

Note on Application site and Preferred Area 1

Plan 1 has been prepared to show how the Appeal Site relates to the extent of the Preferred Area 1 shown on the Inset Map in the 2007 Minerals Local Plan.

Mineral Policy 3 provides that *“the following sites as defined on the Proposals and Inset Maps are identified as Preferred Areas for future mineral working”*. The supporting text at 3.4.6 indicates that the precise contribution each site will make will not be established until a planning application is made.

Mineral Policy 4 addresses applications “outside of preferred areas” indicating that applications to develop land for aggregate extraction outside of the Preferred Areas will be refused planning permission unless:

- i) *the landbank is below the required level and there is a need for the proposal to maintain the County’s appropriate contribution to local, regional and national need that cannot be met from the identified areas; and*
- ii) *it can be demonstrated that the proposals would not prejudice the timely working of Preferred areas; or*
- iii) *the sterilisation of resources will otherwise occur.*

The Appeal Site has four areas that are outside of the Preferred Area shown on the Inset Map.

- 1. Along the western side of the Appeal Site between A1057 and plant site area
- 2. Around Popefield Farm on the southern side
- 3. Adjacent to the University Sports Pitches on the south-eastern side
- 4. Adjacent to Home Covert on the eastern side.

In relation to the Appeal Proposals, the following occurs within each area:

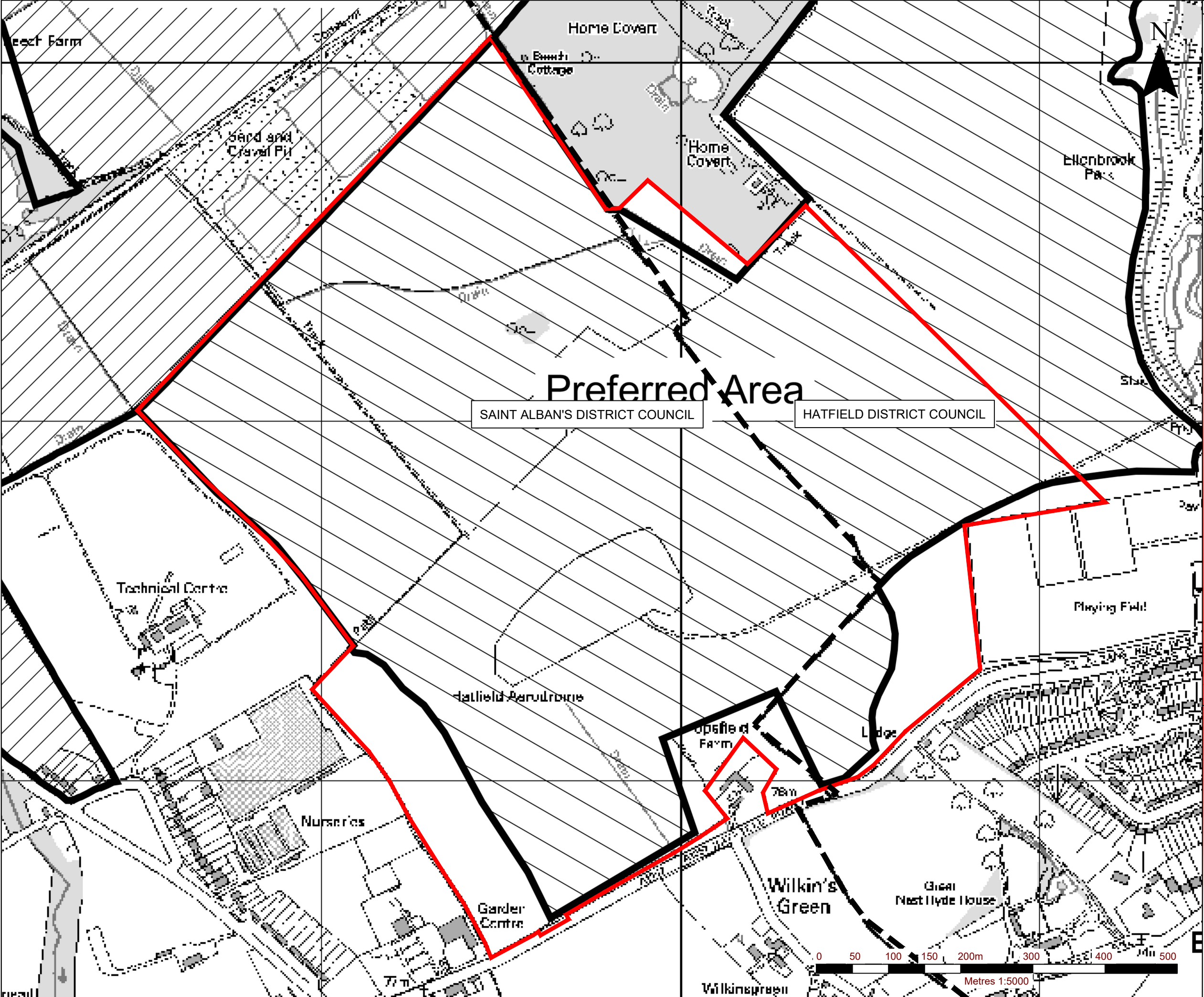
- 1. Landscaped corridor, access road and western part of Phase G
- 2. Landscaping/screen mounds
- 3. Landscaping/screen mounds and part of Phase A
- 4. Landscape corridor.

The additional land is mainly included for peripheral landscaping/bunding of the workings. Minerals would be worked from small parts of two of the areas. This working would be as part of the overall scheme for developing a new quarry within the Preferred Area identified in Mineral Policy 3.

As noted in the 2020 Committee Report [CD1.7] the area of land lying outside of the allocation is “less than 10%”, meaning that 90% of the Appeal Site is within the Preferred Area.

Mineral Policy 4 is mainly aimed at new mineral working outside of the Preferred Areas, including extensions to existing sites. The thrust of Mineral Policies 3 and 4, when read together is that within Hertfordshire, need will be met in the preferred areas and applications which are for sites which are not in preferred areas, i.e. wholly outside a preferred area are to be subject of Policy 4 criteria. It is not clear how the Development Plan should be applied to a 10% increase in the Preferred Area. However, the additional land does not prejudice the timely working of the Preferred Area (it is an integral part of it) and if it were to be excluded, it would lead to sterilisation of minerals.

01009.00132.16.###. Application Site Layout _ Minerals Plan Overlay.dwg



NOTES


1. MINERAL PLAN SHOWN BASED UPON FILE: MAP-06-HATFIELD.PDF.

LEGEND

APPLICATION SITE BOUNDARY

DISTRICT BOUNDARY

PREFERRED AREA 1 IN MLP (2007)



built on relationships



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HATFIELD AERODROME

APPEAL SITE AND MLP ALLOCATION

PLAN 1

Scale
1:5000 @ A3

Date
NOVEMBER 2021

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