

Appendix A: Inset Maps and Waste Site Briefs

For ease of identification and consistency, reference numbers for each site have been kept and not changed throughout the site selection and consultation process. Identification numbers of sites which have not been taken forward have therefore not been re-allocated to other sites, for this reason the numbers are not sequential.

Waste Brief for all Employment Land Areas of Search

The general ELAS waste brief should also be read in conjunction with the key planning issues that have been identified for each ELAS on the relevant inset map. The key planning issues identified for each ELAS that are listed on the relevant inset map have been given a traffic light ranking (green/amber/red). These are in order to assess each employment land's suitability in terms of their size, current access arrangements and location to the strategic road network and location within a groundwater source protection zone.

More than one traffic light for each key planning issue has been given to some larger sites where there is a difference in the appropriateness of the key planning issue across the site. For example; if there is a change in the groundwater across the area, or there are different traffic access points to the area. It is the county council's intention to produce a Supplementary Planning Document regarding the Employment Land Areas of Search. This document will provide greater detail on the planning issues for each ELAS. The supplementary document will be produced in line with the statutory requirements for such a document, which will include a period of consultation.

ELAS that are located in groundwater source protection zone 1 (SPZ1) have been given a red as this is in a sensitive zone. ELAS located in groundwater source protection zone 2 (SPZ2) have been given an amber ranking. ELAS located in groundwater source protection 3 (SPZ3) including employment land that are not located in any groundwater source protection zone have been given a green ranking.

The size of the Employment Land Areas of Search has also been given a ranking. ELAS that are between 0.5ha-2.49ha have been given a red, ELAS that are between 2.5ha-9.99ha have been given an amber ranking and ELAS that are 10ha or more have been given a green ranking. It is considered that there is more probability that waste management facilities could come forward on parcels of land situated within larger employment sites.

The traffic light ranking used for access has been based upon advice provided by the county council's Highways Operations and Strategy Unit. ELAS that are considered to have no fundamental highway objections in principle have been given a green ranking. An amber ranking has been given to ELAS that are likely to need further information/assessments required to overcome some highway concerns and ELAS that have significant concerns identified, which are likely to attract highway objections have been given a red ranking. ELAS that were

given a red ranking were not excluded, as the impact would be dependent upon individual circumstances at the time.

The ODPM document: 'Planning for Waste Management Facilities: A Research Study', encourages waste plans to consider site allocations in areas that are identified as employment in other development plans.

The relevant district/borough council should therefore be engaged with at the earliest opportunity. The potential uses that are listed below have been categorised as to their suitability in groundwater source protection zones. Site specific considerations will also need to be taken into account. On sites where existing waste management facilities are in operation, the county council would like to see these facilities maintained throughout the lifetime of their respective planning permission.

Potential Uses:

The following potential uses will only be acceptable on Employment Land Areas of Search that are located within groundwater source protection zone 1:

- Waste transfer station (dry recyclables).
- Materials recovery facility (dry recyclables).
- Inert waste recycling.

In addition to the above, the following potential uses listed below would be acceptable on Employment Land Areas of Search that are located within groundwater source protection zones 2 and 3. However, the uses listed below will require additional mitigation measures to prevent contamination to groundwater:

- Anaerobic digestion.
- Household Waste Recycling Centre.
- Waste electrical and electronic equipment recycling facility.
- End of life vehicle facility.
- Thermal treatment facility.
- Mechanical/biological treatment facility.
- Waste transfer station (non-dry recyclables).
- Materials recovery facility (non-dry recyclables).
- In-vessel composting.

The following use will not be acceptable on the Employment Land Areas of Search, due to odour generation:

- Open windrow composting.

Key Planning Issues:

Most waste uses can be housed in a building which would sit comfortably within an employment land area. Where practicable, potential waste facilities should be enclosed in a building to ensure that surrounding uses are not adversely affected by noise, dust and odour generation.

Consideration should be given to the location of sensitive receptors. Appropriate measures should be incorporated to ensure that proposals on employment land do not adversely affect sensitive receptors. Further detailed assessment could be required. Waste management development should therefore be compatible with adjacent uses on the employment land.

Waste management proposals should also take into account the proximity of other uses that may surround any of the Employment Land Areas of Search (e.g. residential, playing fields, leisure centres etc).

Consideration should be given to appropriate screening for proposed potential waste facilities that are adjacent to public rights of way.

A normal risk based approach will be applied with all waste related planning applications on Employment Land Areas of Search that are not located in a groundwater source protection zone.

Detailed Assessments
Required to include:

Appropriate measures should be incorporated to ensure that proposals on employment land do not adversely affect adjacent wildlife sites, or European sites within 10km.

A desk based archaeological impact assessment would be required to confirm any archaeological remains on employment land that has been identified as having archaeological significance. This should also assess both past impacts upon the site and previous archaeological investigations of the area and to model the current archaeological potential of the site.

Depending upon the type and scale of facility proposed, a detailed assessment of the potential for impacts on any identified heritage assets may be required at the planning application stage.

Depending upon the type and scale of facility proposed, a detailed assessment of the potential impacts on both existing and future non-waste employment uses may be required.

Employment Land Areas of Search that are located in groundwater source protection zone 1 (SPZ1), a risk assessment would be required, which should address any contamination concerns. The assessment should also pay particular attention to noise, dust and odour generation and the impact (and mitigation) of the development on the surrounding environment. Further operations on the site may require mitigation against groundwater pollution.

Employment Land Areas of Search that are located in groundwater source protection zones 2 and 3 (SPZ 2 & 3), a detailed design for the management of surface water and proposals to install an impermeable sealed drainage scheme would be required.

Any identified extraction points will need to be checked whether they are still active or not and have been properly decommissioned on employment land that is located on, or within 50m of a private water supply.

Employment Land Areas of Search that are located within 250m of a historic landfill, a landfill gas risk assessment may be required in order to assess the risk of landfill gas migration.

Proposals over 1ha will require an individual flood risk assessment.

All planning applications should be supported by a Transport Assessment, as set out in the Department for Communities and Local Government/Department for Transport document: 'Guidance on Transport Assessment, March 2007'.

For any new access or significant alteration to an existing access, a Stage 1 Road Safety Audit must be carried out.

Opportunities for a rail connection should be explored where an employment land area of search adjoins a railway line.

Waste Site Briefs for the Allocated Sites

Waste site briefs have been prepared for all Allocated Sites in consultation with stakeholders and have been prepared using the best available information at the time. The views expressed during consultation have helped to develop the waste site briefs.

It should be noted that the waste site briefs are to be used as a guide to the potential development of each allocated site or employment land area of search. These waste site briefs do not constitute a basis for granting planning permission nor should development be restricted by the details within them. Some waste site briefs have been duplicated where the relevant allocated site straddles more than one district.

The waste site briefs do not propose a particular waste use but do suggest potential uses that may be acceptable on an individual allocated site. The county council is not suggesting that each allocated site should be developed with every potential waste facility that has been identified on each waste site brief. In order to ensure flexibility throughout the lifetime of the document, the potential uses are ones that are considered to be acceptable on each allocated site, when taking into account individual site planning requirements.

HERTFORDSHIRE COUNTY COUNCIL

Waste Site Allocations

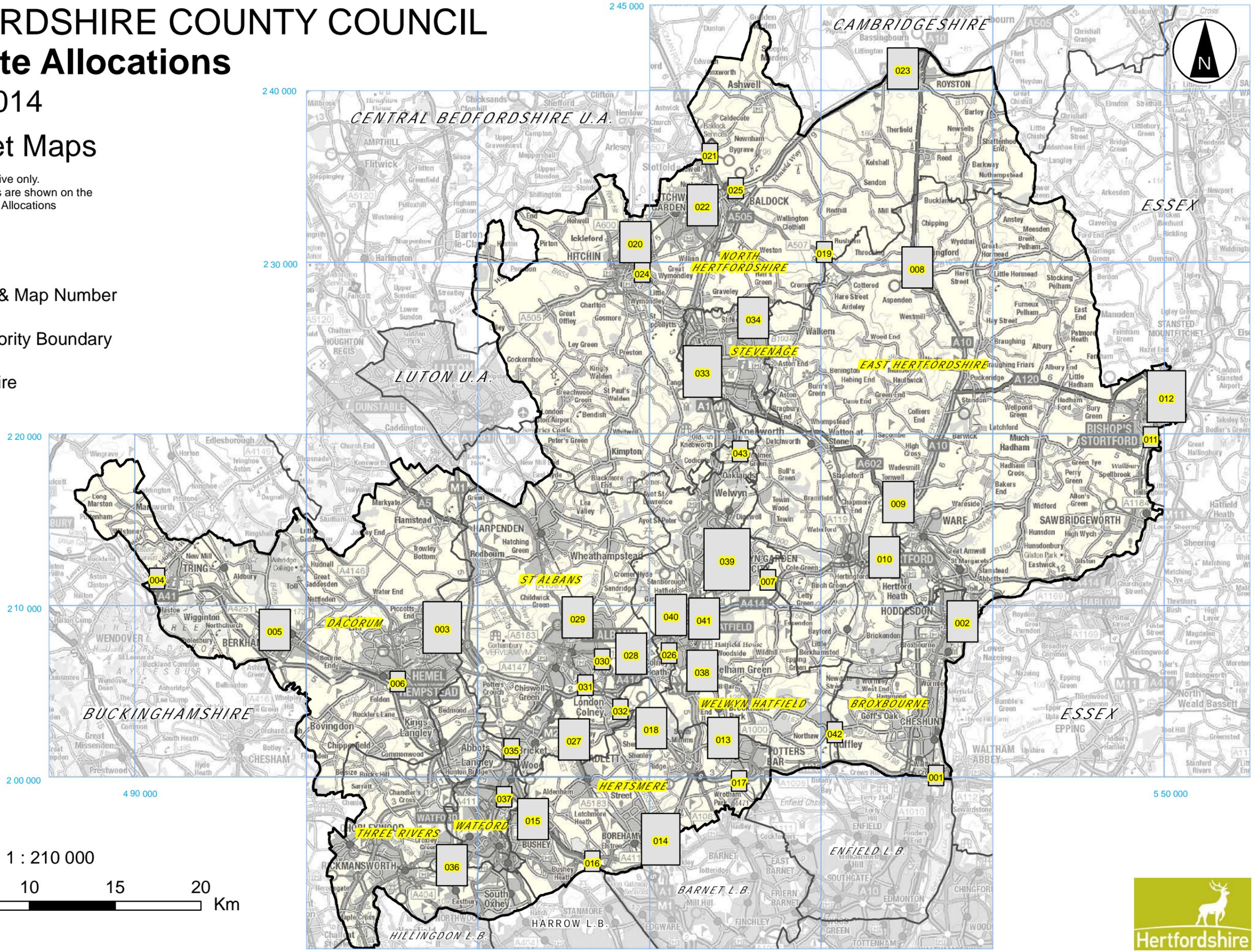
Adopted 2014

Key to Inset Maps

Inset Map extents are indicative only.
The definitive site boundaries are shown on the
Inset Maps of the Waste Site Allocations
Adopted July 2014

Key

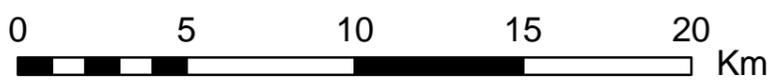
-  Inset Map & Map Number
-  Local Authority Boundary
-  Hertfordshire



2 40 000
2 30 000
2 20 000
2 10 000
2 00 000

2 45 000
5 00 000
5 10 000
5 20 000
5 30 000
5 40 000
5 50 000

Scale 1 : 210 000



Index of Sites

| <u>Map Number</u> | <u>Site</u> | <u>District/Borough</u> |
|-------------------|--|--------------------------------|
| Inset Map 001 | ELAS160 Eleanor Cross Road | Broxbourne |
| Inset Map 002 | ELAS161 Essex Road/Pindar Road | Broxbourne |
| Inset Map 003 | ELAS006 Maylands (East and West) | Dacorum |
| | ELAS007 Swallowdale | Dacorum |
| | ELAS168 Buncefield | Dacorum |
| | SA060 Council Depot-Dacorum | Dacorum |
| Inset Map 004 | ELAS164 Icknield Way, Tring | Dacorum |
| Inset Map 005 | ELAS167 Northbridge Road | Dacorum |
| | ELAS169 River Park | Dacorum |
| Inset Map 006 | ELAS174 Two Waters (East of A414) | Dacorum |
| | ELAS175 Two Waters (West of A414) | Dacorum |
| Inset Map 007 | AS008 Land off Birchall Lane, Cole Green | East Herts/ Welwyn Hatfield |
| Inset Map 008 | ELAS186 Park Farm Industrial Estate | East Herts |
| | ELAS187 Former Sunnyside Nursery Site | East Herts |
| Inset Map 009 | AS019 Westmill Quarry | East Herts |
| Inset Map 010 | ELAS176 Mead Lane Business Centre/Works | East Herts |
| | ELAS177 Caxton Hill/Ware Road | East Herts |
| | ELAS178 Foxholes West | East Herts |
| Inset Map 011 | ELAS181 Haslemere Industrial Estate | East Herts |
| | ELAS189 Twyford Road Business Centre | East Herts |
| Inset Map 012 | ELAS182 Raynham Road/Dunmow Road | East Herts |
| | ELAS183 Stansted Road/Goodliffe Park | East Herts |
| | ELAS184 Stansted Road (West) | East Herts |
| | ELAS185 Woodside Industrial Estate | East Herts |
| Inset Map 013 | ELAS021 Employment Area Cranborne Road | Hertsmere |
| Inset Map 014 | ELAS190 Stirling Way | Hertsmere |
| | ELAS191 Elstree Way Employment Area | Hertsmere |

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|---------------|---|-------------------------------|
| Inset Map 015 | ELAS192 Otterspool Way Industrial Estate | Hertsmere |
| | ELAS230 Cantilion Haulage and Adjoining Land | Hertsmere |
| Inset Map 016 | ELAS233 Lismirrane Industrial Park | Hertsmere |
| Inset Map 017 | ELAS235 The White House Commercial Centre | Hertsmere |
| Inset Map 018 | SA236 Land at Redwell Wood Farm, Ridge | Hertsmere |
| Inset Map 019 | AS025 Cumberlow Green Farm (Composting Site) | North Herts |
| Inset Map 020 | AS116 Bury Mead Road, Hitchin | North Herts |
| | ELAS196 Wilbury Way | North Herts |
| | ELAS197 Wilbury Way | North Herts |
| | ELAS198 Wilbury Way | North Herts |
| | ELAS199 Wilbury Way | North Herts |
| | ELAS200 Cadwell Lane/Wallace Way | North Herts |
| Inset Map 021 | AS238 The New Barn A1(M) J10 | North Herts |
| Inset Map 022 | ELAS026 Icknield Way (East) | North Herts |
| | ELAS026 Works Road/Blackhorse Road, Letchworth | North Herts |
| Inset Map 023 | ELAS028 Orchard Road (West) | North Herts |
| Inset Map 024 | ELAS193 Station Approach, Hitchin | North Herts |
| Inset Map 025 | ELAS201 Royston Road | North Herts |
| Inset Map 026 | AS036 Roehyde | St Albans/ Welwyn Hatfield |
| Inset Map 027 | ELAS210 Colney Street Industrial/Warehousing Estate | St Albans |
| Inset Map 028 | ELAS122 Acrewood Way | St Albans |
| Inset Map 029 | ELAS203 Porters Wood/Soothouse Spring | St Albans |
| | ELAS204 Council Depot and Adjoining Land | St Albans |
| Inset Map 030 | ELAS205 Brick Knoll Park | St Albans |

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|---------------|---|---|
| Inset Map 031 | ELAS207 North Orbital Trading Estate | St Albans |
| Inset Map 032 | ELAS208 Riverside Estate | St Albans |
| Inset Map 033 | ELAS037 Gunnelswood Road Employment Area | Stevenage |
| Inset Map 034 | ELAS211 Pin Green Employment Area | Stevenage |
| Inset Map 035 | AS041 Waterdale | Three Rivers |
| Inset Map 036 | ELAS212 Tolpits Lane ELAS221 Watford Business Park | Three Rivers Watford |
| Inset Map 037 | ELAS213 Odhams and Sandown ELAS214 Greycaine | Watford Watford |
| Inset Map 038 | AS048 Travellers Lane New Barnfield Centre ELAS048a Travellers Lane | Welwyn Hatfield Welwyn Hatfield |
| Inset Map 039 | ELAS043 Burrowfields/Chequersfield ELAS223 Welwyn Garden City Industrial Area | Welwyn Hatfield Welwyn Hatfield |
| Inset Map 040 | ELAS044 Hatfield Aerodrome | Welwyn Hatfield |
| Inset Map 041 | ELAS224 Great North Road ELAS225 Beaconsfield Road ELAS226 Beaconsfield Road | Welwyn Hatfield Welwyn Hatfield Welwyn Hatfield |
| Inset Map 042 | ELAS227 Sopers Road, Cuffley | Welwyn Hatfield |
| Inset Map 043 | ELAS236 Woolmer Green Employment Area | Welwyn Hatfield |