



East Herts District Plan

Minerals Local Plan Update Paper

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1. This Paper has been prepared to explain the current position in regard to the Hertfordshire Minerals Local Plan, 2007, and its emerging Review. It also discusses proposed Site Allocation HERT4, to which there may be future direct implications regarding Mineral issues.
2. The current framework for Hertfordshire County Council (as Minerals Authority) in respect of assessing any proposals for minerals extraction is the NPPF and the Hertfordshire Minerals Local Plan Review 2002-2016, adopted March 2007 (available to view at: <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/planning-in-hertfordshire/minerals-planning/minerals-local-plan-2002-2016/mineral-local-plan-review-2002-2016-adopted-march-2007.pdf>).
3. Hertfordshire County Council (HCC) is currently in the process of undertaking a review of its Minerals Local Plan. On 7th September 2017 a report to HCC's Environment, Planning & Transport Cabinet Panel outlined the process undertaken for site selection work and sought Cabinet approval for the potential site options for inclusion in the draft Minerals Local Plan. This report (Item 7) is available to view at: <https://cmis.hertfordshire.gov.uk/hertfordshire/Calendarofcouncilmeetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/729/Committee/52/SelectedTab/Documents/Default.aspx>.
4. Subsequent to consideration of this, HCC's Environment, Planning & Transport Cabinet Panel considered a further report on 1st November 2017. This presented a Draft Minerals Local Plan document for consultation, in accordance with regulation 18 of Part 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This report (also Item 7) is available to view at: <https://cmis.hertfordshire.gov.uk/hertfordshire/Calendarofcouncilmeetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/737/Committee/52/SelectedTab/Documents/Default.aspx>
5. The report concludes that the most appropriate sand and gravel sites to take forward to the Draft Minerals Local Plan are:
 - Furze Field*;
 - Hatfield Aerodrome*;
 - Land Adjoining Coopers Green Lane* (all three being specific sites); and
 - Briggens Estate (as a preferred area)[#].

*Not lying within East Herts

[#]Lying within East Herts

6. Following HCC Panel's agreement to the report, the timetable leading to consultation on the draft Minerals Local Plan is as follows:

13 th November 2017	Cabinet to agree the Draft MLP (including policies and sites) for Consultation and Omissions Consultation
21 st November 2017	County Council to agree the Draft MLP (including policies and sites) for Consultation and Omissions Consultation
4 th December 2017 – 9 th February 2018	Regulation 18 – Draft MLP Consultation and Omissions Consultation

7. The outcomes of the consultation on the Draft Minerals Local Plan are anticipated to be presented to HCC Members in 2018.

Potential Implications for the East Herts District Plan

8. Policy HERT4, North of Hertford, proposes the delivery of a total of 150 dwellings, with 50 dwellings being provided on the Bengo Nursery site and 100 further dwellings being provided on the Gowling Trust land to the north of that area.
9. In respect of Minerals implications, land located to the north of the proposed HERT4 site currently lies within Preferred Area No.2 of the adopted Minerals Plan (see Appendix A). The Council's position is that, in order to address concerns raised in the Green Belt Review (Peter Brett Associates, 2015 – Examination document **GRB/001**) regarding the potential impact of development in this location, the extraction of minerals from the adjoining site is seen as an essential precursor, as it would provide the opportunity for the re-profiling of land formation levels and significantly lessen the impact of development on the landscape. This position has been agreed between the Council and the Site Promoter within the Statement of Common Ground (**ED/104**) at paragraphs 6.6 to 6.9.
10. A planning application (3/0770-16) for 'the phased extraction of sand and gravel, use of mobile dry screening plant, creation of stockpile area, installation of weighbridge, wheel cleaning facilities, ancillary site offices and construction of a new access onto Wadesmill Road with phased restoration to landscaped farmland at a lower level on Land at Ware Park, Wadesmill Road, Hertford' was refused on 22nd March 2017, but is now subject of an appeal (APP/M1900/W/17/3178839), with a Public Inquiry, scheduled to commence on 1st May 2018.
11. Separate to this, a further application (3/2352-17) for 'the phased extraction of 1.25 million tonnes of sand and gravel, mobile dry screening plant, weighbridge, wheel cleaning facilities, ancillary site offices, construction of a new access onto Wadesmill Road with phased restoration to landscaped

farmland at a lower level' was submitted on 4th October 2017. Determination of this application will occur in due course.

12. In respect of potential impact of the emerging Minerals Local Plan in terms of delivery of the 100 dwellings on the Gowling Trust land, it should be noted that, while currently lying within Preferred Area No.2, if agreed by Hertfordshire County Council, the consultation will no longer propose to include this site within its strategy going forward. However, not only have both applications/appeal been submitted under the terms of the current adopted Minerals Local Plan, the draft Minerals Local Plan is at a relatively early stage and thus may be subject to alteration through the process leading to adoption, which may or may not result in the re-inclusion of that site. As it is by no means certain at this stage that minerals extraction will not occur in this location, East Herts Council is proceeding on the basis that it will be possible to deliver 100 dwellings on the Gowling Trust land as part of the District Plan Strategy.
13. In respect of the Briggens Estate, which is expected to be proposed by HCC as a Preferred Area (not as a Specific Area), it should be noted that this area, while lying in close proximity, would not directly impact on any land included as part of the Gilston Area proposed site allocation.