

Appendix 1: Pre 2024 Chronology with Hertfordshire County Council.



28_04_2020 Summary of Hertfordshire County Council and Hertsmere Borough Council Liaison Meeting

1. Implications of St Albans (SADC) Inspectors' Letter

- Discussion about the Inspectors' criticisms of St Albans' Local Plan and what this means for other districts.
- Key message: Local Plans must include robust modelling, avoid relying on unrealistic mitigation, and link infrastructure requirements directly to policy.
- HCC requested early sight of draft site schedules due to HBC not undertaking a Preferred Options stage.
- Agreements emphasised the need for well-documented DtC activity and clear Statements of Common Ground; LW developing a template.

Actions:

- Share internal briefing notes (confidential).
- HBC to share initial site matrix (confidential, not Member-approved).
- HBC to share SoCG template once drafted.

Planning Performance Agreement (PPA) Arrangements

- HCC prefer three-way PPAs (HCC–District–Promoter).
- Two-way PPAs still acceptable, provided discussions remain joint.
- Work on Tyttenhanger/Bowman's Cross progressing quickly; PPA with U&C needs to be advanced so HCC can contribute early to the "site charter".

Actions:

- HBC to send redacted HBC–U&C PPA to HCC.
- HBC to advise other promoters (e.g., Compass Park) to engage HCC on PPAs.
- HBC to invite HCC to U&C meetings about the Charter and Masterplan.

Infrastructure Planning (General)

- HCC updating Education Strategies for key settlements which forms part of Settlement Strategies.
- HBC's IDP consultants (ARUP) would welcome coordination as this links to IDP Phase 2 settlement/site-level assessments.

Actions:

- HBC to provide ARUP contact details to HCC.

New Settlement – Education Needs (Bowman’s Cross / Tyttenhanger)

- Discussion on shift from 10FE on-site secondary school to potentially safeguarding 20FE worth of land.
- HCC no longer support the idea that the proposed London Colney secondary school could absorb some demand due to sustainability concerns and uncertainties following SADC’s Local Plan issues.
- New settlement must plan to meet its own secondary school needs on-site.
- U&C considering options:
 - 10–12FE secondary school (early phase, south of Courses Road).
 - Approx. 6FE reserve site (later phase, north of Courses Road).
 - S106 review mechanism to reassess school need mid-development.
- HCC support a flexible approach: e.g., build a 10FE school with room to expand later.

Actions:

- HCC to follow up outstanding infrastructure issues with U&C (via Barton Willmore).
- HBC to confirm school approach with U&C and email RM; RM to check with education colleagues.

Potential Secondary School Site – Bushey

- Discussion of HBC-owned land potentially being used for a new secondary school.
- HCC recently commissioned Vincent & Gorbing to undertake secondary school site search for Borehamwood and Bushey (expected end of July).
- Interim: HCC updating Bushey Education Strategy (draft due by 8 May).
- High Street preferred for pedestrian/cycle access; Merry Hill less suitable for HGVs due to road width.

Actions:

- HCC to ask Vincent&Gorbing to liaise with HBC.
- HCC to provide draft Bushey Education Strategy update and responses to HBC’s queries by 8 May.

Any Other Business (AOB)

- HCC expecting internal feedback on pupil yield consultation soon.

- Urgent need identified for an interim position on secondary school planning across SW Herts.

Action:

- HCC to request HBC help setting up meetings with SW Herts colleagues if needed.

April 2020 Summary of Hertsmere Borough Response to Hertfordshire County Council Pupil Yields Consultation

Overall Position

- Hertsmere Borough Council (HBC) agrees that establishing accurate pupil yields is essential, especially for SW Hertfordshire authorities preparing their Publication Local Plans.
- As viability testing and masterplanning are now front-loaded, educational requirements must be clear and stable early in the process.
- HBC stresses the need for an interim agreed methodology within 4–6 weeks to avoid shifting assumptions during plan preparation and examination.

Feedback on Ratios for Forms of Entry (FE)

- HBC previously objected to HCC's proposal to change the ratio from 1 FE per 500 homes to 1 FE per 300 homes.
- HBC is pleased that the latest HCC document recognises that a standard 1:350 ratio would significantly overestimate demand in any given local authority area.

Key Questions & Concerns Raised by HBC

1. Why is HCC developing its own methodology when national DfE guidance is imminent?

- HBC questions the purpose of producing a new county-level methodology in parallel with DfE's expected national approach (consultation in April 2020, adoption expected by year-end).
- Asks whether HCC's methodology anticipates or will feed into the national system.

2. What pupil yield scenarios are proposed, and when?

- HBC supports the idea of tiered scenarios for different types of development.
- However, it requests clarity about what scenarios HCC will use and notes only limited early discussion so far.

3. What data will be used, and is it robust enough?

- Concern that the dataset provided ("Simplified dataset") includes only 41 sites, the largest being 450 dwellings which is not representative of the strategic-scale growth expected in new Local Plans.
- HBC suggests using larger case studies, potentially from elsewhere in the country, to inform the methodology.

- HBC cites several large sites being considered in its Local Plan, all exceeding the 450-home maximum in HCC's dataset, including:
 - Land south of Potters Bar – 950
 - Kemprow Farm, Radlett – 500
 - Compass Park, Bushey – 550
 - Little Bushey Lane – 700+
 - Cowley Hill, Borehamwood – 790
 - Former Potters Bar Golf Course – 600
 - Bowman's Cross / Tyttenhanger – ~6,000

4. Need for flexibility for very long-term developments

- Large schemes delivered over decades—e.g. Bowman's Cross, where only 2,000 of 6,000 units fall within the current plan period—require a flexible approach so requirements can adjust over time.

5. Scenario specifically for flatted development

- HBC notes that flats accommodate fewer families and generate lower pupil yields.
- Suggests use of Elstree Way Corridor (predominantly 1–2 bed flats) as a case study, where primary school demand appeared later than expected.

6. Accounting for private and faith school attendance

- HBC highlights Hertsmere's high level of private and faith school attendance, which reduces demand for state-funded school places.
- Requests clarity on how this will be factored into HCC's yield assumptions.

23_07_2020 Summary of Duty to Co-operate Meeting between Hertfordshire County Council and Hertsmere Borough Council.

Key Discussion Areas

1. Previous Actions

- Previous actions reviewed; outstanding items listed in the actions table.

2. Local Plan Progress (HBC)

- Final housing site allocations being selected.
- Final list presented to Member Panel on 22 July 2020.
- Policies for Regulation 19 Local Plan being finalised; HBC to go out to consultation mid-2020.
- HCC to send relevant draft policies to HCC officers.

3. Housing Numbers / SHLAA / Site Allocations

Tyttenhanger Allocation

- Masterplanning ongoing.
- Existing In-vessel composting facility and Anaerobic Digester lie within the proposed allocation boundary.
- Developer intends to retain the anaerobic digester; design/layout must consider proximity.
- Relocation of the composting facility may be required; implications to be explored.
- HCC note that any relocated facility must continue to serve the same catchment.
- Ground investigations completed; MS to provide reports and notes.

Housing Numbers

- Plan period extended by one year.
- Total housing target stands at 14,250 homes.
- Updated allocation maps and shapefiles to be sent to HCC.

4. Green Belt Review

- HBC reviewing boundaries for inseting larger villages.
- Two-stage landscape study completed.
- HBC to provide Green Belt shapefiles to HCC.

5. Major Developments

- Planning permission granted for Sky Studios.

- Distribution centre at Elstree Way, Borehamwood approved.

6. Employment Land

- Updated SW Herts Economic Study published.
- Additional employment sites likely, including safeguarded land at Rowley Lane (Borehamwood) and Cranbourne Road (Potters Bar), plus new sites near A41 (Bushey/Elstree).

7. Regulation & Guidance

- National Planning Practice Guidance updated; SCIs must be amended to reflect COVID-19 requirements.

8. Statements of Common Ground (SoCG)

- Minerals SoCG to be updated after second publication of the Proposed Submission Minerals Local Plan.
- Waste Local Plan SoCG to be prepared once District/Borough councils have reviewed the draft plan.
- HBC intends to produce a single joint SoCG with HCC; HCC supportive.

9. Waste Local Plan (HCC)

- Identifies Anticipated Growth Areas, safeguarded waste sites, Strategic Sites, and 17 HWRCs.
- HCC to send list of Hertsmere-related sites to HBC.
- A Design SPD will accompany the Draft Waste Local Plan.
- Draft Plan expected to go to Panel in September 2020 with consultation in January 2021.

10. Minerals Local Plan (HCC)

- Post-2019 consultation, modifications include four new policies supporting specific sites and one preferred area.
- Modified plan to Panel in November 2020.
- Second Reg 19 consultation anticipated January 2021.

11. Any Other Business

- Updated Development Scheme to Panel in September; adoption expected the following month.

12. Follow-Up Actions (Selected)

- HCC to send updated housing maps, shapefiles, draft policies, Green Belt shapefiles, and Tyttenhanger information.

- HCC to comment on allocations and provide list of Strategic Sites.

06_08_2020 Summary of Liaison Meeting between Hertfordshire County Council and Hertsmere Borough Council.

1. Growth Locations – Officer Recommendations

- HBC updated HCC on outcomes from the Member Planning Panel regarding housing numbers and site choices.
- Information is confidential until the Regulation 19 Publication Draft is issued (Feb).

Actions:

- HCC to contact OG if clarification is needed.
- HCC to provide written feedback highlighting any issues.

2. Infrastructure Delivery Plan (IDP) Update

- HBC summarised progress on IDP Phase 1 and 2.
- Transport identified as the most challenging area.

Actions:

- HCC to provide Phase 1 feedback by end of August to HBC and ARUP.
- Separate autumn meeting to discuss detailed site requirements (schools, etc.).

3. Transport & Traffic

- X introduced as additional transport contact; working closely on Bowman's Cross.
- Need for integrated evidence across Growth & Transport (G&T) Plan, Local Plan and COMET modelling.

Actions:

- HCC to share TRDC transport work as a template for HBC's work.

4. Education Matters

HCC updates:

- Secondary school catchment areas are no longer meaningful due to parental choice.
- Secondary school site search (Vincent&Gorbing) nearly complete.
- Local Plan should use a “worst-case scenario” for school provision for viability testing.
- Strategic sites usually provide land at nil cost; contributions cover building costs.
- School needs assessed at settlement level first, then location, phasing, costing.

HBC updates:

- Cowley Hill primary school decision deferred; expected to return to Committee once LP progress is clearer.
- No issues with revised pupil yield methodology.

Actions:

- Arrange meeting with HCC and HBC asset team on Bushey Golf and Country Club as potential secondary site.
- HCC to provide settlement summaries including typical land values.
- HCC to share secondary site search outputs when ready.
- HCC to advise on whether school sites in the Local Plan should be allocations or reserve sites.
- HCC to provide text for IDP explaining why Bushey and Borehamwood may take a different approach.
- HCC to send site list; HBC to assign pupil yield categories.
- Future detailed meeting to determine exact school provision per site.

5. Any Other Business (AOB)

- Bowmans Cross Planning Performance Agreement (PPA) now with Urban & Civic.
- HCC team involvement will include G&I, Highways, and Environment officers.
- **Action:**
 - HBC to send HCC a list of all current and expected PPAs, indicating where separate HCC PPAs may be needed.

10_11_2020 Summary of Duty to Co-operate Meeting between Hertfordshire County Council Waste and Minerals Team and Hertsmere Borough Council.

Key Discussion Points

Previous Actions

- All previous action points confirmed as completed.

Local Plan Progress (HBC)

- Draft policies and site allocations still being finalised.
- Member planning panels have reviewed policies and strategic site options.
- Executive to consider the draft Local Plan in February 2021.
- Regulation 19 consultation planned for later in 2021.

Housing Numbers / SHLAA

- Working with the existing standard methodology figure of 14,250 homes.
- Expectation numbers may reduce following changes to the government's methodology.
- Potential implications: dropping or reducing some site allocations.

Green Belt Review

- Landscape Sensitivity & Visual Impact report published.
- Consultants assessing potential village inset boundaries in stages.
- Work ongoing to justify exceptional circumstances for Green Belt changes (strategic & local levels).

Major Developments

- Lidl supermarket (Elstree Way) approved at committee.
- Organ Hall Farm: mixed B1 office + 20 dwellings approved.

6. Employment Land Study

- No new changes since previous meeting.
- New Economic Development Officer appointed

7. Policy & Guidance Updates

- HCC updated its Statement of Community Involvement (SCI) in October 2020 (COVID-19 considerations).
- HBC SCI adopted alongside the Climate Change & Sustainability Action Plan.

8. Statements of Common Ground (SoCG)

- HCC revising SoCG to reflect national guidance.
- New approach:
 - SoCG will focus on cross-boundary matters with both neighbouring and more distant authorities.
 - District/Borough-specific issues will move into the DtC Statement of Evidence for Minerals & Waste plans.
- District/Borough Councils remain additional signatories.
- Draft SoCG for Waste Local Plan to be published January 2021.

9. Waste Local Plan (HCC)

- Minerals & Waste Development Scheme and Draft Waste Local Plan (Reg 18) approved Oct 2020.
- Consultation scheduled for January 2021.

10. Minerals Local Plan (HCC)

- Second Reg 19 consultation delayed to later in 2021 due to technical work delays.
- Recent Development Control Committees: one minerals site approved, one refused.

11. Any Other Business

- MWDS formally adopted and available online.
- HCC will stop using Objective for future Minerals & Waste consultations.

12. Follow-Up Actions

- None identified.

02_03_2021 Duty to Co-operate meeting between Hertsmere Borough Council and Hertfordshire County Council Transport Team

- **HCC** – Need for a link between the Growth and Transport Plan (GTP) and Hertsmere’s Local Plan. Additional work is required to ensure that Hertsmere’s Local Plan meets the requirements set out in the NPPF.
- **HCC** – In order to support the Local Plan at regulation 19 HCC will require insurances that the necessary level of transport infrastructure will be delivered to mitigate the impact of the proposed growth scenario. This will likely include a cost and feasibility analysis.
- **HBC** – Infrastructure delivery plan (IDP) doesn’t provide any analysis on the costing and feasibility of transport infrastructure projects. Though more work is being done to identify infrastructure projects.
- **HBC** – Cannot guarantee that infrastructure will be delivery through CIL or S106. As CIL is unlikely to generate enough funding and S106 requirements need to meet certain tests. Therefore likely to be significant funding gaps, which will be partly covered through onsite provision and reduced Cil rates on strategic allocations.
- **HCC** – Currently a lack of infrastructure attributed to sites. Further clarification is required over spatial strategy and growth scenario for Hertsmere before transport strategy can be fully drafted.
- **HCC** – Initial assessment of all sites under LTP4 principles was conducted. This should form part of the basis of any further work.
- **HCC** – A transport strategy is likely to be required for each settlement meaning that the aims and objectives for each settlement need to be clear. The Local plan vision needs to be established first to ensure that the transport strategy fully aligns with the rest of the plan and has a clear set of objectives.
- **HBC** – Current Local Plan policies have been drafted to align closely with LTP4 principles and will provide the basis for any transport objectives.
- **HCC** – Work is required to identify sustainable transport corridors as part of more strategic approach. Previous evidence shows that for development to be sustainable it needs to create a modal shift.
- **HBC** – Previous suggestions were for any additional transport work to look further analyse and cost up Hertsmere’s GTP measures.
- **HCC** – Any additional transport work will need to establish settlement based outcomes. Whilst the GTP was a useful document for identifying potential transport schemes it is high conceptual and is not designed or attributed to the Local plan growth scenario. Work is therefore required to identify a practical and feasible solution which best addresses the impacts of the proposed growth scenario.
- **HCC** – Similar to previous urban transport plans this work will take the proposed growth scenario and establish the best transport strategy for each settlement. However, unlike in the previous plans under the old NPPF the infrastructure requirements need to be fully set out up front at the plan making stage.

- **HCC** – *To provide updated brief on the required transport work which relates to Hertsmere’s growth scenario.*
- **HBC** – It seems like the gap between the scope of the GTP and the Local Plan is significant and more of the burden has been put on the Local Authority to ensure that infrastructure requirements are agreed prior to any development taking place.
- **HBC**- Queried why an education strategy and associated funding was clarified by the County, but not this further transport work now required.
- **HCC** – It is vitally important that suitable transport initiatives are identified early as whilst the COMET model shows that the transport network can cope with the level of growth suggested it does include all of the current GTP measures which are offset against the predicted impacts. The COMET model shows overall impact, rather than drilling down to site specific requirements.
- **HCC** – Concerns are being raised against Watford’s local Plan currently as there are significant funding gaps between what is being proposed within the IDP and questions are therefore raised over the feasibility of proposals.
- **HBC** – Will work be required for all settlements and are there any locations which need to be prioritised. HBC wouldn’t want to overstate the growth allocated for some settlements over a 15 year period. The infrastructure required needs to be realistic against growth scenario.
- **HCC** – Bowmans Cross still needs a lot of work and concerns are raised over the transport strategy for Bushey in particular.
- **HCC** – *To provide a note to HBC prioritising what transport work is required.*
- **HBC** – IDP taking a settlement level approach which only defines strategic site. Potential for same approach to be adopted for any transport work.
- **HBC** – There are almost two stages to this transport work:
 - Identifying sustainable transport corridors
 - Understanding feasibility and costings
- **HCC** – Welwyn Hatfield’s Local Plan is under the previous NPPF so is being assessed differently.
- **HBC** – Who is going to take ownership of this piece of work? Need to be clear where roles and responsibilities lie.
- **HCC** – Ultimately the work will be included as part of Hertsmere’s Local plan evidence base to support their plan and provide a background for any new transport policies.
- **HBC** – Requested who the contact from HCC will be in helping to get the correct commission for the work required.
- **HCC** – Confirmed that Anthony and Daniel would be the HBC contacts and will assist with the brief for commissioning and reviewing work carried out to make sure it meets expectations so that an objection will not be raised.
- **HBC** – Would this work need to be completed before a regulation 18 submission.
- **HCC** – No this work would not need to be finalised before a regulation 18 submission. HCC preference would be for a regulation 18 submission as this

proved very useful in Dacorum and helped to iron out any issues surrounding infrastructure provision.

25_02_2021 Summary – Overview of HCC Issues regarding the Local plan Review

Background

- Since the Local Plan review began in 2016/17, HBC and HCC have held regular Duty-to-Cooperate (DtC) meetings on infrastructure requirements within HCC's remit (notably education and highways).
- Engagement is led through HCC's Growth & Infrastructure Unit (GIU), drawing in services such as Education and Highways when needed.
- HCC's approach has become increasingly risk-averse, seeking to fix all infrastructure requirements early, citing NPPF2.
- However, HCC's position on several key matters has shifted significantly over time, creating knock-on impacts for HBC and site promoters.
- HCC has increasingly referenced the possibility of soundness objections and use of CPO powers to secure its preferred outcomes.

Key Issues

Education

Secondary School Site Selection – Bushey

- HCC commissioned Vincent&Gorbing (V&G) to identify school sites in Bushey and Borehamwood.
- HBC raised concerns that V&G's methodology does not consider site availability, accessibility, or proximity to existing schools, risking poor place-shaping outcomes.
- HCC's overriding priority appears to be minimising capital costs by favouring the least-constrained site (e.g., flat land, minimal trees).
- As a result, the former Bushey Golf and Country Club (BGCC) site was *not* recommended, despite earlier indications HCC might consider agreement on a mutually preferred site without publishing V&G's preferred option list.
- Instead, two alternative sites—both being considered for housing—were ranked higher, including a top-ranked site only 200m from Bushey Meads School, and poorly located relative to Bushey/Watford centres and bus services.
- HCC is commissioning a more “focused review” but may still reject BGCC, potentially triggering objections at Examination and possible CPO action.

Land Valuation Concerns

- HCC seeks to assign a low “education land value” to sites allocated for schools, even when such land would otherwise be suitable for residential development.
- Promoters are unlikely to accept this, especially as none of Bushey’s individual sites is large enough to justify a standalone secondary school based on its own housing numbers.

Borehamwood Secondary School

- Both councils agree on a likely preferred site: HCC-owned Green Belt land, partly within LB Barnet.
- HCC wants the school’s build zone entirely within Hertsmere, even though this is the more constrained portion of the site, prioritising administrative simplicity over optimal town-planning outcomes.
- Officers will meet Barnet to explore how the site can be progressed.

Other Education Matters

- Continuing uncertainty persists regarding the third secondary school required for the Bowmans Cross new settlement, with HCC changing requirements even after issuing written advice.

Highways / Transport

Existing Technical Evidence

- Extensive transport evidence already exists, including HCC’s Growth & Transport Plans (GTPs) and HBC-commissioned AECOM analysis of the COMET 5 model for Local Plan sites, including Bowmans Cross.

HCC’s Additional Requirements

- Despite existing work, HCC insists that *further transport infrastructure analysis* must be commissioned and funded by HBC before sites can progress.
- HCC argues this is essential to identify and cost off-site transport schemes, establish delivery mechanisms, and support sustainable travel linked to LTP4.
- HCC has stated it will otherwise raise soundness objections.
- In some cases, HCC has declined to provide further advice until the additional work is completed (notably for Bushey).

Concerns Raised by HBC

- HBC questions:
 - (a) Whether this extra work is necessary at this Local Plan stage;
 - (b) Whether such work should fall within HCC's core responsibilities;
 - (c) Whether it largely overlaps with HCC's ongoing, "business as usual" duties.
- Other LPAs have resisted similar fee proposals (e.g., Three Rivers quoted £70k+ and declined; Watford commissioned its own work and proceeded to Reg 19, though HCC objected).
- The added work could delay the Local Plan 3–5 months, and HBC disputes the cost burden being placed entirely on it.
- A meeting to discuss transport scope was scheduled for 2nd March.

Overall Summary

The document outlines a pattern of increasing demands, changing positions, and heightened risk-avoidance from HCC, particularly around education and transport infrastructure. This has led to significant uncertainty, potential delays, and the threat of HCC objecting to the Local Plan or using CPO powers. Key concerns include overly rigid school site selection methods, unrealistic land valuation expectations, and costly additional transport modelling requirements that HBC sees as disproportionate or unnecessary at this stage.

15_04_2021 Elstree Way Corridor Active Travel Design Project between Hertsmere Borough Council and Hertfordshire County Council.

Local Plan Context

Hertsmere Borough Council Outlined:

- Key sites emerging from the employment call-for-sites process.
- Additional strategic sites likely around Borehamwood.
- Introduction of a Regulation 18 draft plan stage to allow more time for technical work and spatial strategy testing.

Key Points Agreed

- EWC work must align with the emerging Local Plan to avoid abortive work.
- Two major movement corridors identified:
 - Elstree Way Corridor
 - Shenley Road (continuing west to the station)
- The Civic Offices roundabout is increasingly important as the intersection of both corridors.
- Members and residents need to be brought along positively toward modal shift and reduced car dominance.
- Visible delivery of sustainable transport schemes is essential to build Member confidence.
- Recent Planning Committee decisions show growing acceptance of LTP4 principles.

Action: HBC to send HCC the masterplan and transport document from the Bidelwells Studios submission.

3. EWC Project Update

Andrew Stevenson summarised the project history:

- Highways and public realm discussions for Bullhead Road and Eldon Avenue have been ongoing for several years.
- AECOM produced an early layout before 2019, but no progression decision was made.
- By March 2020, HCC had not confirmed funding for preliminary design; AECOM's contract was ending.
- HBC therefore funded the preliminary design using s106 contributions (approx. £170k), starting April 2020.
- Preliminary design is now nearing completion, with political pressure to move to delivery despite incomplete funding.

Stakeholder Feedback

- **Elstree Studios:** Concern about maintaining access for large vehicles.
- **Tesco:** Concern about car park congestion and conflicts with delivery vehicles.

Design Considerations

- Replacing the Civic Offices roundabout with signals could be part of a future Phase 2 but is currently unaffordable.
- AECOM's plans may not fully support long-term growth but could form a first step toward more radical future changes.
- Future options may include:
 - Reduced car priority
 - More segregated junctions
 - Signalisation of the Civic Centre roundabout
- A peak-time bus-only link between Tesco and the Civic Centre roundabout was discussed as a congestion-relief measure.
- HCC noted short-term traffic worsening is likely until travel patterns adjust.

Funding

- Total scheme cost estimated at approx. £3.1m.
- HCC holds approx. £1m in s106 funds approx. £2.1m shortfall.
- HCC has no available funding to fill the gap; future development or external bids required.
- Levelling Up Fund identified as a potential source, especially for the Civic Centre roundabout replacement.

Related Work

- Shenley Road High Street improvements should be part of wider masterplanning.

4. Alternative Active Travel / Transport Improvements

- The new roundabout at the station end of Shenley Road could be delivered using reallocated s106 funds from the Sky application.
- Consultation expected summer 2021; delivery next financial year.

5. Clarifying HBC / HCC Roles

- Both authorities must work closely to develop a transport strategy that supports expected housing and employment growth in Borehamwood.

6. Next Steps

- **HCC** to complete final review of AECOM designs by end of next week and advise on required changes.
- Feedback to be provided to AECOM after joint HCC–HBC officer meeting.
- **HCC** to progress station road roundabout improvements and coordinate with HBC.
- **HCC Officers** to meet with Cllr Cohen and Members post-May elections to discuss the project and wider sustainable transport needs.
 - This will help inform discussions with studio promoters and clarify expected infrastructure contributions.

7. Any Other Business

None.

19_05_2021 Elstree Way Corridor Active Travel Design Project

Liaison with Bidwells – Potential New ‘Studio Quarter’

- HCC advised Bidwells that a strategic transport approach is essential for scheme acceptability.
- A minimum 50% modal shift will be required.
- Proposed A1 junction changes may support strategic journeys; local trip planning also required.
- Potential improved cycle/pedestrian link to Barnet via horse bridge offers sustainable benefits.
- Possible closure of Well End Lane connection to motorway to prevent rat running.
- Consideration of further restrictions to A1M access to reduce rat running through Ridge and South Mimms.
- Expected bus service improvements and bus priority measures.
- Positive discussions also ongoing with Sky Phase 2 and Wrotham Park (Cowley Hill housing promoter).

Members confirmed the Studio Quarter will only be acceptable if planned comprehensively with wider town growth.

Elstree Way Corridor Active Travel Design Project

- Level of ambition depends on Members’ appetite for strong sustainable transport measures.
- Potential options include a London-style cycle superhighway and bus prioritisation, though high cost.
- Funding limited: approx. £1.1m S106, small HCC funds, but opportunities via LEP and Government Levelling Up Fund.
- Current proposals are not bold enough for expected growth but helpful for identifying short-term ‘quick wins’.
- No need for AECOM to undertake further analysis of Civic Centre roundabout at this stage.
- Quick wins expected to include 20mph zones, improved signage, improved priority for cycle lanes at junctions.
- HCC to support long-term EWC strategy work, contributing £10–20k to HBC’s remaining £30k study budget.
- Sustainable transport plans (HBC/HCC) key to gaining Member and resident support.
- EWC long-term work to progress in parallel with sustainable transport studies out to tender.

Agreed Actions

- HBC to commission consultant to identify EWC quick wins; HCC to programme delivery.

- HBC to ensure AECOM work can be signed off without Civic Centre roundabout resolution.
- HCC colleagues to draft detailed brief for long-term EWC strategy.
- HBC to progress sustainable transport plans and ensure consultants coordinate with EWC work.
- HBC to provide update on station roundabout project delivery timescales.

02_06_2021 Summary of Duty to Co-operate meeting between Hertfordshire County Council Waste and Minerals Team and Hertsmere Borough Councils.

Local Plan / LDF Progress

- Reg 18 consultation now expected after Executive sign-off in September 2021.
- Reg 19 expected in 2022.
- Employment land call-for-sites generated 20 sites; HBC to send link to HCC.
- HCC reviewed the initial IDP; Minerals & Waste had *no comments*.

Housing Numbers / SHLAA

- Standard method changes did not impact Hertsmere significantly.
- Total requirement reduced by approx. 870 homes.
- Revised plan period: 2022–2038 (submission targeted 2022).
- Final figure likely just over 12,000 homes.

Green Belt Review

- Stage 1 (ARUP) completed: inset boundary recommendations for larger villages + criteria for smaller villages.
- Stage 2 review to be conducted in-house, factoring in site allocations.

Major Developments

- HCC to receive info on:
 - Pre-app for a doctor's surgery adjacent to Allum Lane HWRC.
 - Any major minerals/waste-related proposals.
- No new major developments reported.

Employment Land

- No further update on the employment land study.

Regulations, Policy & Guidance

- PPG on First Homes (May 2021) introduced.
- HBC adjusting draft policies accordingly, including for viability/affordable housing.

Statements of Common Ground (SoCG)

- Waste SoCG consulted on alongside Draft Waste Local Plan.
- Minerals SoCG consulted on in May 2021.

- HCC still accepting comments; HBC to confirm if they wish to respond.

Waste Local Plan (WLP)

- Reg 18 consultation closed 19 March 2021 (approx. 70 comments).
- HCC reviewing all comments and preparing responses.
- Considering expanding buffer zones to include *all* operational waste facilities, not just strategic sites/HWRCs.
- Reg 19 publication pencilled for late 2021, but timeline to be reviewed.

Minerals Local Plan (MLP)

- Second Reg 19 (planned Jan 2021) delayed.
- Revised development scheme to follow once a new timeline is known.
- Some site changes due to planning permissions; site briefs becoming standalone policies.
- Ongoing delays continue.

Any Other Business

- HCC M&W engaging with Growth & Infrastructure and Urban & Civic on Bowmans Cross.
- Post-meeting note from Mark Silverman:
 - HBC content with Minerals SoCG.
 - Need clearer joint working on Potters Bar Recycling Centre (RC) expansion; concerns raised over relocating RC to Bowmans Cross.
 - Need clarification on extent of Coursers Road safeguarded area in the WLP, as it may affect Bowmans Cross deliverability.

Follow-Up Actions

- HBC to send:
 - link to employment sites (completed)
 - any major developments (completed)
 - any SoCG comments (completed)
 - pre-app information (completed)
- HCC to finalise minutes (completed)

19_11_2021 Summary of Duty to Co-operate Meeting between Hertfordshire County Council Waste and Minerals Team and Hertsmere Borough Council

Attendance & Previous Actions

- All attendees present; all previous actions completed.
- Potters Bar Recycling Centre: HBC emphasised need for continued discussions between asset and waste teams.

Local Plan / LDS Progress

- Regulation 18 consultation underway (closing 6 December 2021).
- High response levels; extensive engagement with residents and parish/town councils.
- Regulation 19 planned for 2022; adoption in 2023.

Housing Numbers / SHLAA

- Draft Local Plan uses 760 homes/year (724 + 5% buffer).
- Possible Government reforms may impact numbers; some political pressure to pause plan-making, but advice is to continue.

Green Belt Review

- ARUP's Green Belt work is complete.
- Exceptional circumstances case being prepared.
- ARUP Stage 4 inset boundary assessment completed for main villages; further boundary refinement to be done internally, informed by allocations.

Major Developments

- **Borehamwood:**
 - Care home at Castleford Close – permission subject to s106
 - Data centre at Sainsbury's depot – permission subject to s106

Employment Land

- No new update.

Policy / Guidance Updates

- Draft SPDs going to panel next week:
 - Parking standards
 - Biodiversity net gain
 - Carbon offsetting
- Interim policy being prepared on First Homes.

Statements of Common Ground (SoCG)

- HCC preparing **a single joint SoCG** for minerals and waste.
- To be consulted on alongside Reg 18, or earlier if necessary.

Waste Local Plan (WLP)

- Reg 18 consultation (Jan 2021): 82 respondents, approx. 380 representations.
- Many modifications needed.
- Waste Facilities Design Guide SPD content to be incorporated into the new joint Minerals & Waste Local Plan (MWLP), giving it more weight.
- SPD proposed for withdrawal (panel paper on 09/11/21).

Minerals Local Plan (MLP)

- Second Reg 19 consultation (originally 2021) no longer proceeding.
- On 09/11/21, HCC proposed merging Waste & Minerals Plans into a single joint MWLP.
- Existing standalone plans will be withdrawn.
- Key milestones:
 - Reg 18 consultation: Summer 2022
 - Reg 19 consultation: Spring 2023
 - Adoption: Spring 2024
- Supporting evidence (SA/SEA, HRA) to be updated.

Any Other Business

- Employment Land Areas of Search SPD and Draft Waste Facilities Design Guide SPD to be withdrawn and absorbed into the joint MWLP.

Follow-Up Actions

- HCC to:
 - Ensure discussions with waste management continue re Potters Bar RC
 - Finalise and circulate meeting minutes

14_06_2022 Summary of Duty to Co-operate Meeting between Hertsmere Borough Council and Hertfordshire County Council Minerals and Waste Policy Team

Local Plan Progress

- Reg 18 Local Plan withdrawn in April 2022 following significant objections; awaiting clarity on Government reforms before re-issuing.
- No new timescale for the next draft; major sites like Bowmans Cross remain on hold.
- Technical work continues, including updates on First Homes and Article 4 directions for employment land (effective 2023).
- Three SPDs (Parking Standards, Carbon Offsetting, Biodiversity Net Gain) planned for September 2022.
- New Call for Sites will emphasise previously developed land (PDL).

Housing Numbers / Site Allocations

- New housing numbers will depend heavily on updated Census data and population projections.
- SHLAA and site allocation work remains central to forming the next version of the Local Plan.

Green Belt Review

- HBC does **not** intend to reopen the Green Belt Review; considers previous work comprehensive.

Major Developments

- Expecting speculative applications on Green Belt sites due to Local Plan delay.
- Shenley Grange (200 homes) will require an EIA.
- HCC to provide BGS (British Geological Survey) data to HBC.

Employment Land

- HBC plans a Film & TV sector study, linked to Sky Studios' expansion and wider "Media Quarter" growth opportunities.

Policy / Guidance Issues

- The Environment Agency has raised a waste permitting objection affecting Bowmans Cross, meaning EA currently would *not support* the development.
- Minerals site restoration conditions still active.

Statements of Common Ground (SoCG)

- SoCG to be produced alongside HCC's Reg 18 Minerals & Waste Local Plan (MWLP).
- Six strategic cross-boundary matters to be addressed.

Minerals & Waste Local Plan (MWLP)

- Old Minerals & Waste Plans formally withdrawn (Dec 2021).
- Reg 18 consultation on new joint MWLP scheduled 22 July 2022 (10 weeks).
- Draft MWLP will include:
 - Policies
 - Appendices (site briefs, design guide, safeguarding, Circular Economy Statements)
 - Policies Map with interactive version
- Reg 19 consultation: Spring 2023
- Adoption: Spring 2024
- All waste and mineral infrastructure will be safeguarded with defined consultation areas.
- CE Statements required for all *major* developments.
- Three mineral allocations included: Briggens Estate, Land adjoining Coopers Green Lane, Hatfield Aerodrome.
- New contracts secured to send residual waste out of county.

Any Other Business

- HCC pre-application service promoted.
- HBC to ensure its validation process consistently consults the Minerals & Waste Planning Authority.

Follow-Up Actions

- HCC to liaise with Waste Management on PBRC and explore expansion potential.
- HCC & HBC to share validation data to ensure Minerals & Waste are consulted.

01_09_2022 Duty to Co-Operate Meeting with Hertsmere Borough Council and Hertfordshire County Council Minerals and Waste Policy Team

Background

- Regulation 18 consultation for the new Herts Minerals & Waste Local Plan (MWLP) running until end of September.
- HCC has produced updated policy papers to support consultation.

Key Issues Raised in Earlier Consultations

- Major concern: insufficient inert waste capacity and where this material will go.
- Plan period is slightly under 15 years due to timetable delays.
- Growth is now described in terms of settlements, not allocations.

Key Points from Current Draft MWLP

Minerals

- Three mineral allocations (none in Hertsmere).
- County has below 6 years' supply of sand & gravel (should have 7 yrs).
- Significant future mineral volumes:
 - Hatfield Aerodrome appeal dismissed Jan 2022; revised application submitted (8.8m tonnes).
 - Third site may yield ~8m tonnes but application a few years away.

Waste

- No new waste allocations because HCC considers existing capacity adequate.
- All existing minerals and waste sites will now be safeguarded, with consultation areas applied around each (Policy 4).
- Planning applications inside buffers must submit a Consultation Area Assessment.

Circular Economy

- All major developments must submit a Circular Economy Statement.
- Stronger focus on on-site aggregate recycling and re-use, especially on brownfield sites.

Mineral Sterilisation & Resource Protection

- Much more emphasis on preventing sterilisation of resources.

- Mineral Resource Assessments will be required where development overlaps sand & gravel safeguarding areas.
- HCC intends early engagement during Local Plan preparation to secure necessary wording.

Key Changes in the Combined Minerals & Waste Plan

- Minerals and Waste Plans merged to avoid duplication and because timetable alignment made it logical.
- Safeguarding expanded: applies to *all* waste sites and new categories (5 typologies):
 1. Mineral allocations
 2. Existing mineral sites
 3. Water recycling facilities (WWTWs)
 4. Transport infrastructure (railheads)
 5. Waste management sites
- HCC will oppose loss of any safeguarded site unless suitable alternative provision is secured or there is an overriding public interest.

Hertsmere-Specific Points

Areas of Search for Waste Facilities

- Bushey, Borehamwood, and Potters Bar identified as suitable locations for waste facilities (subject to site-level suitability).
- Current and emerging HBC Local Plan policy supports waste uses in these areas.

Bowmans Cross (BX)

- Redwell Wood Farm:
 - In-vessel composting and windrow facilities currently present.
 - Severn Trent holds a 20-year lease; relocation would be required.
 - Change in national policy (separate food waste collection) reduces need for in-vessel composting; windrow alone may be sufficient.
- Coursers Farm (Site 140): Anaerobic Digester to remain.
- Household Waste Recycling Centre: potential either
 - on-site at BX, or
 - expansion of Potters Bar RC (ongoing issue).

Tyttenhanger East (Mineral site)

- Ongoing extraction by Tarmac; inert construction/demolition waste used for infilling.
- EA requires a monitoring period for restoration (settlement of agricultural land).
- EA also prefers a single site licence rather than multiple phased licences.
- Need identified to map where extraction has occurred vs. restored areas.

Practical Development Implications for Hertsmere

- Several HBC sites lie within sand & gravel safeguarding areas.
- Mineral extraction considerations apply:
 - “Prior extraction” (for allocated sites)
 - “Opportunistic extraction” (where minerals discovered incidentally)
- Exemptions may apply (within settlement boundaries, listed buildings, householder applications).
- HCC will ask for Mineral Resource Assessments for relevant development proposals.
- HBC will need to update its Policies Map after MWLP adoption.

Actions Agreed

- Finalise meeting note and share with HCC.
- HCC to provide GIS files so Atkins can map policy changes.
- HBC Policy Team to review implications of safeguarding and consultation areas for Local Plan allocations.
- HBC to alert internal teams (Ross, Scott, Sally) that HCC will require:
 - Up-to-date Minerals GIS held by LPAs
 - Minerals & Waste team to be routinely consulted on planning applications / weekly lists.

08_12_2022 Summary of Duty to Co-Operate Meeting with Hertsmere Borough Council and Hertfordshire County Council Minerals and Waste Policy Team

Local Plan Progress

- The Regulation 18 Draft Plan was withdrawn (April 2022) following objections.
- Background work continues: HELAA, Call for Sites, Biodiversity Net Gain, and technical evidence.
- LDS not yet updated; a new draft Local Plan is *expected toward late 2023*, but not yet confirmed as Reg 18 or Reg 19.
- Updated SFRA to be produced in Spring 2023.
- Bowmans Cross delivery timeline depends on the Tyttenhanger minerals licence.

Housing Numbers / Site Allocations

- HBC to facilitate discussions between HCC and the new Bowmans Cross Principal Officer.
- Call for Sites submissions to be assessed against revised housing and employment needs.

Green Belt

- A comprehensive Green Belt Review has been completed.
- Without an up-to-date Local Plan, the borough remains vulnerable to speculative Green Belt applications.

Major Developments & Pre-Applications

- HCC preparing a spatial database of allocations and major sites.
- Most HBC site allocations have been built out, except parts of Elstree Way Corridor and the Director's Arms pub site.
- HBC to share an updated list of allocations and pre-apps.
- HCC reiterated the need to avoid mineral sterilisation:
 - Pre-application advice should consider minerals/waste.
 - Mineral Resource Assessments expected for sites ≥ 3 ha.
 - Smaller sites may need opportunistic extraction where feasible.

Employment Land

- Ongoing SW Herts employment work.
- Radlett SRFI technically implemented; SEGRO progressing acquisition.
- Film & TV (Media Quarter) study underway.

Regulation / Policy Updates

- Awaiting central Government updates to guide next Local Plan steps.

Statements of Common Ground

- HCC's SoCG accompanied the Reg 18 MWLP consultation.
- Updated SoCG expected before Reg 19 (anticipated Summer 2023).
- HBC to provide formal comments.

Minerals & Waste Local Plan (MWLP)

- Reg 18 consultation extended to **31 Oct 2022**; many representations received.
- Timeline has slipped; a revised programme will be issued.
- Evidence base updates being considered.
- Authority Monitoring Report **and** Local Aggregate Assessment due Dec 2022.
- HCC awaiting HBC comments, including on Circular Economy thresholds and Plan wording.

Any Other Business

- Bowmans Cross: discussions ongoing about on- or off-site recycling centre provision.
- HCC shared Minerals & Waste GIS files with HBC to support better validation and consultation procedures.

Follow-Up Actions

- HCC to report back on Bowmans Cross following meeting with Waste Management Unit.
- HBC to initiate discussions with new Bowmans Cross Principal Officer.
- HBC to share list of site allocations, pre-apps and applications.
- HCC to circulate validation guidance to attendees.

09_05_2023 Summary of meeting between Hertsmere Borough Council and Hertfordshire County Council Minerals and Waste Planning Policy

Local Plan Progress

- The Reg 18 Draft Local Plan was set aside in 2022, awaiting clarity on NPPF reforms and analysis of the 18,000 consultation responses.
- HBC now needs a revised growth strategy and is considering whether the new version will be Reg 18 or Reg 19.
- Aim: publish a new draft by the end of 2023.
- Key evidence work underway:
 - Sustainable Transport Strategy (near publication)
 - Film & TV sector requirements study (1st draft produced)
 - Updated SFRA
 - Viability work
 - Household projections (ICENI analysis; census inconsistencies noted)
 - Updated local housing need assessment (ICENI)
- Three SPDs consulted on in 2022:
 - Parking & Sustainable Transport
 - Carbon Offsetting (viability testing required)
 - Biodiversity Net Gain (alignment with HCC Ecology)

Major Planning Applications

Bowmans Cross

- Work progressing slowly due to Local Plan pause.
- HBC and HCC aiming to agree an MOU on transport/highways issues.
- Highways matters must be resolved before HCC can support the site.
- Urban & Civic accept no replacement recycling centre within BX; instead an off-site solution.
- Anaerobic Digester to remain; In-Vessel Composting facility to be relocated (responsibility and scale still unresolved).
- Limited progress on relocation discussions.
- HBC in contact with Tyttenhanger landowner about site phasing.

Other Applications

- Strategic sites are coming forward, but two refusals and several appeals noted.
- With the Plan withdrawn, strategic decision-making is more uncertain—many proposals lie in the Green Belt.

National Policy / Guidance

- Both authorities to respond to consultations on changes to EIA and SEA processes.

Minerals & Waste Local Plan (MWLP) Progress

- Reg 18 consultation (Summer 2022) attracted 700+ consultees.
- HCC aiming for Reg 19 submission (Sept 2023), though timetable may slip.
- Reg 18 feedback mostly concerned mineral sites, but few statutory-consultee changes required.
- Evidence base is being updated.
- Need to address public concerns about mineral allocations, especially where based on misunderstanding.

6. Circular Economy Requirements

- HBC expresses concern that CE Statements may be too burdensome for Development Management.
- HCC agrees to collect and coordinate CE Statements, reducing pressure on HBC DM.
- CE Statements will replace Site Waste Management Plans for major developments.

7. Follow-Up Actions

- HCC to provide details on Tyttenhanger application variations.
- HCC to set next meeting and circulate minutes.

02_11_2023 Summary of meeting between Hertsmere Borough Council Planning Policy and Hertfordshire County Council Minerals and Waste Planning Policy

Local Plan Progress

- HBC issued a press release signalling a major change in strategy.
- A new LDS is being agreed, proposing a Regulation 18 document in April–June.
- A notable policy shift: greater protection of strongly performing Green Belt, reducing reliance on Green Belt release to meet housing need.
- No housing numbers confirmed yet; awaiting possible NPPF changes to justify lower figures.
- Evidence base updates include:
 - Sustainable Transport document (includes a potential new M1 southbound junction, requiring justification from National Highways).
 - Revised Film & TV study (inconclusive on further studio demand).
 - Updated SFRA, to be published shortly.
- HBC intends to decide soon whether the next draft is a full Local Plan or a site-focused consultation.

SPDs and Evidence Base

- SPDs (Parking/Sustainable Transport, Carbon Offsetting, Biodiversity Net Gain) discussed:
 - BNG expected to help streamline DM decisions; coordination ongoing with HCC.
 - HCC notes minerals restoration sites could contribute to nature recovery, though DEFRA metric limitations remain.
- Circular Economy Statements:
 - Required for all major developments in HCC's emerging MWLP, replacing SWMPs.
 - Planned adoption from 2025.

Major Planning Applications

- **Bowmans Cross:**
 - Site requires more clarity on restoration timing and EA permitting.
 - Ongoing discussions with Severn Trent on relocation of the IVC facility; little progress to date.
 - Agricultural land classification will influence restoration and BNG options (highest-grade land must be restorable to agriculture per emerging MWLP).
- Major applications since May:

- Little Bushey Lane appeal refused on flood risk grounds; now proceeding to Judicial Review.
- EIA Scoping received for 1,100-home scheme near Elstree Road / Heathbourne Road.
- Shenley Grange refused; no appeal submitted.
- HCC thanks HBC for consistent consultation on relevant applications.
- HCC reiterates that Policies Maps must show minerals/waste allocations and safeguarding layers; HBC GIS capacity is currently limited.

National Policy Updates

- Item skipped due to time constraints.

Minerals & Waste Local Plan Progress

- Draft MWLP to Members on 31 January; Cabinet and Full Council in February.
- Regulation 19 planned for February, with examination expected by end of year.
- New SoCG and Development Scheme to be published in February.
- Department restructuring noted: creation of a new Growth & Environment directorate.

Follow-Up Actions

- HCC to circulate organisation structure.
- HCC to follow up with Tarmac regarding Bowmans Cross.
- HCC to send minutes and PPG reference on agricultural land conversion.
- Next meeting set for 21 March at 10am.

21_03_2024 Meeting between Hertsmere Borough Council Planning Policy and Hertfordshire County Council Minerals and Waste Planning Policy

Progress with the Borough Council Local Plan and any SPDs

- Hertsmere Borough Council are likely to go out to Regulation 18 the week after Easter
- The Local Plan is a sites only document which was voted through at full Council the previous evening
- The previously published version was going to be the version which was consulted on with minimal amendments.
- Consultation would last for 8 weeks and would be focussing on housing.
- Aiming for Reg 19 by the end of the year but is considered an optimistic target
- Bowmans Cross(BX) is still in the plan and it has some Mineral and Waste implications.

Major planning applications

- Sky Studios due to go to committee and is set for approval
- Sky North has no minerals and Waste concerns and more likely to impact Highways
- Media Quarter has been taken out of the Regulation 18 document.
- The composting site on BX may need to be relocated due to it not being compatible
- Specific alternative sites have not been identified and HBC cannot justify its position in the Reg 19 at this time.

Progress with the Minerals and Waste Local Plan and supporting documents

- Hatfield Aerodrome was refused and HCC have decided to pause the plan as of yet.
- HCC have been updating evidence base and core documents.

Any Other Business

- Change of Officers within both organisations

24_05_2024 Hertfordshire County Council's Response to Hertsmere Borough Council's Regulation 18 Local Plan Consultation.

Hertsmere Local Plan Consultation (Regulation 18) 2024.

I write on behalf of the county council, as the Minerals and Waste Planning Authority (MWPA), to provide comments on the Hertsmere Local Plan Consultation (Regulation 18) 2024. In the context of responding to Local Plan consultations, the MWPA's interests relate to the safeguarding of minerals and waste infrastructure, the safeguarding of sand and gravel deposits and the management of waste arising, particularly those arisings coming from the demolition and construction of built development.

Borehamwood and Elstree

HEL209 Land north of Barnet Lane (East), Borehamwood

In relation to minerals, the site HEL209 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits in the central portion of the site. The majority of the potential deposits are located under the western side of the site which forms part of Woodcock Hill Fields Local Wildlife Site. This area is excluded from the 'Indicative

Developable Area' for this allocation. The remainder of the potential deposits in the central area are located within the western portion of the 'Indicative Developable Area'.

The Minerals Planning Authority would like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within developments wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

If a planning application were to be made at this site, the county council, as the Waste Planning Authority (WPA), will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL197 Land north of Barnet Lane (West), Borehamwood

In relation to minerals, the site HEL197 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire;

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

If a planning application were to be made at this site, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL218 Organ Hall Farm, Theobald Street, Borehamwood

In relation to minerals, the site HEL218 falls partially within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site partially falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL152 Lyndhurst Farm, Borehamwood

In relation to minerals, the site HEL152 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits in the northern part of the site.

The Minerals Planning Authority would like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within developments wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL1005 Land rear of Catterick Way, Borehamwood

In relation to minerals, the site HEL1005 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL1006 26-30 Theobald Street, Borehamwood

In relation to minerals, the site HEL1006 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL1100 Elstree Way North, Borehamwood

In relation to minerals, the site HEL1100 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL1101 Elstree Way South, Borehamwood

In relation to minerals, the site HEL1101 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL1102 Civic Carpark, Borehamwood

In relation to minerals, the site HEL1102 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL1103 Elstree Way / Bullhead Road, Borehamwood

In relation to minerals, the site HEL1103 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application

on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL1104 Manor Way, Borehamwood

In relation to minerals, the site HEL1104 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls within the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisation concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL388 The Point, Shenley Road, Borehamwood

In relation to minerals, the site HEL388 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls within the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisation concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

Elstree Village

HEL212 Land off Watford Road, Elstree Village

The Minerals Planning Authority has no mineral sterilisation concerns for site HEL212. The proposed site allocation falls outside of the Sand and Gravel Belt. British Geological Survey (BGS data) does not identify any potential sand and gravel deposits beneath the sites.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL274 Edwarebury Farm, Elstree Village

In relation to minerals, the site HEL274 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL1011 Edgewarebury House Farm, Elstree Village

In relation to minerals, the site HEL1011 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

It should also be noted that a small part of the proposed allocation in the north/northwest corner is on top of an area of historic landfill (reference: EAHL34151). The presence of and risk from contaminative materials should be a consideration in any proposal at this site.

Bushey

HEL215 Land West of Rossway Drive, Bushey

In relation to minerals, the site HEL215 falls partially within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site partially falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL386 Gravel Allotments, Bushey

In relation to minerals, the site HEL386 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits at the site.

The Minerals Planning Authority would like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within developments wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition

HEL176 Bushey Golf and Country Club, Bushey

In relation to minerals, the site HEL176 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the

southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL175 Hartsbourne Country Club, Bushey

In relation to minerals, the site HEL175 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL337b Land East of Farm Way (site 2), Bushey

In relation to minerals, the site HEL337b falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL337c Land East of Farm Way (site 1), Bushey

In relation to minerals, the site HEL337c falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL502 Birchville Cottage, Bushey

In relation to minerals, the site HEL502 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits at the site.

The Minerals Planning Authority would like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within developments wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition

HEL505 Greenacres, Bushey

In relation to minerals, the site HEL505 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits at the site.

The Minerals Planning Authority would like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within developments wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition

HEL1107 Kemp Place, Bushey

In relation to minerals, the site HEL1107 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application

on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

Potters Bar

HEL1023 197 Darkes Lane, Potters Bar

In relation to minerals, the site HEL1023 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL910 The Park, ESC, Potters Bar

In relation to minerals, the site HEL910 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits at the site.

The Minerals Planning Authority would like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within developments wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition

HEL216 Land west of Potters Bar station, Potters Bar

In relation to minerals, the site HEL216 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the

southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL1106 Canada Life, Potters Bar

In relation to minerals, the site HEL1106 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits at the site.

The Minerals Planning Authority would like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within developments wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL251 Potters Bar Golf Course, Potters Bar

In relation to minerals, the site HEL251 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits

beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL375 Land to rear of 28-30 Manor Road, Potters Bar

In relation to minerals, the site HEL375 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL162 Land south of Barnet Road, Potters Bar

In relation to minerals, the site HEL162 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application

on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL177 Land off Dove Lane, Potters Bar

In relation to minerals, the site HEL177 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits in the south/southeast area of the site.

The potential deposits appear to be concentrated in an area which is largely outside of the 'Indicative Developable Area' for this allocation. Whilst the scope for uncovering sand and gravel deposits will be limited for this allocation, the Minerals Planning Authority would still like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within the area wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL318 Former Sunnybank Primary School Site, Potters Bar

In relation to minerals, the site HEL318 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls within the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

Radlett

HEL214 Land south of Theobald street, Radlett

In relation to minerals, the site HEL214 falls partially within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site partially falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL231 Starveacres, Radlett

In relation to minerals, the site HEL231 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits beneath approximately half of the site, on the eastern side.

The Minerals Planning Authority would like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within developments wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL1029 Porters Park Golf Club, Radlett

In relation to minerals, the site HEL1029 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 –

2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits at the site.

The Minerals Planning Authority would like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within developments wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition

HEL222 Land rear of Cobden Hill, Radlett

In relation to minerals, the site HEL222 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL1027 Land & garages rear 38-40 Watling Street, Radlett

In relation to minerals, the site HEL1027 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the

southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls within the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site.

Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

Shenley

HEL349 Shenley Grange (South), Shenley

In relation to minerals, the site HEL349 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits at some parts of the site, predominantly in the central area and towards the east of the site.

The Minerals Planning Authority would like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within developments wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

South Mimms

HEL320 Land Formerly Part of Earl and Cross Keys Farm (north), South Mimms

In relation to minerals, the site HEL320 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan

2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls within the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

Aldenham villages and nearby rural areas

HEL199 Land at Church Lane, Aldenham Village

In relation to minerals, the site HEL199 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls within the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL179 Hillfield Lane, Patchetts Green

In relation to minerals, the site HEL179 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the Borough Council should be aware of the two nearby waste management sites, namely: The Conifers and Sandy Lane which are located to the south of the proposed allocation. Both sites are safeguarded under Policy 5: Safeguarding of Sites of the adopted Waste Core Strategy and Development Management Policies document.

Adopted Policy 5: Safeguarding of Sites states that the Waste Planning Authority will oppose development proposals which are likely to prevent or prejudice the use of land identified or safeguarded for waste management purposes unless alternative or enhanced provision is made for a facility dealing with the equivalent waste capacity or where it can be demonstrated that the need for those facilities can no longer be justified.

The Waste Planning Authority considers that the proximity of the proposed allocation to the waste management sites should not give rise to safeguarding concerns, however any planning application on this site would need to take account of the waste facilities accordingly.

The Waste Planning Authority will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL219 Pegmire Lane, Patchetts Green

In relation to minerals, the site HEL219 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any

application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL345 Aldenham Glebe, Roundbush

In relation to minerals, the site HEL345 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits beneath the northwest area of the site.

The Minerals Planning Authority would like to encourage the opportunistic extraction and subsequent use of sand and gravel deposits within developments wherever possible. Opportunistic use of minerals will reduce the need to import sand and gravel to the site and make sustainable use of these valuable resources.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL509 Little Simpsons, Letchmore Heath

In relation to minerals, the site HEL509 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL180 Kemprow between White House and Adelaide Lodge, Kemprow

In relation to minerals, the site HEL180 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls within the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application

on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

Bowmans Cross

HEL382 Bowmans Cross

In relation to minerals, the site HEL382 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. British Geological Survey (BGS) data also identifies potential superficial sand/gravel deposits at some parts of the site.

Sand and gravel is currently being worked at a parcel of land which falls within the boundary of the Bowmans Cross allocation, at a site called Tyttenhanger Quarry, which has been operational for many years. Given the ongoing permitted extraction, which is occurring within the proposed allocation boundary, the Minerals Planning Authority does not have any mineral sterilisations concerns.

The Site Description for the proposed allocation (page 83 of the Plan) does recognise the mineral extraction within the proposed allocation boundary and states: '*There are quarrying operations situated in the north-west of the site that are likely to continue for several years yet, with the phased restoration of the quarried areas taking place.*'

The permission for Tyttenhanger Quarry ends 31 December 2032. The Estimated Delivery Period for the Bowmans Cross allocation is stated as 'Years 6-15 of the

Plan (6-25 years total)'. In considering the delivery dates for the Bowmans Cross allocation, the dates of the Tyttenhanger Quarry permission and the time it will take for the land levels to settle following restoration will need to be factored into decisions.

With regards to waste, two waste management sites are located within the Bowmans Cross allocation, namely: North London Anaerobic Digester and Land at Redwell Wood Farm, Ridge (also known as Severn Trent Green Power South Mimms IVC Facility). The Waste Management Sites are safeguarded under Policy 5 of the adopted Waste Core Strategy and Development Management Policies document due to their important contribution to the strategic network of waste management provision in the county.

Land at Redwell Wood Farm is also one of five 'Existing Strategic Sites' identified in the adopted Waste Local Plan. Land at Redwell Wood Farm is considered a strategic site because it is essential to the current and future management of Local Authority Collected waste in the county.

Adopted Policy 5: Safeguarding of Sites states that the Waste Planning Authority will oppose development proposals which are likely to prevent or prejudice the use of land identified or safeguarded for waste management purposes. This is however unless alternative or enhanced provision is made elsewhere, or where it can be demonstrated that the need for those facilities can no longer be justified.

Part 8 of the National Planning Policy for Waste (NPPW) also states:

When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- *the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities*

The 'Agent of Change' principle (NPPF, paragraph 193) is clear that planning decisions on new developments should ensure integration with existing business such that they do not have unreasonable restrictions placed upon them.

In line with adopted Waste Local Plan Policy 5, the County Council will continue to safeguard the site at Redwell Wood Farm, and in principle would not object the relocation of this facility, if required and where a suitable alternative site can be identified, in order to maintain continuity of the management of this waste stream. Alternative provision would need to be secured as early as possible and delivered prior to the closure of the existing facility, to avoid a scenario whereby

the operations at the site may be prejudiced by nearby incompatible development. Land at Redwell Wood Farm is an existing business, and if it were to remain, any new development should ensure integration so that no undue restrictions are placed on the business in accordance with Paragraph 193 of the NPPF.

The North London Anaerobic Digester is located within the 'Indicative Developable Area' of the Bowmans Cross allocation and it is understood that the facility is to remain in place. It is not possible to ascertain the potential extent of the safeguarding issues which may arise for the North London Anaerobic Digester, without understanding further details concerning layout of the Bowmans Cross allocation. The safeguarding of North London Anaerobic Digester should be a priority/key consideration for the proposed allocation and any development surrounding the waste site should be designed to accommodate the facility and ensure integration with the existing business.

Whilst the Minerals and Waste Planning Authority does not object to the proposed allocation, there are currently safeguarding concerns for both waste management facilities. The Waste Planning Authority is keen to be kept updated on any progress

with the potential relocation of the facility currently located at Land at Redwell Wood Farm, and will continue to engage constructively and collaboratively on this matter. The Council is also keen to understand more details about the potential uses which may be located near to the North London Anaerobic Digester and the proximity of these uses.

Any future iteration of the emerging Borough Council Local Plan should include appropriate text within the relevant policy(ies) regarding the two waste management facilities and the requirement for them to be safeguarded in line with adopted Waste Local Plan Policy 5.

Employment Allocations

HEL387 Land north of Hilton Doubletree and south of Sky Studios

In relation to minerals, the site HEL387 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits

beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL394 Land north west of Cranbourne Road Industrial Estate

In relation to minerals, the site HEL394 falls mainly within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the Borough Council should also be aware of the proximity of the three Waste Management Sites; Unit 24 Cranbourne Road; Land at Cranbourne Road; and Potters Bar (Cranbourne Road) Recycling Centre, with the first two being located near to the southern boundary of the site. The site boundary overlaps Potters Bar (Cranbourne Road) Recycling Centre, located in the south-east of the proposed allocation. All three Waste Management Sites are safeguarded under Policy 5 of the adopted Waste Core Strategy and Development Management Policies document due to their important contribution to the strategic network of waste management provision in the county.

Adopted Policy 5: Safeguarding of Sites states that the Waste Planning Authority will oppose development proposals which are likely to prevent or prejudice the use of land identified or safeguarded for waste management purposes unless alternative or enhanced provision is made for a facility dealing with the equivalent waste capacity or where it can be demonstrated that the need for those facilities can no longer be justified.

Part 8 of the National Planning Policy for Waste (NPPW) states:

When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- *the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities*

The 'Agent of Change' principle (NPPF, paragraph 193) is clear that planning decisions on new developments should ensure integration with existing business such that they do not have unreasonable restrictions placed upon them.

After reviewing the proposed allocation, the Waste Planning Authority considers that the proximity of the proposed allocation to the two safeguarded waste management sites located to the south could give rise to safeguarding concerns depending on the uses within the proposed allocation. In general, employment sites which contain B2 and B8 uses are regarded as potentially compatible with neighbouring waste management uses. Office use (Class E) however, is generally less compatible. The proposed use for the site as stated on page 87 of the Plan is 'Commercial and Industrial (B2, B8 and E Class)'.

The Waste Planning Authority has significant safeguarding concerns in relation to Potters Bar (Cranbourne Road) Recycling Centre and objects to the proposed allocation in line with Policy 5 of the adopted Waste Core Strategy. It is not clear what the Borough Council's intentions are for the Recycling Centre and whether the facility

will be integrated within the proposed allocation. The Waste Planning Authority seeks clarification from the Borough Council on its intentions for the Recycling Centre.

HEL1041 Caspian and Tasman House, Aldenham

In relation to minerals, the site HEL1041 falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any

application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL171 (1040) Land to the South of Aldenham Reservoir

In relation to minerals, the site HEL171 falls mainly within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the county council, as the Waste Planning Authority, will expect to see a Site Waste Management Plan (SWMP) prepared to support any application on the site, in line with adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition.

HEL816 The Mercure Hotel and Land South East of Tylers Way

In relation to minerals, the site HEL816 falls mainly within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern

part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire.

Whilst the site falls with the Sand and Gravel Belt, British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

With regards to waste, the Borough Council should be aware of the Waste Management Site named Sandy Lane, which is located near to the development proposal, to north-west of the site. The Waste Management Site is safeguarded under Policy 5 of the adopted Waste Core Strategy and Development Management Policies document due to its important contribution to the strategic network of waste management provision in the county.

Adopted Policy 5: Safeguarding of Sites states that the Waste Planning Authority will oppose development proposals which are likely to prevent or prejudice the use of land identified or safeguarded for waste management purposes unless alternative or enhanced provision is made for a facility dealing with the equivalent waste capacity or where it can be demonstrated that the need for those facilities can no longer be justified.

According to our records Sandy Lane is used for scrap metal recycling. The proposed allocation has existing outline planning consent for up to 30,000 sqm of B8 with ancillary offices. After reviewing the details and given the existing permission, the Waste Planning Authority does not object to this allocation.