

Hertfordshire County Council

Minerals Local Plan
2nd publication of Omission Sites

January 2019



Hertfordshire County Council
Spatial Planning Unit (CHN 216)
Environment Department
County Hall, Pegs Lane
Hertford SG13 8DN
Contact: 0300 123 4040
www.hertfordshire.gov.uk

1. Introduction

The county council wishes to ensure that the opportunity is given for comments on all promoted sites and so is publishing omission sites that have been put forward or re-submitted since the consultation on the Draft Minerals Local Plan in 2018.

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

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

2. Progression of the Minerals Local Plan

The council has published its Regulation 19¹ document: the Proposed Submission Minerals Local Plan. The sites that have been taken forward² are now included in that document and comments on these sites should be submitted in line with the publication procedures set out in the Local Plan.

This Omission Sites document is a standalone document in order to publish the sites not included in the Minerals Local Plan following the site assessment.

All responses to the Omission Sites will be considered by an independent Planning Inspector as part of the Examination in Public of the Minerals Local Plan document.

3. Representations on Omission Sites

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

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

Online Consultation Portal:	http://hertsc-consult.objective.co.uk/portal
Email response forms:	minerals.planning@hertfordshire.gov.uk
Address for printed forms:	Minerals and Waste Policy Team, Spatial Planning Unit (CHN 216), Hertfordshire County Council, Hertford,

¹ Town and Country Planning (Local Planning) (England) Regulations 2012

² BAe (Hatfield), Furze Field (Hatfield), Land adjoining Coopers Green Lane (Hatfield) and The Briggens Estate (East of Stanstead Abbots).

	Pegs Lane, SG13 8DN.
Phone no. for queries:	0300 123 4040

All representations received will be submitted to the Planning Inspectorate.

The Omission Sites are being published for consultation for a ten week period starting at **9am on Monday 14 January 2019** and ending at **5pm on Friday 22 March 2019**. Please ensure that responses reach us by the closing date.

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

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

4. Site Selection Methodology

The site selection methodology was developed with independent consultants (Land Use Consultants (LUC)) and subject to public consultation. The purpose of the methodology was to assess the sites and/or areas identified against a set of local planning and environment constraints and for their economic viability.

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

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

5. Site Assessment

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

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

The sites contained in this document have been promoted by industry and/or landowners at the Draft Plan stage or re-submitted (following exclusion from the Draft Plan) and have not been taken forward.

Further information on the site assessment can be found in the Hertfordshire Minerals Local Plan Site Selection Report (October 2018) prepared by LUC and Cuesta Consulting Ltd.

List of Omission Sites

Site ID	Site Name	Page No.	Map No.
MLPCS001RS	Land at Cromer Hyde Farm	5-6	1
MLPCS021	Land adjacent to Coursers Farm – North Mymms West	7-8	2
MLPCS022	Land adjacent to Coursers Farm – North Mymms East	9-10	3
MLPCS023	Warren Farm	11-12	4

MLPCS001RS

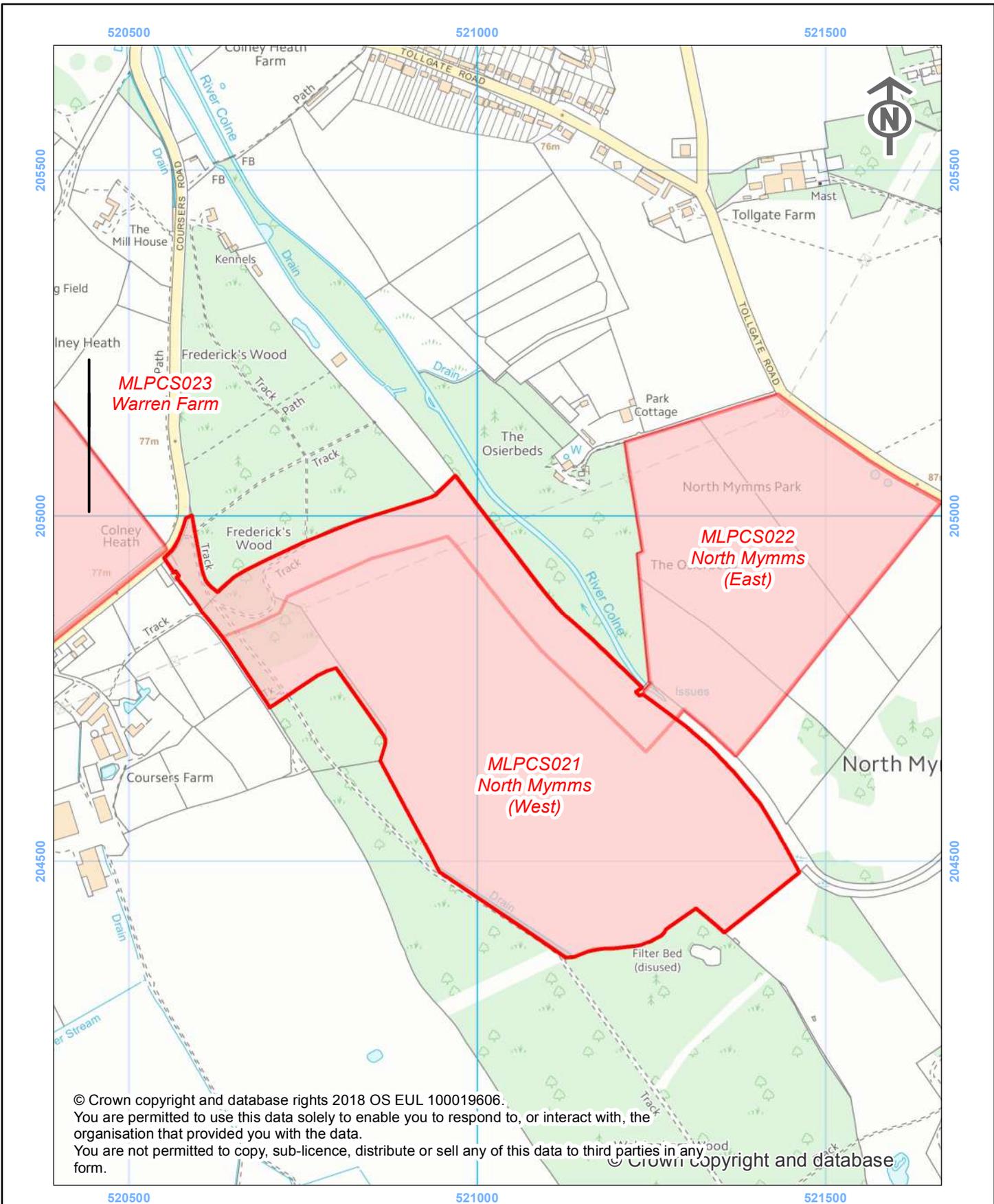
Name:	Land at Cromer Hyde Farm
District:	Welwyn Hatfield
Promoted by:	Cemex, the Brocket Estate and Gascoyne Cecil Estate
Site area:	103.6ha
Proposed Mineral:	Sand and Gravel
Planning History	The site has no relevant planning history

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

MLPCS021

Name:	Land adjacent to Coursers Farm – North Mymms West
District:	Welwyn Hatfield
Promoted by:	DK Symes
Site area:	25ha
Proposed Mineral:	Sand and Gravel
Planning History	The site has no relevant planning history.

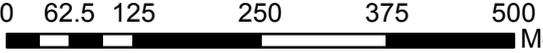
Site Specific Considerations	
Summary of Assessment:	It is considered that this site could have a high impact on ancient woodland as the site is adjacent to one area of ancient woodland and may have very high impacts on heritage assets and their setting. There are also some highways concerns that would need further information to fully assess the issues. The information currently suggests an access which would be hazardous.
Summary of Reasoning for not progressing:	The site scores poorly with regard to heritage assets and the potential for the access to be hazardous. There are also concerns regarding the delivery of this site during the plan period.



Map 2: MLPCS021 North Mymms (West)

KEY:  Omission Site

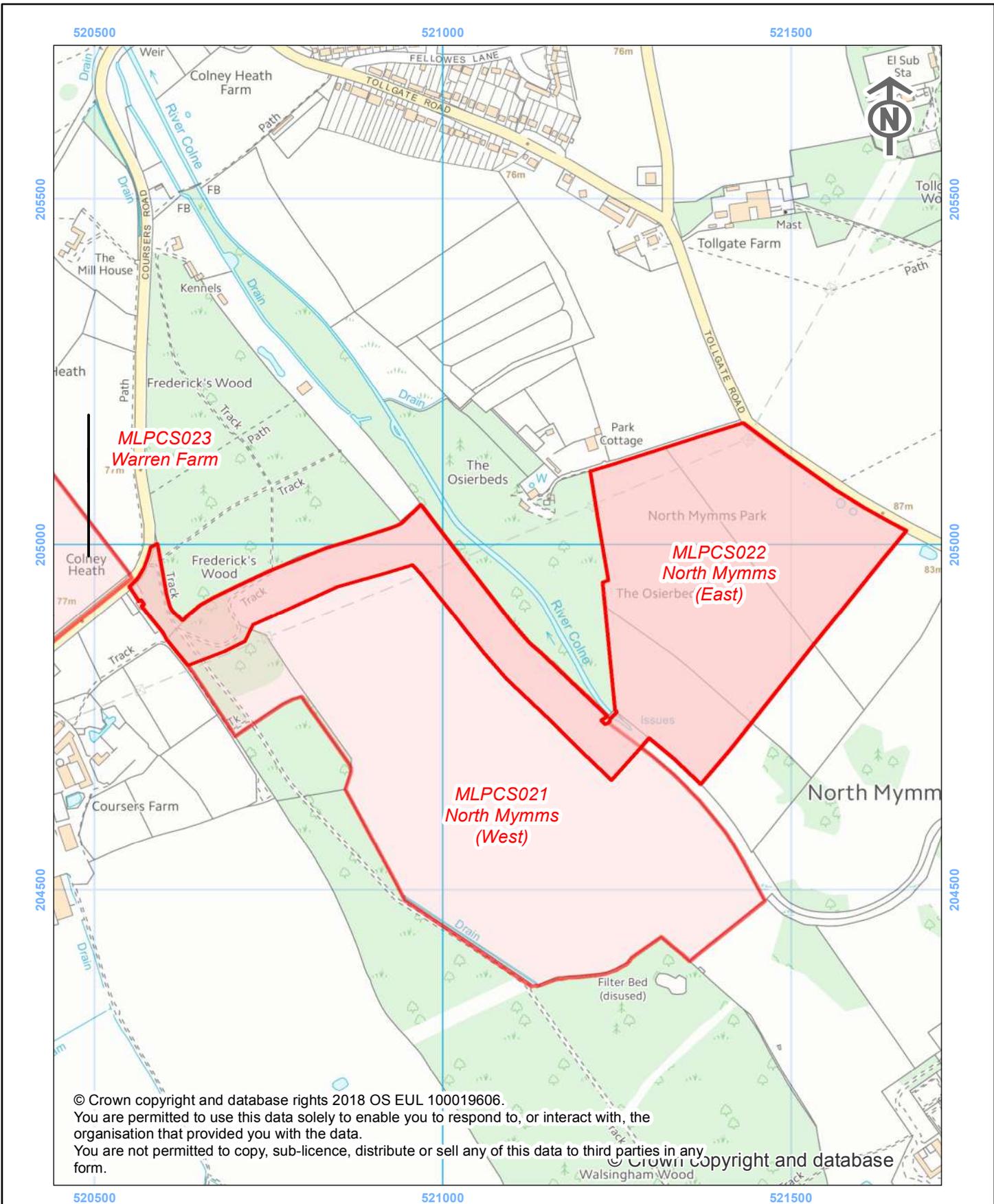


Scale: 1:7,500  Metres

MLPCS022

Name:	Land adjacent to Coursers Farm – North Mymms East
District:	Welwyn Hatfield
Promoted by:	DK Symes
Site area:	12ha
Proposed Mineral:	Sand and Gravel
Planning History	The site has no relevant planning history.

Site Specific Considerations	
Summary of Assessment:	It is considered that this site could have a high impact on heritage assets and their setting. The site could also cause moderately high impacts relating to landscape and visual impact . There are also some highways concerns that would need further information to fully assess the issues. The information currently suggests an access which would be hazardous.
Summary of Reasoning for not progressing:	The site scores poorly in terms of potential impact on heritage assets and landscape. There is also the potential for the access to be hazardous. There are also concerns regarding the delivery of this site during the plan period.



Map 3: MLPCS022 North Mymms (East)

KEY: Omission Site

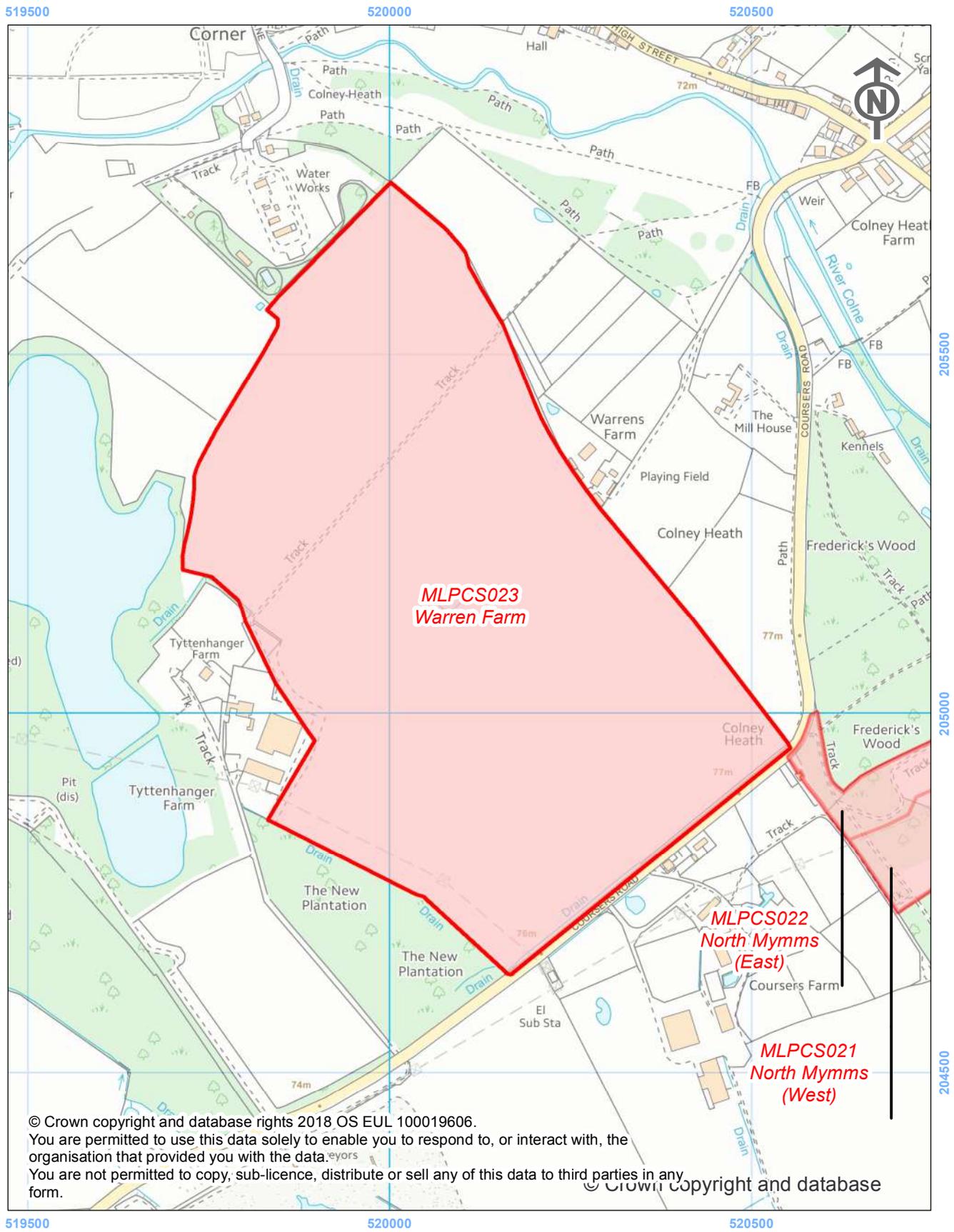


Scale: 1:7,500 0 62.5 125 250 375 500 Metres

MLPCS023

Name:	Warren Farm
District:	Hertsmere
Promoted by:	Trustees of Tyttenhanger Estate
Site area:	48.1ha
Proposed Mineral:	Sand and Gravel
Planning History	The site has no relevant planning history.

Site Specific Considerations	
Summary of Assessment:	It is considered that this site could have a high impact on ground water vulnerability and there are some highways concerns , including the suitability for HGVs on local roads. There has been limited information submitted regarding the potential workable reserve and no confirmation of a mineral operator
Summary of Reasoning for not progressing:	The site scores poorly in a number of areas and limited information has been provided regarding the potential workable reserve. The site promoter has not provided any confirmation that a minerals operator is/would be interested in working the site. This raises concerns regarding the deliverability.



Map 4: MLPCS023 Warren Farm

KEY: Omission Site



