffic at paragraphs 8.49 to 8.57 of the September 2020 committee report. The conclusion is set out in Section 2 of my evidence.</p> <p>Overall it has been demonstrated that the operation of the Appeal Site would not have a significant detrimental effect on the highway network.</p>
Risks associated with the Bromate Plume	<p>This has been addressed in Chapter 6 of the 2016 ES and 2021 2021 .</p> <p>Further evidence has been produced for the Inquiry (Proof of Mr Peter Rowland).</p>
Flooding	<p>This has been addressed in Chapter 6 of the 2016 ES and updated in the 2021 ES, which includes an updated Flood Risk Assessment at Appendix 6/9.</p>
Delay in setting up the Trust	<p>Colney Heath Parish Council set out various details relating to their understanding of compliance with the 2000 section 106 agreement (CD11.3); it is noted that the relevant enforcing authority considers that they can enforce the obligations. It appears that mineral extraction was contemplated, whether before or after the Trust was established and the lease to it granted; there is provision both in the section 106 agreement and the lease itself for mineral extraction to take place, with the stipulation that members of the</p>

Topic	Where addressed
	public can continue to use remaining parts of the land (see clause 6.5 and Schedule 3 of the draft lease at Schedule 10 and clause 4.83 of the section 106 agreement). The Planning Statement (CD1.1) and Environmental Statement (CD1.2) (including drawings (CD1.9)) as well as the evidence of Gregor Mutch set out how the appellant will ensure that access for the public to as much of the park as possible will be maintained and that the restoration will be suitable for use as a public park. The appeal scheme does not affect the provision of the public park; indeed the proposals for the public park anticipate the mineral extraction and each facilitates the other.
Impact on wildlife (third party representations)	Chapter 11 of the 2016 ES provides an ecological assessment which was updated in the 2021 ES. The planning officer reported his findings at paragraphs 8.96-98 of the September 2020 committee report. The conclusion is set out in Section 2 of my evidence.

APPENDIX C

Viewpoints

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LEGEND	
	SITE BOUNDARY
	VIEWPOINT

 built on relationships	
 global environmental solutions	ASPECT HOUSE ASPECT BUSINESS PARK BENNERLEY ROAD NOTTINGHAM. NG6 8WR T: 01159 647280 F: 01159 751576 www.slrconsulting.com

HATFIELD AERODROME	
ENVIRONMENTAL STATEMENT	
AERIAL PHOTOGRAPHY	
HQ 8/1	

Scale 1:5,000 @ A3	Date DEC 2015
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Table C-1 - Viewpoints

Viewpoint	Description	Analysis
1	<p>Looking south-east from the public right of way to the north of the application site near to the CEMEX conveyor crossing point. It is around 0.2km to the north of the application site boundary.</p> <p>The existing view as shown on Drawing HQ 8/5 has a framed view over a level plain, which is broken up by tall hedgerows and woodland vegetation. The view is taken at a gap between mature vegetation (which otherwise screens and encloses views). The distant skyline is horizontal and mostly vegetated, but with two residential developments visible on the edge of Smallford. There is localised enclosure to the rough grassland and scattered scrub, by linear hedgerows and trees and the quarry conveyor is adjacent (behind the viewer).</p>	<p>The main processing plant (and stockpiles) would be completely screened by the existing tree belt to the left of the view and so would not impact upon openness at this viewpoint. The top of the concrete batching plant would though be visible above the bund and peripheral hedgerow, but occupying a small element of the view.</p> <p>The lower parts of the plant site and stocking area would be screened by the perimeter bund, viewed behind the hedgerow beyond the open field in the view (which marks the boundary of the Appeal Site). Some of the vegetation beyond being removed to establish the silt lagoons and perimeter bund. The bund would be grass seeded to further ensure visual integration with the surroundings. Advance planting of native tree and shrub species would be included around the northern site boundary and the toe of the bund, to soften views of the bund as it establishes and matures. These aspects could be seen as limiting views across the Green Belt, although views beyond to tree cover along the skyline would remain. Notwithstanding this, views are already restricted due to the vegetation within the Appeal Site.</p> <p>The existing intervening and framing trees are anticipated to continue to grow and mature over the subsequent period, resulting in likely increased level of screening.</p> <p>The nature of the views of the proposed development would be transitory (passing visitors) and would be partial or glimpses only (being framed through the deciduous vegetation). After and before crossing the CEMEX</p>

Viewpoint	Description	Analysis
		<p>conveyor views would be enclosed by vegetation tight to the edges of the public right of way.</p> <p>The main effect on openness at this viewpoint would be the screen bunds; however, the impact would be limited given the degree of enclosure that already exists and that the bunds would be in keeping with mineral operations. Moreover, the effect, be it long term, is reversible.</p>
2	<p>Looking south along the public right of way as it joins the application site on the northern boundary. A permissive footpath also heads to the west from this location.</p> <p>The existing view as shown on Drawing HQ 8/6 has framed, narrow views southwards between two mature hedgerows, with an opening to the right (south-west), along the permissive footpath.</p> <p>The proposed plant site would be approximately 0.2km away from the viewpoint, with the mineral extraction area at 0.25km at its nearest point. However a soil storage and screening bund would be constructed as part of site establishment at 0.02km away and this would obscure all other aspects of the development.</p>	<p>The peripheral screen mound and new tree/shrub planting would be visible in the framed view. It would screen views of the plant site and stocking area.</p> <p>The visual openness of the view is already very restricted. The proposed enclosure by the screen bund is unlikely to effect the existing enclosed character of this viewpoint. Notwithstanding this, the bund, is not excessive and would be in keeping with other mineral sites. Bunds are considered to be part and parcel of quarry developments and so whilst there is an impact on openness.</p> <p>The effect, be it long term, is reversible.</p>
3	<p>Looking west from the edge of Ellenbrook. It is located around 0.6km east of the application site boundary.</p> <p>The existing view as shown on Drawing HQ 8/7 over the historic airfield is now largely obscured by adjacent vegetation and no views of the proposed development are predicted from the open public space adjacent to the housing development present.</p>	<p>The intervening vegetation would entirely screen the development from view. There is no perceptible change to the composition of views or character predicted at this location.</p> <p>In view of the existing screening of the application site the proposals would not impact upon openness from this viewpoint.</p>

Viewpoint	Description	Analysis
	The proposed plant site would be approximately 1.1km away from the viewpoint, with the mineral extraction area at 0.55km at its nearest point. A soil storage and screening bund would be constructed as part of site establishment at 0.5km away	
4	<p>Located on Hatfield Road at the entrance to Popefield Farm. It is located around 0.1km to the south of the application site boundary.</p> <p>The existing view as shown on Drawing HQ 8/8 is a narrow, relatively busy road corridor, with footpath along the southern side, enclosed by mature trees and hedgerows. The farm property/building itself is not visible at this location.</p> <p>The proposed plant site would be approximately 0.8km away from the viewpoint, with the mineral extraction area at 0.1km at its nearest point. A soil storage and screening bund would be constructed as part of site establishment at 0.05km away and this would enclose the development. However the intervening vegetation would entirely screen the development.</p> <p>The proposed site access would be 0.3km west of this location.</p>	<p>Views into the Appeal Site are restricted by the mature vegetation fronting A1057 Hatfield Road.</p> <p>Views would therefore tend to be glimpsed or partial being interrupted by the vegetation. It would therefore be difficult to make out the various elements of the Appeal Scheme.</p> <p>Being deciduous, the degree of screening would be seasonal, decreasing during the winter months due to leaf fall.</p> <p>The A1057 would experience increase traffic due to the proposals. However, given the existing daily flows the change would be minimal.</p> <p>Overall the proposals would have a limited effect on openness from this viewpoint which would be negligible and unlikely to be perceived.</p> <p>The effects, although long term, would be reversible.</p>
5	<p>Located on Hatfield Road at the junction with public right of way, near the proposed site entrance. It is located south-west of the Appeal site boundary.</p> <p>This viewpoint represents the views of users of the local road network and local residents, as well as users of the right of way and visitors to Ellenbrook Fields and/or parking at Notcutts Garden Centre. There is a footpath along the southern side of the road which leads into Smallford.</p>	<p>Intervening vegetation would entirely screen the development with the exception of the proposed site access which would be 0.1km east of this location, with vegetation clearance for visibility splays also anticipated. The subsequent vehicle movements (entering and exiting the site) would however turn east and would therefore not pass by this viewpoint.</p> <p>The impacts on this Viewpoint are similar to Viewpoint 4 above. Notwithstanding this, a new constructed feature (the site access) would be</p>

Viewpoint	Description	Analysis
	<p>The existing view as shown on Drawing HQ 8/9 is a narrow, relatively busy road corridor, with footpath along one side, enclosed by mature trees and hedgerows.</p> <p>The plant site would be approximately 0.9km away from the viewpoint, with the mineral extraction area at 0.1km at its nearest point.</p>	<p>introduced to the view which would have some effect on the perception of encroachment. However, in the context of a busy main road, this would be minimal.</p> <p>The introduction of the access would have a negligible effect on openness from this viewpoint.</p> <p>The effects, although long term, would be reversible</p>
6	<p>Looking east from the public right of way to the western edge of the application site.</p> <p>The existing view as shown on Drawing HQ 8/10 has broad, long distance views to the north-east and east over level plain, which was a key characteristic of the area historically. The distant skyline is well vegetated, but with Hatfield Business Park and edge of Ellenbrook visible to the east. There is localised enclosure to the rough grassland by linear hedgerows and trees to the north and woodland to the south east.</p> <p>A scrubby bund (which is now covered with developing woodland) also occupies the middle ground and breaks the skyline slightly.</p> <p>The quarry access road would be 0.03km away from this viewpoint, due to the standoff for the gas pipeline (which would be retained as a grassland strip). The edge of the road corridor would be defined by a new quarry perimeter fence and warning signs, a line of advance planting along the extraction limit, which would be 0.05km away at its nearest point. The proposed plant site would be approximately 0.5km away from the viewpoint, but hidden by retained vegetation along the western boundary and the corridor standoff for the gas pipeline.</p>	<p>The peripheral works associated with the access road, including fencing and advance tree/shrub planting would diminish the openness of the Green Belt from this Viewpoint. The degree of enclosure would increase from Phase B when a temporary bund is constructed to the east of the access road (in Phase G); however, this would be behind a hedgerow established as part of the initial works.</p> <p>Access roads are a necessary part of mineral extraction and the road corridor is not excessive. To minimise the sterilisation of minerals, the access road is routed around the edge of the working area which is not uncommon.</p> <p>Overall, there would be a reduction in the level of openness when viewed from this viewpoint due to the addition of developments in the foreground. However, the effects would only be perceived at the edges of the Appeal Site</p> <p>The effects, albeit long term, would be reversible.</p>

Viewpoint	Description	Analysis
7	<p>Looking east from entrance to a private road, leading to recent development of residential properties, near to Oaklands Lane and public right of way.</p> <p>The existing view as shown on Drawing HQ 8/11 is an enclosed housing development with mature trees and hedgerows.</p> <p>The proposed plant site would be approximately 0.7km away from the viewpoint, with the mineral extraction area at 0.4km at its nearest point The proposed plant site would be approximately 0.7km away from the viewpoint, with the mineral extraction area at 0.4km at its nearest point.</p>	<p>The proposals would be screened from view at this Viewpoint and so there would be no effect on the openness of the Green Belt.</p>
8	<p>looking south from the public right of way to the west of the application site, parallel to Oaklands Lane, at a junction with a permissive route which heads westwards. It is located around 0.3km west of the Appeal site boundary.</p> <p>The existing view as shown on Drawing HQ 8/12 has a broad, long distance view over a gently undulating landscape which dips to the east and the location of the Site. The distant skyline is horizontal and vegetated, with many built structures present the most prominent being the Hatfield Business Park and Hertfordshire University Campus visible in places. There is localised enclosure to the rough grassland by linear hedgerows and trees and the new housing on the edge of Smallford (off Oaklands Lane) is visible forming an urban fringe character. The fence marking the edge of Hatfield Quarry plant site and soil storage area is also visible to the north of the viewpoint. Unvegetated faces and the CEMEX plant site are visible through the hedgerow vegetation along the adjacent boundary.</p> <p>The proposed plant would be approximately 0.7km away from the viewpoint, with the mineral extraction area at 0.4km at its nearest point</p>	<p>During the early stage of the development, a screen mound would be a visible in part of the view. Advance planting of native tree and shrub species would be included around the northern and western site boundary, including a block adjacent to the bund. Over time, as the advance woodland planting grows, the bund would become obscured. Views of the plant site and stocking area would be screened, save for the top of the plant buildings. However, these structures would be viewed against the backdrop of Home Covert.</p> <p>The screen bund and plant (behind) would have a limited impact on openness at this viewpoint, and occupy part of the view. The bund would be in keeping with other mineral sites and not excessive. Views of the Home Covert on the skyline would still be present. Bunds are considered to be part and parcel of quarry developments and so whilst there is an impact on openness.</p> <p>In addition, the area of the silt lagoons and screen bund and woodland planting is currently occupied by vegetation which currently has an effect</p>

Viewpoint	Description	Analysis
	(adjacent to where the access road turns into the plant site). However a soil storage and screening bund would be constructed as part of site establishment at 0.3km away and this in conjunction with intervening vegetation would obscure much of the low-level aspects of the development	<p>on the openness of views; this would be cleared and likely to allow more distant views beyond.</p> <p>the quarry access road and moving vehicles during operational hours would be around 400m from this viewpoint at its closest. The north-western limit of the mineral extraction area would be screened from view by the proposed hedgerow planting. There would still be distant views to Hatfield and a more distant wooded ridgeline to the east and Home Covert to the north-east.</p> <p>Taken together, there is a loss of openness to the Green Belt from this viewpoint. However, the bunding and access road are not excessive for a mineral operation of this scale.</p> <p>The effect, be it long term, is reversible.</p>

APPENDIX D

Need for Mineral

Need for the Development

- D1 The need for the release of new mineral reserves is addressed in Chapter 5 of the Planning Statement. This is based on data published at the time of the application; with the passage of time it is necessary to bring the chapter up to date with more recent published data in the form of the Local Aggregate Assessment 2020.
- D2 It has also been agreed between the Appellant and the Council that:
- The conclusions of all three Committee reports is that a need for the mineral has been demonstrated and that the proposals are compliant with the provisions of Development Plan and NPPF addressing the supply of minerals.
 - Since the submission of the planning application in 2016 there has been a steady decline in the landbank (based on data contained in the Local Aggregate Assessment 2020).
 - The 2020 LAA records the landbank at 31 December 2019 as follows:

○ Landbank based on 3 year average sales (years)	7.4
○ Landbank based on EoEAWP ³ apportionment (years)	6.4
○ Landbank based on 10 year average sales (years)	7.5

National Policy

The NPPF

- D3 National Minerals Policy is set out in NPPF in paragraphs 209 - 217. Most notably, the NPPF emphasises the need for MPAs to plan for a “*steady and adequate supply of aggregates*” by *inter alia* (paragraph 213):
- a) *preparing an annual Local Aggregate Assessment, either individually or jointly, to forecast future demand, based on a rolling average of 10 years’ sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources);*
 - b) *participating in the operation of an Aggregate Working Party and taking the advice of that party into account when preparing their Local Aggregate Assessment;*
 - c) *making provision for the land-won and other elements of their Local Aggregate Assessment in their mineral plans, taking account of the advice of the Aggregate Working Parties and the National Aggregate Co-ordinating Group as appropriate. Such provision should take the form of specific sites, preferred areas and/or areas of search and locational criteria as appropriate;*

³ East of England Aggregate Working Party

- d) *taking account of any published National and Sub National Guidelines on future provision which should be used as a guideline when planning for the future demand for and supply of aggregates;*
- e) *using landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans;*
- f) *maintaining landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock, whilst ensuring that the capacity of operations to supply a wide range of materials is not compromised;*
- g) *ensuring that large landbanks bound up in very few sites do not stifle competition; and*
- h) *calculating and maintaining separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market.*

D4 In relation to landbanks, the Planning Practice Guidance⁴ to the NPPF advises that:

*“There is no maximum landbank level and each application for minerals extraction must be considered on its own merits regardless of the length of the landbank. However, where a landbank is below the minimum level this may be seen as a **strong indicator of urgent need***

There are a number of reasons why an application for aggregate minerals development is brought forward in an area where there exists an adequate landbank. These could include:

- *significant future increases in demand that can be forecast with reasonable certainty;*
- *the location of the consented reserve is inappropriately located relative to the main market areas;*
- *the nature, type and qualities of the aggregate such as its suitability for a particular use within a distinct and separate market; and*
- *known constraints on the availability of consented reserves that might limit output over the plan period.”*

D5 I consider this guidance to be very important to the consideration of the Appeal. Firstly, landbanks are not a maxima and it is perfectly correct for a MPA to grant planning permission even if the landbank exceeds 7 years (for sand and gravel). However, where the landbank falls below 7 years then that provides a strong indication that there is an urgent need for additional mineral reserves.

The Development Plan

Hertfordshire Minerals Local Plan

D6 As noted from the previous section, Policies 1 to 3 in Chapter 3 of the MLP consider the supply of sand and gravel within the county. At paragraph 3.2.1 the MLP indicates that “... the County Council is

⁴ Reference ID: 27-084-20140306.

*committed to permitting extraction of primary aggregates so as to make an appropriate contribution to the Regional needs for the plan period". This is translated into **Policy 1**.*

D7 **Policy 2** sets out the requirements that will be taken into account when considering planning applications for new reserves. In this respect:

- i. the existing quantity of permitted reserves of the mineral;*
- ii. the rate at which, and the proposed timescale over which it is expected that those permitted reserves will be worked;*
- iii. the proposed rate and timescale in the application for working the mineral deposit;*
- iv. the existence of resources of the mineral which are identified as Preferred Areas within the Plan and which are shown as being desirably worked at an early stage of the Plan period; and*
- v. the particular nature and qualities of the mineral deposit concerned, such as the suitability for a particular end use not met by other available sources in the area or region.*

D8 Finally, the MLP seeks to identify areas from where sand and gravel should be extracted to maintain supplies throughout the plan period and beyond. Section 3.4 of the MLP, culminating in **Policy 3** identifies three sites including the Appeal Site.

Emerging Minerals Local Plan

D9 Again from the previous section it can be seen that the Appeal Site is being promoted into the emerging MLP as a site specific allocation. The eMLP identifies the Appeal Site as a Site Specific Allocation which would release 8Mt of reserves at an annual rate of 250,000tpa.

Hertfordshire Local Aggregate Assessment 2020

D10 The LAA is an evidence base document that contributes towards the review of Hertfordshire's Minerals Local Plan. Its primary purpose is to set out the current level of aggregate supply and demand for Hertfordshire and to calculate the current landbank of sand and gravel. The LAA also acts as a monitoring report for aggregates and reports on the supply of secondary and recycled aggregates within Hertfordshire and the imports of sand and gravel and crushed rock at Hertfordshire's rail aggregate depots.

D11 The LAA has been prepared to fulfil the requirements of the NPPF.

Annual Apportionment

D12 The LAA indicates that the current annual apportionment for Hertfordshire is 1.39 Mt of sand and gravel, which is lower than the figure used in the MLP. The county's sand and gravel apportionment figure has changed over time due to periodic reviews. In 1998 the annual apportionment was set at 2.4 million tonnes. The annual apportionment in the current adopted Minerals Local Plan was set at 1.99

million tonnes for the period 2002-2016⁵. This figure was subsequently reviewed through the National and Regional guidelines in 2009 and now stands at 1.39 million tonnes for the period 2005-2020. This sub-regional apportionment was approved by the East of England Aggregate Working Party.

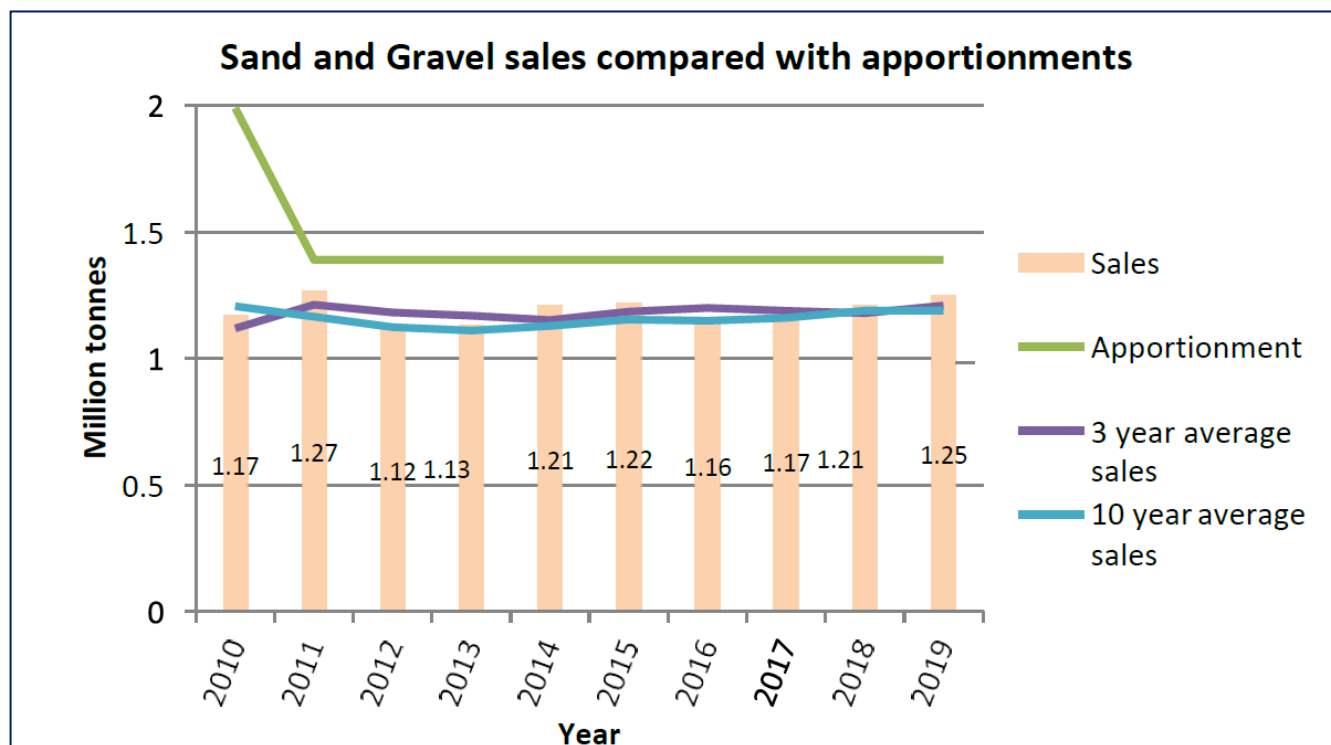
- D13 The LAA states that the 1.39Mtpa apportionment figure more closely reflects the sales figures and at the same time still provides flexibility to account for the anticipated continued rise in sales of sand and gravel in Hertfordshire, in line with the high levels of growth being planned for in the Hertfordshire District and Borough Local Plans.
- D14 The LAA also refers to guidance contained in paragraph 207 of the NPPF whereby MPA's should prepare an annual LAA '*based on a rolling average of 10 years sales data, and other relevant information, and an assessment of all supply options (including marine dredged, secondary and recycled sources)*'. At paragraph 3.18 the LAA comments that '*the NPPG suggests the use of the 3 year sales average to identify a general trend in sales and consider increasing supply if this is appropriate. The NPPG states that the rolling 10 year average, 3 year average sales and sub-regional guidelines should all be taken into account in order to establish a broad view of planned provision*'. On this basis, the LAA calculates that the apportionment based on ten years sales average would be 1.19Mt per annum and the three year sales average (2017 to 2019) would be 1.21Mt per annum. Both are lower than the agreed apportionment of 1.39Mt per annum. Allied to this the ten year average is lower than that derived from the last three years of sales, which implies that there is an increasing trend of supply (i.e. demand for aggregates is increasing). This is to be expected given the economic downturn that occurred from 2007 together with the Government's agenda for growth.

Sales of Sand and Gravel

- D15 From paragraph 3.3 of the LAA sand and gravel sales at the end of 2019 stood at 1.25Mt; an increase of approximately 41,504 tonnes when compared to the previous year's figure (which was 1.21Mt at the end of 2018). This means that sales have reached 1.20Mt and above, 5 times over the last 10 year period (2010-2019) and are also the highest they have been since 2011. From Figure 4 in the LAA, the 2019 sales exceed the 10 and 3 year average sales figures.

⁵ as detailed in former Minerals Planning Guidance Note 6: Guidelines for Aggregates Provision in England, 1994-2016, April 1994, and amended June 2003

Figure 4 from the LAA - Sales of sand and gravel in Hertfordshire 2010 – 2019 compared with apportionment



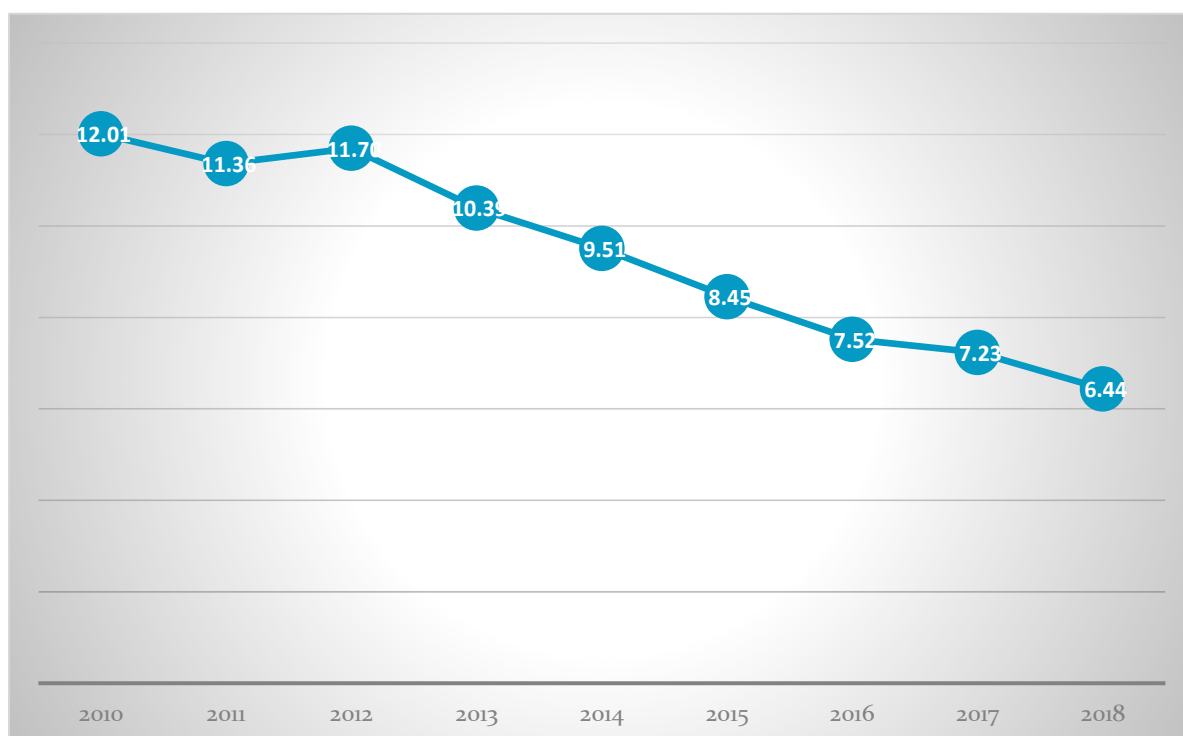
- D16 The LAA goes on to note that the average sales of sand and gravel in Hertfordshire over the last 10 years is 1.19Mt (2010-2019). As a comparison, this figure was 1.19Mt as of the end of 2018, 1.16Mt as of 2017 and 1.15Mt as of 2016, thereby remaining relatively constant but seeing a small increase over the last few years.
- D17 Similarly, the rolling 3 year sales average is 1.21Mtpa (2017-2019). This figure was 1.18Mt at the end of 2018 and 1.19Mt at the end of 2017. The sales in the last 3 years (2017-2019) have continued to steadily increase resulting in the highest 3 year average recorded since 2011.
- D18 In terms of permitted sites, paragraph 2.11 notes that there are eight permitted sand and gravel quarries in Hertfordshire as of the end of 2019. Of these sand and gravel extraction is currently taking place at three (as of the end of 2019). These three sites are:
- Tyttenhanger Quarry, Colney Heath (Tarmac);
 - Hatfield Quarry with the linked Symondshyde extraction site (CEMEX); and
 - Thorley Hall Farm.
- D19 The remaining five sites are not extracting sand and gravel and are either not currently operating or are in the process of infill/restoration or are close to reaching aftercare.
- D20 Thorley Hall Farm is an extraction of 500,000t of sand and gravel to create a reservoir and is to be completed by 30 June 2021.

- D21 Since the planning application for the Appeal Site was submitted, two sites have completed mineral extraction operations and are in the process of being restored: Westmill Quarry (CEMEX) and Panshanger Quarry (Tarmac).
- D22 In terms of the cessation of mineral extraction at the operational sites, Tyttenhanger Quarry is due to cease by 31 December 2032 and Hatfield Quarry by 1 October 2020. Notwithstanding this, planning permission has been granted for an area known as Furze Field, which will be worked as an extension to Hatfield Quarry; at the time of drafting the LAA the permission had not been started. The Furze Field permission allows operations until 31 December 2023.

Changes to Permitted Reserves

- D23 In 2010 reserves stood at 10.8Mt. In 2011 there was a significant increase of permitted reserves by nearly 6mt. In 2012 and 2013 the level of permitted reserves fell by 900,000t and increased by 468,000t respectively. The significant uplift in permitted reserves in 2011 followed the grant of planning permission for an extension to Tyttenhanger Quarry. Since 2013 the level of permitted reserves has decreased steadily; with the exception of 2018 (where the decrease was 402,000t), the reduction ranges between 1.1Mt and 1.8Mt per annum.

Sales of Permitted reserves of soft sand and sharp sands and gravel (tonnes)



Future Reserves

- D24 The LAA refers to the grant of planning permission at 'Land adjoining Coopers Green Lane', Hatfield Quarry (planning reference number PL\0963\18); that permission would increase the level of permitted reserves by 3.5Mt.
- D25 Allied to this, the LAA notes that an application was submitted for a variation of condition (time limit for commencement) on a previous planning application for an eastern extension to the previously mothballed site at Rickneys Quarry, to extract 1.24Mt of sand and gravel (planning reference number 3/2077-13). LAA states that this application remained undetermined as of the end of 2019; the Council's website indicates that this is still the case. It is understood that a resolution was made in January 2014 to permit the application subject to the conclusion of a legal agreement to reflect the obligations constrained in the existing Section 106 agreement. The committee minutes also indicate that permission should be implemented prior to 23 December 2017.

Landbank of Permitted Reserves

- D26 The level of permitted reserves stood at 8.95Mt at the end of 2019. Based on the annual apportionment of 1.39Mt, this equates to 6.4 years which is below the 7 years required by the NPPF. The LAA acknowledges (paragraph 3.30) that when using the 1.39Mtpa apportionment figure, Hertfordshire's landbank sits just below the required [by the NPPF] minimum.
- D27 The LAA then goes on to calculate the landbank based on the 3 and 10 year rolling average sales, indicating that the landbank is 7.4 years (based on 3 year average sales) and 7.5 years (10 year average sales). This is only just above the minimum level required by the NPPF.
- D28 Given that there is a resolution⁶ to grant planning permission for a further 3.5Mt of sand and gravel (which was not taken into account in the figures provided in the LAA) then the landbank would be closer to 8.96 years. However, to arrive at an accurate position for 2021, sales for 2020 would need to be deducted from the total level of permitted reserves. With sales averaging 1.21Mt between 2017 and 2020, the landbank at the beginning of 2021 would therefore be closer to 8 years and thus slightly above the minimum required in the NPPF. Considering the lead in time required to develop the Appeal Scheme before the first sales of sand and gravel are realised the land bank would be below 7 years. Overall therefore, there is a pressing need to release new mineral reserves within Hertfordshire.

Future Aggregates Supply

- D29 The LAA notes the resolution made to refuse to grant planning permission for the working of mineral resources within the application site. Notwithstanding this, the LAA indicates that *"Whilst the application at Land at Hatfield Aerodrome was refused, it still remains as an identified Preferred area (Preferred Area 1) in the adopted Minerals Local Plan 2007 and has a potential yield of up to 8Mt of sand and gravel"*. It also adds that *"Specific Site 1 [Hatfield Aerodrome] has been subject to extensive assessment through a Sustainability Appraisal and Site Selection Study (both documents prepared by*

⁶ It is understood that the planning permission has not formally been issued.

Land Use Consultants and produced to support the review of the Minerals Local Plan) and is seen as a suitable for identification as a Specific Site in the emerging Minerals Local Plan”.

- D30 The LAA concludes by stating that there are significant levels of growth being planned for within the Hertfordshire Local Plans and planning applications for large scale development are continuing to come forward. This level of projected housing supply and increased frequency of large-scale applications coming forward, will require an adequate provision of minerals to be planned for and supplied.

Analysis by the Planning Officer in relation to the Planning Application

- D31 Consideration of the need for the release of new reserves is set out in the September 2020 Report to the Development Control Committee with paragraphs 8.9, 9.2 and 9.3 confirming that there is a need for the Appeal Scheme.

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