

Aggregates Panel Members:- J Anderson, R N Copping (Chairman), R Sanderson, HM Saunders, WA Storey,

Consolidation of recommended changes to the First Deposit Draft Minerals Local Plan Review.

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1. Purpose of Report

- 1.1 To detail the amendments made to the First Deposit Draft Minerals Local Plan Review after the previous Panel meeting and seek the Panel's confirmation of those amendments.

2. Background

- 2.1 The Aggregates Panel on 28 March 2003 worked through a table that listed representations proposing alterations to the Plan to be accepted by the County Council.
- 2.2 The responses were accepted in principle with minor amendments to be made to some of the Plan text.
- 2.3 A schedule of the amendments made, based on the Panel's recommendations, is attached at Appendix A. The Panel is asked to confirm these amendments.
- 2.4 The table attached at Appendix A shows the original text of the Plan with the proposed alteration. The deleted text is written as ~~strike through~~ and the additional or replacement text underlined.

3. The Next Stage of The Plan Review

- 3.1 As detailed in the paper considered at the last Panel meeting (Item 4), the next important milestone for the Plan is the publication of the Second Deposit Draft of the Plan. The Second Draft will contain the amendments that the County Council have agreed to make following the First Deposit consultation. A new statement confirming conformity with the County Structure Plan will be sought. The Second Deposit Draft of the Plan is then published for consultation. Once again, interested persons/organisations will be able to object, support or make comments on the plan. However, **objections can only be made regarding the changes that have been made to the Plan since the first draft. The County Council is not able to accept new representations to unaltered parts of the Plan not previously made at the First Deposit stage.**

4. Recommendation

- 4.1 To confirm the amendments made in response to the previous Aggregates Panel.

APPENDIX A

Schedule of changes made to plan following Aggregates panel meeting of 28 March 2003

Objection Number	Paragraph or policy number	Present wording with alterations indicated.
304/4597	Para 1.4.3	Sales of sand and gravel in South East England have almost halved since 1973. Sales of sand and gravel from extraction in Hertfordshire have decreased by 40% since 1990 (see Appendix 2). The latest estimates for 2001 show sales at 1.67 million tonnes. <u>The most recent figures available (1997) show that Hertfordshire was a net importer of sand and gravel with consumption exceeding sales by 0.356mt.</u>
228/4480	Para 1.8.1	There are a number of significant issues arising from the Minerals Local Plan Review. The respective importance of these issues is likely to be different for various stakeholders. Stakeholders include the minerals industry, other commercial enterprises, landowners, conservation or other interest groups and the general public, <u>including local residents</u> . Since each stakeholder group may have its own particular concerns and priorities, some of which may be contradictory, it is likely that a degree of compromise will be required. It is the role of the Minerals Local Plan Review to ensure that a satisfactory balance is struck between these potentially competing interests in terms of sustainable planning for minerals in Hertfordshire.
228/4482	Para 2.3.1 Aim 4	to encourage <u>ensure</u> sensitive working, reclamation and aftercare practices so as to preserve or enhance the overall quality of the environment and promote biodiversity where appropriate.
256/4547	Aim 4 point 12	12) <u>increasing public access (where appropriate) to the countryside as a result of sensitive restoration and enhancing the amenity value of the land (e.g. through the creation of new public rights of way or permissive routes).</u>

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304/4606	Para 3.1.2 point 5	These characteristics give rise to a number of key issues in relation to mineral planning for the county. <ul style="list-style-type: none"> • Certain areas in the county are prone to flooding. Mineral workings must be planned so they do not exacerbate flooding issues <u>and, where appropriate, enhance protection from flooding.</u>
227/4350	Para 3.2.1	Under the current guidance, this means that at any one time there should be planning permission for a total of at least 16.8 million tonnes of sand and gravel (7 years x 2.4 mt). <u>unless exceptional circumstances prevail.</u>
227/4450	Para 3.3.1	The penultimate p <u>Proviso v)</u> of Policy 2 takes into account the County Council's policies for encouraging the use of alternative sources of aggregate to primary land-won supply.
	New para 3.3.2	<u>In the context of Minerals Policy 2 the County Council will consider the adequacy of the landbank in relation to the quantity and quality of the mineral reserve (existing and proposed) and the proposed end-use of the mineral.</u>
248/4527	Para 3.4.2	Add bibliography to the end of the plan.
227/4451	Para 3.4.2 last point	independent sustainability appraisal of the potential sites <u>the six most sustainable sites.</u>
171/4282	Inset Map 14	Individual areas of ancient woodland will require safeguarding <u>against both direct impacts and any longer-term hydrological effects.</u>
227/4456	Minerals Policy 4 point d	which clearly demonstrate that the cumulative effect of workings in any particular area of the County does not give rise to any unacceptable environmental consequences.
314/4670	Minerals Policy 4 sub para i)	i) the landbank is insufficient of reserves with <u>planning permission is below the required level</u> 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 ...

Objection Number	Paragraph or policy number	Present wording with alterations indicated.
314/4759	Minerals Policy 4 para 3.6.1	Mineral resources are tremendously valuable <u>essential</u> to the wider community.
267/4583	Para 3.7.2	<u>Current</u> National guidance does not require the maintenance of a stock of planning permissions (or landbank) in the same way as for aggregates. In policy terms any applications for chalk or brick clay within the county are judged on general considerations common to every type of mineral development. Although many of the policies within the Plan are relevant to the working of other minerals, Minerals Policy 6 provides an overarching policy in respect of proposed clay and chalk workings.
307/4649	Para 3.7.3 New text	<u>Much of the county's clay and chalk is in the Chilterns AONB and so any application would be carefully considered against Minerals Policy 17 and all other policies of the Plan.</u>
248/4530	Minerals Policy 6	Proposals for chalk or clay extraction will only be permitted where if : i) it can be demonstrated that need for the mineral cannot be met adequately from existing permitted reserves or other sources; and ii) in exceptional circumstances, the need outweighs any adverse environmental, local amenity and other impacts of its winning and working and the proposal can be demonstrated to be in the public interest. ii) <u>The need for the mineral in question can clearly be demonstrated to outweigh all adverse effects of the proposed development.</u>
304/4614	Para 3.8.7	Harper Lane (south-central Hertfordshire) has a comprehensive permission that has been granted but not yet implemented for recycling of construction and demolition waste, rail ballast and glass to manufacture recycled aggregates.
248/4531	Minerals Policy 7	The County Council will support proposals for facilities <u>in appropriate locations</u> for recycling/reprocessing materials for use as secondary or recycled aggregates in appropriate areas .

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	Minerals Policy 9	<p>Existing and disused railhead and wharves will be safeguarded where they have potential for the exportation and importation of minerals and secondary/recycled aggregates.</p> <p>Proposals for new <u>or replacement</u> aggregate terminals for rail and water transport will be supported, taking into account the suitability of the local road network for secondary collection and distribution and other environmental effects.</p>
227/4459	Minerals Policy 10	<p>In particular, the following will be assessed in the light of other landuses already taking place, or with planning permission and <u>or</u> proposed in the development plan:</p>
304/4621	Minerals Policy 10 <u>New text</u>	<p>In considering planning applications for mineral working, the County Council will take into account the environmental capacity of the locality, i.e. the capability of the area to absorb the proposed additional activity over and above the existing and planned land uses. <u>Where the impact, cumulatively of the total activity exceeds the environmental capacity of the locality planning permission will be refused.</u> —In particular, the following will be assessed in the light of other landuses already taking place, or with planning permission and proposed in the development plan:</p> <ul style="list-style-type: none"> i) the cumulative extent to which the environment could be impacted on by workings, (this will involve consideration of cumulative impacts on all aspects of the environment, including habitats and species, landscape character, cultural heritage, air quality, ground and surface water resources and quality, agricultural resources and flood risk); ii) the extent of land in operational use; iii) the impact of processing and other plant; iv) the type, size and numbers of vehicles generated, from site preparation through to final restoration and potential impacts on the highway network, safety and the environment; v) cumulative impacts on the wider economy; and vi) cumulative impacts on local amenity, community health and recreation facilities and opportunities.

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171/4268	Minerals Policy 11	All mineral extraction and related development proposals will be required to take account of existing and <u>historic</u> landscape character and maintain its distinctiveness.
227/4460	Minerals Policy 11	Particular regard will be had to the Hertfordshire Landscape Strategy in assessing proposals: <u>(detailed in para 4.3.4 above)</u> .
235/4493	Para 4.4.2	The best and most versatile agricultural land will still need to be protected in some areas but, where appropriate, other forms of restoration <u>reclamation</u> should be encouraged. Restoration to <u>Reclamation to</u> agriculture should no longer be seen as the only choice for the restoration-reclamation of a site, as it may no longer be appropriate and all sites will be dealt with on a site-specific basis. If other forms of restoration-reclamation are favoured these should not, as a general rule, preclude a return to high-grade farmland in the future. Where biodiversity is to be encouraged the restoration-reclamation scheme will need to take into account both the UK and Hertfordshire Bio-diversity Action Plans.
320/4737	Minerals Policy 12	The County Council will not allow land worked for minerals to become derelict or remain out of beneficial use. All applications for mineral workings must be accompanied by a detailed, full proposal for restoration, afteruse and aftercare . Where appropriate, this should include proposals for long term landfill gas and leachate management control and monitoring. The proposed restoration and afteruse must be integral with the design of the proposed workings as a whole, irrespective of the proposed afteruse. <u>The County Council will encourage progressive restoration where appropriate.</u>
235/4494	Minerals Policy 12	See above
256/4553	Para 4.4.5 New text	<u>Where an afteruse is not included as part of the detailed planning application for minerals development, or it is proposed to change the afteruse, a further planning permission may be required.</u>
3/4062	Minerals Policy 13	Mineral operators will be required to facilitate proposals for sustainable after-use as part of the reclamation scheme. Proposals for afteruse will,

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		<p>where appropriate:</p> <ul style="list-style-type: none"> i) respect and/or enhance the local character of the area; ii) benefit the local community; iii) support and diversify the local economy; iv) provide improved and increased public access to the countryside and recreation and create public open space; v) create new water bodies for wildlife and/or recreation; vi) <u>create new water bodies for sport and recreation</u>; vi)vii) <u>support and enhance national, regional and local biodiversity <u>action plan objectives</u></u>; vii)viii) <u>contribute to achieving the long term objectives for the Watling Chase Community Forest or any regional park</u>; viii)ix) <u>maximise opportunities for sites of geological interest</u> ix)x) <u>promote sustainable forms of transport such as cycling or access via public transport.</u> <p>All after-use proposals must be acceptable in terms of traffic impact, both on the highway and on local communities.</p>
320/4738	Minerals Policy 13	See above
287/4566	Minerals Policy 13	See above
310/4438	Minerals Policy 13	See above
314/4753	Minerals Policy 13	See above
314/4754	Minerals Policy 13	See above
314/4755	Para 4.5.1	The landscape character assessment and the provisions of Policy 18 (ii) (form of restoration) should prove useful <u>will be considered when in</u> determining the appropriate levels for any restoration.
314/4760	Para 4.5.2	A number of important issues arise in connection with restoration <u>reclamation</u> . Notably, these include those relating to the speed and standard timescale and quality of restoration <u>reclamation</u> (e.g. dependant on the mineral type and the availability of restoration materials) on many sites and the resultant adverse cumulative impact resulting from a

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		lack of suitable materials for restoration purposes.
320/4740	Para 4.5.7 (new)	<p><u>The Environment Agency is the lead authority for permitting and licensing landfills under the 'Landfill Directive Designation (England and Wales) Order 2001' and the 'Landfill (England and Wales) Regulations 2001'. Any application to landfill a site will be assessed in terms of the Agency's Landfill Directive RGN 3 Annex 3 'The Location and Impact Assessment of Landfill Sites'.</u></p>
227/4462	Minerals Policy 14	<p>Alternative restoration methods to landfill will be given more favourable consideration where appropriate.</p> <p><u>Where it is clearly demonstrated that landfill represents the optimum restored landform</u> The reclamation of mineral workings with waste will only be permitted where it can be demonstrated that the disposal of waste is necessary to achieve the preferred restoration proposals. <u>The County Council will require any infilling of pits to be achieved within an appropriate timescale and in such a way as to minimise settlement. Applicants must be able to demonstrate that where restoration with fill, particularly non-degradable (inert) fill, is proposed, there is a sufficient total quantity of fill likely to be available to ensure restoration at the required rate. Sufficient resources must be made available for site preparation, reinstatement and restoration. Permission may be refused if it cannot be demonstrated that suitable material is available.</u></p> <p>When determining an application which includes filling, the County Council will pay particular regard to the standard of restoration which can be achieved and, where appropriate, to the past and present restoration record of the operator. Permission may be refused where there is serious doubt as to whether satisfactory restoration could be achieved. In certain circumstances the County Council may require an operator to secure an appropriate restoration bond to ensure that the final restoration and aftercare is properly achieved.</p>
304/4626	Para 4.5.8 (new)	<p><u>Where it is considered appropriate to grant planning permission for waste disposal at former mineral workings as part of the restoration scheme, the County Council will wish to be satisfied that an operator is able to ensure a satisfactory supply of fill material is available within a reasonable time period. This will be</u></p>

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		<u>judged on the individual circumstances that prevail. It is not possible to provide an exhaustive list, but might include availability of spoil from known development projects.</u>
227/4463	Minerals Policy 15	Mineral development will only be permitted when the provision for vehicle movement within the site, the access to the site, and the conditions of the local highways network are such that the traffic movements likely to be generated by the development including the proposed afteruse would not compromise <u>have an unacceptable impact on</u> highway safety, the effective operation of the road network, residential amenity or the local environment.
227/4464	Para 4.6.7	In assessing development proposals which are expected to give rise to a change in the amount or type of traffic on local rural roads, to resist development, the County Council will take into account factors including: i) increased risk of accidents, especially to pedestrians and cyclists; ...
307/4648	Minerals Policy 16	All proposals for development associated with the extraction of minerals from land <u>mineral extraction and related development</u> will be considered in the light of national and regional policy guidance, other relevant policies of the Development Plan and any relevant Supplementary Planning Guidance to the Development Plan.
235/4496	Para 4.8.3	It is important that mineral extraction does not have any <u>permanent</u> adverse effect on these assets: equally, it is important that any opportunities to enhance these assets are taken.
320/4742	Minerals Policy 17 point iv)	Applications for development associated with the extraction of minerals <u>All proposals for mineral extraction and related development:</u> i) shall not be permitted where they would result in the permanent loss or damage or significant and irreversible change to those particular characteristics and features that define the special quality of critical capital or other environmental assets as defined in the Structure Plan <u>(the degree of protection given will be appropriate to status according to their</u>

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		<p><u>international, national or local importance);</u></p> <p>ii) shall include proposals for mitigation, where appropriate, that will provide for the maintenance and enhancement of critical capital or other environmental assets as defined in the Structure Plan, including where temporary loss would occur;</p> <p>iii) shall not be permitted if the development would cause the permanent loss in quality or extent of the best and most versatile agricultural land unless there is an overriding need for the development, and either sufficient land in lower grades is unavailable, or available lower grade land has an environmental value which outweighs the agricultural considerations;</p> <p>iv) shall not be permitted if the development <u>and/or subsequent afteruse</u> would have a negative quantitative and/or qualitative impact on the water environment, including groundwater resources, unless appropriate measures can be imposed to mitigate any harmful effects;</p> <p>v) shall not be permitted if the development would increase the risk of flooding or have a material negative impact on the storage or flow capacity of the floodplain, unless the risk or impact can be obviated;</p> <p>vi) shall not be permitted in the Chilterns Area of Outstanding Natural Beauty unless exceptional circumstances indicate otherwise;</p> <p>vii) shall not result in the net reduction in either the quantity or quality of woodland, trees or hedges, whether directly or indirectly. Where quantity or quality is lost, redress in equivalent measures will be sought, with species to be agreed with the mineral planning authority, so as to recreate a suitable landscape and habitat sympathetic to the proposed restoration scheme and afteruse. Enhancement of existing woodland, trees and hedges through improved management will be sought. Development proposals must ensure the</p>

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		appropriate management of both retained <u>vegetation cover such as trees and hedgerows</u> , and new planting over the long - term.
307/4647	Minerals Policy 17	See above
235/4497	Minerals Policy 17	See above
256/4565	Minerals Policy 17	See above
227/4466	Minerals Policy 17	See above
287/4568	Minerals Policy 18	<p>Applications for development associated with the extraction of minerals shall, where appropriate: <u>All proposals for mineral extraction and related development shall, where appropriate;</u></p> <p>i) include a comprehensive scheme of working and restoration, including detailed proposals for soil handling (stripping, movement, storage and replacement), a schedule of extraction operations and proposals for the removal of plant, machinery and other related development on completion of operations. The proposals should also demonstrate that machinery and buildings <u>are have adopted best practice in terms of energy efficient efficiency</u>in accordance with the <u>additional guidance given in section 13 of the SPG;</u></p> <p>ii) demonstrate a satisfactory restoration landform, including full details of landscaping and long term land management, which can be secured within a reasonable timescale and are appropriate to the area. The final landform should be one <u>that has the appearance of one apparently</u>—created naturally and set harmoniously within the surrounding landscape, consistent with the landscape character of the area, <u>be sustainable and pose no long term risk to the environment;</u></p> <p>iii) where restoration to agriculture is proposed, demonstrate that the proposals will achieve reclamation to the highest practicable grade, which must be at least equivalent to that which previously existed;</p>

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		<p>iv) include measures to minimise visual intrusion and any <u>adverse</u> impact on the local landscape;</p> <p>v) ensure that the proposals do not encroach within at least ten metres from the canopy spread of all periphery or other retained trees (including isolated mature trees within hedgerows) nor within three metres from the canopy spread of hedgerows;</p> <p>vi) demonstrate the stability of the perimeter slopes of the excavation and make provision for appropriate stability buffer zones, particularly where the boundary adjoins a public highway <u>or designated footpath</u>;</p> <p>vii) incorporate an appropriately defined buffer zone in order to safeguard sensitive land-uses. The following matters will be taken into account when delineating the buffer zone at the application stage of development:</p> <ul style="list-style-type: none"> a) topography <u>and hydrology</u> of the site and surrounding areas; b) natural and manmade features, which may reduce the impact of development, for example landscape features, roads, railway lines etc.; c) the direction of the prevailing wind; d) the proximity of the proposed development to sensitive land-uses including residents; e) duration and direction of the proposed working; and f) location of plant and other ancillary development; <p>viii) demonstrate that no significant noise intrusion will arise from the development;</p> <p>ix) demonstrate that no significant degradation of the air (particularly from dust and emissions) or water quality <u>or quantity – with respect to both groundwater and surface water</u> will occur;</p> <p>x) ensure that public rights of way are not adversely affected or, where this is not possible, that good quality, safe and convenient alternative provision is made. The</p>

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		<p>use of rights of way to obtain vehicle access to a site will not be permitted unless it can be clearly demonstrated that the safety of rights of way users can be adequately protected. Where necessary, long-term reinstatement or suitable replacement of rights of way will be secured. In addition, proposals that are likely to have an adverse effect on high status routes will not be permitted. Proposals should enhance the public rights of way network through the creation of new rights of way and/or open space, or the improvement of public access;</p> <p>xi) include proposals to prevent the soiling of the public highway including the provision of suitably surfaced access roads, wheel cleaning equipment and sheeting to prevent dust or spillage <u>and measures for dealing with the immediate cleaning of public roads should accidental soiling occur;</u></p> <p>xii) include proposals for the submission of an annual report detailing progress over the previous twelve months, operational proposals for working and restoration for the ensuing twenty-four months and compliance with conditions;</p> <p>xiii) include proposals for engaging <u>involving</u> the local community, <u>including site specific liaison meetings</u>;</p> <p>xiv) <u>Demonstrate that the method of operation and manner of final restoration will not represent an unacceptable increase in birdstrike to aviation;</u></p> <p>xv) <u>Include suitable buffer zones adjacent to open channel watercourses to ensure the ecology and integrity of the watercourse and river corridor is protected.</u></p>
320/4743	Minerals Policy 18	See above
307/4435	Minerals Policy 18	See above
227/4467	Minerals Policy 18	See above

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314/4676	Minerals Policy 18	See above
314/4761	Minerals Policy 18	See above
305/4645	Minerals Policy 18	See above
171/4276	Minerals Policy 18	See above
91/4167	Para A2.7	Historic market towns include Ware, <u>St Albans</u> , Sawbridgeworth and Bishop's Stortford.
171/4279	Para A2.10	English Nature used the Countryside Commission work as a basis for their identification of <u>In parallel with the Countryside Commission work, English Nature identified a series of</u> Natural Areas, which form distinct geographical areas in terms of their wildlife and habitats.
171/4280	Para A2.14	<u>On behalf of the Hertfordshire Environmental Forum,</u> the Herts and Middlesex Wildlife Trust has prepared a Local Biodiversity Action Plan for the county.
320/4746	Glossary -New definition.	<u>Main river: means a water course which is shown by a distinctive colour on the main river map of the Environment Agency areas and includes and structure or appliance for controlling or regulating the flow of water into, or out of the channel, being a structure or appliance situated in the channel or in any part of the banks of the channel (other than a structure or appliance vested in or controlled by an Internal Drainage Board or the British Waterways Board for the purpose of its functions as a navigation authority);</u> <u>Ordinary watercourse: An ordinary watercourse is one that does not form part of a main river.</u>
171/4281	Glossary	Areas designated by the Countryside Commission under Sections 87 and 88 of the National Parks and Access to the Countryside Act 1949. Hertfordshire <u>is</u> contains part of one AONB - the Chiltern Hills.
320/4748	Inset Map 8 – New text	<u>The Ellen Brook runs along the eastern edge of the 'preferred area' in a north to south direction. The Environment Agency would seek to ensure that a buffer strip, a minimum of 30m wide between any excavation and the top of the riverbank. Additionally 20metres of the buffer strip should be vegetated and free of any development between the working area and the bank of the Ellen Brook. The purpose of the buffer</u>

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		<p><u>strip would be to protect both the integrity of the watercourse and the ecology associated with the watercourse, and river corridor.</u></p> <p><u>The River Nast currently runs in a culvert through the 'preferred area'. It may be acceptable to temporarily divert this culverted watercourse during the operational phase but on final restoration the watercourse should be reinstated in open channel through the site and appropriate buffer strips defined on each side of the watercourse.</u></p> <p><u>The proposed site lies over an area contaminated with a plume of Bromate. A more robust risk assessment may be required at this site in order to determine the risk of impacting on the Three Valleys Water source at the public water source at Bishops Rise.</u></p> <p><u>Restoration: The area lies over both groundwater protection zones II and III. The Environment Agency will object to the use of landfill for restoration in zone II unless it can be demonstrated that the waste used will be non-polluting matter such as inert, naturally excavated material. The Agency will not usually object to landfilling in a zone III , provided it can be proved that risk of pollution of groundwater can be mitigated. Proposals for individual landfills will be determined in detail at the application stage.</u></p>
320/4749	Inset Map 14 – New text	<p><u>The site overlies a large proportion of the Groundwater Source Protection Zone (GPZ) I for the Wadesmill Road water supply bore. This is a very sensitive site in terms of potential pollution of the groundwater resource. There are number of other licensed abstractions from groundwater and surface waters on or close to this site, which should be considered as part of any Environmental Impact Assessment. There are a number of ordinary watercourses on this site and the treatment of these watercourses would need to be detailed in an Environmental Impact Assessment for the proposal.</u></p>
320/4750	Inset Map 15 – New text	<p><u>The Tyttenhanger Stream (main river) and the Tyttenhanger stretch of the River Colne runs across part of the preferred area for future mineral extraction. The Environment Agency would expect appropriate buffer strips to be established either side of the watercourse to protect the watercourse and the river corridor.</u></p>

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		<p><u>Restoration: The site lies over a Groundwater Source Protection Zone (GPZ) III area as defined by the Environment Agency's Source Protection Maps. The Environment Agency will not usually object to landfilling in a zone III, provided it can be proved that risk of pollution of groundwater can be mitigated. However, any landfilling of this site has the potential to impact on three different source protection zones (North Mimms, Roestock, Tyttenhanger Wells). Proposals for individual landfills will be determined in detail at the application stage.</u></p>
304/4607	SPG 3.1.3	<p>Permission for the recycling of rail ballast and glass to manufacture recycled aggregates has been granted <u>and implemented at Harper Lane, but has not yet been implemented.</u></p>
235/4498	SPG 3.1.4	<p>Although outdoor operations in the past have been common, in order to reduce potential adverse impacts, the County Council considers that this type of facility <u>in certain circumstances should be covered to help mitigate against visual impact, dust and noise. Further advice is in the Hertfordshire Waste Local Plan 1999. Applicants should refer also to the Governments good practice guidance 'Controlling the Environmental Effects of Recycled and Secondary Aggregates Production'.</u></p>
256/4555	SPG 3.1.4	See above
304/4608	SPG 3.1.4	See above
314/4680	SPG 3.1.4	See above
314/4756	SPG 3.5.2	<p>The <u>If a building is necessary then the design of any building will be significant in mitigating its visual impact. Ideally it should replicate buildings which would normally be found in the area. Orientation and choice of materials/colour will be particularly important. The proposal should demonstrate how existing screening from visual barriers will mitigate the impact together with additional screening proposals that should reflect the landscape character of the area.</u></p>
314/4756	SPG 3.8.1	<p>Where appropriate, the County Council will use planning conditions to ensure additional <u>environmental safeguards protection to housing, school and other sensitive land uses.</u></p>

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235/4499	SPG 5.2.1	Aftercare begins from the time of compliance with the <u>restoration conditions</u> . An outline strategy of commitments for the five year aftercare period. This should be submitted to the MPA for approval prior to the completion of the first phase of restoration.
256/4558	SPG 6.2.1	Proviso ii) of Minerals Policy 13 requires that the proposed afteruse should be of benefit to the local community. The County Council will therefore require that all after-use proposals demonstrate <u>that how</u> the local community has been involved in their preparation.
304/4634	SPG 8.3.2	<u>Wildlife Sites</u> Currently only a small proportion of the County's wildlife resource is protected by statutory legislation, specifically those of SAC, SPA, SSSI, NNR or LNR status. Whilst these sites cover the most important wildlife habitats in the county, they are insufficient on their own to maintain the diversity of habitats and species in Hertfordshire. — <u>Afteruse of mineral extraction sites can offer opportunities for the creation of new wildlife habitats.</u>
256/4561	SPG 9.1.4	It should be recognised that engineered flood reduction measures may not always be appropriate since they can have economic and environmental <u>costs and</u> impacts on the natural and built environment — for example increasing the demand for land won minerals. Where risk of flooding potentially caused by development can be overcome thorough remedial engineering works; those works should be paid for by the developer. <u>The provision of flood defence or mitigation works arising from development will generally be funded by the developer.</u>
304/4635	SPG 9.1.4	See above
314/4757	SPG 14.1.1	Minerals Policy 18 ii) requires that proposals should include a satisfactory restoration landform, including full details of landscaping and long term land management, which can be secured within a reasonable timescale and are appropriate to the area. The final landform should be one <u>apparently that has the appearance of one</u> created naturally and set harmoniously within the surrounding landscape, consistent with the landscape character of the area. The context for any decision about restoration

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		landforms, landscaping and long-term management will be the Landscape Strategy for Hertfordshire, published incrementally by Hertfordshire County Council at http://www.hertsdirect.org/landscape .
235/4500	SPG 18.1.3	The Council will expect applicants to demonstrate that a proposed scheme complies with the guidance in both MPG 5 and with Planning Policy Guidance Note 15 Development on Unstable Land (PPG <u>14 15</u>).
305/4646	SPG 21.3.8 New text	<u>As far as possible all plant processes, including material cleaning and wheel washing should minimise the total use of water.</u>
320/4745	A2.18	Environment Agency indicative flood maps indicate that there are areas at risk of flooding in Hertfordshire. Indicative flood plain represents land which lies beneath either the tidal 1:200 year or fluvial 1:100 year return period water level. It should be noted that indicative flood plains <u>maps</u> are not definitive and <u>they should form the basis for more detailed assessment within the Environment Agency. Where there is uncertainty about the flood risk the applicant would be expected to carry out a more detailed assessment, in accordance with the requirements of Planning Policy Guidance 25.</u>
320/4764	A2.20	It should be noted that the indicative flood plain maps do not differentiate between defended and undefended areas or take account that flood risk will be increased by climate change, <u>but in some areas they do represent best available-current information available from the Environment Agency.</u>
320/4765	A2.22	The county lies within two <u>three</u> Environment Agency Regions, Thames, <u>North East</u> and Anglian (in Central Anglian and West Thames).
320/4766	A2.26 New Text	<u>Any proposal to increase the areas for mineral extraction should, as part of the Environmental Impact Assessment, include assessment of the impact of the works on ground water resources and surface water features. Floodrisk assessments should also be carried out, covering both the flood risk to the site and the impact of the works on flood risk elsewhere. This should include the control of surface water discharges from the site, both during the operational phase and on final restoration. The discharge rate should not exceed the existing "greenfield" run-off rate up to and including</u>

Objection Number	Paragraph or policy number	Present wording with alterations indicated.
		<u>the critical "1 in 100 year storm event.</u>
341/4685	General comment	Replace shall/must with should.