

Mrs Sharon Threlfall
Spatial Planning and Economy Unit
Hertfordshire County Council
CHN216, County Hall
Hertford, Herts
SG13 8DN



20th November 2015

Our ref: HS2-HCC-SC-002

By Email

Dear Mrs Threlfall

App Ref: PL\0706\15 Application for mineral extraction and importation of sand and gravel and reclamation materials for Denham Park Farm with restoration to agriculture and a small wetland area. At: Pynesfield, off Tilehouse Lane, Maple Cross, Rickmansworth, Hertfordshire.

Thank you for re-consulting High Speed Two (HS2) Ltd on the above application we have the following comments to make on the revised development proposals.

Further to the interface concerns identified in HS2 Ltd's previous response dated 9th July 2015, you will be aware that a meeting took place with the developer on 9th September 2015, which resulted in amendments to the proposed development including the removal of the processing plant and reduced timescale of operations to ensure completion by 31st December 2018 (or earlier).

Following that process of engagement, as a result of further information supplied together with the proposed amendments to the application and associated commitments obtained from the developer, I can confirm that HS2 Ltd is now prepared to remove its previous objection to planning permission being granted subject to the following conditions and informative being placed on any decision notice:

Conditions:

1. *The proposed mineral extraction hereby permitted shall be completed by 31st December 2018.*

Reason: To ensure the development does not conflict with the Government's intention to build and operate a high speed railway in this location.

2. *The proposed mineral extraction hereby permitted shall be progressed in accordance with the applicant's revised Illustrative Operations Plan No. 1022/O/2 v2 dated 2 November 2015, (showing general direction of extraction phased from south to north), the Illustrative Restoration Plan No. 1022/R/1c v1 dated 2 November 2015 and the revised D.K. Symes Associates Planning Statement dated November 2015, unless otherwise agreed in writing by the Local Planning Authority in consultation with High Speed Two (HS2) Limited.*

Reason: To ensure the development does not conflict with the Government's intention to build and operate a high speed railway in this location.

3. *The land shall be restored with due regard to the geotechnical suitability of such arrangements to the proximity of a High Speed railway, in accordance with a scheme of restoration including specification of backfilling, suitability of materials used, proposed site levels, earthworks / groundworks stability, flood levels and programme, which shall be submitted to and approved in writing by the Local Planning Authority, in consultation with High Speed Two (HS2) Ltd prior to the cessation of sand / gravel extraction. Such approved restoration shall be carried out and completed within 6 months of the date of cessation.*

Reason: To safeguard the land in accordance with the HS2 Phase One Safeguarding Directions issued on 26th June 2014 and to ensure that contaminated materials are not brought in to the site."

Informative:

"The Applicant is advised that the application site falls within land that may be required to construct and/or operate Phase One of a high speed rail line between London and the West Midlands, known as High Speed 2. Powers to construct and operate High Speed 2 are to be sought by promoting a hybrid Bill which was deposited with Parliament on 25th November 2013. As a result the application site, or part of it, may be compulsorily purchased. More information can be found at: www.hs2.gov.uk/hs2."

However, in the event that the local planning authority is minded to approve the application without the above, or similarly worded planning conditions, contrary to the advice of HS2 Ltd, then the application should, in accordance with paragraph 6 of the formal Safeguarding Directions issued on 26th June 2014, be sent together with the material specified in paragraph 7 of the Safeguarding Directions, by first class post to:

High Speed Rail Property Team
Department for Transport
Great Minster House
33 Horseferry Road
London SW1P 4DR

Or by email to: highspeedrail@dft.gsi.gov.uk

We would appreciate receiving a copy of the decision notice for our records once it has been issued. In the meantime should you have any questions regarding the above comments then please do not hesitate to contact me at: town.planning@org.uk.

Yours sincerely,

