

Representations for Knebworth Neighbourhood Plan

Applicant	Ref	Representation	Re Type
Hertfordshire County Council - Spatial and Land Use Planning (Ms T Carter-Lyons)	808	<p>I am writing in response to Knebworth Parish Council's application for the designation of a Neighbourhood Plan Area and provide comments in relation to minerals and waste planning matters.</p> <p>With regards to planning history, records indicate that there are two sites in the proposed Neighbourhood Plan Area in Knebworth that have been the subject of mineral or waste planning in the past. One site dates back to 1974 as a British Rail Goods Depot and the other at Deards End Farm with planning permission for the tipping of soil in 1963. In addition, planning permission dates back to 1951 for sand and gravel extraction at Colney Heath which is a site that abuts the proposed Neighbourhood Plan Area in the south western corner. Subsequent permissions were granted at this site up until 1979 including the tipping of earth brick or concrete rubble from building operations. Further details relating to previous planning applications can be provided should this be necessary.</p> <p>In terms of waste matters, there are no operating waste facilities recorded by the county council within the proposed Neighbourhood Plan Area to be aware of at this present time.</p> <p>In terms of minerals matters, it should be noted that the proposed Neighbourhood Plan Area is not located within the sand and gravel belt, however it is partially covered in the south western corner by a mineral resource block, known as Between Whitwell and Stevenage, where there is potential for the extraction of sand and gravel. The site at Colney Heath which abuts the proposed Neighbourhood Plan Area as mentioned above is situated partly within this mineral resource block. The extent of this mineral resource block and buffer is shown in the county council's adopted Mineral Consultation Areas, Supplementary Planning Document. This is an area of the county where particular care is needed to prevent the unnecessary sterilisation of sand and gravel resources. In these areas, before planning applications are decided by the district or borough councils, the county council will be given the chance to consider whether the development proposed would lead to unacceptable sterilisation of mineral resources. Minerals Policy 5: Sterilisation, of the adopted Minerals Local Plan 2002-2016 addresses the need for prior extraction of minerals to ensure that the resource is not sterilised.</p> <p>It should be noted, when the Parish Council develops its vision and objectives for shaping development and growth within the neighbourhood, that minerals and waste matters will need to be taken into account as Minerals and Waste Local Plans form part of the Development Plan. These are as follows:</p> <ul style="list-style-type: none"> i. Waste Core Strategy and Development Management Policies document 2011-2026, adopted November 2012; ii. Waste Site Allocations document 2011-2026, adopted July 2014; & iii. Minerals Local Plan 2002-2016, adopted March 2007. <p>New development and growth of an area results in the generation of waste and this will be an important aspect needing consideration in due course, in addition to the need to avoid the sterilisation of minerals, as known to be present within the Mineral Resource Block.</p> <p>The county council as Minerals and Waste Planning Authority would like to be consulted at future stages in the production of the Neighbourhood Plan.</p>	Comment

Representations for Knebworth Neighbourhood Plan

Mr John Trotman	4929	<p>Thank you for letter on subject, please find my comments as follows;</p> <p>It is not clear whether the subject Plan should be based on the NHDC Local Plan which proposes development on two sites on the West of the village, but none on the East side of Knebworth.</p> <p>The NHDC Local Plan proposals have been vigourisly opposed by Knebworth residents and we await the final proposals from NHDC.</p> <p>However, recognising the need or more housing, I think a better balance of sites on both sides of Knebworth is needed and that both the Watton Road/East of Recreation ground and Old Lane sites should in the Neighbourhood Plan.</p> <p>Good planning should involve the principle that people should be able to walk to the village centre within a radius of 400 metres - development on the East of the village would be compatible.</p> <p>If our Green Belt is to be developed there must be strict controls on building architecture, protection of wildlife and green spaces, in order for Knebworth to retain it's village character and not change into a small town with a hard ur an look.</p>	Comment
Moult Walker (Mr D Murdoch)	9222	<p>Thank you for your letter regarding the application for the Knebworth Neighbourhood Plan.</p> <p>I have no comments on the proposed area.</p> <p>I would be grateful if you could include me as a consultee in this process.</p>	Comment