

Director of Environment
& Infrastructure: Mark Kemp



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Your ref: 6/2018/2768/OUTLINE
Date: 18/01/2021

Dear Ms Howe

Location: Hatfield Business Park, Frobisher Way, Hatfield AL10 9SL
Proposal: Further information submitted in relation to the environmental statement
Application Number: 6/2018/2768/OUTLINE

The county council, as the Minerals Planning Authority, has no comments to make on the additional information submitted to support the EIA and would like to take this opportunity to provide follow up comments (to those comments provided on 10/12/2018) to clarify its position on the above planning application.

Extant Policy

As outlined in the county council's previous comments, the application site falls within the boundary of Preferred Area 1 Land at BAe, as identified in the adopted Minerals Local Plan 2002-2016 (adopted March 2007). Preferred Area 1 is one of three Preferred Areas identified in the adopted Minerals Local Plan and remains part of extant policy until a new Minerals Local Plan is adopted.

As the Borough Council is aware, the area which the proposed development covers, is known to be affected by the bromate (and bromide) plume. Although the mineral in this part of the Preferred Area (i.e. the area which the proposed developments cover) may be considered to have reduced overall viability, the mineral deposits in the remaining part of Preferred Area 1 are considered to be of a workable quality.

Policy 5 (Minerals Policy 5: Mineral Sterilisation) of the adopted Minerals Local Plan states:

'The county council will object to any development proposals within, or adjacent to areas of potential mineral resource, which would prevent or prejudice potential future mineral extraction unless it is clearly demonstrated that:

- i) the land affected does not contain potentially workable mineral deposit; and/or*
- ii) there is an overriding need for the development; and*
- iii) the mineral cannot practically be extracted in advance.*

As explained above, the development proposal is situated within an area of potential mineral resource and the area (particularly the deposits in the southern portion of Preferred Area 1) is considered workable. The development proposal is therefore not in accordance with adopted Minerals Local Plan Policy 5.

Emerging Policy

Hatfield Aerodrome was submitted to the county council in response to the Call for Sites exercise (Call for Sites exercise ran from 29 February 10 April 2016) as part of the Minerals Local Plan review, and the site has subsequently been identified as a Specific Site (Specific Site 2: Hatfield Aerodrome) in the emerging plan. Specific Site 2 covers a reduced area when compared to Preferred Area 1. It covers the southern part of Preferred Area 1, where the mineral deposits are considered to be of a workable quality.

The emerging Minerals Local Plan is at Proposed Submission stage and therefore appropriate weight should be given to the emerging Plan; due to the fact it is at an advanced stage or preparation¹.

Mineral Application Site- 'Land at Hatfield Aerodrome'

The application boundary falls entirely within Preferred Area 1 and directly adjoins the part of the Preferred Area which was subject to a planning application for sand and gravel extraction (Land at Hatfield Aerodrome, planning reference number 5/0394-16). The application for sand and gravel extraction was approved at Development Control Committee on 25 January 2017, subject to the signing of a Section 106 agreement. Since then, a revised application was returned to Development Control Committee and was refused on 24 September 2020.

As stated above, Preferred Area 1 remains adopted Policy and there is still the expectation for planning applications to come forward on the area. Preferred Area 1 still forms part of the potential yield of reserves which will help to supply the county with the future sand and gravel resources it needs.

The proposed developments at Hatfield Business Park could therefore jeopardise the remainder of Preferred Area 1 from being worked/ could cause the sterilisation of the remaining mineral resources.

¹ National Planning Policy Framework, Paragraph 48

Mineral Permissions Close to the Development Proposal

As the Borough Council is aware, permission was granted on 18 October 2018 for the extraction of approximately 450,000 tonnes of sand and gravel at Furze Field.

Furze Field is permitted as an extension to Hatfield Quarry and is located to the north of the proposed development site and could give rise to additional cumulative impact issues (depending on project delivery times) which will need to be considered by the Borough Council.

The mineral extraction application at Land adjoining Coopers Green Lane was approved on 22 October 2020. The site is located directly east of Furze Field and is also to be worked as an extension to Hatfield Quarry. This permission will also need to be considered by the Borough Council when assessing cumulative impacts.

Existing Section 106 (S106)

The county council would also like to reiterate the fact that there is an existing S106 which covers the whole of Preferred Area 1 and the wider area to the east. The S106 seeks to deliver Ellenbrook Park. The proposal to build housing on part of the area set to deliver Ellenbrook Park would therefore be in contravention to the existing S106.

Concluding Comments

To conclude, the county council, as Minerals Planning Authority, maintains its objection to this application, based on the aforementioned matters.

Whilst a planning application for sand and gravel extraction was refused in September 2020 (Land at Hatfield Aerodrome, planning reference number 5/0394-16), Preferred Area 1 remains part of the adopted development plan for the area, in order to secure the delivery of the required sand and gravel for the county. The proposed developments have the potential to sterilise the potentially workable reserves at Preferred Area 1 and therefore jeopardise any future planning application for mineral extraction coming forward.

The Minerals Planning Authority wishes to be kept informed of any future consultations relating to this application.

Yours sincerely,
Emma Chapman



Planning Officer- Minerals and Waste Policy