

**Hertfordshire County Council**

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**Minerals Local Plan  
Omission Sites Consultation**

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**December 2017**



Hertfordshire County Council  
Spatial Planning and Economy Unit (CHN216)  
Environment Department  
County Hall, Pegs Lane  
Hertford SG13 8DN  
Contact: 0300 123 4040  
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## Introduction

The County Council wishes to ensure that a full public consultation has taken place on all promoted sites. The council is therefore undertaking a public consultation exercise on omission sites.

An omission site is a parcel of land that has been assessed and subsequently rejected. This document provides the reasoning for sites not being taken forward.

The council is requesting that interested parties comment only on the sites listed within this document. Representations submitted on sites not listed within this document will not be accepted as part of this consultation.

Sites that have been taken forward<sup>1</sup> are included in the Draft Minerals Local Plan and comments on these sites should be submitted under the separate consultation on the Draft Minerals Local Plan.

## Progression of the Minerals Local Plan

The council is currently undertaking a Regulation 18<sup>2</sup> consultation on the Draft Minerals Local Plan. The Omission Sites document is a standalone document in order to consult on the sites not included in the Draft Minerals Local Plan following the site assessment.

All responses to this Omission Sites consultation will be considered, prior to the publication of the Proposed Submission Minerals Local Plan document.

## Representations on Omission Sites

This document contains 16 sites and three Preferred Areas, each of which is accompanied by a map and a table of the site details and a summary of the conclusion from the Land Use Consultants Site Assessment report.

Responses can be submitted either through the county council's online consultation portal (Objective) or by sending completed response forms, available from the consultation portal, to us by email or letter. Responses can be submitted in the following ways:

Online Consultation Portal:	<a href="http://hertsc-consult.objective.co.uk/portal">http://hertsc-consult.objective.co.uk/portal</a>
Email response forms:	<a href="mailto:minerals.planning@hertfordshire.gov.uk">minerals.planning@hertfordshire.gov.uk</a>
Address for printed forms:	Minerals and Waste Policy Team, Spatial Planning and Economy Unit, Hertfordshire County Council, Hertford, Pegs Lane, SG13 8DN.
Phone no. for queries:	0300 123 4040

<sup>1</sup> MLPCS006, MLPCS008, MLPCS009 and MLPCS010

<sup>2</sup> Town and Country Planning (Local Planning) (England) Regulations 2012

The council will consider all representations received.

The Omission Sites are being published for consultation for a ten week period starting at **9am on Monday 04 December 2017** and ending at **5pm on Friday 09 February 2018**. Please ensure that responses reach us by the closing date.

The information that you provide, including personal details, will be held on a database and used by the Environment Department to respond to you and assist with the review of the Minerals Local Plan. The information that you provide, excluding personal details, will be publicly available for any other person to inspect.

The information that you provide, including names and organisations will be shared with the Planning Inspectorate. By signing this form (responding to this consultation) you are agreeing to the county council holding your data for the duration of the Minerals Local Plan review. All personal data will be deleted following completion of the review.

### **Site Selection Methodology**

The site selection methodology was developed with independent consultants (Land Use Consultants (LUC)) and subject to public consultation. The methodology was presented to Environment, Planning and Transport Panel in February 2016.

The purpose of the methodology was to assess the sites and/or areas identified against a set of local planning and environment constraints and for their economic viability.

The site selection methodology consisted of three stages which are referred to as 'sieves.' The three sieves were:

- Sieve 1 – Major Constraints
- Sieve 2 – Resource and Economic Viability
- Sieve 3 – Detailed Site Assessment (comprising 22 criteria)

### **Site Assessment**

The Draft Minerals Local Plan includes the sites/areas that have been identified using the methodology incorporating a desktop assessment, site visits, and a comparative evaluation to identify potential locations for future mineral extraction.

The sites within this Omissions document have been subject to the same criteria contained within the site selection methodology and have not been taken forward into the Draft Minerals Local Plan.

The sites contained in this document have been promoted by industry and/or landowners through the Call for Sites, in addition to the adopted Preferred Areas in the MLP 2007 which were also reassessed and have not been taken forward.

**Further information on the site assessment can be found in the Hertfordshire Minerals Local Plan Site Selection Report (March 2017) prepared by LUC and Cuesta Consulting Ltd.**

## List of Omission Sites

Please note MLPCS006, MLPCS008, MLPCS009 and MLPCS010 are **not** included in this document. These four sites are included as Inset Maps 001, 002, 003 and 004 in the Draft Minerals Local Plan document.

Site ID	Site Name	Page No.	Map No.
MLPCS001	Land at Cromer Hyde Farm	5	1
MLPCS002	Land at Salisbury Hall	7	2
MLPCS003	Land at Ware Park	9	3
MLPCS004	Land at Pynesfield	12	4
MLPCS005	Land at Nashe's and Fairfold's Farm <sup>3</sup>	14	5
MLPCS007	Barwick	16	6
MLPCS011	Water Hall Quarry – Farm Fields Area	18	7
MLPCS012	Water Hall Quarry – Broad Green Area	20	8
MLPCS013	Harry's Field	23	9
MLPCS014	Water Hall Quarry – Bunkers Hill South Areas	25	10
MLPCS015	Plashes Farm	27	11
MLPCS016	Water Hall Quarry – Howe Green Area	29	12
MLPCS017	Robins Nest Hill	31	13
MLPCS018	Southfield Wood East	33	14
MLPCS019	Pipers End	35	15
MLPCS020	Roundhill Wood	37	16

## Preferred Areas

Site ID	Site Name	Page No.	Map No.
PA1	Land close to the existing Hatfield Quarry (Land at BAe)	39	17
PA2	Land north and south of Rickneys Quarry	41	18
PA3	Land to the south-east of existing Tyttenhanger Quarry (Land at Coursers Road)	44	19

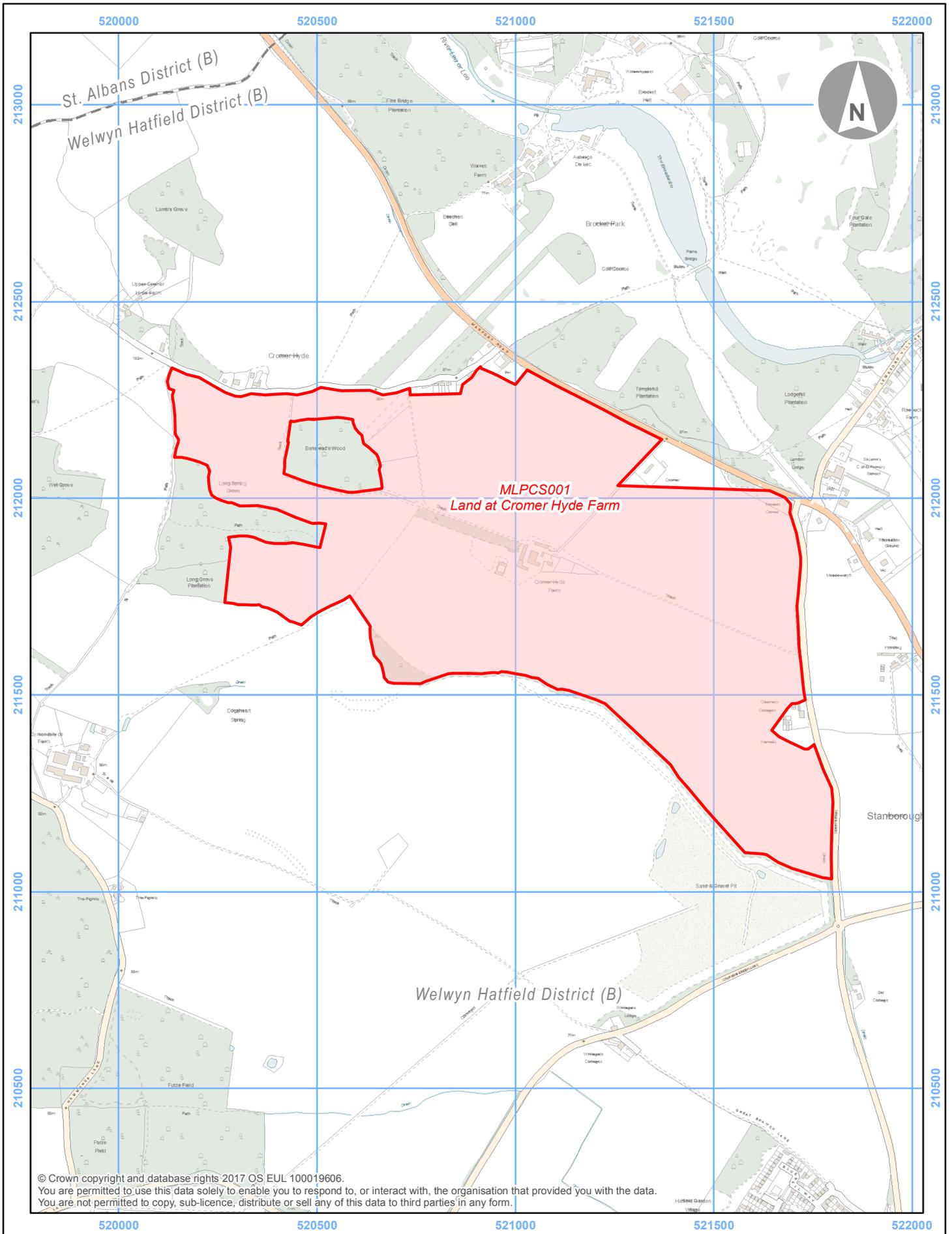
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<sup>3</sup> Withdrawn

## MLPCS001

Name:	Land at Cromer Hyde Farm
District:	Welwyn Hatfield
Promoted by:	Agent – Strutt and Parker
Site area:	103.6ha
Proposed Mineral:	Sand and Gravel
Planning History	The site has no relevant planning history.

Site Specific Considerations	
Summary of Assessment:	<p>It is considered that development of the site could have a very high impact on <b>heritage designations</b> as the site is partly located within Brocket Hall Registered Park and Garden.</p> <p>In addition, the site could have a high impact on <b>ancient woodland</b> as the site is adjacent to two areas of ancient woodland; <b>recreation</b> as the site contains a PRow and is adjacent to a number of additional PRowS and the Brocket Park Golf Course; <b>sensitive land uses</b> as the site is immediately adjacent to a number of residential properties; and <b>sustainable transport</b> as the site is not located within close proximity to the rail network or a navigable waterway.</p> <p>The site is considered to have an overall moderate-high <b>landscape and visual sensitivity</b> to mineral extraction.</p> <p>The site is considered to raise significant concerns which are likely to attract highway objections.</p>
Summary of Reasoning for not progressing:	<p>This site has scored 'red' at Sieve 2 and therefore has not been taken forward due to the lack of information to conclusively determine economic viability and deliverability. In addition this site scored a significant amount of 'red' scores in the Sieve 3, Highways and Landscape assessments. This included a 'very high' score for the impact on heritage designations within close proximity to the site.</p>



# Map 1



Key  Omission Site  Adopted Preferred Area (2007)

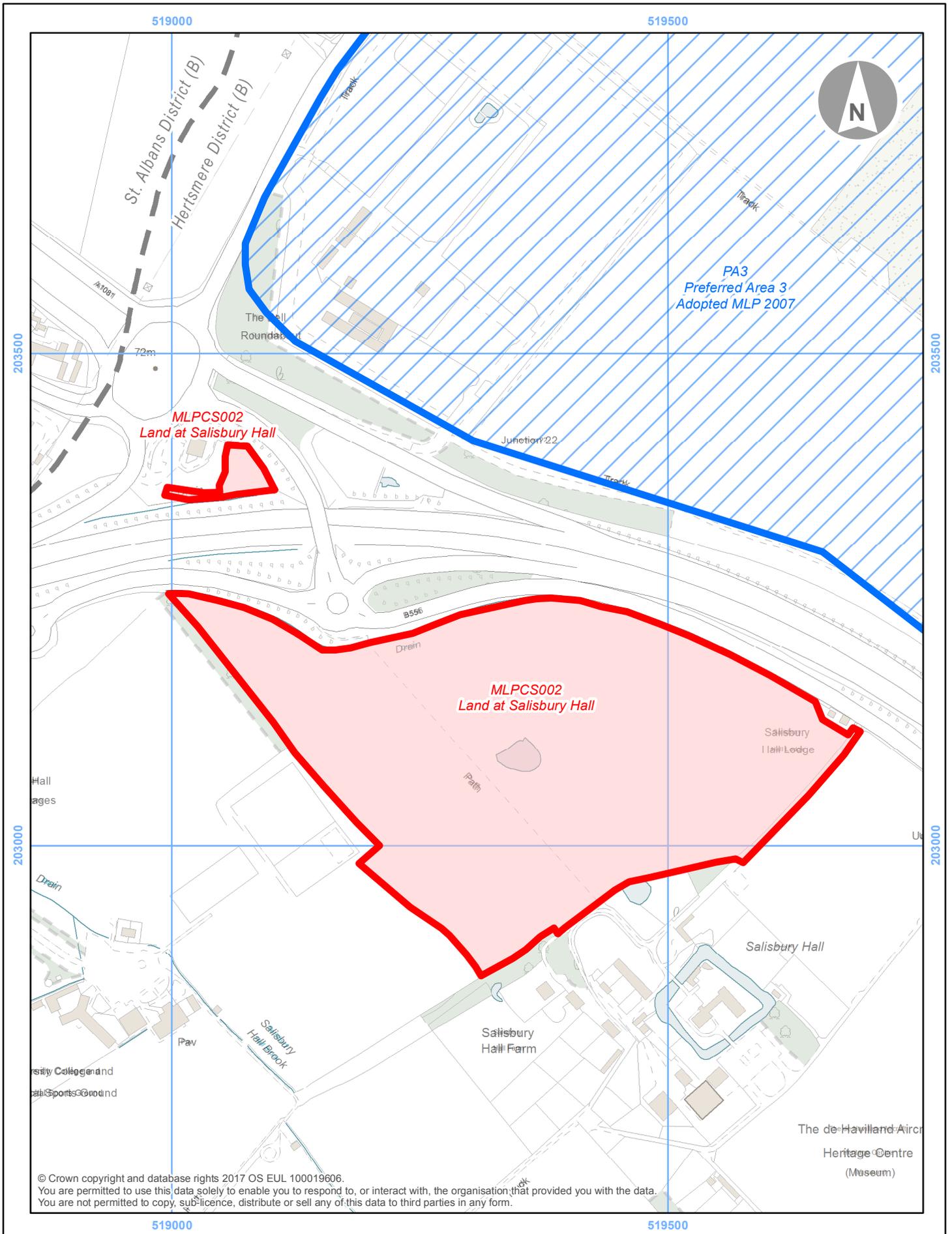
Scale 1:12,500



## MLPCS002

Name:	Land at Salisbury Hall
District:	Hertsmere
Promoted by:	Landowner and Operator – Tarmac Aggregates
Site area:	14.4ha
Proposed Mineral:	Sand and Gravel
Planning History	The site has no relevant planning history.

Site Specific Considerations	
Summary of Assessment:	It is considered that this site could have a high impact on the <b>ecological status of water bodies</b> as the site contains a water body; <b>recreation</b> as the site contains a PRow and is immediately adjacent to a number of additional PRows and the Watford Football Club Training Ground; <b>sensitive land uses</b> as a number of residential properties are located adjacent to the site; and <b>sustainable transport</b> as the site is not located within close proximity to the rail network or a navigable waterway.
Summary of Reasoning for not progressing:	HCC Highways has raised significant concerns which are likely to attract a highway objection which is the main reason this site has not been taken forward.



## Map 2



Key  Omission Site  Adopted Preferred Area (2007)

Scale 1:5,000  0  100  200  300 Metres

### MLPCS003

Name:	Land at Ware Park
District:	East Herts
Promoted by:	Agent – D.K Symes
Site area:	35.5ha
Proposed Mineral:	Sand and Gravel
Planning History	<p>Three mineral planning applications were submitted in 1988 (3/0711-88), 1990 (3/0959-90) and 1995 (3/1653-95) all of which were withdrawn.</p> <p>The site was also subject to a planning application for mineral extraction (3/0770-16) which was refused at Development Control Committee in March 2017.</p>

Site Specific Considerations	
Summary of Assessment:	<p>The development of the site is considered likely to have a positive impact on flood risk as any proposal may include a dewatering pond and local wildlife sites and BAP priority habitats or species as the proposed restoration includes woodland and a small area of wetland. However, it is considered that development of the site could have a high impact on <b>ancient woodland</b> as the site is located immediately adjacent to one area of ancient woodland; <b>groundwater</b> as the site is partly located within Source Protection Zone 1; <b>recreation</b> as the site contains a PRow and is immediately adjacent to a number of additional PRowS; <b>sensitive land uses</b> as the site is located immediately adjacent to a number of residential properties; <b>sustainable transport</b> as the site is not located within close proximity to the rail network or a navigable waterway; and <b>sustainable transport and pollution to the environment</b> as the site is not within close proximity to the strategic road network.</p> <p>The site is considered to have an overall low-moderate <b>landscape and visual sensitivity</b> to mineral extraction and HCC Highways has raised some concerns which could be overcome following further information/assessment.</p>
Summary of Reasoning for not progressing:	<p>This site was taken forward to the site options assessment work, however was not taken through to the final set of sites due to a number of high impacts raised in the assessment including ancient woodland and groundwater</p>

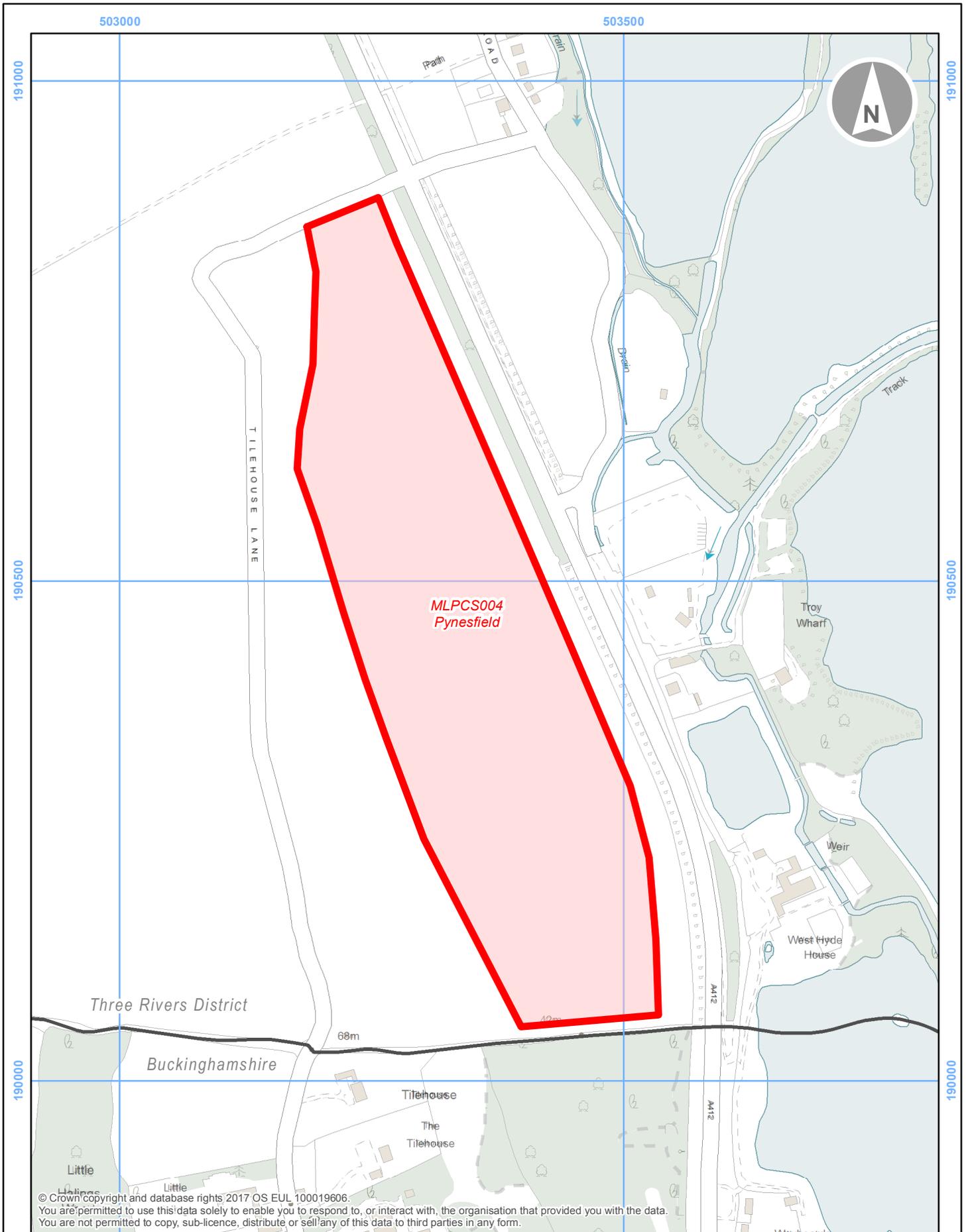
	sensitivity, in addition to the recent determination of the planning application with the site not being considered acceptable in planning terms.
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### MLPCS004

Name:	Land at Pynesfield
District:	Three Rivers
Promoted by:	Agent – D.K Symes
Site area:	14.5ha
Proposed Mineral:	Sand and Gravel
Planning History	The site has been subject to two minerals planning application both of which were refused (8/0761-13 and 8/1254-15) by Development Control Committee; however the 2015 decision was overturned at appeal and granted with conditions in January 2017.

Site Specific Considerations	
Summary of Assessment:	This site is considered to have <b>only two high impacts</b> on <b>groundwater</b> and <b>sustainable transport</b> as a result of the site's lack of access to the rail network or a navigable waterway. The development of the site is also considered likely to have a <b>positive impact</b> on <b>flood risk</b> as any proposal may include a dewatering pond and <b>local wildlife sites</b> and <b>BAP priority habitats and species</b> as the proposed restoration includes a wetland sustainable drainage scheme. The site is considered to have an overall low-moderate <b>landscape and visual sensitivity</b> to mineral extraction and HCC Highways has no fundamental highway objection, in principle.
Summary of Reasoning for not progressing:	This site has gained planning permission since the submission of the site and is classed as permitted reserves. The planning permission has been implemented and the timing of this site is linked with High Speed 2. The site, therefore, has not been taken forward to the Minerals Local Plan and will be recorded in the Local Aggregates Assessment as permitted reserves.

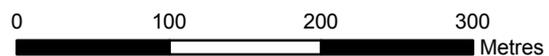


## Map 4



Key  Omission Site  Adopted Preferred Area (2007)

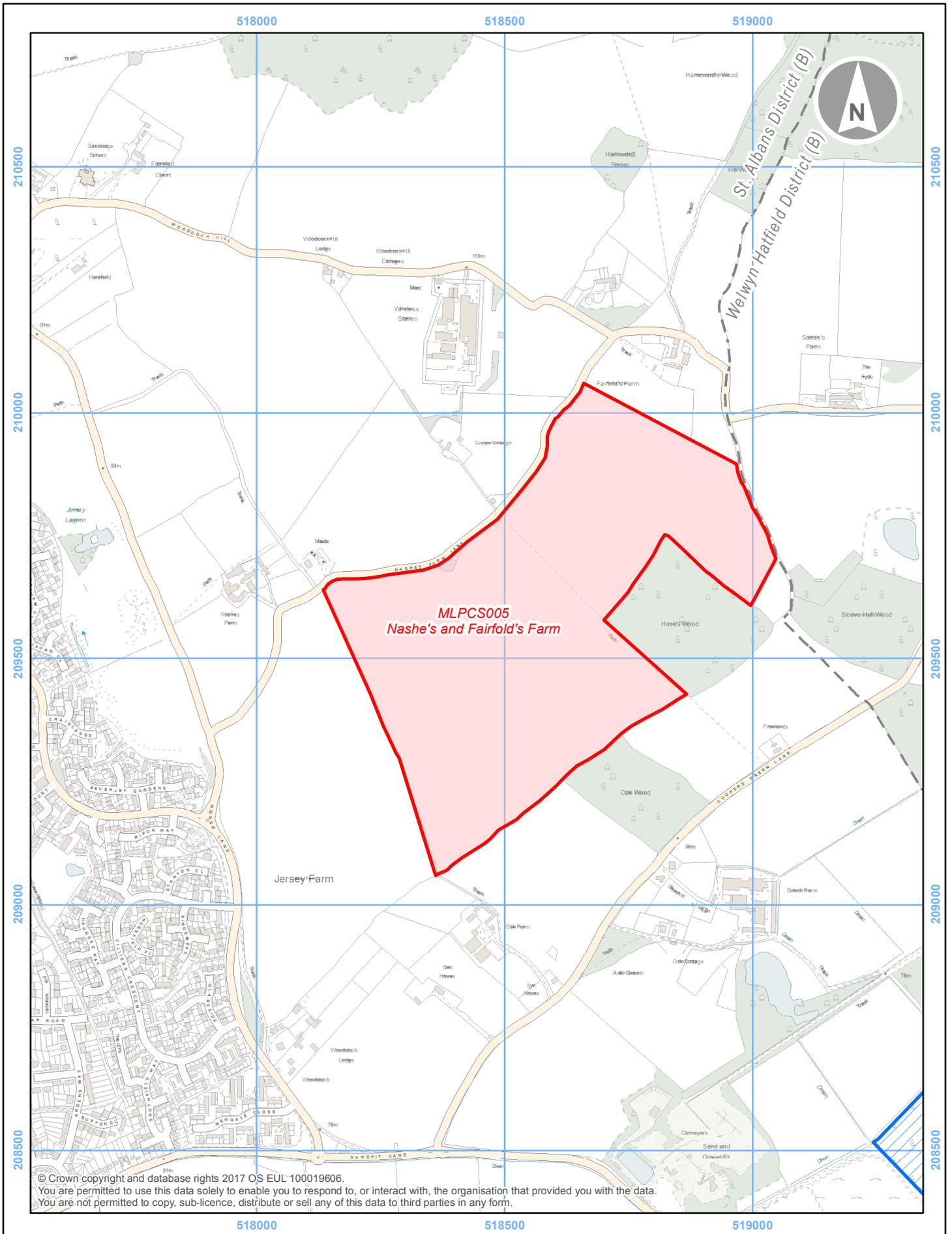
Scale 1:5,000



## MLPCS005

Name:	Nashe's and Fairfold's Farm
District:	St. Albans
Promoted by:	Agent – D.K Symes
Site area:	40.9ha
Proposed Mineral:	Sand and Gravel
Planning History	The site has no relevant planning history.

Site Specific Considerations	
Summary of Assessment:	<p>It is considered that this site could have a high impact on the <b>ancient woodland</b> as the site is adjacent to one area of ancient woodland; <b>recreation</b> as the site contains a PRow and is adjacent to a number of additional PRowS; <b>sustainable transport</b> as the site is not located within close proximity to the rail network or a navigable waterway; and <b>sustainable transport and pollution to the environment</b> as the site is not within close proximity to the strategic road network.</p> <p>The site is considered to have an overall moderate-high <b>landscape and visual sensitivity</b> to mineral extraction.</p> <p>The site is considered to raise significant concerns which are likely to attract highway objections.</p>
Summary of Reasoning for not progressing:	<p>This site was withdrawn by the promoter and therefore has not been taken forward.</p>



**Map 5**



Key  Omission Site  Adopted Preferred Area (2007)

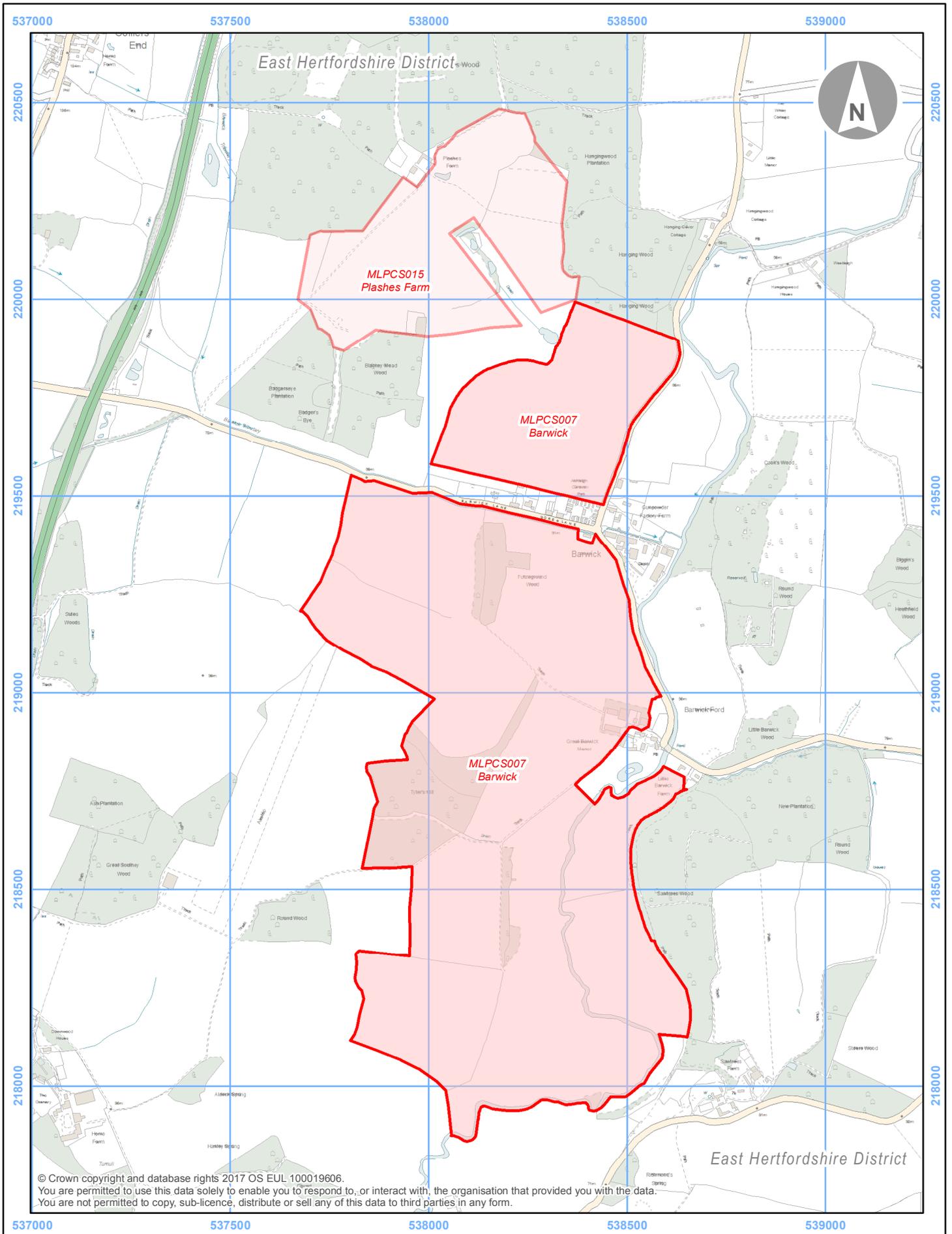
Scale 1:10,000



## MLPCS007

Name:	Barwick
District:	East Herts
Promoted by:	Landowner
Site area:	120.3ha
Proposed Mineral:	Sand and Gravel
Planning History	Part of the site has been subject to a number of planning applications for mineral extraction. Four of which were refused (E-2097-66, E-1950-64, E-1572-70 and E/2493-65) due to landscape and highways issues, one of which was permitted (E/1387-56) and one of which was withdrawn (E/1531-60).

Site Specific Considerations	
Summary of Assessment:	<p>The development of the site is considered likely to have a <b>positive impact</b> on <b>flood risk</b> as any proposal may include a dewatering pond. However, it is considered that development of the site could have a <b>high impact</b> on <b>ancient woodland</b> as the site is adjacent to an area of ancient woodland; <b>the ecological status of water bodies</b> as the site contains a watercourse; <b>groundwater</b> as part of the site is within Source Protection Zone 1; <b>recreation</b> as the site contains a PRow and is adjacent to a number of additional PRows; <b>sensitive land uses</b> as the site is adjacent to a number of residential properties; and <b>sustainable transport</b> as the site is not located within close proximity to the rail network or a navigable waterway.</p> <p>The site was also considered to have an overall moderate-high <b>landscape and visual sensitivity</b> to mineral extraction.</p> <p>The site has not been fully assessed by HCC Highways due to the size of the area and the lack of detailed information provided on the proposed access points or HGV routing.</p>
Summary of Reasoning for not progressing:	<p>This site has scored 'red' at Sieve 2 and therefore has not been taken forward due to the lack of information to conclusively determine economic viability and deliverability. In addition this site scored a significant amount of 'red' scores in the Sieve 3, Highways and Landscape assessments. This included a 'very high' score for the impact on ancient woodland within the site.</p>

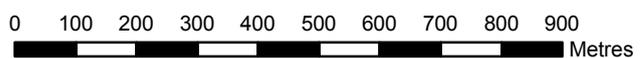


### Map 6



Key  Omission Site  Adopted Preferred Area (2007)

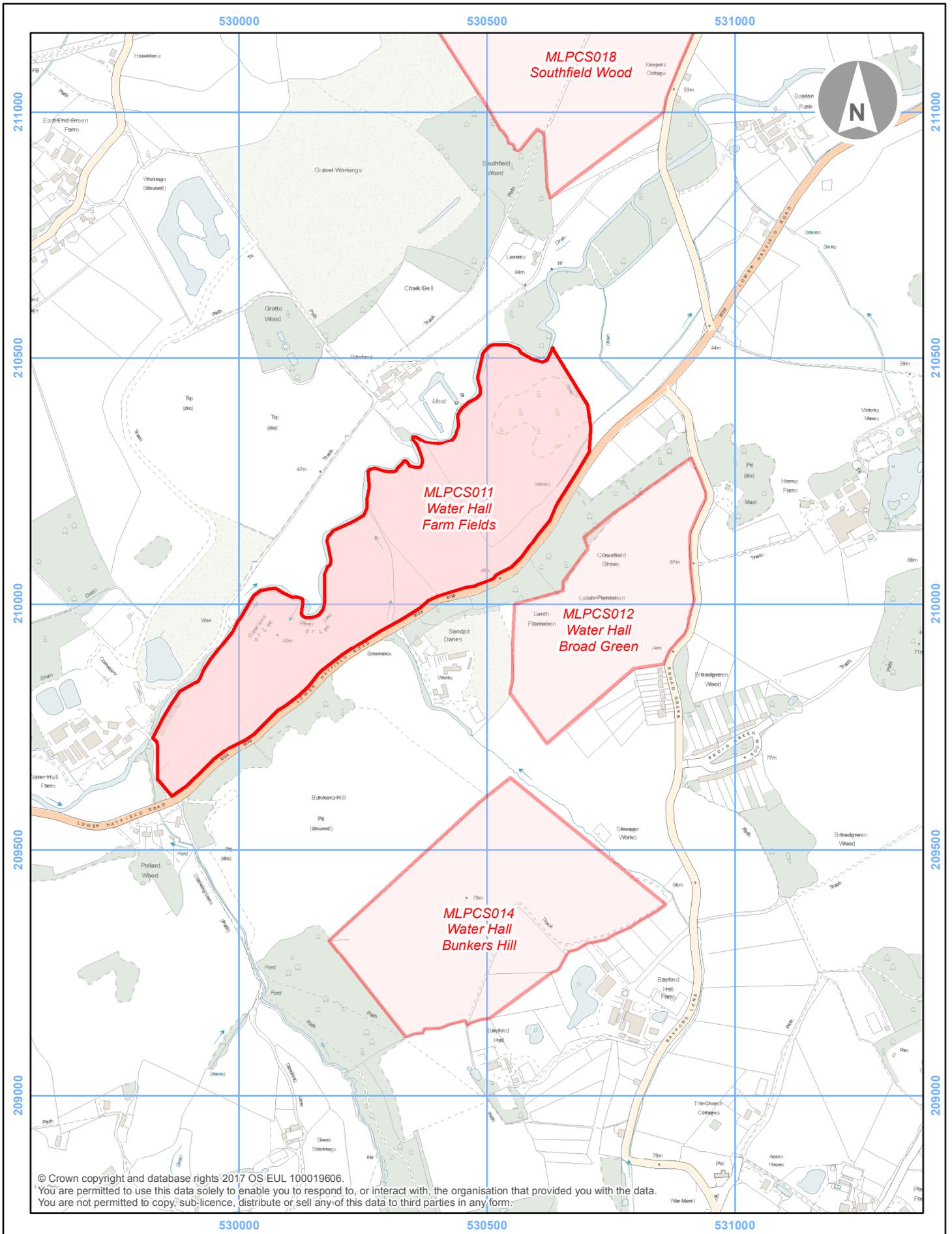
Scale 1:12,500



## MLPCS011

Name:	Water Hall Quarry - Farm Fields Area
District:	East Herts
Promoted by:	Agent – Terra Consult
Site area:	24.3ha
Proposed Mineral:	Sand and Gravel
Planning History	The site has been subject to five minerals planning applications four of which were refused (E/1246-67, E/0827-68, 3/0531-74 and 3/1236-01) and one of which was withdrawn (3/0464-94).

Site Specific Considerations	
Summary of Assessment:	It is considered that this site could have a high impact on the <b>ecological status of water bodies</b> as the site contains one watercourse and is adjacent to another watercourse; <b>recreation</b> as the site is adjacent to a PRoW and within close proximity of three additional PRoW; <b>sustainable transport</b> as the site is not located within close proximity of the rail network or a navigable waterway; and <b>sustainable transport and pollution to the environment</b> as the site is not located within close proximity of the strategic road network.
Summary of Reasoning for not progressing:	This site has scored 'red' at Sieve 2 and therefore has not been taken forward due to the lack of information to conclusively determine economic viability and deliverability. In addition this site scored 'red' for a number of high impacts in Sieve 3.



### Map 7



Key  Omission Site  Adopted Preferred Area (2007)

Scale 1:10,000

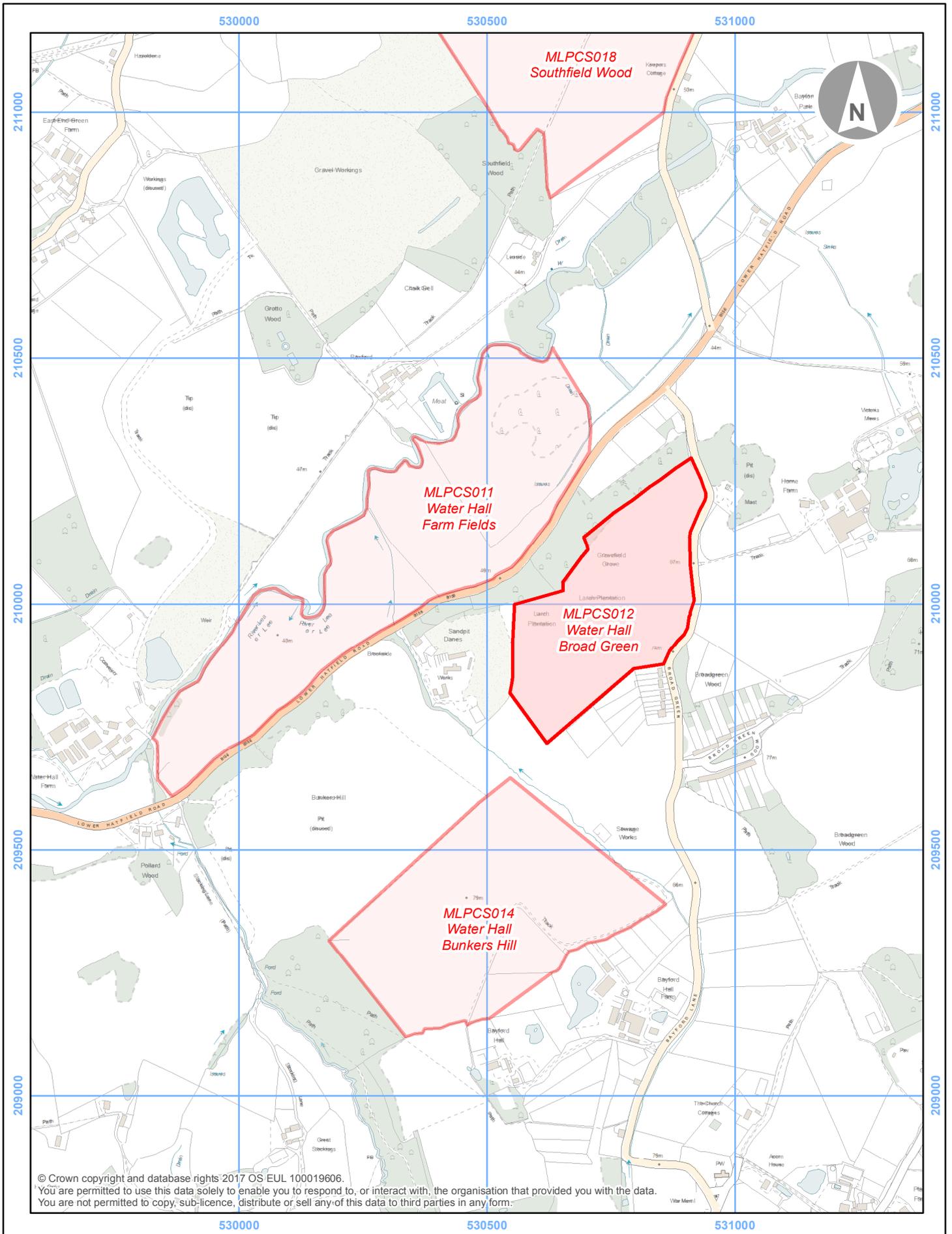


## MLPCS012

Name:	Water Hall Quarry – Broad Green Area
District:	East Herts
Promoted by:	Agent – Terra Consult
Site area:	11.8ha
Proposed Mineral:	Sand and Gravel
Planning History	The site has been subject to two mineral planning applications one of which was refused (3/0705-13) and one of which was withdrawn (E/1485-64).

Site Specific Considerations	
Summary of Assessment:	<p>The development of the site is considered likely to have a <b>positive impact</b> on <b>flood risk</b> as any proposal may include a dewatering pond.</p> <p>It is also considered that development of the site could have a <b>high impact</b> on <b>sensitive land uses</b> as the site is immediately adjacent to a number of residential properties; <b>sustainable transport</b> as the site is not located within close proximity of the rail network or a navigable waterway; and <b>sustainable transport and pollution to the environment</b> as the site is not located within close proximity of the strategic road network.</p> <p>The site is considered to have an overall <b>low-moderate landscape and visual sensitivity</b> to mineral extraction and <b>HCC Highways has raised some concerns</b> which could be overcome following further information/assessment.</p> <p>There is potential for cumulative adverse effects (additive or temporal effects respectively) with regard to transport (e.g. vehicular movements and emissions) and the amenity of sensitive receptors (e.g. air quality, noise) with the other sites in this location.</p>
Summary of Reasoning for not progressing:	<p>This site was taken forward to the site options assessment work, however was not taken through to the final set of sites due to uncertainty with the deliverability of this site. The adjoining site at Bunkers Hill Quarry is due to be restored by December 2017 which may restrict the use of an internal haul road leading to the processing plant which was suggested by the site promoter as the method for transporting minerals for processing. In addition, the existing plant is due to be removed by December 2019. A previous planning application on this site was refused by</p>

	the County Council and subject to appeal. The appeal was dismissed on grounds which include cumulative impact, noise and impacts of dust on sensitive land uses.
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### Map 8



Key  Omission Site  Adopted Preferred Area (2007)

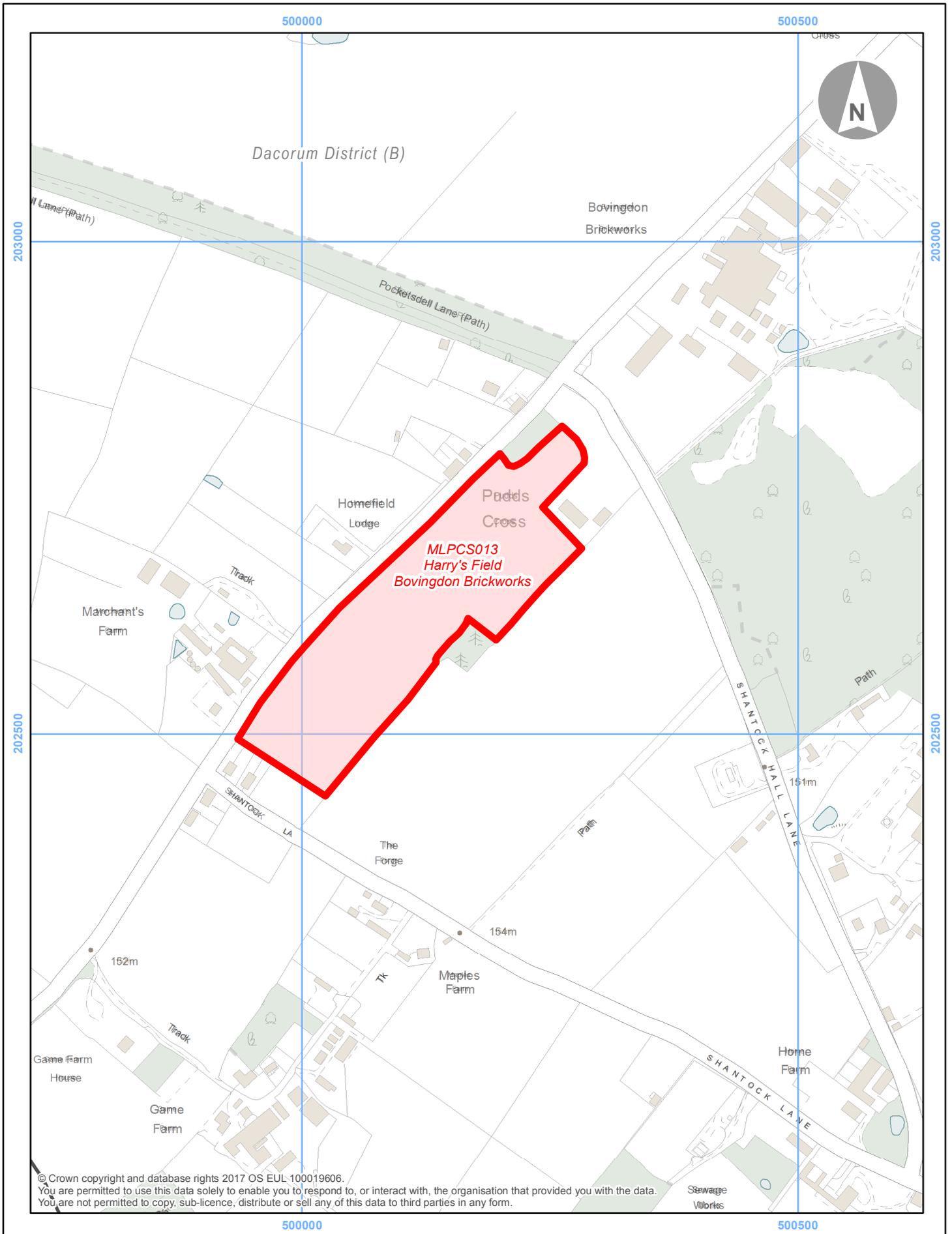
Scale 1:10,000



### MLPCS013

Name:	Harry's Field
District:	Dacorum
Promoted by:	Agent – Mike Chamley Associates
Site area:	4.6ha
Proposed Mineral:	Brick Clay
Planning History	The site has no relevant planning history.

Site Specific Considerations	
Summary of Assessment:	<p>The development of the site is considered likely to have a <b>positive impact</b> on <b>flood risk</b> as any proposal may include a dewatering pond and <b>local wildlife sites</b> and <b>BAP priority species or habitats</b> as the proposed restoration includes ecological restoration.</p> <p>However, it is considered that the development of the site could have a <b>high impact</b> on <b>sensitive land uses</b> as the site is adjacent to a number of residential properties; <b>sustainable transport</b> as the site is not located within close proximity to the rail network or a navigable waterway; and <b>sustainable transport and pollution to the environment</b> as the site is not located within close proximity to the strategic road network.</p> <p>The site is considered to have an overall <b>low-moderate landscape and visual sensitivity</b> to mineral extraction and <b>HCC Highways has raised some concerns</b> which could be overcome following further information/assessment.</p>
Summary of Reasoning for not progressing:	<p>Whilst this site scored well during the site assessment and the report concluded this site would be the most appropriate site option for allocation in the Minerals Local Plan. There is some uncertainty in regards to the deliverability of this site, in addition to further information received that the Brickworks has ceased production, and therefore at this time this site has not been taken forward for allocation. Brick clay resources would be safeguarded by implementation of the Mineral Safeguarding Area.</p>

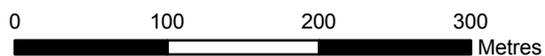


**Map 9**

Key  Omission Site  Adopted Preferred Area (2007)



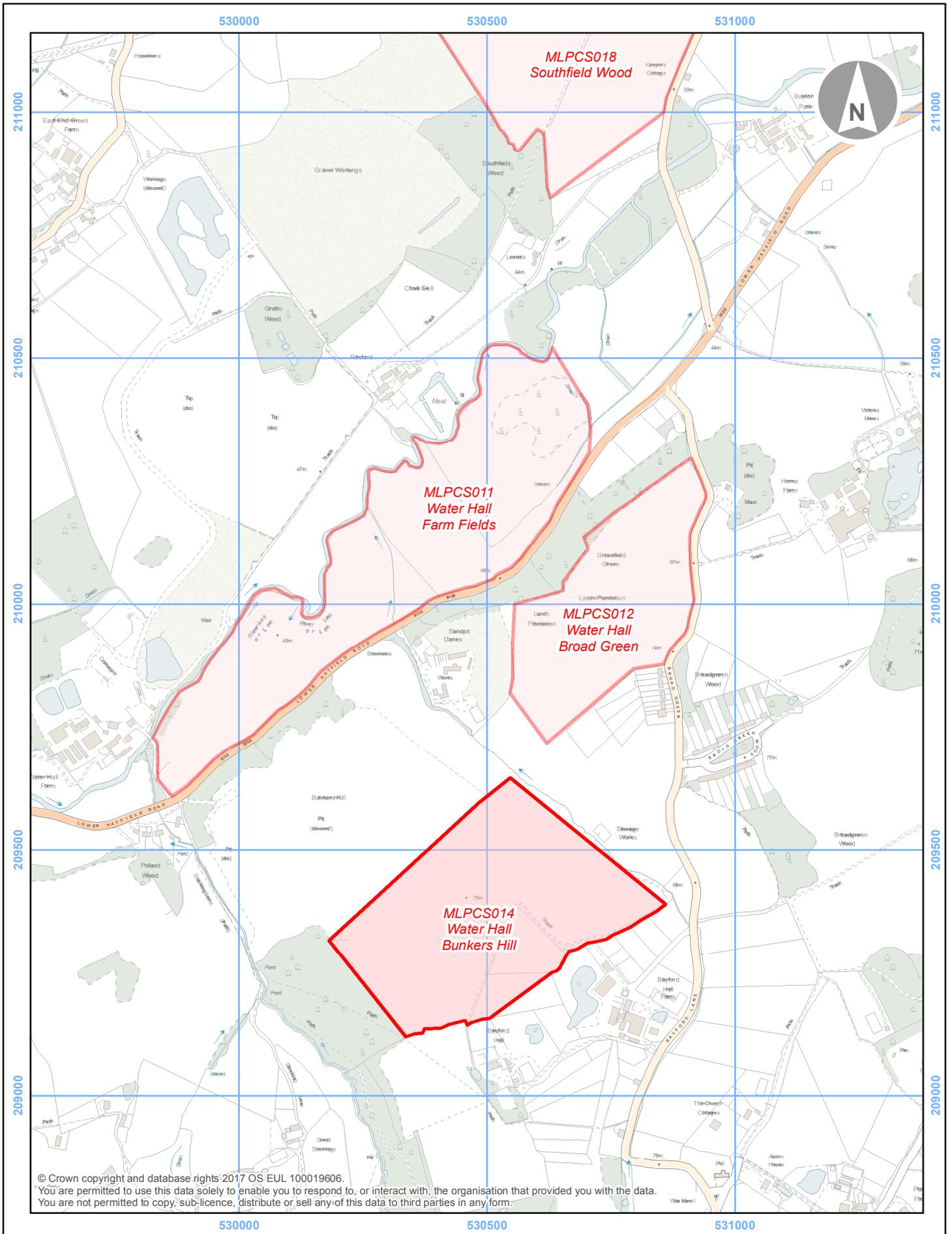
Scale 1:5,000



**MLPCS014**

Name:	Water Hall Quarry – Bunkers Hill South Area
District:	East Herts
Promoted by:	Agent – Terra Consult
Site area:	18.1ha
Proposed Mineral:	Sand and Gravel
Planning History	Part of the site was subject to a mineral planning application which was withdrawn (3/0040-99).

Site Specific Considerations	
Summary of Assessment:	It is considered that this site could have a high impact on <b>ancient woodland</b> as the site is adjacent to one area of ancient woodland; <b>recreation</b> as the site is adjacent to one PRow; <b>sensitive land uses</b> as the site is adjacent to a number of residential properties; sustainable transport as the site is not located within close proximity of the rail network or a navigable waterway; and <b>sustainable transport and pollution</b> to the environment as the site is not located within close proximity to the strategic road network.
Summary of Reasoning for not progressing:	This site has scored 'red' at Sieve 2 and therefore has not been taken forward due to the lack of information to conclusively determine economic viability and deliverability. In addition this site scored 'red' for a number of high impacts in Sieve 3.



**Map 10**



Key  Omission Site  Adopted Preferred Area (2007)

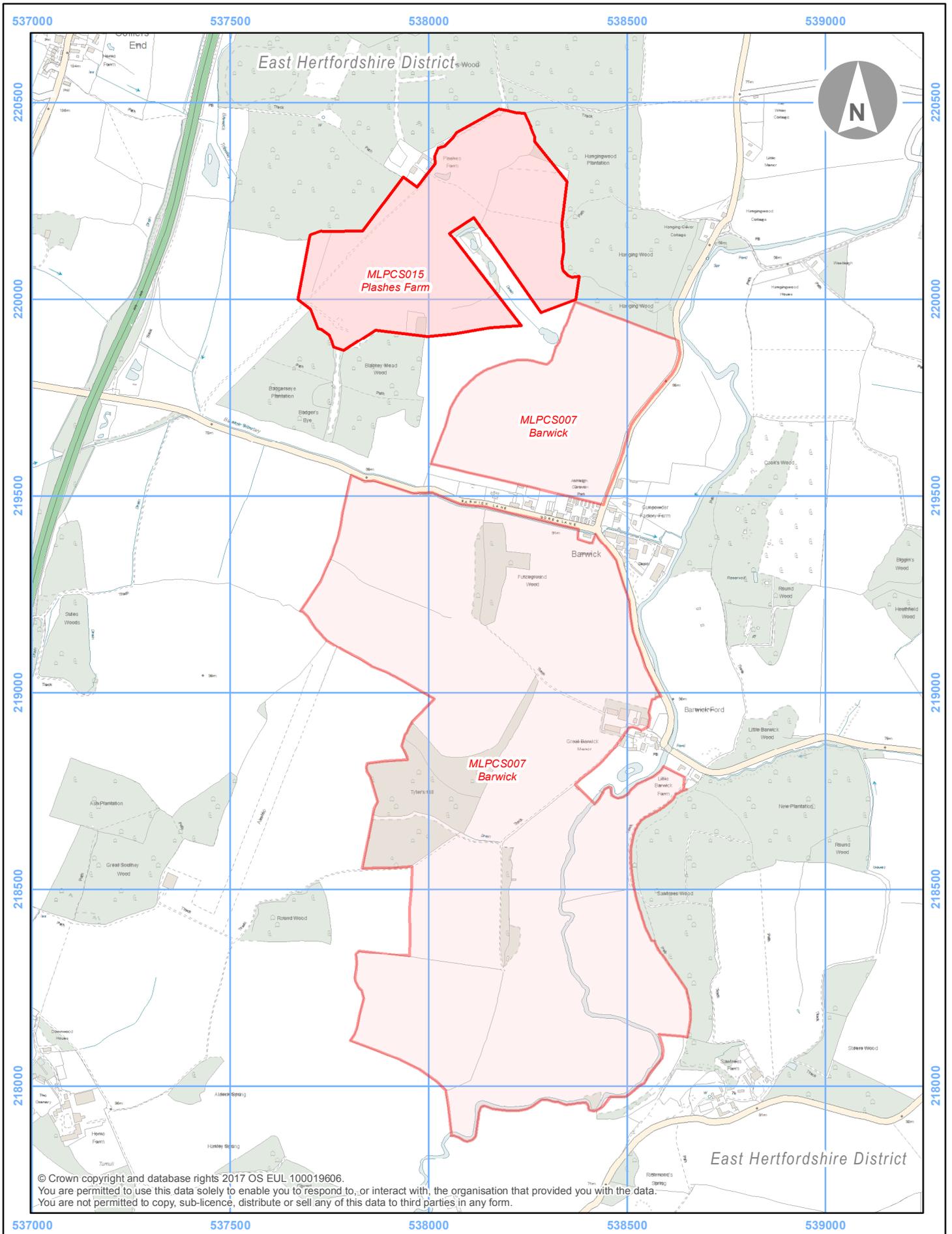
Scale 1:10,000



## MLPCS015

Name:	Plashes Farm
District:	East Herts
Promoted by:	Agent – Terra Consult
Site area:	24.4ha
Proposed Mineral:	Sand and Gravel
Planning History	Part of the site has been approved for mineral extraction under planning permissions (3/1391-01 and 3/2158-00).

Site Specific Considerations	
Summary of Assessment:	<p>The development of the site could have a <b>very high impact</b> on <b>ancient woodland</b>, as the site contains three areas and is adjacent to three additional areas of ancient woodland; and for <b>international and national ecological designations</b> as the site is adjacent to Plashes Wood SSSI (Site of Special Scientific Interest).</p> <p>The site is also considered likely to have a 'high' impact on <b>recreation</b> as the site contains three PRoW; <b>sensitive land uses</b> as the site is adjacent to Plashes Farm; <b>sustainable transport</b> as the site is not located within close proximity of the rail network or a navigable waterway; and <b>sustainable transport and pollution to the environment</b> as the site is not located within close proximity to the strategic road network.</p> <p>The development of the site is considered likely to have a <b>positive impact</b> on <b>flood risk</b> as any proposal may include a dewatering pond.</p> <p>The site is considered to have an overall moderate-high <b>landscape and visual sensitivity</b> to mineral extraction.</p>
Summary of Reasoning for not progressing:	<p>This site has scored 'red' at Sieve 2 and therefore has not been taken forward due to the lack of information to conclusively determine economic viability and deliverability. In addition this site scored a significant amount of 'red' scores in the Sieve 3, Highways and Landscape assessments. This included a 'very high' score for the impact on ancient woodland within the site.</p>



**Map 011**



Key  Omission Site  Adopted Preferred Area (2007)

Scale 1:12,500



## MLPCS016

Name:	Water Hall Quarry – Howe Green Area
District:	East Herts
Promoted by:	Agent – Terra Consult
Site area:	25.8ha
Proposed Mineral:	Sand and Gravel
Planning History	Part of the site has been subject to a mineral planning application which was refused (IDO-094-49).

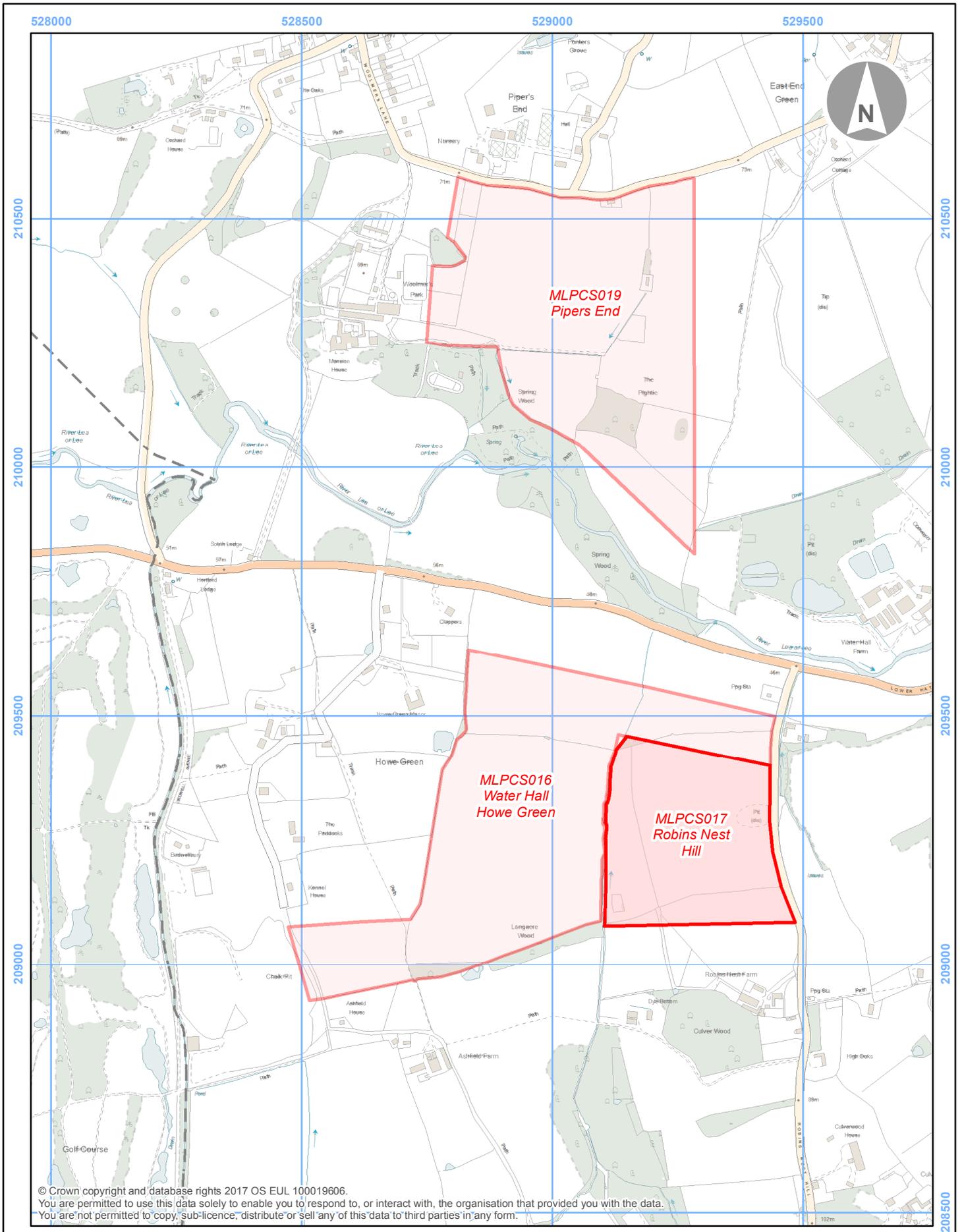
Site Specific Considerations	
Summary of Assessment:	It is considered that this site could have a high impact on the <b>ecological status of water bodies</b> as the site contains one watercourse which also runs down its eastern boundary; <b>recreation</b> as the site contains two PRoW and is within close proximity of an additional PRoW; <b>sensitive land uses</b> as the site is adjacent to residential properties; <b>sustainable transport</b> as the site is not located within close proximity to the rail network or a navigable waterway; and <b>sustainable transport and pollution to the environment</b> as the site is not located within close proximity of the strategic road network.
Summary of Reasoning for not progressing:	This site has scored 'red' at Sieve 2 and therefore has not been taken forward due to the lack of information to conclusively determine economic viability and deliverability. In addition this site scored 'red' for a number of high impacts in Sieve 3.



## MLPCS017

Name:	Robins Nest Hill
District:	East Herts
Promoted by:	Agent – Terra Consult
Site area:	11.7ha
Proposed Mineral:	Sand and Gravel
Planning History	The site was subject to a mineral planning application which was refused (IDO 094-49).

Site Specific Considerations	
Summary of Assessment:	<p>The development of the site is likely to have a <b>high impact</b> on <b>sustainable transport</b> as the site is not located within close proximity to the rail network or a navigable waterway; and <b>sustainable transport and pollution to the environment</b> as the site is not located within close proximity to the strategic road network.</p> <p>The development of the site is also considered likely to have a <b>positive impact</b> on <b>flood risk</b> as any proposal may include a dewatering pond.</p> <p>There is potential for cumulative adverse effects (additive or temporal effects respectively) with regard to transport (e.g. vehicular movements and emissions) and the amenity of sensitive receptors (e.g. air quality, noise) with the other sites in this location.</p>
Summary of Reasoning for not progressing:	<p>The site assessment concluded two ‘red’ high impacts in Sieve 3. Economic viability issues would also need to be addressed for inclusion as a specific site for allocations. There is a lack of information to conclusively determine economic viability and deliverability. Furthermore, this site has issues in regards to landownership constraints.</p>



# Map 13

Key  Omission Site  Adopted Preferred Area (2007)



Scale 1:10,000



## MLPCS018

Name:	Southfield Wood East
District:	East Herts
Promoted by:	Agent – Terra Consult
Site area:	16.7ha
Proposed Mineral:	Sand and Gravel
Planning History	Part of the site has been subject to a mineral planning permission which was refused (3/1568/78).

Site Specific Considerations	
Summary of Assessment:	<p>The development of the site is considered likely to have a <b>positive impact</b> on <b>flood risk</b> as any proposal may include a dewatering pond. However, it is considered that development of the site could have a <b>high impact</b> on <b>ancient woodland</b> as the site is adjacent to one area of ancient woodland; <b>recreation</b> as the site contains two PRoW; and <b>sustainable transport</b> as the site is not located within close proximity of the rail network or a navigable waterway.</p> <p>There is potential for cumulative adverse effects (additive or temporal effects respectively) with regard to transport (e.g. vehicular movements and emissions) and the amenity of sensitive receptors (e.g. air quality, noise) with the other sites in this location.</p>
Summary of Reasoning for not progressing:	<p>The site assessment concluded three 'red' high impacts in Sieve 3. Economic viability issues would also need to be addressed for inclusion as a specific site for allocations. There is a lack of information to conclusively determine economic viability and deliverability. Furthermore, this site has issues in regards to landownership constraints.</p>



## MLPCS019

Name:	Pipers End
District:	East Herts
Promoted by:	Agent – Terra Consult
Site area:	25.2ha
Proposed Mineral:	Sand and Gravel
Planning History	The site has no relevant planning history.

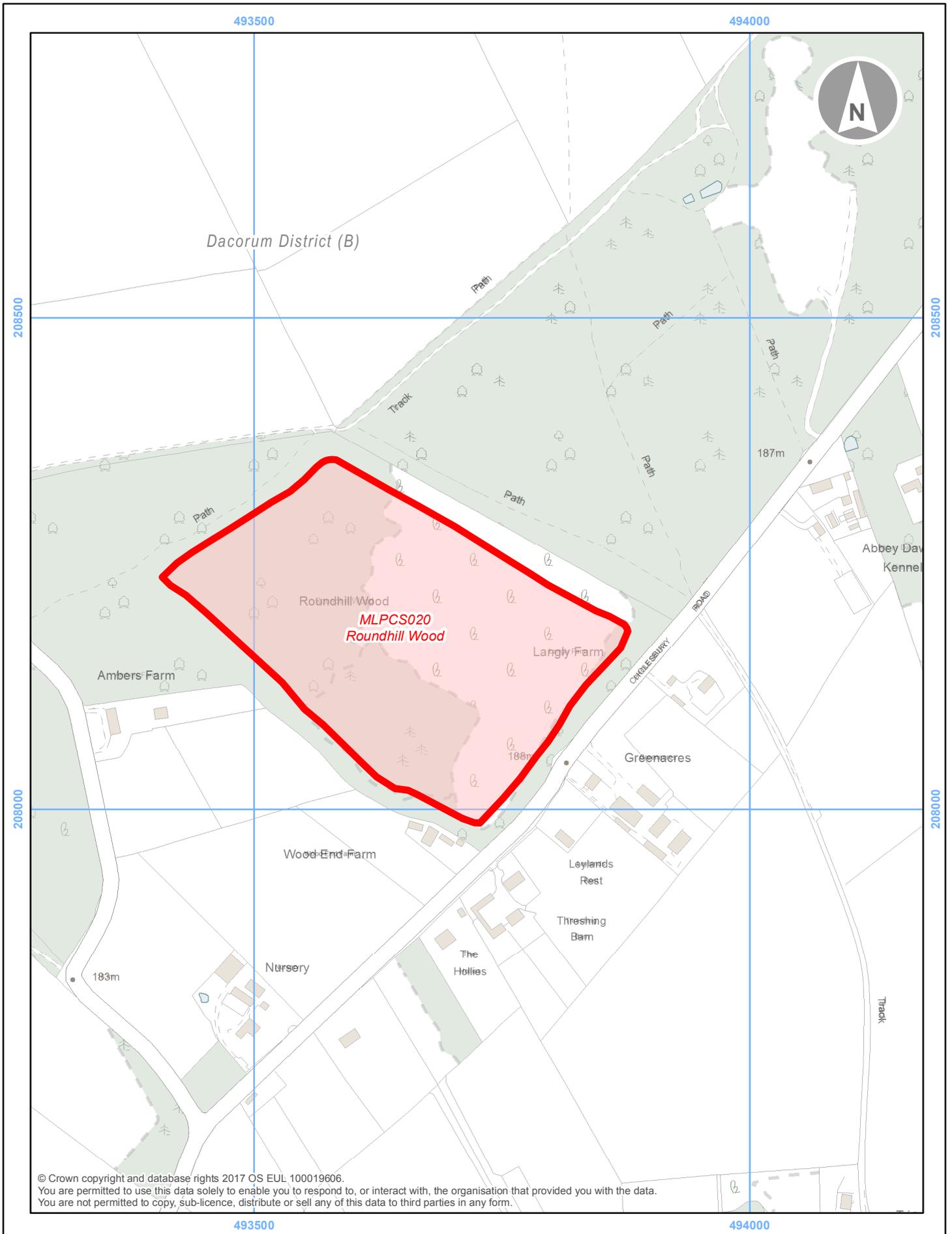
Site Specific Considerations	
Summary of Assessment:	<p>It is considered that this site could have a high impact on the <b>ecological status of water bodies</b> as the site contains two watercourses and is adjacent to two additional watercourses; <b>sensitive land uses</b> as the site is adjacent to a number of residential properties; <b>sustainable transport</b> as the site is not located within close proximity to the rail network or a navigable waterway; and <b>sustainable transport and pollution to the environment</b> as the site is not located within close proximity to the strategic road network.</p> <p>The development of site is considered likely to have a positive impact on <b>flood risk</b> as any proposal may include a dewatering pond.</p> <p>The site is considered to have an overall moderate <b>landscape and visual sensitivity</b> to mineral extraction.</p>
Summary of Reasoning for not progressing:	<p>This site has scored 'red' at Sieve 2 and therefore has not been taken forward due to the lack of information to conclusively determine economic viability and deliverability. In addition this site scored 'red' for a number of high impacts in Sieve 3.</p>



## MLPCS020

Name:	Roundhill Wood
District:	Dacorum
Promoted by:	Agent – Stephen Bowley Planning Consultancy
Site area:	9.4ha
Proposed Mineral:	Brick Clay
Planning History	Part of the wider site in the landownership was subject to planning permission for the importation of clean waste to infill the old clay working (4/1142-86). This does not cover this site boundary.

Site Specific Considerations	
Summary of Assessment:	<p>The development of the site could have a <b>very high impact</b> on <b>ancient woodland</b> as the site contains Roundhill Wood Ancient Woodland and <b>landscape designations</b> as the site is entirely located within the Chilterns Area of Outstanding Natural Beauty.</p> <p>The site is also considered likely to have a <b>high impact</b> on <b>aquifers</b> as the site is located on a principal aquifer; <b>ecological status of water bodies</b> as the site contains a number of small water bodies; <b>Local Nature Reserves</b> and <b>Local Wildlife Sites</b> as the site lies entirely within a Local Wildlife Site; <b>recreation</b> as the site contains four PRow; <b>sensitive land uses</b> as the site is located immediately adjacent to a number of residential properties; <b>sustainable transport</b> as the site is not located within close proximity to the rail network or navigable waterway network and <b>sustainable transport and pollution to the environment</b> as the site is not located within close proximity to the strategic road network.</p> <p>The development of the site is considered likely to have a <b>positive impact</b> on <b>flood risk</b> as any proposal may include a dewatering pond.</p>
Summary of Reasoning for not progressing:	<p>This site scored a significant amount of 'red' scores in the Sieve 3, with 'very high' scores for the impacts on ancient woodland and landscape designations within and around the site. This site has therefore not been taken forward.</p>



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**Map 16**



Key  Omission Site  Adopted Preferred Area (2007)

Scale 1:5,000  0 100 200 300 Metres

### Preferred Area 1

Name:	Land close to the existing Hatfield Quarry (Land at BAe)
District:	St Albans and Welwyn Hatfield
Promoted by:	PA 1 in the Adopted Minerals Local Plan (2007)
Site area:	68ha
Proposed Mineral:	Sand and Gravel
Planning History	The southern part of the site has been subject to an application known as Hatfield Aerodrome (5/0394-16). The application was determined at HCC Development Control Committee in January 2017 with a resolution to grant subject to the completion of a S106 agreement and the amendment of the existing S106 agreement.

#### Site Specific Considerations

Summary of Assessment:	<p>Development within this Preferred Area could have a <b>high impact</b> on <b>Ecological status of water bodies</b> as there are a number of water bodies adjacent to the Preferred Area; <b>Recreation</b> as the Preferred Area is part of Ellenbrook Fields, which is an area of recreational green space; <b>Sustainable transport</b> as the Preferred Area is not located within close proximity to the rail network or navigable waterway network.</p> <p>The area is also considered to have an overall <b>low-moderate landscape and visual sensitivity</b> to mineral extraction and <b>HCC Highways has raised some concerns</b> which could be overcome following further information/ assessment.</p>
Summary of Reasoning for not progressing:	<p>This preferred area has not been taken forward as a whole. The southern area has been subject to a submission through the call for sites (MLPCS006) which has been taken forward as a specific site in the Draft Plan. The remaining northern part of the adopted Preferred Area has not been taken forward due to uncertainty on deliverability in regards to the bromate plume. It has been noted there is a plume of bromate coincident with this part of the Preferred Area which may impact on the deliverability of mineral resources. In addition the borehole data shows a considerable level of overburden. Both of these were taken into consideration by the operator (Brett Aggregates) on promotion of the application at Hatfield Aerodrome, which was recently approved by the County Council.</p>

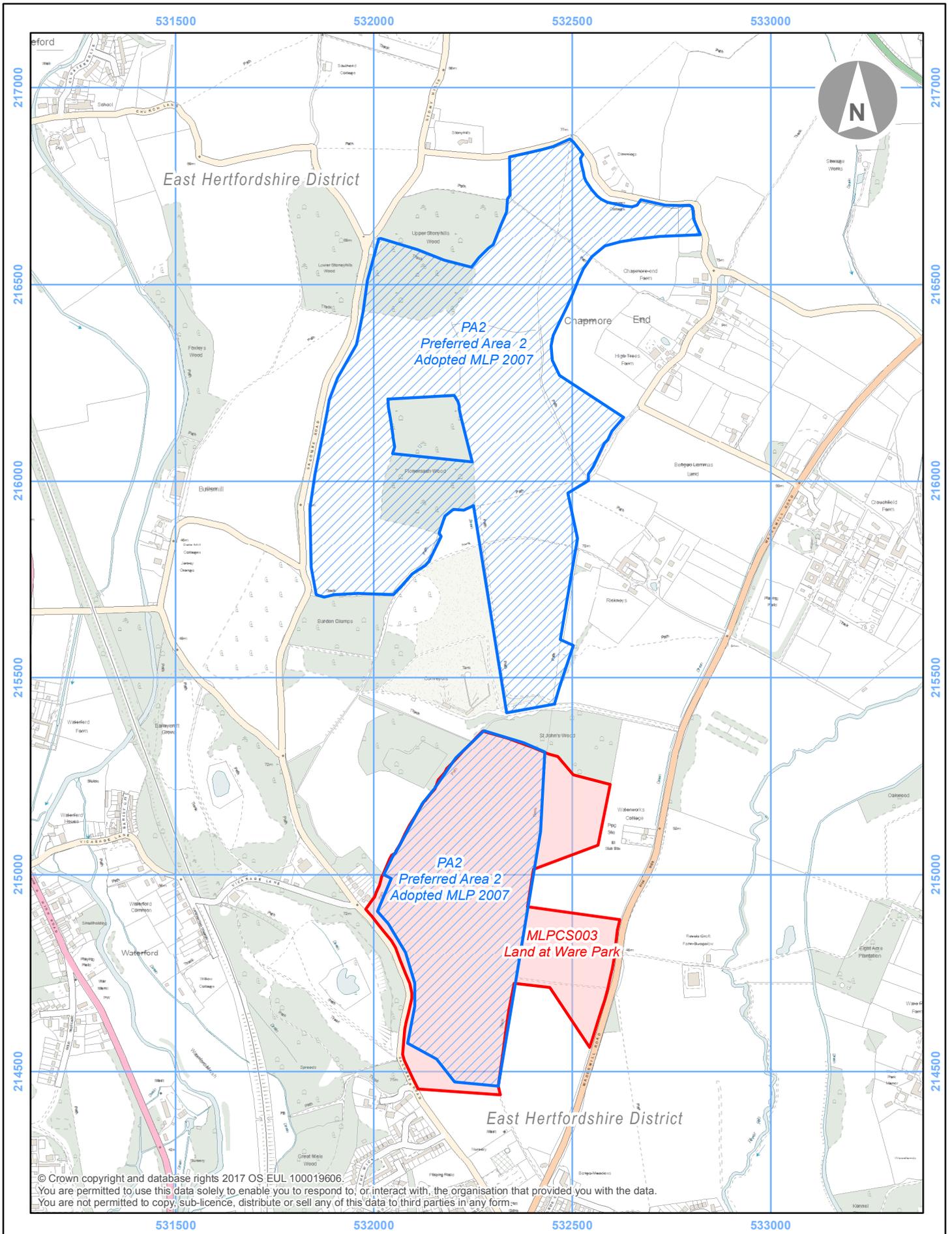


## Preferred Area 2

Name:	Land north and south of Rickneys Quarry
District:	East Herts
Promoted by:	PA 2 in the Adopted Minerals Local Plan (2007)
Site area:	61ha
Proposed Mineral:	Sand and Gravel
Planning History	<p>The preferred area has been subject to a number of applications (3/1653-95, 3/0959-90 and 3/0711-88) all of which were withdrawn. A smaller part of the preferred area has been subject to an application 3/2077-13 (varying 3/0629-06) which has a resolution to grant.</p> <p>The area was also subject to a planning application for mineral extraction (3/0770-16) which was refused at Development Control Committee in March 2017.</p>

Site Specific Considerations	
Summary of Assessment:	<p>Development within this Preferred Area could have a <b>very high impact</b> on <b>Ancient Woodland</b> as there are two areas of replanted ancient woodland within the Preferred Area and further areas of ancient woodland adjacent to the Preferred Area. The area is also considered likely to have a <b>high impact</b> on <b>Groundwater vulnerability</b> as part of the site lies within SPZ 1; <b>Recreation</b> as several PRow cross the Preferred Area; <b>Sustainable transport</b> as this Preferred Area is distant from the rail network and the navigable waterway network.</p> <p>The area is also considered to have an overall <b>moderate landscape and visual sensitivity</b> to mineral extraction and HCC Highways has raised some concerns which could be overcome following further information/assessment.</p>
Summary of Reasoning for not progressing:	<p>The preferred area has been assessed as it appears in the Adopted Minerals Local Plan (2007) but in two parts. The southern part was subject to a submission through the call for sites (MLPCS003) which has been assessed and discounted for the reasons stated above under MLPCS003. The adopted Minerals Local Plan, states that 'the working of the site would be considered as an extension to existing Rickneys Quarry'. Circumstances have changed over time and the existing site at Rickneys Quarry has been mothballed with no plant or machinery</p>

	<p>remaining on site. In addition, the northern part was not put forward by the landowner(s) or industry in the most recent call for sites, and therefore questions are raised about its deliverability.</p>
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# Map 18



Key  Omission Site  Adopted Preferred Area (2007)

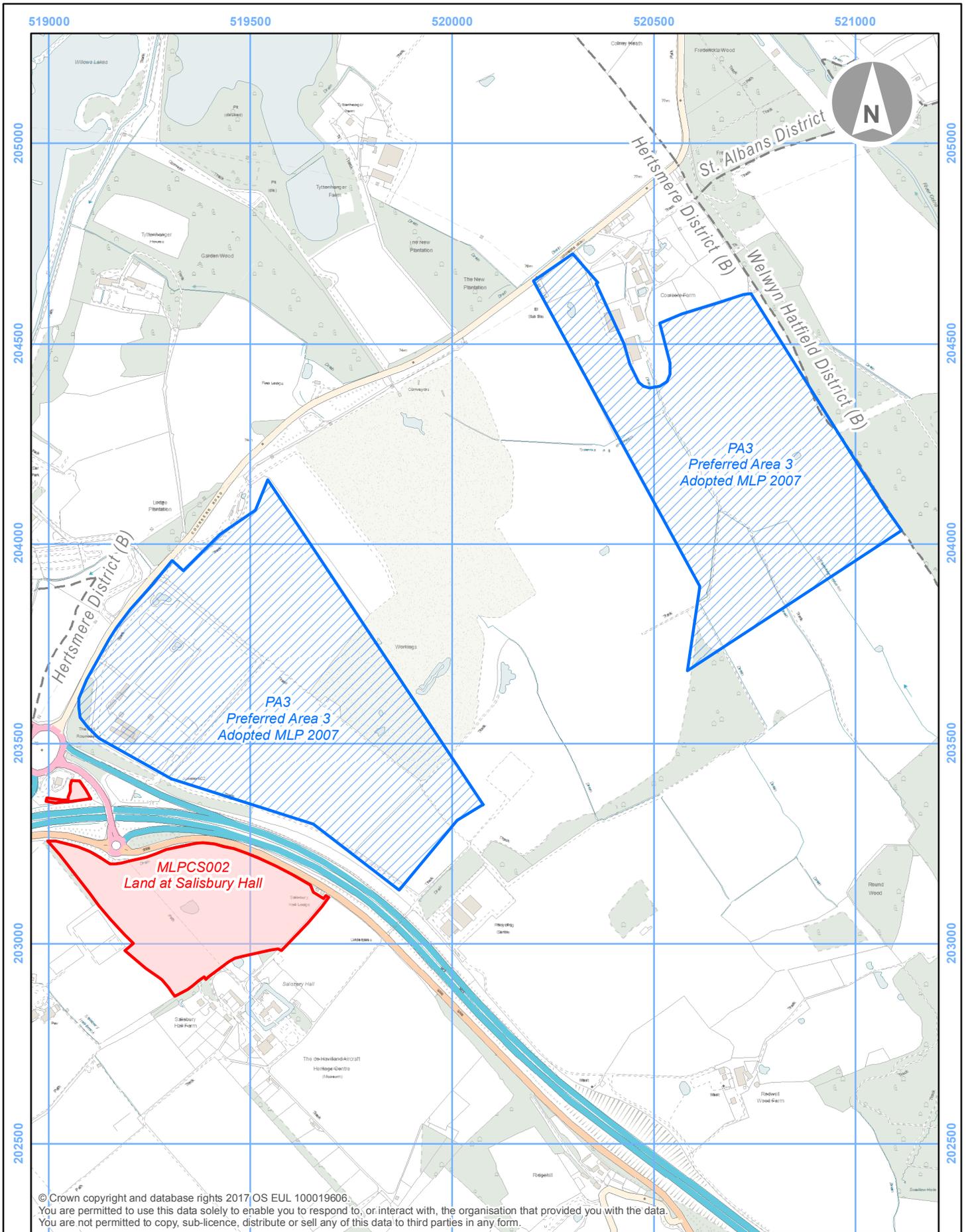
Scale 1:12,500



### Preferred Area 3

Name:	Land to the south-east of existing Tyttenhanger Quarry (Land at Coursers Road)
District:	Hertsmere
Promoted by:	PA 3 in the Adopted Minerals Local Plan (2007)
Site area:	89ha
Proposed Mineral:	Sand and Gravel
Planning History	The preferred area has been subject to two planning applications. 0/1353-06 for the eastern extension of existing quarry south of Coursers Road and progressive restoration using inert fill material. 0/0262-12 for the construction and operation of an Anaerobic Digestion facility.

Site Specific Considerations	
Summary of Assessment:	Sieve 1 and 2 were carried out on this site, however since the area is already being worked, no further assessment was undertaken with the conclusion of Sieve 2 being that this area should be removed as a preferred area going forward.
Summary of Reasoning for not progressing:	The areas identified in the adopted Minerals Local Plan (2007) are being worked as extensions to Tyttenhanger Quarry and therefore covered by an extant permission.



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### Map 19



Key  Omission Site  Adopted Preferred Area (2007)

Scale 1:12,500

