



**WELWYN  
HATFIELD**

**Joint Examination of the  
Welwyn Hatfield Local Plan 2013-2032  
and the  
East Herts District Plan 2011-2033**

**Birchall Garden Suburb/East of Welwyn Garden**

**Examination Hearing Statements**

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**Matters and Issues**

**Matter 4 - Minerals**

## **Matter 4 Minerals**

**In Section 13 the NPPF seeks to facilitate the sustainable use of minerals. Minerals Safeguarding Areas are to be defined and appropriate policies adopted in order that known locations of specific mineral resources are not needlessly sterilized by non-mineral development. There are known mineral resources under this site.**

### **Issues**

- 19) To what extent are measures in place to ensure that minerals of local and national importance that underlay this site, are extracted before they become sterilised?**

#### ***Response***

- a) Early engagement with the Minerals authority (Hertfordshire County Council) highlighted the presence of mineral reserves of sand and gravel. As such, the site promoters were asked to engage with the County Council to develop an appropriate strategy. Large areas of the site have been determined to be uneconomic in terms of the quality of material that could be recovered. An area of 162,000 tonnes will be worked to the north of the site, south of Moneyhole Lane Park. The County Council has agreed this approach in writing (Appendix A).

- 20) Could such considerations delay the implementation of development at this site?**

#### ***Response***

- a) The site is large enough that mineral extraction could be occurring on the specified part of the site at the same time that initial service infrastructure and residential development is being constructed. The extraction itself will take in the region of 6 months, which depending upon the timing of the applications and reserved matters applications, could be occurring while applications are being determined. The delivery of new homes on the East Herts portion of the site is not expected until year 2/3 of the Plan period. Therefore there is no anticipated delay to the implementation of development at this site.