

# Evidence Report Policies Map

**Hertfordshire Minerals and Waste  
Local Plan 2040**

**Hertfordshire County Council**



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# 1. Introduction

- 1.1. Hertfordshire County Council is reviewing its adopted Minerals Local Plan, Waste Local Plan and supporting documents. These comprise the following documents (with adoption date):
  - Minerals Local Plan Review (March 2007)
  - Minerals Consultation Areas SPD (November 2007)
  - Waste Core Strategy and Development Management Policies DPD (November 2012)
  - Waste Site Allocations DPD (July 2014)
  - Employment Land Areas of Search SPD (November 2015)
- 1.2. The documents listed above are to be replaced by a single Minerals and Waste Local Plan (MWLP) covering the period to 2040. The new MWLP will set the overall spatial framework and development management policies for sustainable minerals and waste management development in Hertfordshire.
- 1.3. This Evidence Report provides an overview of and response to the main issues raised during the Regulation 18 consultation relating to the Minerals and Waste Local Plan Draft Plan Policies Map.

## 2. Document Context

- 2.1. The purpose of the Policies Map document is to show the spatial policies contained within the Minerals and Waste Local Plan.
- 2.2. The Policies Map for the plan area (i.e. the county) is comprised of a set of ten Policies Maps, each one produced and updated by each of the ten District and Borough councils within the county. Each of the ten Policies Maps show the spatial policies in the adopted Development Plan for that local Authority area, this includes the District or Borough Local Plan, the Minerals and Waste Local Plan, and any Neighbourhood Plans.
- 2.3. Following adoption of the new Minerals and Waste Local Plan, all of the minerals and waste policies shown on the District and Borough Policies Maps, will be replaced with those contained within the Draft Policies Map accompanying the Submission version of the emerging Minerals and Waste Local Plan.

### 3. Minerals & Waste Local Plan Policy

3.1. The Draft Minerals and Waste Local Plan was published for a Regulation 18 public consultation from 22 July to 31 October 2022. During the consultation period, members of the public, industry and other bodies were invited to comment on the Plan and its supporting documents.

### 4. Main Issues Raised

4.1. During the Regulation 18 consultation, 29 representations were made in relation to this document. The main points of these are summarised below:

- a) The blue stipple indicating the Water Recycling Site (WRS) at Blackbirds (site no. 121), extends across a much larger area than is occupied by the Sewage Treatment Works. The blue stipple should be reduced in extent to reflect only the Sewage Treatment Works.
- b) It is Works Field which has planning permission for green waste composting at Blackbirds Farm, and it is therefore Works Field which should be verged red as being part of Site no. 130 and designated as a Waste Management Site (not as a WRS).
- c) Orphanage Road and Hatfield Road (Skinner's Yard) should be designated as Mineral Development Sites ('MDS'). Paragraph 5.7 of the Draft MWLP confirms the status of both these sites as MDS. This is as a result of both sites supporting processing facilities. For Orphanage Road this is the concrete batching plant and for Hatfield Road the asphalt plant.
- d) It is suggested that a legend be added onto each grid map of the Policies Map.
- e) Site 124 on the policies map is for re-provision in the Watford Local Plan.
- f) Cemex UK Operations welcome the identification of Roehyde as a Waste Management Site.
- g) The map has no markings of landmarks or centres of population to provide a reference, so is not effective in communicating where mineral deposits lie.
- h) A number of the WMS and WRC are in close proximity to the Canal River Trust's infrastructure, including the canal and potentially reservoirs at Tring. The scale of the Policies Map means that it's difficult to determine the exact extent of these sites (WMS and WRC) and their relationship to the Trust's infrastructure. It is requested that clearer maps be provided in advance of or as part of the next consultation.
- i) It is suggested that the boundaries of three WRSs (Rye Meads, Maple Lodge Sewage Treatment Works, and Harpenden Sewage Treatment Works) are revised to ensure the boundaries do not extend across inappropriate land which does not form part of the designation.

- j) Braziers is designated as a Minerals Development Site (reference MDS09) but the designation as shown on the Proposals Map is not reflective of the extent of land that needs to be safeguarded and therefore places an undue restriction on the land that has already been worked, restored and is actively in alternative use, namely Westmill Farm. The extent of the designation should therefore be amended to reflect this position.
- k) It is suggested that the site tables included at the end of the Policies Map include each site's safeguarding designation. Some of the individual sites are too small or poorly labelled to identify the type of site identified in the legend. By adding this text to the tables, it could also help to clarify where sites have more than one designation (e.g., MDS and WMS).
- l) Mineral Development Sites of concern including Waterhall complex, Ware Quarry & Westmill should be excluded from mineral sites (MDS). These sites are now being restored and should be identified as Waste Management Sites only. These locations are either within or adjacent to SPZ1, therefore expansion is not acceptable.
- m) Site 139 is referred to as Castlegate Farm, this should be Cattlegate Farm.
- n) WMS 93 Hunsdon Skip Hire and WMS 110 Hunsdon Airfield should not be safeguarded and should be removed from the Policies Map. Both sites are within the Parish of Hunsdon. WMS 93 Hunsdon Skip Hire has a certificate of permitted development and has been operating in excess of the licenced tonnages. The lorries associated with these operations are unsuitable and represent a real danger to road users. It is not clear due to the scale of the Map that the WMS 93 included the adjacent Wood Yard. This area has a separate permitted use as a logging retail business and is not a waste management use. WMS 110 Hunsdon Airfield is located within land designated under Policy GA1 of the Local Plan for community open space. The HGV's associated with operations represent a very real danger to highway users on Church Lane and Acorn Street. This is located on the Airfield for which there is a plan by the owners "Places for People" for this to be an open amenity space for all residents including those who will be housed in the proposed Gilston Villages development.
- o) Site WMS72 (Appspond Lane) should be relieved of its safeguarded status within the Plan and should be removed from the Policies Map.

#### 4.2. The council's response to the main issues is as follows:

- a) The council will amend the site boundary for site no. 121 accordingly.
- b) The council will add Works Field to the Policies Map as a WMS and ensure that it does not overlap with the blue stippled area of the adjacent Water Recycling Site.
- c) Orphanage Road and Hatfield Road (Skinners Yard) are designated as MDSs in the Draft Plan. This can be clearly seen on the interactive version of the Policies

Map which was published to support the Draft Plan. The Policies Map will however be amended for clarity.

- d) It is considered that the single legend within the document is sufficient. A legend on all pages would make the maps too cluttered.
- e) Noted. The council wishes to be kept informed of any progress with the re-provision. The council will continue to safeguard the site until alternative provision has been secured.
- f) Since publishing the Draft Plan, the council has been informed there are no waste uses on Roehyde, and the site had incorrectly been identified as a Waste Management Site (WMS). The WMS designation will be removed from Roehyde.
- g) The maps are produced on an Ordinate Survey base, which shows where the towns and villages within the county are located. The Mineral Safeguarding Area (MSA) shows where the potential deposits are located. For further map designations please refer to the adopted Policies Map for the area (i.e. provided by the Local Planning Authority). The Minerals and Waste Local Plan Draft Policies Map only shows designations relating to minerals and waste management infrastructure and resources.
- h) The grid maps are produced at an appropriate scale for the document size and county scale. However, an online interactive map is available where the scale can be adjusted to suit the reader ([hertfordshire.gov.uk/mwlp](http://hertfordshire.gov.uk/mwlp)).
- i) The appropriate changes will be made to these areas.
- j) The council will review the boundary of Braziers.
- k) The county council recognises this suggestion and will amend the Policies Map accordingly.
- l) Mineral Development Sites undergoing restoration following mineral operations are doing so under a mineral permission and therefore are considered as Mineral Development Sites. Designating them as waste sites could conflict with waste policies in the Plan and have unintended consequences.
- m) Noted. This error will be amended.
- n) The council notes the comments received from the Hunsdon Parish community regarding WMS 93 Hunsdon Skip Hire and WMS 110 Hunsdon Airfield. The boundary of WMS 93 Hunsdon Skip Hire does not include the adjacent woodyard. The Site Safeguarding Area (SSA) covers WMS 93 Hunsdon Skip Hire, and the Site Consultation Area (SCA) extends 250m beyond the SSA as a means of ensuring the county council is consulted on any proposals in this area. The SCA does cover the adjacent woodyard but this in no way means that the woodyard is part of the site or is safeguarded. Both sites (WMS 93 and WMS 110) contribute towards the waste management network of the county and will continue to be safeguarded and identified on the Policies Map. The council has a separate monitoring and enforcement function which investigates breaches of planning control or complaints associated with minerals and waste sites.

- o) The site will remain on the Policies Map. The Council has clarified with the promoters of this site, that subject to planning permission being granted on the site for non-waste uses, the safeguarding status can be removed.

## **5. Conclusion**

- 5.1. This Evidence Report demonstrates the main issues raised to this supporting document to the emerging Minerals and Waste Local Plan. It also summarises how the council has addressed those issues within the Regulation 19 consultation.
- 5.2. Any representations received on the Policies Map at the Regulation 19 consultation stage will be submitted alongside the Local Plan to the Secretary of State as part of the examination process.
- 5.3. This Evidence Report was written to support the Proposed Submission Plan (Regulation 19) consultation. This report forms part of the Regulation 22 statement, as set out by the Town and Country Planning (Local Planning) (England) Regulations 2012.