

Colney Heath Parish Council (CHPC) statement of case

Summary

Colney Heath Parish Council (CHPC) objects to the proposed quarry as outlined in APP/M1900/W/21/3278097 - Land at Former Hatfield Aerodrome.

1 Impact on the Green Belt.

The proposed area forms a key gap between St Albans and Hatfield thus preventing coalescence of the towns.

2 Long term harm caused by quarrying in the Smallford area since the mid-1930s which is contrary to NPPF which if granted would result in more than 120 years of quarrying in the area.

- Smallford Pits quarried pre 1939 and still not reinstated.
- Active quarry site in Smallford which must be accessed through the village.
- Dust
- Noise
- Loss of amenities

3 Not a sustainable location

- No sustainable transport links
- Increased transport mileage due to the concentration of all Hertfordshire's sand and gravel being supplied from one small area when other sites are available, which would reduce transport.

4 The site is unsuitable due to poor transport-traffic links

- All traffic unless delivering within the St Albans 7.5-ton weight limit zone would have to use the St Albans Road A1057 to Hatfield then A1001 to access the road network A1M or A414.
- HCC A414 strategy document and Welwyn Hatfield Local Plan transport documents already highlights problems at A1M and A414 junctions at both Hatfield south and north together with limited opportunities for improvement of these junctions.
- Dangerous turning from A1057 into the site near the Garden Centre, together with the related peak hour delays on A1057.
- HCC conflict of interest as minerals planning and highways authority.

5 Risks related to the Bromate plume.

Ground water contamination

Drinking water supply

Location of boreholes for monitoring

Risks to the environment due to increased water extraction as Bishops Rise pumping station is currently being used to purge bromate from the aquifer.

The upper Colne is already suffering from low summer water flow rate and species loss due to drying out.

Risks resulting from extracting minerals in water within 1m of the buffer zone protecting the aquifer. [separate from bromate]

Unknown risks to the water supply (volume) to supply the current demand together with the forecast 50,000 additional new homes to be built along the A414 corridor (HCC data) which is broadly similar to current and projected area covered by the bromate plume.

- 6 **Delay in setting up Trust and grant of lease** resulting in residents not in obtaining the full use of Ellenbrook Country Park (ECP) as planned to be set up under a S106 agreement as part of the planning consent for the development of Hatfield Business Park following the closure of aerodrome and BAE works in December 2000.

Original S106 impact on Restoration Plan restricts access to parts of the Country Park over the next 30 years despite residents expecting the formation of the Park as part of the 29 December 2000s106 agreement.

7 **Conflict of interest at HCC as**

- minerals planning authority do not act independently,
- highways authority poor quality advice on developments [Roundhouse]
- signatory to non-implemented Dec 2000 s106 agreement [no follow through]
- Member of the proposed Trust to manage the Country Park.
- A414 Growth strategy 50,000 dwellings from Harlow to Hemel via Hertford and Hatfield with a bromate contaminated water supply

Many of the officer's recommendations and support for this application are contrary to the policies set out the Hertfordshire Minerals Plan

On this evidence alone it should be difficult for the inspector to give any weight to officer's comments or their recommendations regarding this application.

1 Impact on the Green Belt.

- 1.1 The proposed area forms a key gap between St Albans and Hatfield thus preventing coalescence of the towns, The National Planning Policy Framework (NPPF) para 134b

1.2 HCC Draft A414 Corridor Strategy 2018 Segment 7: St Albans-London Colney-Hatfield

St Albans and Hatfield are two of the largest settlements on the corridor and quite closely spaced. They are primarily linked by the A1057 Hatfield Road, the Alban Way cycle route and the A414 dual carriageway. The A1057 is characterised by ribbon development on either side, including residential and commercial properties, meaning that it is harder to distinguish the outer suburbs of St Albans from those of Hatfield.

1.3 Character of the gap between St Albans and Hatfield

- 1.4 The A1057 on its southern side has continuous development from Central St Albans to the eastern side on Lyon Way.
- 1.5 A small gap of 77M exists which already has planning consent for glasshouses (St Albans 5/2017/2232) followed by glasshouses to Station Road.
- 1.6 The Glasshouses are known as Glinwells and already have a farm shop on site therefore could be regarded as brown field site and so could lead to redevelopment.
- 1.7 The glasshouses adjoining Station Road are currently screened by Leyland Cupressus (*Cupressocyparis leylandii*) which is non-native and competitive short lived, but currently forms a screen.
- 1.8 From Station Road to the edge of Smallford is mixed development including houses, a filling station and public house.
- 1.9 Open fields adjoin the A1057 (St. Albans Road West) from the edge of Smallford to the community of Ellenbrook. Once into the community of Ellenbrook the development is then continuous into Hatfield.
- 1.10 The A1057 (Hatfield Road) north side has continuous development from central St Albans to Wynchlands Crescent, then undeveloped until Oaklands Lane Smallford. This undeveloped area is part of Oakland College and is a mix of sports fields, agriculture and woodland.
- 1.11 The area north of the A1057 in Smallford is dominated by a garden centre (Notcutts) with its buildings and car parks. The northern side is currently largely undeveloped until the University sports fields and then University buildings on the edge of Hatfield.
- 1.12 The NPPF does not give a distance to prevent coalescence of towns therefore the visual test could be applied. When driving between St Albans and Hatfield

the over whelming impression is of an urban continuous landscape except the small area rural between Smallford and Ellenbrook.

- 1.13 If the quarry site is developed the proposed road junction and turn-in urbanises the road between Smallford and Ellenbrook and the industrial processing area reduces the gap between St Albans and Hatfield. Post quarrying the industrial area becomes a brownfield site therefore open to redevelopment.
- 1.14 Applying the visual test, the proposed changes to the highway from the turn into the quarry would result in a very significant urbanising influence and therefore a significant impression of the merging of the two towns.
- 1.15 Station Road-Smallford Lane From the centre of Smallford A1057 to former railway bridge Station Road is of urban character with dwelling's east side and Glasshouse interspersed with house on the western side until the rail bridge.
- 1.16 Once over the bridge for about 130m the road has rural feel before impact of Industrial Estate and Sleafshyde residential area changes again to a more urban character.
- 1.17 Oaklands Lane is of broadly of rural character with most of the houses screened from the road until the developments of Jersey Farm and Oaklands Grange. The Cemex site is situated to the northeast of the road but screened from the highway.
- 1.18 Due to the flat ground surrounding the site any buildings and soil bunds would be visible from distance again negatively impacting on openness of area and giving a more urban Character.
- 1.19 **Pressure of the Green Belt**
- 1.20 Neither St Albans nor Welwyn Hatfield have a current up to date Local Plan.
- 1.21 Both councils are currently preparing new Local Plans.
- 1.22 As part of the local plan process a call for sites was made which resulted in a considerable number of sites being promoted within the area, from Potters Bar to Hatfield and to Welwyn Garden City, Hatfield to St Albans.
- 1.23 The Welwyn Hatfield Local Plan is at reg.22 the inspector has identified a short fall in housing numbers proposed in the Plan and has requested that additional sites are proposed.
- 1.24 The Site known as Hat2 (map below) is being proposed for residential use this site is between the business park and proposed quarry site so would significantly reduce the gap between Hatfield and St Albans. It would also mean housing within a few metres of an active operating quarry for some 40 years.

- 1.25 Image from Arlington Hatfield Aerodrome – Garden Village consultation 2018 showing master planning site layout.



- 1.26 Following the inspector's decision at Roundhouse Farm Bullen's Green Lane (ref no. 3265925 326592) for development of land in the Green Belt due to the lack of housing the districts, other sites are being brought forward for housing again applying pressure on the gaps between the towns.

1.27 **Development of Evidence for Welwyn Hatfield Local Plan:**

Green Gap Assessment Final Draft Report Prepared by LUC August 2019

- 1.28 *Gap between Hatfield and St Albans*

Although there is a clear gap between Hatfield and St Albans across much of the area, the gap between Hatfield and Smallford is vulnerable and development of these sites will almost join Hatfield to St Albans.

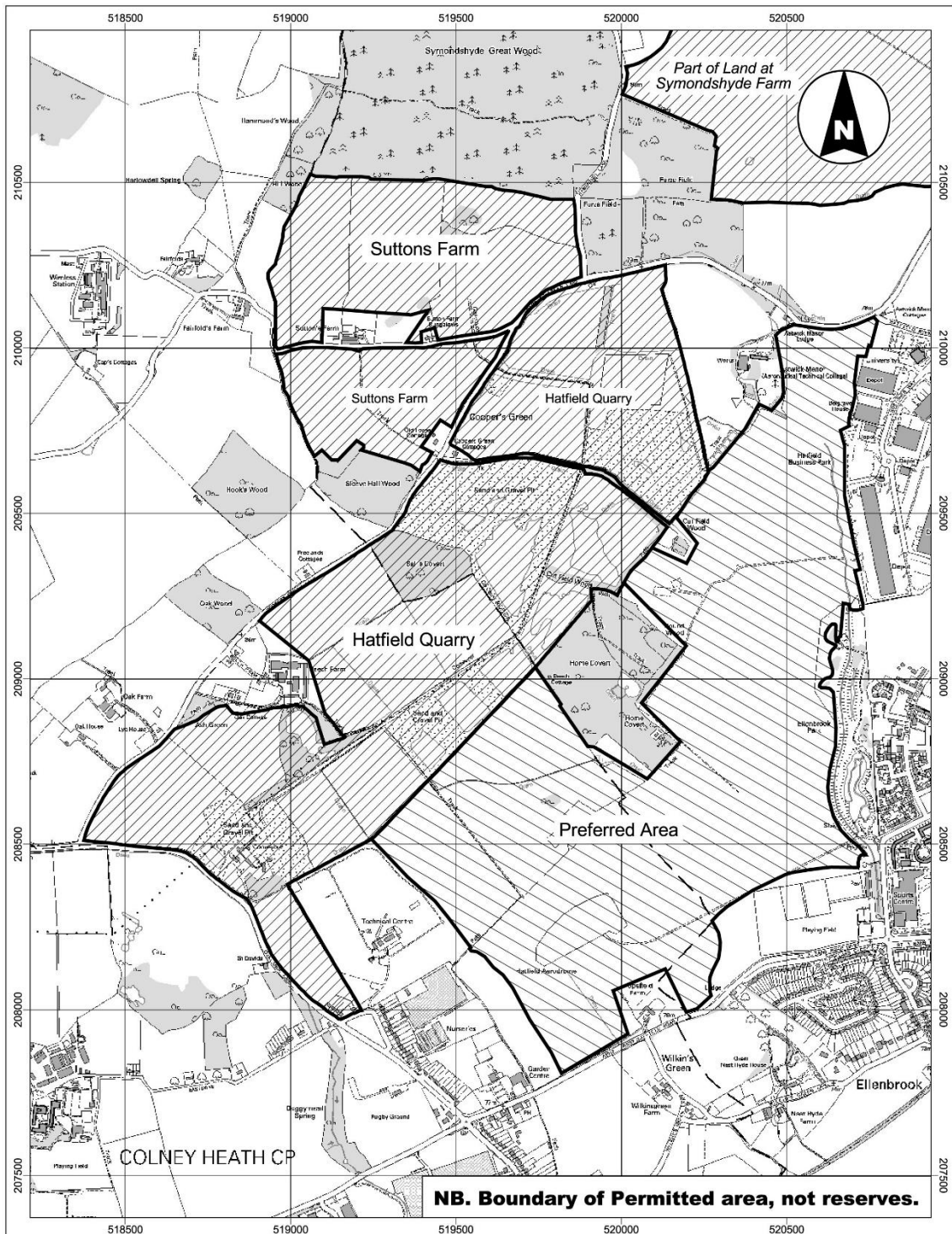
2 Long term harm caused by quarrying in the Smallford area

since the mid-1930s which is contrary to NPPF (para. 205) . If this site is granted it would result in than 120 years of quarrying in the area.

- Dust – long term harm
- Noise – long term harm
- Traffic - additional HGV
- Loss of amenities – Ellenbrook Country Park

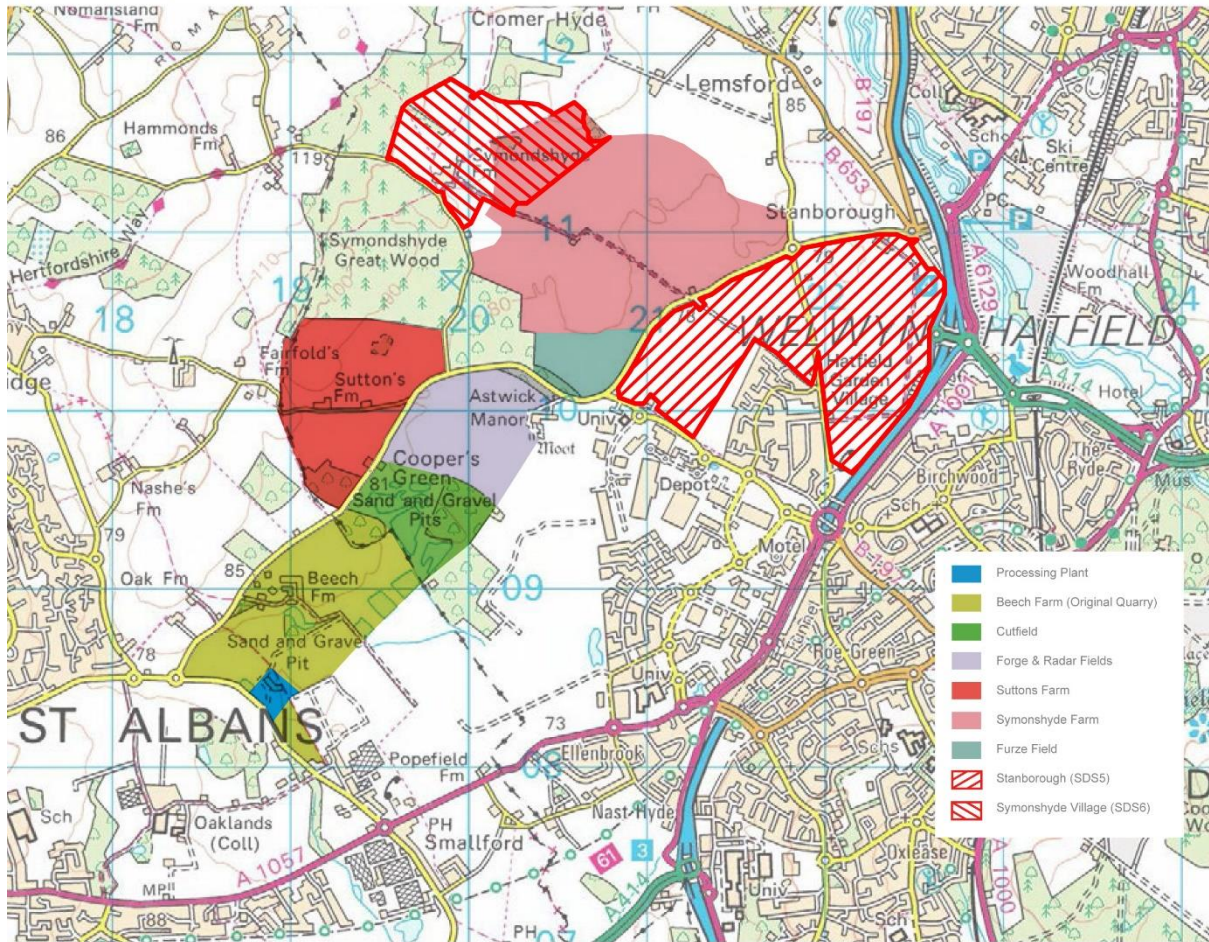


2.1 Aerial photo c1939 showing Colney Heath pits, A414 then in the centre of photo Smallford pits the glasshouse of Glinwells and Smallford on the right.



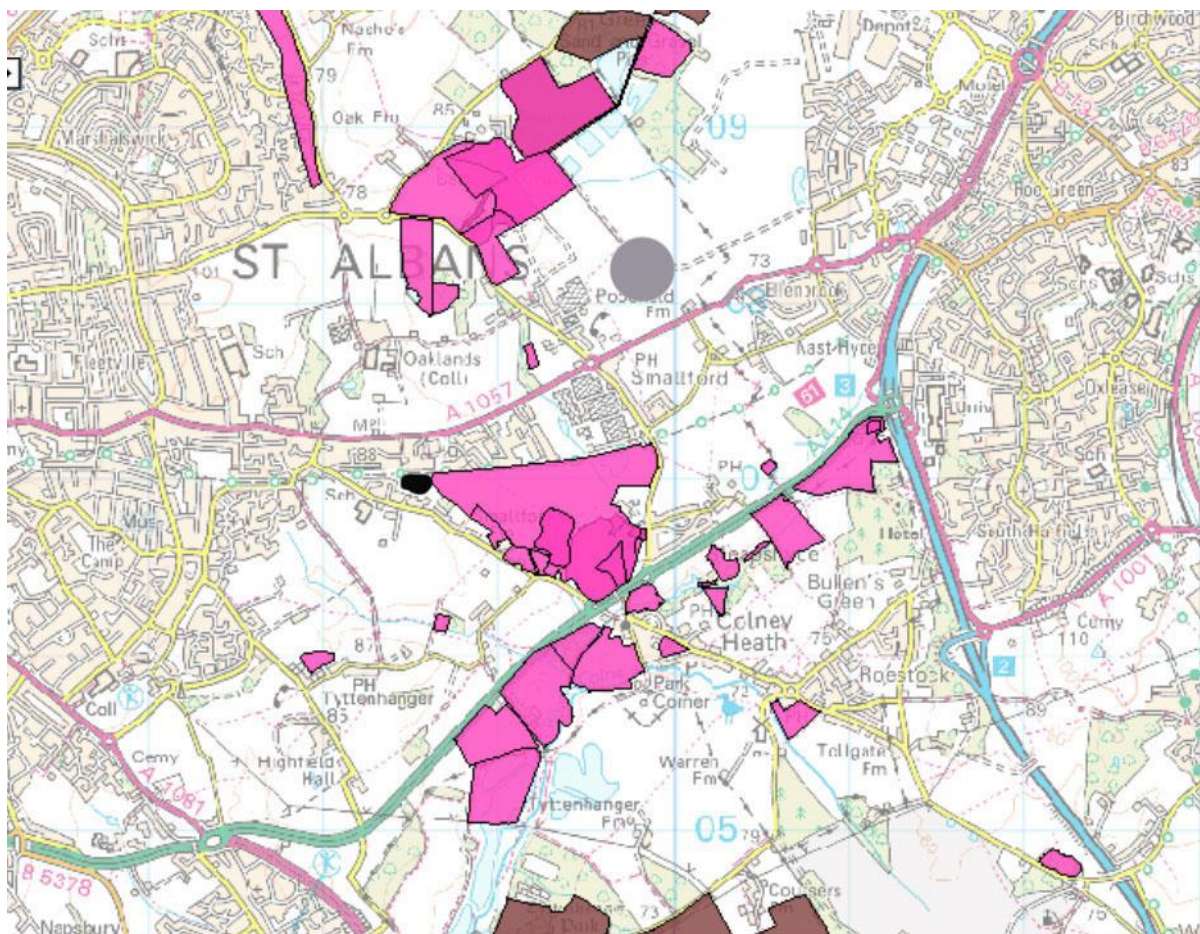
- 2.2 Map from Minerals plan showing relationship between Hatfield quarry (Cemex) and the proposed site together with the close relationship to Smallford dwellings.

Mineral sites associated
with the Hatfield Quarry



4 Mineral Extraction | Stanborough and Symondshyde Strategic Allocations

- 2.3 Map show the location of the Cemex Plant in relation to Smallford and quarry phasing of the area. Ref. Gascoyne Cecil Estates Mineral Extraction.
- 2.4 CHPC notes that sands and gravels must be worked where they are found but the long-term impact in the community is a factor which must be considered in any new application NPPF (para 205).
- 2.5 Map of historic and current landfill site within/adjoining Colney Heath Parish (Environment Agency (EA) website, (now taken down) downloaded 2017) The areas in black has been added to mark the location of Swans Pit this was not on EA map but added by us, we do not have an alternative image.



Key - Pink historic site no longer active, Black historic site not recorded on the EA website but confirmed by multiple sources, Brown active landfill sites (2017) Grey dot is centre of the proposed site.

- 2.6 Smallford Pits, owned by Hertfordshire County Council (HCC), to the south of Smallford quarried pre 1939 evidenced by 1939 aerial photos and still not fully reinstated. Backfilled from 7th September 1945 – 8th September 1976, during the early phase of the back filling mixed waste from London was dumped on the site.
- 2.7 The exact makeup of the material dumped is not known but the site still has signs warning people not to sit or lay on the ground. No active reinstatement taking place.
- 2.8 Swans pit in a sub area adjoining Smallford Pits and has been reinstated but this not shown on any Environment Agency Land fill maps.
- 2.9 Cemex Hatfield (Oaklands Lane Smallford) this is an active quarry site with mineral processing facilities, bagging plant and concrete mixing plant. The current quarry operations are some way to the northeast of Smallford and minerals are carried to the plant by conveyor. The earlier workings were much nearer to Smallford as shown on the EA map. Most of the output from this site must go through Smallford due to 7.5-ton weight restrictions on roads in St Albans & bridge over the Alban Way.
- 2.10 Oakland College (rear of St David's) worked pre-1940.

- 2.11 Colney Heath & Roehyde (A414) active pre 1939 now back filled (16th April 1947-30th November 1966 Colney Heath, 16th June 1977-15th October 1984 Roehyde). While the working had limited impact on Smallford the resulting traffic had an impact on the wider area.
- 2.12 Colney Heath Church Lane, limited in impact on Smallford.
- 2.13 Tyttenhanger large scale active workings, limited impact on Smallford but a significant impact on traffic on A414 and dust from lorries.
- 2.14 The long-term impact on the community of Smallford must be considered as the village has had quarrying since 1930s and if this application is granted will have quarrying for another 30-40 years which will mean Smallford have had quarrying in proximity for more than 130 years.
- 2.15 Brett in their planning application stated that quarrying at the Cemex site would cease by 2020 but Cemex have gained additional land and a time extension ref. 5/0963-18 approved in 2020 lasting 10 years so will be quarrying longer than stated and would overlap with Brett.
- 2.16 All the material from this is carried by conveyor to the processing site off Oaklands Lane Smallford. As such it will leave the site via Smallford and the impact of this was not considered in the application on the local roads.
- 2.17 **Hertfordshire Minerals Plan Adopted March 2007**

MINERALS POLICY 11 ~ CUMULATIVE IMPACT

- 2.18 *Development which would result in an unacceptable cumulative impact on the environment of an area either in relation to an individual proposal having regard to the collective effect of different impacts, or in relation to the effects of a number of minerals developments occurring either concurrently or successively will not be permitted.*
- 2.19 The draft Minerals Plan expands on Cumulative Impact therefore we include the following.

Hertfordshire Minerals Local Plan Proposed Submission January 2019 -
Objective 5. *To protect people from harm, positively contribute to local residents' health and the natural, built and historic environments.*

- 2.20 **This objective would not be achieved if the application is granted.**
- 2.21 *Cumulative Impact*
 12.6 Minerals development can have significant impacts upon the environment and local communities. This can be magnified by simultaneous and/or successive extraction in close proximity, by individual sites which cause numerous significant impacts, or by the extended working of a site resulting in many years of activity in one location.

2.22 12.7 National policy is very clear that cumulative impacts should be a material consideration and that environmental criteria should be set out to ensure that permitted operations do not have unacceptable adverse impacts on, amongst others, the following considerations:

2.23 *Natural Environment*

From HCC draft Minerals Plan we have copied factors which HCC consider constitute long term harm. From the highlighted items a considerable number of factors on the proposed site can be included as a result of the Minerals Plan as causing long term harm.

- ☐ *Appearance, quality and character of the landscape;*
- ☐ *Biodiversity;*
- ☐ *Geological interest;*
- ☐ *Flood risk and flood alleviation*
- ☐ *Quality of the water courses, groundwater and surface water;*
- ☐ *Best and most versatile agricultural land; and*
- ☐ *Land stability.*

Built Environment:

- ☐ *Delivery of strategic non-mineral Local Plan allocations*
- ☐ *HGV movements*

Historic Environment:

- ☐ *Heritage and archaeological assets; and*
- ☐ *Social, cultural, economic and environmental benefits of conservation.*

Human Health and General Amenity:

- ☐ *Unavoidable noise, dust and particle emissions and any blasting vibrations; and*
- ☐ *Public Rights of Way*

Transport Networks:

- ☐ *Local roads;*
- ☐ *Primary Route Networks;*
- ☐ *Safety and congestion;*
- ☐ *Additional trip generation; and*
- ☐ *Access to and effective operation of the Transport Network;*

Aviation Safety:

- ☐ *Risk of bird strike within the Aerodrome Safeguarding Areas around London*

Luton Aerodrome and London Stansted Aerodrome.

2.24 12.8 The list is not exhaustive and proposals will be appraised with regards to the cumulative impact of a proposal on a site-by-site basis taking into account any sensitive properties in close proximity to the proposal and the management and reclamation of other sites locally.

2.25 From HCC draft Minerals Plan we have copied factors which they consider constitute long term harm, from the highlighted items a considerable number of factors on the proposed site can be included as a result of the Minerals Plan as causing long term harm. Therefore, this application should be refused and it's difficult to understand how HCC officers could support this site with so many issues which are against HCC stated policies. This is without even considering the risk to the public health and water supply caused by the bromate plume.

2.26 **Brett CUMULATIVE IMPACTS 13 -**

2.27 *13.9 Cumulative impacts may therefore result from a number of situations:*
☐ *the interaction or proximity of two or more current quarries (not necessarily for the same type of mineral) or developments of a similar nature;*
☐ *the continuation of a particular working over time through successive extensions;*
☐ *the interaction or accumulation of different impacts at one site, affecting a range of sensitive receptors; and*
☐ *a combination of the above scenarios.*

2.28 **LAND USE**
Other Mineral Sites

2.29 *13.10 Hatfield Quarry, operated by CEMEX, lies to the north of the application site.*

2.30 *The processing plant is located off Oaklands Lane, approximately 200m to the west of the application site, whilst the extraction area (based on Google Earth) is located adjacent to Symondshyde Great Wood, around 1000m to the north of the application site. There are no other mineral operations in the immediate vicinity of the application site.*

2.31 *13.11 It is understood that the extant planning permission for Hatfield Quarry expires in October 2020 and as such, given the lead in time needed to establish the quarry at Hatfield Aerodrome, there would be little overlap of operations (estimated at around two years). As such the potential for there being significant cumulative impacts is low. Notwithstanding this, consideration has been given throughout the EIA to the potential for cumulative impacts to arise.*

2.32 *13.20 Also the Hatfield Quarry plant site area and associated elements and features (fencing, bunds and conveyor) are expected to be removed as part of the cessation of mineral extraction at the site in c. 2020, at which point there would be no cumulative visual effect of concurrent working with the proposed development.*

2.33 *13.21 The other potential cumulative visual effects are of a sequential nature, for example users of the road network or recreational visitors moving along the rights of way. However, this is also considered to be limited and mitigated by the existing urban fringe character of area, the limited duration of operations at Hatfield Quarry and the nature of the proposals at the application site, as described above.*

- 2.34 Brett's statement acknowledges that two mineral works in close proximity would be considered cumulative impact (13.9). As Cemex already have approval for extraction until 2030 on its new working area which are all processed via Oaklands Lane. If the application is granted two processing plants and quarry sites will be operating in close proximity thus having a substantial cumulative impact.
- 2.35 Brett's statement also implies that plants sited together with associated infrastructure of quarry works would be considered a cumulative visual effect on the area in an area which has had active quarrying since the 1930s. This must be considered a long-term impact.

3 Not a sustainable location

No sustainable transport links

- 3.1 The site has no access to sustainable transport links, rail, river, or canal therefore is totally dependent upon lorry transport.
- 3.2 Increased transport mileage due to the concentration of all Hertfordshire's sand and gravel being supplied from one small area within the County when other sites are available, which would reduce transport ref. Hertfordshire Minerals Plan Proposed Submission January 2019
- 3.3 Hertfordshire Minerals Local Plan Proposed Submission January 2019

4.4 The population of Hertfordshire is projected to increase by 187,700 (15.96%) over the 25 year period from 2016 to 2041 with populations for each individual district sharing the increase. East Herts is set to experience the largest increase of 27,600 people by 2041 and Stevenage the lowest increase of 12,000 by 2041.

Objective 4. To promote/encourage the sustainable transport of minerals by road, rail and water, including the safeguarding of railheads.

- 3.4 This proposed site is one of the least accessible sites to the area of East Herts which is in the mineral plan forecasts to have the highest growth and hence demand for minerals. East Herts does have promoted sites within the Mineral Plan.
- 3.5 This fails to meet HCC Mineral Plan objective 4 in promoting sustainable transport and relies purely upon lorry transport.
- 3.6 The site fails to meet HCC climate objective in reducing Co2 emissions as alternative sites would reduce transport mileage thus Co2 emissions.

4 The site is unsuitable due to poor transport-traffic links

- 4.1 All traffic unless delivering within the St Albans 7.5-ton weight limit zone would have to use the St Albans Road A1057 to Hatfield then A1001 to access the road network via A1M or A414.
- 4.2 HCC officers have shown a total lack of understanding of the highways network in the Hatfield area in only requiring modelling of A1057-Comet Way, A1057-Mosquito Way, A1057 Ellenbrook Lane and site access on to the A1057. Most of the links on these junctions lead into residential and or 7.5-ton weight limit zones. The only links to the road network are at either Hatfield North A1(M)-A414 Oldling's Corner or Hatfield south A1(M)-A414 University roundabout. Residents and road users in the area know that the A1057-Comet Way, A1057-Mosquito Way, A1057 Ellenbrook Lane causes peak hour delays while the two A1M-A414 junctions cause considerable problems as identified below in HCC and Welwyn Hatfield documents.
- 4.3 **Welwyn Hatfield BC Technical Note -Diamond Application for Welwyn Hatfield 8th February 2010.**

A1 (M) traffic modelling

Table 13: A1(M) Junction 3

Slip Road	Road Section	Capacity	EERM Flow	Stress	Flow Changes by Scenario						
					1	2	3	4	5	6	7
A1 SB	Off Slip	2200	1912	0.87	26	173	25	43	40	119	25
A1 NB	On Slip	1640	1745	1.06	0	0	0	0	0	0	0
A1 NB	Off Slip	476	324	0.68	0	0	0	0	0	0	0
A1 NB	Through	4380	3725	0.85	0	0	0	0	0	0	0
A1 SB	Through	4380	2652	0.61	0	0	0	0	0	0	0

Table 14: A1(M) Junction 4

Slip Road	Road Section	Capacity	EERM Flow	Stress	Flow Changes by Scenario						
					1	2	3	4	5	6	7
A1 SB	On Slip	4000	1906	0.48	121	86	102	61	85	81	119
A1 SB	Off Slip	2054	1206	0.59	148	90	79	96	61	88	134
A1 NB	On Slip	4020	770	0.19	25	44	37	36	32	38	36
A1 NB	Off Slip	1872	1508	0.81	195	149	190	94	105	206	277
A1 NB	Through	6570	3857	0.59	29	30	30	35	34	41	30
A1 SB	Through	5312	2659	0.50	18	18	18	18	33	24	18

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A1 NB	On Slip	4020	770	0.19	25	44	37	36	32	38	36
A1 NB	Off Slip	1872	1508	0.81	195	149	190	94	105	206	277
A1 NB	Through	6570	3857	0.59	29	30	30	35	34	41	30
A1 SB	Through	5312	2659	0.50	18	18	18	18	33	24	18

- 4.4 This data show capacity issues on the A1(M) junctions 3 and 4 which are critical for distribution in Hertfordshire and are the key motorway links for the site.

4.5 WHaSH (Welwyn/Hatfield and Stevenage/Hitchin) Highway Model AECOM December 2014.

AECOM WHaSH Model Forecasting Report

11

Capabilities on project:
Transportation

3.3 With Mitigation Network Development

Prior to the development of WHaSH, the DIAMOND traffic model was used to determine the strategic impact of developments on the highway network. WHBC share the HA's view that this high level assessment is not sufficient in providing evidence to make an appropriate response to the emerging core strategy, hence the reason WHaSH model is developed.

As part of the initial assessment using DIAMOND thirteen junctions were identified for requiring improvements to accommodate increased traffic demand as a result of development across the Local Plan area. A further three junctions (*listed in italics*) were identified in the light of current local plan tests. The combined 'with mitigation' package is as follows:

1. A1(M) Junction 6, including the Clock Roundabout;
2. Mundells Gyratory;
3. Broadwater Road / Bridge Road signalised junction;
4. A414 section between Mill Green & Tesco (Great North Road);
5. Jack Oldings Roundabout;
6. A1(M) Junction 4;
7. A1(M) Junction 3;
8. A1057 St Albans Road / A1001 Comet Way / B6426 Cavendish Way junction;
9. Stanborough Roundabout;
10. A414 Hertford Road / A1000 junction;
11. Birchall Lane / A414 Roundabout;
12. Holwell Lane / A414 Roundabout;
13. B197 Wellfield Road / A1001 Comet Way Roundabout;
14. *Coopers Green Lane Roundabout;*
15. *Ellenbrook Lane / St. Albans Road Roundabout; and*
16. *A1000 / South Way Overpass.*

The remedial measures for each junction have been coded into the 'with mitigation' network, where possible. More detailed information on mitigation scheme design can be found in the '*Welwyn and Hatfield Junction Design Improvement Feasibility Study*' submitted by AECOM in August 2014. This report includes proformas for each scheme. Their geographical location is provided in **Figure 3.2**.

The network described in section 3.2 is used to test the Reference Case and LPO2 (without mitigation) scenarios. Section 3.3 described the network used to test LPO2 (with mitigation). The traffic assignment results for these scenarios are discussed in **chapter 5**.

4.6 This study identifies capacity issues along all the roads from the proposed quarry site to main highways network.

5.5 Assessment of LPO2 Development Growth's Impact on Junction Delay

Comparing **Figures 5.1 and 5.2** provides an indication of the impact the LPO2 development growth has on junction delay within the Welwyn Hatfield transport network. An assessment has been undertaken to determine whether background or development growth is the main cause for a junction being forecasted to experience a considerable level of delay in the future year.

This is summarised in the **Table 5.4** whilst **Figure 5.3** displays the geographic location and size of development sites highlighting their proximity and potential impact on the sixteen junctions identified for mitigation testing. Comparison stress plots of each junction in the Reference Case and LPO2 are provided in **Appendix C**.

It is noted that Scheme 11, Birchall Lane / A414 Roundabout, is on the edge of the model and has loading points from the A414 and Birchall Lane. Part of the delay at this junction is artificial and is caused by the way the model is calibrated for accurately representing flows in the base year. This is discussed in more detail in **section 6.12** but as the model is calibrated in the same way for the Reference Case and LPO2 the impact of increased development on junction delay can still be assessed at this location.

Table 5.4: Impact of Development Growth on Junction Delay

Junction	Maximum AM/PM Delay in Reference Case (seconds)	Maximum AM/PM Delay in LPO2 (seconds)	Source of Delay?
1 - A1(M) Junction 6, including the Clock Roundabout	Clock = 28 Welwyn by-pass = 144	Clock = 28 Welwyn by-pass = 58 seconds	Decrease in delays is the result of vehicles re-routing to avoid the heavily congested A1000 in the PM Background Growth
2 - Mundells Gyratory	Bessemer Rd = 43 Herns Way = 6 Black Fan Rd = 11	Bessemer Rd = 13 Herns Way = 32 Black Fan Rd = 39	Minimal change to junction delays although link stress forecast to increase on majority of approaches – see Appendix C
3 - Broadwater Road / Bridge Road signalised junction	69	66	Slight reduction a result of vehicles re-routing to avoid junction from Bridge Road (west) and A1000 Background Growth
4 - A414 section between Mill Green & Tesco (Great North Road)	Eastbound = 10 Westbound = <1	Eastbound = 16 Westbound = <1	No significant change Background Growth
5 - Jack Oldings Roundabout	Great North Rd = 78 Comet Way / A1(M) SB = 0 A1(M) SB off slip = 23	Great North Rd = 135 Comet Way / A1(M) SB = 59 A1(M) SB off slip = 35	Increase in delays (Great North Road 73% inc.) Likely to be surrounding Development
6 - A1(M) Junction 4	119	109	Slight Reduction – Increased delays at Jack Oldings in LPO2 causing re-routing reducing the flows entering this junction from the east Unclear
7 - A1(M) Junction 3	A1(M) SB off = 99 A1(M) NB off = 10 A414 = 13 A1001 = 10 A1(M) NB on = <1	A1(M) SB off = 85 A1(M) NB off = 17 A414 = >500 A1001 = 121 A1(M) NB on = 58	Increase in delays (A414 and A1001 >100% inc) Very Likely to be surrounding Development

Junction	Maximum AM/PM Delay in Reference Case (seconds)	Maximum AM/PM Delay in LPO2 (seconds)	Source of Delay?
8 - A1057 St Albans Road / A1001 Comet Way / B6426 Cavendish Way junction	Comet Way South App. = 155 Mosquito Way / A1057 = 28	Comet Way South App. = 299 Mosquito Way / A1057 = 31	Increase in delays (CWS 92% inc.) Very Likely to be surrounding Development
9 - Stanborough Roundabout	East = 36 West = 30	East = 51 West = 56	Increase in delays of 41% and 86% Likely to be surrounding Development
10 - A414 Hertford Road / A1000 junction	EB on slip = 1 EB off slip = 0 EB / Chequers = 1	EB on slip = 1 EB off slip = 0 EB / Chequers = 1 (Large delay seen in Figure 5.2 and 5.3 is due to loading Lodge Drive to the south of the junction and is not related to the operation of the junction itself.)	No Delays
11 - Birchall Lane / A414 Roundabout	87	122	Increase in delays of 40% Likely to be surrounding Development
12 - Holwell Lane / A414 Roundabout	9	9	No Delays
13 - B197 Wellfield Road / A1001 Comet Way Roundabout	124	229	Increase in delays of 84% Likely to be surrounding Development
14 - Coopers Green Lane Roundabout	98	272	Increase in delays of >100% Very Likely to be surrounding Development
15 - Ellenbrook Lane / St. Albans Road Roundabout	78	344	Increase in delays of >100% Very Likely to be surrounding Development
16 - A1000 / South Way Overpass	101	>500	Increase in delays of >100% Very Likely to be surrounding Development

4.7 **6 Mitigation Scheme Performance Review (WHaSH cont.)**

6.6 Scheme 5: The Jack Oldings Signalised Roundabout

4.8 Forecast Issue

The main issue at this junction, in both peaks, is the delay of up to 2 and a half minutes for vehicles approaching from the A414 in the south. In addition there is also a delay for vehicles turning from Comet Way onto the A1 (M) Southbound on-slip in the PM.

4.9 Proposed Scheme

- Extend lane split at Comet Way North approach

- *Extend the off-slip two lane split further along the A1(M) Southbound off-slip towards the A1(M)*
- *Preliminary estimate suggests the overall cost to be £370,000 (2009 prices).*

4.10 *Mitigation Impact on Delays*

The scheme adds queuing capacity for vehicles turning left to the A1 (M) southbound on slip, but it does not provide any real increase in turning capacity, nor does it reduce delay times significantly. Delay at this junction is affected much more by the traffic signals and the green times. Traffic signal optimisation and micro modelling of this junction is hence recommended.

4.11 *6.7 Scheme 6: A1(M) Junction 4*

4.12 *Forecast Issue*

At this junction delays are forecasted to occur in the PM peak hour as vehicles exiting from the northbound off-slip have to give way to vehicles entering the on-slip at the roundabout.

4.13 *Proposed Scheme*

- *Satellite roundabout enlargement;*
- *Preliminary estimate suggests the overall cost to be £1,560,000 (2009 prices).*

It must be noted that half of this construction cost relates to earthworks due to the gradient of the decline adjacent to the existing highway. The extension of the highway towards the highway boundary will result in significant earthworks and pavement costs. However it is anticipated that the total cost for delivery could reduce during detailed design as the optimism bias reduces and risks are quantified.

4.14 *Does Mitigation Reduce Delays*

The scheme does not increase the roundabout capacity significantly. In addition, delays do not change significantly as improvements brought about by Scheme 13 (see section 6.14) as more vehicles are able to travel north along comet way to junction 4 and access the A1 (M) northbound. This increased flow interferes with vehicles entering the junction from the off-slip. It is suggested to further investigate further signalling of the orbital roundabout in order to prioritize these two flows optimally.

From the assessment of schemes 4, 5 and 6 it is clear there needs to be a greater understanding of the interaction of flows between these junctions. For this purpose it is recommended that a detailed operational assessment of these three junctions (i.e. microsimulation) is undertaken to evaluate the impact of growth and suitability of the schemes.

4.15 *6.8 Scheme 7: A1(M) Junction 3*

4.16 Forecast Issue

This is one of the more problematic junctions within Welwyn Hatfield in the Reference Case. In the AM, significant delays of up to 5 minutes are forecast to occur on the A1 (M) southbound off-slip. In the PM delays are even higher with blocking back predicted across the junction with severe queues at the A414 approach as traffic is unable to enter the junction. However it is felt that signal optimisation offers a greater potential to reduce delays than the scheme itself (see below).

4.17 Proposed Scheme

- *It is proposed to provide a segregated left turn for the A414 North Orbital Road*
- *Dual Comet Way Northbound.*
- *It was also recommended to consult a Signals Engineer in order investigate the optimisation of the signal timings at this junction.*

Preliminary estimate suggests the overall cost is estimated to be £5,325,000 due to the profile of the land west of the A414 and the inclusion of ROADCON uplift (2009 to 2013) of 30%, in relation to an increase in rates since 2009.

4.18 Mitigation Impact on Delays

The scheme itself has no impact on delays at the junction and considering the costs involved the benefits of implementing this scheme are questionable. In the 'with-mitigation' scenario signal timings were optimised and the effect is considerable. This highlights the importance of pursuing signal optimisation at this junction.

4.19 6.9 Scheme 8: The Comet Way Roundabout

4.20 Forecast Issue

In the PM this junction is forecasted to be operating to an acceptable standard with a maximum delay of one minute occurring at the Mosquito Way / St. Albans Road West roundabout. In the AM however there is a significant delay (up to 5 minutes) expected for vehicles entering the junction to the south from Comet Way.

4.21 Proposed Scheme

- *Comet Way approach left lane extension;*
- *Preliminary estimate suggests the overall cost to be £190,000 (2013 prices).*

4.22 Mitigation Impact on Delays

The scheme, when combined with signal optimisation, successfully reduces delays for vehicles entering from the south on Comet Way in the AM. Delays

of up to a minute are still occurring but this is a significant improvement from the without mitigation test.

4.23 *6.16 Scheme 15: Ellenbrook Lane / St. Albans Road Roundabout*

4.24 *Forecast Issue*

Significant delays of over 5 minutes are forecasted at this junction in the PM. St. Albans Road itself is expected to be at capacity and with the addition of a significant amount of new dwellings to the north and south of this junction these delays can be expected.

4.25 *Proposed Scheme*

- *Implementation of a signalised crossed roads as opposed to current roundabout with a two lane approach from the east.*
- *Preliminary estimate suggests the overall cost to be £776,000 which includes ROADCON uplift (2009 to 2013) of 30%, in relation to an increase in rates since 2009.*

4.26 *Mitigation Impact on Delays*

Junction throughput is much improved with the significant reduction in delays so that now these are between one to two and half minutes in the PM peak hour. Improved flows at this junction and also Comet Way Roundabout (scheme 8) are also seen to reduce delays at the St. Albans Road / Station Road junction to the west.

4.27 ***Hertfordshire Comet: TN07 Pattern of Travel across Hertfordshire
AECOM September 2015***

7.4.3 Infrastructure Options

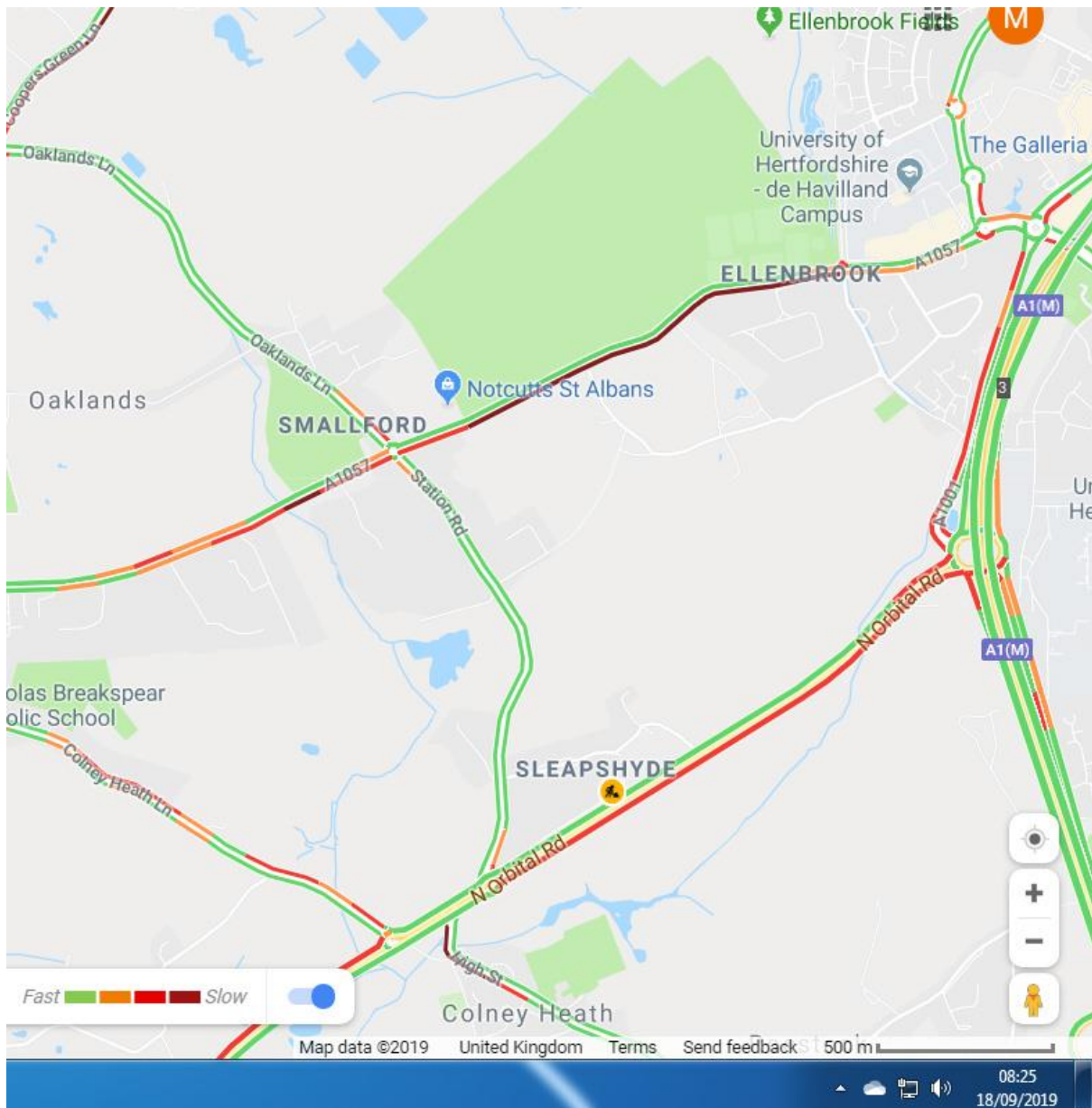
4.28 *Reviewing average speed data from Trafficmaster has identified a number of congestion hotspots.*

- *A1000/A414 Junction*
- *A1 (M) junction 3*
- *A1 (M) Junction and Jack Oldings*

(Omitted sites outside Hatfield-St Albans area)

4.29 *HCC A414 strategy document and Welwyn Hatfield Local Plan transport documents already highlights problems at A1M and A414 junctions at both Hatfield south and north together with limited opportunities for improvement of these junctions.*

4.30 *Google traffic mapping Regularly records delays between the Comet roundabout and A1M-A414 junction south (University roundabout).*



Google Traffic image for 8.25 on Wednesday 18th September 2019 show traffic delays along much of the proposed access routes.

- 4.31 It is impossible to understand why these two key junctions were not included for traffic modelling, CHPC will be highlighting the problems of these key junctions not just the area but the whole of Hertfordshire as these form part of the key east-west link.
- 4.32 Within the HCC draft Minerals Plan is the need to complete Long-Term Harm assessments and within this to assess the impact on the major roads Therefore Brett should have been required to model the impact at the Hatfield A1M junctions north and south.
- 4.33 **HCC Draft A414 Corridor Strategy 2018 segment 7**

Sandpit Lane and Hatfield Road will be a focus for housing growth in the shorter term and are expected to facilitate new trips heading towards St Albans, Hatfield and onwards to more strategic routes such as the A414 and

A1(M). Getting as many of these new trips onto more sustainable modes, and encouraging mode shift for those already travelling by car along local routes such as Hatfield Road will be important to help reduce the impact of traffic on these local routes. This is particularly important given they already experience peak period congestion and opportunities to provide additional highway capacity are limited and undesirable given the close proximity of residential properties.

- 4.34 This highlights the both the current and possible future risks if more delays are created on A1057 and negative impact on residential Roads such as Sandpit Lane.
- 4.35 Turning from A1057 into the site near the Garden Centre, together with the related peak hour delays on A1057. Google traffic mapping records peak hour delays along the A1057 heading into St Albans.
- 4.36 **Access Road and risks onsite**

Local residents have expressed concerns about the risks related to the Natural Gas pipeline which runs across the site together with the risks of unexploded WW2 bombs.
- 4.37 While the location of the pipeline is documented the location of WW2 bombs are not, the concern follows when a bomb was found on the airfield and had to be detonated in situ due to its dangerous state. This created a widespread hydraulic stock if near the gas pipeline would put the residents at considerable risk.
- 4.38 HCC conflict of interest as minerals planning and highways authority.

5 Risks related to the Bromate plume.

- 5.1 Colney Heath Parish Council are working with Ellenbrook Residents Association, so only highlight the key or additional points.
- Ground water contamination
 - Drinking water supply
 - Location of bore-holes for monitoring
- 5.2 **Risks to the environment due to increased water extraction** as Bishops Rise pumping station is licenced to extract 9m litres per day currently being used to purge bromate from the aquifer.
- 5.3 Colney Heath has two large pumping stations run by Affinity Water, Roestock and Church Lane, concern must be raised if the two pumping stations must continue to replace Bishops Rise due to contamination. The then resulting risk to the upper part of the River Colne, which is already suffering from low summer water flow rates and species loss due drying out of remaining pools rises This drying out has been more frequent in recent summers because of climate change.
- 5.4 Rainfall maps show that the upper Colne area has lower rain fall than other part of the Colne valley and therefore more sensitive than other areas to drought and the resulting impact to the environment.
- 5.5 Many of the tributaries to the River Colne either subject to or are in need of flow manage schemes (Local Environment Agency Plan Colne Consultation Report November 1997). CHPC is concerned that any additional contamination of the ground water or reduction in extraction from the existing pumping would have significant negative impact on the environment.
- 5.6 **Risks resulting from extracting minerals** in water within 1m of the buffer zone protecting the aquifer.
- 5.7 The lower horizon is due to be worked without any dewatering, therefore mostly under water. Can Brett demonstrate this is safe and achievable, given the known contamination in the area.
- 5.8 **Unknown risks to the water supply (volume) to supply** the current demand together with the forecast **50,000 additional new homes to be built along the A414 corridor (HCC data)** which is broadly similar to the current and projected area covered by the bromate plume.
- 5.9 Forecast population increase in Hertfordshire by 187,700 (15.96%) between 2016-2041. (HCC Minerals Local Plan)

- 6 Delay in setting up Trust and grant of lease** resulting in residents not in obtaining the full use of Ellenbrook Country Park (ECP) as planned to be set up under a S106 agreement as part of the planning consent for the development of Hatfield Business Park following the closure of aerodrome and BAE works in December 2000.
- 6.1 CHPC is advised the s106 was signed on 29 December 2000 and a possible variation has been in discussion for a number of years.
- 6.2 The Trust to operate the Park and grant of the 125 year lease are both still to be completed despite actions of HCC, WHBC and SADC – the triumvirate of Council signatories - and the landowner
- 6.2.1 CHPC will nominate one of the Trustees who will manage the Park liability and despite numerous requests has not been provided of any terms of the s106 variation and thus implications
- 6.3 CHPC, as far as it is currently aware from its records, sets out the history of SADC, WHBC and the landowner actions to conclude this.
- 6.3.1 **At 05 May 2009 SADC Cabinet** discussed WHBC Core Strategy and Options and ECP and noted
- i) ECP had been the subject of considerable discussion between this Council and WHBC. There was an existing S106 obligation which concerned the development of a Country Park. This had not however been progressed
 - ii) Members were asked to consider whether action should be taken in view of the importance of the former aerodrome country park as a fundamental part of the strategic gap between the west of Hatfield and eastern part of St Albans since actions to implement and progress the country park had been delayed.
 - iii) The Portfolio Holder drew attention to a copy of a letter dated 5 May 2009 [The date of meeting] addressed to the Chairman and tabled at the meeting from Goodman, landowners of Ellenbrook Park.
 - iv) The letter advised that they had been working on landscape proposals with officers of this Council and WHBC, believed agreement had been reached with both parties and were waiting for formal approval to allow them to proceed with the works. The [SADC] Head of Planning and Building Control advised that contrary to the assertion in their letter he had on 30 April responded to a letter from Goodman's consultants Scott Brownrigg, dated 24 April 2009. Cabinet did not consider the case made in this letter should alter their response to this consultation document.
 - v) The meeting decided **(iii)** That Officers be instructed to pursue the options and opportunities available to secure a more rapid and thorough implementation of the country park proposals, as required by the S106 obligation.

6.3.2 At **13 April 2010 SADC Cabinet** an Ellenbrook Country Park update was presented to advise Members of work undertaken since the matter was reported to Cabinet on 5 May 2009 and review the action authorised at that meeting and to reconsider amending the terms of the extant s106. It agreed:

- i) to note the progress made on implementing the agreed proposals and that unless there is failure to continue the implementation process that no formal legal action be taken without prior reference to Cabinet.
- ii) to instruct Officers to enter into negotiations to review the terms of the s106 in light of progress made in implementing the interim proposals for this area of public open space and to secure the concurrence of the Portfolio Holder to any changes.
- iii) the report noted at 7.2 that in 2008 the developers had asked WHBC and SADC to enter into a supplemental legal agreement – this request was declined in late 2008, and a joint Portfolio Holder and Head of Service meeting was held in February 2009 to pursue implementation of the original agreement.
- iv) it further noted at 7.5 Goodmans (the developers of the aerodrome site and successors to Arlington) had argued, inter alia, that the land would be needed, and was allocated, for the extraction of minerals. Nevertheless, there are numerous examples across the country where public open space has been created in restored mineral workings. In fact the interim Ellenbrook Park scheme was always intended to be temporary pending extraction of the underlying gravel. But even this reduced level of open space provision had not been implemented and no gravel had been extracted. Also at 7.6 At the time of preparing this report – a year after the initial report – no application had been submitted to HCC, the minerals authority. The site remains as a preferred site until 2016.
- v) at 7.7 it stated that since the Cabinet decision Officers have met with WHBC, HCC and Goodmans. Work started on site clearance and preparatory works in late 2009. Goodmans have also requested that the Council revoke its authority to pursue legal remedies in default of implementing the terms of the s106 insofar as they impact on land within SADCs jurisdiction and that a supplemental s106 be entered into taking account of changed circumstances over the last 10 years.
- vi) The report concluded at 8.1 “Clearly real progress is being made towards implementation of the country park proposals and officers are satisfied that the scheme proposals and implementation programme are realistic and attainable given the situation on the ground.”

6.3.3 i) On **14 April 2010 SADC** issued a **News release** titled Work is underway on ECP

- ii) It highlighted a new country park is being created on the former de Havilland aerodrome site near Hatfield is expected to be opened to the

public this summer and that at the end of last year the current developers, Goodmans, responded to pressure from SADC, WHBC and HCC by agreeing an interim programme of work for the country park and beginning land clearance. The work, if carried out in full, will mean that public access will be given to part of the park this summer with access to the whole to follow in 2011.

- ii) The release concluded that the plans for the country park involve the retention of the taxiway for heritage and access purposes and installation of information panels and picnic benches or seating alongside. Approximately half of the remaining park land will then be used for cattle grazing and the rest for hay meadows, footpaths, a bridleway and woodland.

6.3.4 i) On **13 May 2010 WHBC Planning Control Committee** received a report on s106_Ellenbrook_Park written by Simon Chivers (Strategy and Development)

- ii) it noted at 8.6 the new proposals have been supplemented and amended such that officers of all three authorities involved are now satisfied that the proposals offer a way forward which is at least of equal value in landscape and ecological terms to that originally proposed in the Section 106 Agreement. One particularly positive element to the new proposals is that they would introduce grazing by longhorn cattle to parts of the site, as an integrated element of ecological management which would also provide public interest.
- iii) it also noted at 8.8 "In case mineral extraction does not take place, there would need to be a provision in any supplemental Section 106 deed to reassess the scheme at an agreed point in time and produce a long term management plan, which could include additional woodland planting if necessary."
- iv) Also at 8.9 it noted "the detailed landscape management plan required by the original Section 106 Agreement should have been submitted and approved at an early stage of the redevelopment of the Aerodrome but, as noted at 1.4 above, work on the plan ceased in 2002. If the approval of all three local authorities is obtained to adopt the new framework proposals and amend the Section 106 accordingly, the landscape management plan should be agreed as a matter of urgency (e.g. in the next two months)."
- iv) It recommended that
 - a) At 10.1 the latest landscape framework drawings with accompanying written description are accepted as the relevant landscape framework document showing the required establishment works for Ellenbrook Park and that officers are instructed to negotiate an appropriate variation or supplemental Section 106 deed accordingly, for agreement by all three local authorities involved and
 - b) 10.2 It is also recommended that if, in the opinion of the Head of Development Control, insufficient progress is being made by the

landowner towards completing the required landscape management plan, site clearance, or establishment works, or towards agreeing the variation or supplemental deed, a further report will be brought before the Committee to consider whether formal legal action is required to enforce the terms of the existing Section 106 Agreement.

- 6.3.5 On 11 December 2010 the Welwyn Hatfield wrote an article - New country park opens in Hatfield concluding The site will originally be managed by the developer, Goodman, but will be handed over to a yet-to-be-formed preservation trust.



An aerial shot of the new Ellenbrook Fields country park

- 6.3.6 On 04 April 2017 Goodman [the landowner] held a meeting with WHBC, HCC Countryside Management Service, Hatfield Town Council with apologies from SADC & CHPC Clerk.
- i) The purpose was “to commence the process of establishing the Ellenbrook Park Preservation Trust (EPPT)” following the resolution to grant consent for the extraction of sand and gravel to the west of the site, Goodman would like to establish the EPPT to commence taking control (through the grant of a Lease) of Home Covert and advise the planning authorities on the most appropriate way to amend the S.106 to incorporate the extraction of sand and gravel.
 - ii) Also should the land to the east of Ellenbrook Fields (currently being promoted for residential development) be excluded from the (WHBC) Local Plan housing allocations, Goodman would then wish to grant the EPPT a lease of the remaining land following the plan’s adoption.

- iii) The next steps for the WHBC, HCC, Hatfield Town Council, SADC & CHPC was to consider the likely approval requirements and representation level and all agreed to report back to allow Goodman to set up a first meeting of Trust members to take place towards the end of May 2017.

6.3.7 On 10 October 2018 Cllr Cook prepared a briefing note for CHPC Council providing background notes on Ellenbrook including the “Current Proposals “ (Proposed site layout from Arlington consultation)



It covered on the s106

- i) The trust has not been set up as required to manage Ellenbrook Country Park. The initial value for the Trust to manage the country park was £1m but has now increased to over £2m. SADC St Albans DC have confirmed as part of the site is in the district and they were signatories to the S106 agreement. They have promised to find a copy and forward but not done so to date.

It noted

- ii) Arlington and Maddock, their planning consultants, confirmed verbally at the Public Consultation for Development on 24th September 2018 that-
 - a) They were aiming to apply for planning consent this year for Housing and associated development.
 - b) They still planning to go ahead with the gravel working.
 - c) They proposed to Hand over to the Trust land in stages together proportionate payment as the land is developed or gravel extraction is completed.
 - d) They gave the indication that the green space within the development would also be transferred to the trust. (additional payment due higher costs to maintain site with in a community?)
 - e) Their calculation seemed to include green space in and around the development as part of the Country Park.
 - f) The lease to the Trust would be 125 years.
 - g) No detailed traffic studies have been undertaken.
- iii) Smallford Resident Association (SRA) Meeting 8th October 2018 noted that Hugh Burrell (Treasurer) has been in contact with the leader of SADC about the setting up of Ellenbrook Country Park Trust. And supported the suggestion CHPC public meeting with Arlington.
- iv) Resident concerns were: The S106 for the establishment of the Country Park and the Trust to manage it which was a condition of the development of Hatfield Village some 20 years ago has not been signed or conditions met means this will be ignored; The developer appears to have scant regard for legislation and conditions set and cannot be relied upon to honour any commitment that they give; The country park will not be available for some thirty years if the quarrying goes ahead and The incompatibility of a quarry directly next to housing with all the factors and concerns that brings.

6.3.8 On 11 October 2018 SADC Chief Executive and Leader attended CHPC Council and were asked questions. CHPC had sent questions in advance of the meeting and on ECP Some background was given on the s106

- i) Why has the s106 not been signed?
- ii) Why has the Trust not been set up?
- iii) What actions have SADC legal and planning officers taken to attempt to get the s106 to be signed, so the Trust could have been established?
- iv) The response was summarised in the Minutes – *There is only a signed planning agreement. The delay in forming the Trust comes from the delay in signing the S106 agreement. There is access to the park in the meantime and there is a requirement of a deed on custodianship. The work must take note of the minerals extraction works and also the future housing development pressures. All local planning authorities need to take a view. SADC are awaiting Welwyn/Hatfield response. SADC have a view that the s106 should be implemented as soon as possible.*

6.3.9 At **01 November 2018 WHBC Cabinet Planning and Parking Panel** CHPC asked Why has the Section 106 for Ellenbrook Park not been signed since 2010?

- i) the Officer Response noted the provision of Ellenbrook Park and its handover to an Ellenbrook Trust has been signed and was completed on 29th December 2000. This agreement remains in force and
- ii) when WHBC and SADC considered the details of an interim landscape scheme in 2010, prior to the opening of the Ellenbrook Park to the public, it was intended to conclude a variation or supplemental deed to the original S106 to recognise this interim scheme.
- iii) It added Detailed discussions subsequently took place between all interested parties to the original Section 106 in an effort to agree a draft of a supplemental deed. This was never signed because of the complexities of the issues but as the interim scheme was implemented, and the Park has been open to the public since November 2010 and has been maintained at the landowner's expense there has been no need to pursue this supplemental deed. The establishment of the Trust and the handover of the Park however remains outstanding.
- iv) It further noted When the current mineral extraction application for land within the Park was received by Hertfordshire County Council in 2016, they took the view that any grant of permission for mineral extraction should be subject, amongst other matters, to a deed of variation to the original S106 from 2000 that would take into account the up to date knowledge of timescales and area of extraction in specifying the handover of the Park to the Trust.
- v) It advised The heads of terms of such a deed of variation are largely agreed between the three councils and the landowner. At present there is a point of disagreement in that the landowner wishes to vary the terms of the original S106 to provide that the ownership of an area of land within the Park in Welwyn Hatfield (known as site Hat 2) will be retained by them until the end of 2022 and will only then be the subject

of a 125 year lease to the Trust if the landowner has not been successful in obtaining an allocation or permission for housing on that land.

vi) The response concluded

- a) The local authorities are not in agreement to this change being part of the proposed variation, therefore the variation cannot currently be concluded. It is difficult to see this situation being resolved until the Welwyn Hatfield Local Plan has progressed further through its examination.
- b) In the absence of either the originally proposed supplemental deed from 2010 or the more recently proposed deed of variation in connection with mineral extraction, the original Section 106 from 2000 remains in force.
- c) The County Council will decide the way forward in terms of the current mineral application, but the Park remains open to the public and continues to be maintained by the landowner at their expense, pending resolution of matters relating to the proposed lease and handover to the Trust.

6.3.10 On 13 November 2018 Meeting between Arlington (Robin Moxon) on Ellenbrook Park Preservation Trust and other matters was attended by: County Cllrs Eames Petersen (Hatfield North) and John Hale (Colney Heath & Marshalswick); WHBC Cllrs Duncan Bell and Tara Lyons; Cllr Lenny Brandon (Hatfield Town Council) and Peter Cook (CHPC) plus James Dale (HCC Sen Env Officer)

- i) it discussed the Status of s106 agreement, what variation has Arlington requested and reviewed trustees possible amendments.
- ii) a further meeting was agreed for 26 June 2019

6.3.11 On 18 January 2019 at SADC Planning Referrals CHPC commented

- i) It is disappointing that the report in para 8.4 does not mention the December 2000 signed section 106 agreement permits the developer to serve a six month break notice on the Ellenbrook Trust, when set up, if planning permission is granted for major development, such as this proposal.
- ii) Parishioners do not have great confidence about s106 agreements as set out in your comment at para 8.38. SADC and WHBC have failed to deliver the actions in the original section 106 over the last 18 years, in particular establishing Ellenbrook Trust.

6.3.12 At SADC Council 20 February 2019 CHPC asked a Public Question to the Portfolio Holder for Planning to provide an update on the progress to complete the requirements of the s106, preferably before the 20th anniversary of its signature?" The response confirmed

- i) there are ongoing discussions between SADC, WHBC and HCC and the landowner, Arlington on completion of the original s106 requirements.
- ii) However, progress on meeting these requirements are dependent on the outcome of the Welwyn Hatfield Local Plan (which is at examination) and the outcome of a current planning application (Welwyn Hatfield Council 6/2018/2768/OUTLINE).
- iii) In light of the complex and on-going planning issues, it is anticipated that it will take some months to reach an outcome.
- iv) In the Supplementary Question CHPC confirmed awareness of discussions going on with Arlington but there is concern that these discussions are going on behind closed doors which we would like it to be more open and asked
- v) Who in the District Council will ensure that this S106 Agreement is finished?"
- vi) the supplementary answer advised The situation in planning terms is exceedingly complex and it's now caught up with the Welwyn Hatfield Local Plan which has been with the Planning Inspector for 2 years. CHPC was assured that as a Council we would like to move forward but this is not something we can do independently.

6.3.13 On 26 June 2019 a meeting of suggested Cllrs for Ellenbrook Park Preservation Trust (EPPT) took place to discuss Clarification and amendment of wording to EPPT of 2000, in readiness for signing in 2019. Attendees were County Cllrs Eames Petersen (Hatfield North) and John Hale (Colney Heath & Marshalswick); SADC Cllr Brazier; Cllr Lenny Brandon (Hatfield Town Council); Peter Cook (CHPC) and Cllr Paul Zukowskyj (County Hatfield South and also WHBC with apologies from Duncan Bell (WHBC), Simon Chivers (WHBC officer) and Daley Wilson (SADC officer)

- i) Documents available were EPPT full lease document from s106 of 2000, Notes from the meeting with Arlington (Robin Moxham) and other councillors on Nov 13 2018 (James Dale HCC officer present)
- ii) the key outputs were
 - a) All Councillors present wanted lease signed, and did not agree with officers circumventing original lease included in s106 signed 19 years ago, and before permission for quarrying within EP is granted by HCC and
 - b) We request all s106 discussions should involve shadow EPPT before any variations are made to the s106 agreement which may be being negotiated with Arlington for housing or Brett for quarry
 - c) Suggested necessary changes/clarifications/comments to original s106 - for 2019 covering
 - i. Appointment of Trustees - pg 168
 - ii. Trustee meetings will be supported by at least one Council officer

- iii. Clause 24 (5a) Trustees in place of Watling Community Forest, (which no longer exists),
 - iv. The Trust will be able to appoint advisors
 - v. that one or more **local residents** are invited to attend meetings.
 - vi. 3 instead of 5 trustees will be appointed by Arlington
- d) A post meeting was added. The points were discussed verbally with Robin Moxon on 13 November 2018 and agreed in principle – point vi would need to be discussed with Arlington colleagues.
- e) Additional suggested amendments and clarifications to original S106 lease
 - i. Clause 3.10.1. Page 139/140 Why size limit on buildings
 - ii. Clause 3.10.2 & 3 Page 140 Why funds retention by Arlington? Doesn't encourage EPPT to generate funds
 - iii. Clause 4.11 Page 143 Add at the end of the clause ... "in perpetuity"
 - iv. Clause 7 Page 147 Why is Security of Tenure excluded
 - v. Clause 24 (7) Page 168 why nomination by Landscape Architects Association
- iii) The notes were circulated by County Cllrs to relevant officers at HCC, WHBC, SADC and Arlington.
- v) They were followed up on 11 October 2018 Simon Chivers (WHBC) who advised (later confirmed by Chay Dempster (HCC))
 - a) He had spoken to Robin Moxon today who recalls Cllr Hale's discussion at the exhibition [for HAT 2] who said what Arlington are seeking as part of the S106 variation is an interim management arrangement or short lease to the Trust of the 'northern fields' land (the site of the Hat 2 proposal) until the end of 2022, to give them opportunity to either have the site included in the Local Plan for housing or for them to obtain planning permission for such housing. If Arlington were unsuccessful in this by the end date, then they would grant the Trust a long lease of the Northern Fields for 125-years, as would already have been granted for the remainder of the Park.
 - b) At present, the combined position of the three local authorities is that we are not convinced there is sufficient reason to agree to such a variation to the lease arrangements set out in the original S106. Negotiations will however continue around this point, in order to try and secure the best outcome for the local community.
 - c) He had earlier advised that the determination of the current mineral application for the site is still awaiting the agreement of Heads of Terms of a S106 variation between the landowner Arlington and the three local authorities, also as I understand it there is a technical

objection from Affinity Water to the proposals which HCC is attempting to resolve.

- d) As regards the S106 variation, which is also the precursor to setting up the Ellenbrook Trust, there has been limited progress over the summer due to other pressing commitments on all sides, however I will be contacting Arlington again shortly to progress negotiations.

6.3.14 On **30 September 2019** WHBC hosted a meeting of Councillors and officers from HCC. WHBC and SADC which CHPC and HCC attended.

- i) Attendees included
Cllrs Duncan Bell (WHBC Chair); Richard Brisbin and Lenny Brandon (Hatfield Town Council); Chris Brazier and James Day (SADC); John Hale, Paul Zukowskyj, and Margaret Eames-Petersen (HCC and HCC Portfolio Holder Derrick Ashley
Officers from HCC - Chay Dempster, Brian Owen, Julie Greaves;
WHBC - Simon Chivers, Nick Long, Colin Haigh; CHPC Lisa Chaplin and EARA
- ii) The Objective was to decide should they/can they enforce the Sec 106.
- iii) The meeting commenced with a brief history from Simon Chivers with where we are now which noted the current s106 sticking point is originally it was to include all land in Lease, Arlingtons now want to retain all but 17 hectares and should they not get planning permission for HAT2 then turn that over, and as quarry sections completed, they would be handed over.
- iv) It was noted the authorities are holding out to get all land signed over and returned to Arlingtons as described and allowed within the existing s106, as and when it is necessary and complies with the sec 106 arrangements.

6.3.15 At **09 October 2019 SADC Council** CHPC asked a public question to Planning Portfolio Holder for Planning “Ellenbrook Park Trust section 106 agreement of December 2000 Would you

- a) please confirm that the District Council has objected to the decoupling of the s106 agreement of 18 December 2000 from the current Minerals application.
- b) advise if the District Council, WHBC or HCC have received legal advice on this Council’s ability to enforce the establishment of the Trust, as set out in the s106 agreement.”

The responder commented

- i) “As Portfolio Holder and local Councillor, I am committed to the establishment of The Trust and handover of the Park. The three Councils are working together to resolve the outstanding issues set out in the 2000 legal agreement. HCC have obtained legal advice on delivery of the s106 requirements.

- ii) In responding to the original consultation from HCC on the mineral planning application no objections were raised by this Council. However, the Council was of the view that the minerals application should remain separate to the 2000 Section 106 agreement i.e. that no 'decoupling' should happen.
- iii) These new/amended legal agreements have not been completed and hence the minerals planning application remains undetermined. Recently, SADC have been consulted on additional information received by HCC in relation to Bromate contamination levels in connection with the minerals planning application.
- iv) SADC response to the consultation will be presented to the Referrals Planning Committee on 4 November 2019. The issue of 'decoupling' has arisen during the last few months. The Committee will be able to consider whether they wish to revisit their original position (i.e. no 'decoupling') on the legal agreements.
- v) My view is that the need for the Country Park and Trust remains as important today as when it first promised."
- vi) CHPC asked a supplementary Question Three authorities, HCC, WHBC and SADC have done virtually nothing to set up a Trust; each blaming the others for the lack of progress. Public perception is that members and officers of the Council are desperately trying to protect themselves from justifiable criticism of their inability to get the lease signed by Arlington since 2000, in particular from residents of Smallford and Ellenbrook.
- vii) Both residents' associations understandably have no confidence in the outcome of the current secret discussions that the new S106 or any revision will be better than the current one from 2000.
- viii) In November 2018 at a meeting with Arlington they advised that the terms had been negotiated since 2009/10, so that's nearly 10 years. County Councillors Hale and Eames and Cllr Cook explained that the public feel everything is being done behind closed doors and this lack of transparency is really losing trust among our residents. Nothing has happened in the last year.
- ix) CHPC is pleased you're committed to the establishment of the Trust and the handover of the Park. CHPC would like you to confirm that you will support and act for the residents of Smallford to create the community facility at Ellenbrook Park."
- x) The Portfolio supplementary answer stated ... Unfortunately, it's a problem between 3 local authorities and trying to get all 3 together is difficult. There was a meeting in September 2019, which I attended as a Portfolio Holder but I don't know what happened before then. Certainly, I am committed to getting this moved forward as much as we

can but we can't act alone. I will work as hard as I can to try and get this resolved and get the Ellenbrook Trust set up.

- xi) As you say, it's a disgrace it has not been set up in nearly 2 decades. But it does need all 3 (Councils) lined up. We've given Welwyn Hatfield the lead in this because they have the biggest area of the Ellenbrook estate and they will be liaising with the County Council. We will be doing what we can."

6.3.16 On 17 December 2019 Chay Dempster (HCC) received "Late representations Arlington Letter -proposed terms for Deed of Variation" and forwarded to HCC Democratic Services at 12.17 who circulated by email to all HCC DC members at 12:41 advising hard copies available at the meeting. [The letter is not available on HCC website]. CHPC noted

- i) The "Arlington sec 106" letter was sent too late to allow anyone to properly scrutinise and showed they were not 100% prepared to sign and Board approval is required.
- ii) It appeared to be an attempt to pressure HCC DC, immediately prior to the meeting, to agree the application when it had been three years since the last application hearing and 19 years since s106 created.

6.3.17 On 13 March 2020 Simon Chivers sent an email update following 30 Sept 2019 meeting to discuss Ellenbrook Park - s106 and the formation of the Ellenbrook Trust noted

- i) WHBC, led by Colin Haigh as Head of Planning, have been co-ordinating the ongoing discussions between the three local planning authorities and Arlington on the matter.
- ii) Officers of the three local planning authorities (SADC attended by telephone) met on 3rd December [2019] with Arlington to discuss our concerns over progress towards concluding a Deed of Variation to the original S106 agreement and the setting up of the Ellenbrook Trust. We also discussed the latest position on the minerals application by Brett Aggregates.
- iii) Following these discussions Arlington proposed a revision to their previous suggested Heads of Terms for the S106 variation, which would allow the 'northern fields' (Hat 2) land to be transferred on a 125 year lease to the Ellenbrook Trust at the outset, along with the woodlands. This was a significant step forward and we welcomed the progress.
- iv) Under this arrangement the minerals lease land would be released to the Trust on a phased basis as previously suggested, on completion of restoration of each phase of mineral extraction.
- v) This point is important, as Arlington are required in the original S106 to complete the landscaping 'Establishment Works' before handing the land to the Trust, and effectively, if mineral extraction does take place, there will be

no possibility of completing the Establishment Works in that part of the site until each phase of mineral extraction has concluded.

vi) In those circumstances, public access will however remain, on routes round the mineral workings, consistent with safety.

vii) We remained concerned over the timing of concluding the Deed of Variation, as before Christmas [2019] Arlington's position was that this would not be concluded until sometime after the County Council had passed a new resolution to approve the minerals application.

viii) It was evident in feedback from members of all three authorities at various committee meetings in November/December [2019] that they wanted progress on setting up the Trust before the minerals application was reconsidered. Both St Albans and Welwyn Hatfield Councils have now expressed strong objections to HCC regarding the minerals application.

ix) Arlington's latest position, in response to emails from us in the New Year, has been that they would initiate work on the draft Deed of Variation and progress this with the authorities in the interim before the minerals application is reported back to HCC's committee (which is likely to occur once any remaining technical issues, including bromate, have been resolved to HCC's satisfaction).

x) This work has now commenced and we expect to receive the first draft of a Deed of Variation from Arlington in the next few weeks. We have made clear that the Trust should be established to a given timescale, regardless of whether or not planning permission for mineral extraction is obtained.

xi) A further update will be provided once the draft Deed of Variation has been received by the three local planning authorities.

6.3.18 At SADC Council on 08 July 2020 CHPC asked a public question to the Planning Portfolio Holder on Ellenbrook Trust

a) Since my question at Council of 9 October 2019 I do not recall any public statements by you on the progress of setting up the Trust. I now understand from residents of the Parish that Arlington have been working with the three councils to finally get the Trust established after 20 years. The local residents have been advised all parties have agreed amendments to the documents and they are being prepared ahead of the payment of the commuted sum for the ongoing management of Ellenbrook Fields and minerals extraction, if planning permission is granted. Given the public interest in Ellenbrook this lack of transparency on negotiations reinforces the impression that members and officers of the Council are acting not in the best interests of their electorate but more those of Arlington.

b) How do you propose keeping the local electorate updated with progress and involving Colney Heath Parish Council as one of the parties who will be managing the liabilities of the Trust?"

The responder commented

- i) "The Council can confirm discussions are continuing between the four parties of St Albans City and District Council, Welwyn Hatfield Borough Council, Hertfordshire County Council and Arlington, with regard to Ellenbrook Fields and the Ellenbrook Trust. In March 2020, the four parties had agreed that Arlington would create and share for consideration a Draft Variation to the original 2000 planning legal agreement. With the passage of time and changes in circumstances some elements need to be updated. This will include the basis and timescales for setting up the Trust. The Parish Council was updated by email.
- ii) Since then, I can confirm that no amendments have yet been received or agreed to the original legal agreement. It is understood that the first draft is likely to be received in the next few weeks for informal review.
- iii) Once a finalised draft is submitted, the amendment will be placed on the public register of planning applications and the Parish Council consulted. The best interests of the public and all stakeholders are at the forefront of my approach to this issue."
- iv) CHPC asked a Supplementary Question which confirmed that 23 people 2 others, received an email at 6.30 pm on Friday 13 March from Simon Chivers of WHBC Planning Department that work on the Deed of Variation had commenced and the first draft was expected from Arlington in the next few weeks.
- v) We were advised a further update will be provided once the draft Deed of Variation has been received by the three local planning authorities.
- vi) Over 20 weeks later no update has been provided so could you confirm that you are working closely with Welwyn Hatfield towards a final draft Deed of Variation to set up the Trust as Welwyn Hatfield's view is that substantial progress must be made before the County Development Control Committee hear the minerals application and also the concerns about the water contamination and other environmental matters have been fully resolved."
- vii) The Portfolio Holder answered "This is a fairly complex issue because of the number of local authorities cooperating on this. We are not the leader on it so we are not setting the pace. We are obviously involved. We were promised the Deed of Variation within a few weeks a while ago before the Covid-19 pandemic which obviously has slowed things down but we are, as indicated in my original answer, promised it within the next few weeks and that's how it stands at the moment..

6.3.19 On 04 February 2021 Simon Chivers sent an email update [NOTE a full list of recipients can be provided] on Setting up of the Ellenbrook Country Park and Trust which stated:

- i) This email is being sent to you to provide a further update on the ongoing discussions between WHBC, SADC, HCC and Arlington regarding the Ellenbrppk Park and associated Section 106 obligations. It follows on from the update given in November of last year, and the decision by HCC to refuse planning permission for mineral extraction at the site by Brett Aggregates.
- ii) A notice of refusal of the Brett Aggregates application was issued by HCC on 6th January 2021. Brett Aggregates have a right of appeal against this decision which must be exercised within six months of the date of issue of the decision notice. It is not currently known whether an appeal will be lodged, but the outcome of any such appeal is unlikely to be known before late 2021. In the meantime the three councils will continue to work to obtain full delivery of the Ellenbrook Park from Arlington under the terms of the existing Section 106 agreement or subject to a suitable deed of variation as previously discussed.
- iii) To recognise the refusal of permission for mineral extraction and following correspondence with Arlington in November last year, shortly after the previous update, the three councils are putting together a revised set of heads of terms for the deed of variation. These are being prepared on the basis that the local authorities, acting on behalf of the community, are seeking relatively modest updating of the original S106 rather than any more substantial variation such as that proposed by Arlington last year.
- iv) As advised in the last update, the deed of variation based on these heads of terms will allow for an update of the lease and articles of association but only in so far as is necessary to update the legislation and any other formatting points as the principles of both those documents remain valid. The three councils hope to agree these revised heads of terms during the coming one to two weeks and then provide them to Arlington for agreement.
- v) As previously made clear to Arlington, the three councils believe, on the basis of legal advice obtained, that the positive provisions of the 2000 agreement concerning the delivery of the Park and handover to the Trust are still enforceable and will be pursued in event of failure to reach agreement on the revised heads of terms or subsequent deed of variation.
- vi) We undertake to provide a further update as soon as a response is received from Arlington, and to pursue such a response within a reasonable timescale. Thank you for your continued patience as the three councils seek to resolve this process and obtain delivery of the Park to the Ellenbrook Trust.

6.3.20 On 19 July 2021 Simon Chivers sent an email update on Ellenbrook Park and Trust Section 106 agreement which stated:

- i) This email is being sent to you to provide a further update on the ongoing discussions between Welwyn Hatfield Borough Council (WHBC), St Albans District Council (SADC), Hertfordshire County Council (HCC) and Arlington regarding the Ellenbrook Park and associated Section 106 obligations. It follows on from the update given in February 2021 and the decision by HCC to refuse planning permission for mineral extraction at the site by Brett Aggregates. The circulation of this email has been updated to take account of May's council elections and certain staff changes, so this may be the first update that some of you are receiving.
- ii) A notice of refusal of the Brett Aggregates application was issued by HCC on 6th January 2021. Brett have very recently lodged an appeal against this decision, which is in the early stages of being processed by the Planning Inspectorate. It is understood from HCC that this appeal will be heard at a public inquiry at a date to be arranged, with those parties who made representations on the application being notified in due course. Some of you may also be aware that Brett now have a public website providing information on their intended submission of a revised application to HCC for mineral extraction at the site. This website can be found at:
<https://www.hatfieldaerodromequarry.co.uk/proposal/>
- iii) Whilst both the appeal and any new application will take time to resolve, the three councils (WHBC, SADC and HCC) will continue to work in the meantime to obtain full delivery of the Ellenbrook Park from Arlington to the Ellenbrook Trust under the terms of the existing Section 106 agreement or subject to a suitable deed of variation as previously discussed.
- iv) We reported in February's update that the three councils were putting together a revised set of heads of terms for the proposed deed of variation. These were being prepared on the basis that the local authorities, acting on behalf of the community, were seeking a relatively modest updating of the original S106 to allow for outstanding works to the Park to be identified, a more effective lease and articles of association for the Trust, and readily enforceable guarantees of full delivery. The three councils agreed these revised heads of terms, which were sent to Arlington's solicitors on 14th April. Arlington responded to us with comments on 29th June, accepting a number of the councils' proposals whilst querying certain details. These comments will be considered by the three councils and their legal advisors over the next few weeks and an appropriate response made. We remain optimistic at this stage that an agreement can be reached which will deliver the Park to the Trust in the most effective way.
- v) As previously made clear to Arlington, the three councils believe, on the basis of legal advice obtained, that the positive provisions of the

2000 agreement concerning the delivery of the Park and handover to the Trust are still enforceable and will be pursued in event of failure to reach agreement within a reasonable period on the revised heads of terms or subsequent deed of variation. The councils will be reviewing progress on the deed of variation during August and assessing whether any further steps towards legal action are advisable at this stage.

- vi) Thank you for your continued patience as the three councils seek to resolve this process and obtain delivery of the Park to the Ellenbrook Trust. We anticipate that a further update will be provided in September.

NOTE a full list of recipients can be provided

6.3.20 Original S106 impact on Restoration Plan

- i) We note Brett's restoration plan in this application and their revised proposals in their recent Reg 15 EIA scoping document to which Colney Heath Parish Council responded. *[See Document Ellenbrook Quarry June 2021 CHPC Response to Environmental Impact Assessment Scoping Document 2021]*
- ii) We believe this can be superceded by the Clause in the 'parent' December 2000 s106 lease which in addition to a break for quarrying shows on page 145 *[See Model Lease Page 145 Schedule Ten_model]* that the developer can exercise a break on any or all of the area on 6 months' notice for major development of 5,000 sq m within classes B1 B2 B8 and/or C3a *[Planning Portal Use classes]*
- iii) The likelihood of dwellings being built in a quarry has, in our view, increased because of the Urban and Civic proposal for the 6,000 dwelling Bowmans Cross on the quarry south of Coursers Road between J22 of the M25 and Colney Heath village on the site originally promoted by the landowner (Tyttenhanger Estates).
- iv) Arlington are commercial property developers and investors with apparently little no interest in the Country Park shown by their prevarication on forming the Trust aided by the dilatory actions of the triumvirate of Councils. With the considerable demand for sites within Hatfield-St Albans area post mineral extraction the risk is that the landowner will attempt to build houses on the site.
- vi) The land will be down graded post backfilling and the industrial area will be considered as brown field site. This concern is supported by Hertsmere, the LPA proposing the development on part of the former Tyttenhanger quarry, which is also Green Belt and forms several key Green Belt functions.
- vii) The ability of the landowner to break the lease on the area this application relates to means that when quarrying ends the restoration costs could effectively be rendered worthless if the site becomes one of the permitted uses.

- viii) The lease break option increases the likelihood of HAT 2 being developed because of the need to find 4,000 extra dwellings as part of the Welwyn Hatfield Local Plan. *[See WHBC Local Plan Examination EX202]*
 - ix) If the appeal succeeds the Arlington plan for Ellenbrook Country Park's 159 hectares will be:
 - a) **the Northern Fields** 66 hectares (HAT 2) as residential;
 - b) **the Minerals extraction** over 30+ years is on 78 hectares – then residential and
 - c) **Home Field and Cut Field** (the woods to the south west of HAT 2) 15 hectares
 - x) The Community benefit of the original 159 Ha Country Park will become 15 HA of woods whilst the landowner will benefit from the sale of both areas of residential development.
 - xi) In addition, these developments will create ribbon development between East St Albans and West Hatfield starting their coalescence and creating significant long- term harm to the Green Belt
- 7 As shown throughout the Statement of Case CHPC believes HCC has significant Conflicts of interest for them to determine the application objectively as the minerals planning authority
- 7.1 Many of the officer's recommendations and support for this application are contrary to the policies set out the Hertfordshire Minerals Plan
- 7.2 On this evidence alone it should be difficult for the inspector to give any weight to officer's comments or their recommendations regarding this application.
- 7.3 As highways authority poor quality advice is given on developments as shown at the Roundhouse Farm (Land at Bullens Green) Inquiry
- 7.4 Its inability by planning and legal officers to form the Trust and grant the lease as a signatory to the non-implemented 29 December 2000 s106 agreement
- 7.5 As a Trustee of the proposed Trust to manage the Country Park.
- 7.6 As the promoter of the A414 Growth strategy to promote 50,000 dwellings from Harlow to Hemel via Hertford and Hatfield despite the impact of a bromate contaminated water supply in the County

Taking in to account all set out in or Statement of Case we trust the Inspector is not minded to grant consent for quarrying.

Colney Heath Parish Council
06 September 2021

Documents to be referred to

Arlington garden village proposal

Hatfield Airfield Consultation 1

Hatfield Airfield Consultation 2

Appeal Decision 3265925 326592 Land at Roundhouse Farm Bullens Green Lane

Brett Cumulative Impacts 13

CHPC Affinity Water Drought Plan Response 2021

CHPC Response to Brett Environmental Impact Assessment Document 2021

Hertfordshire Minerals Plan review 2002-2016

Hertfordshire Minerals Plan Proposed Submission January 2019

Hertfordshire Comet: TN07 Pattern of Travel across Hertfordshire AECOM
September 2015

HCC Draft A414 Corridor Strategy 2018 segments 7 and 8

Hertfordshire Landscape Character Assessment Area 31 De Havilland Plan.

Hertsmere Housing and Economic Land Availability Assessment 2019 (HELAA) and
related maps.

Local Environment Agency Plan Colne Consultation Report November 1997

Mineral Extraction Stanborough and Symondshyde Strategic Allocations Gascoyne
Cecil Estates November 2017.

St Albans Call for sites

Call for Sites 2021 - Site Submissions Map

Appendix 1: 2021 Call for Sites Schedule of Sites

Welwyn Hatfield BC

Development of Evidence for Welwyn Hatfield Local Plan: Green Gap
Assessment Final Draft Report Prepared by LUC August 2019

Appendix 1 Supporting Maps for each Settlement Gap Assessment

Welwyn Hatfield Technical Note AECOM Diamond Application for Welwyn
Hatfield 8th February 2011

WHaSH (Welwyn/Hatfield and Stevenage/Hitchin) Highway Model AECOM
December 2014

Full copies of emails and Minutes set out in sections 6 and 7