

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

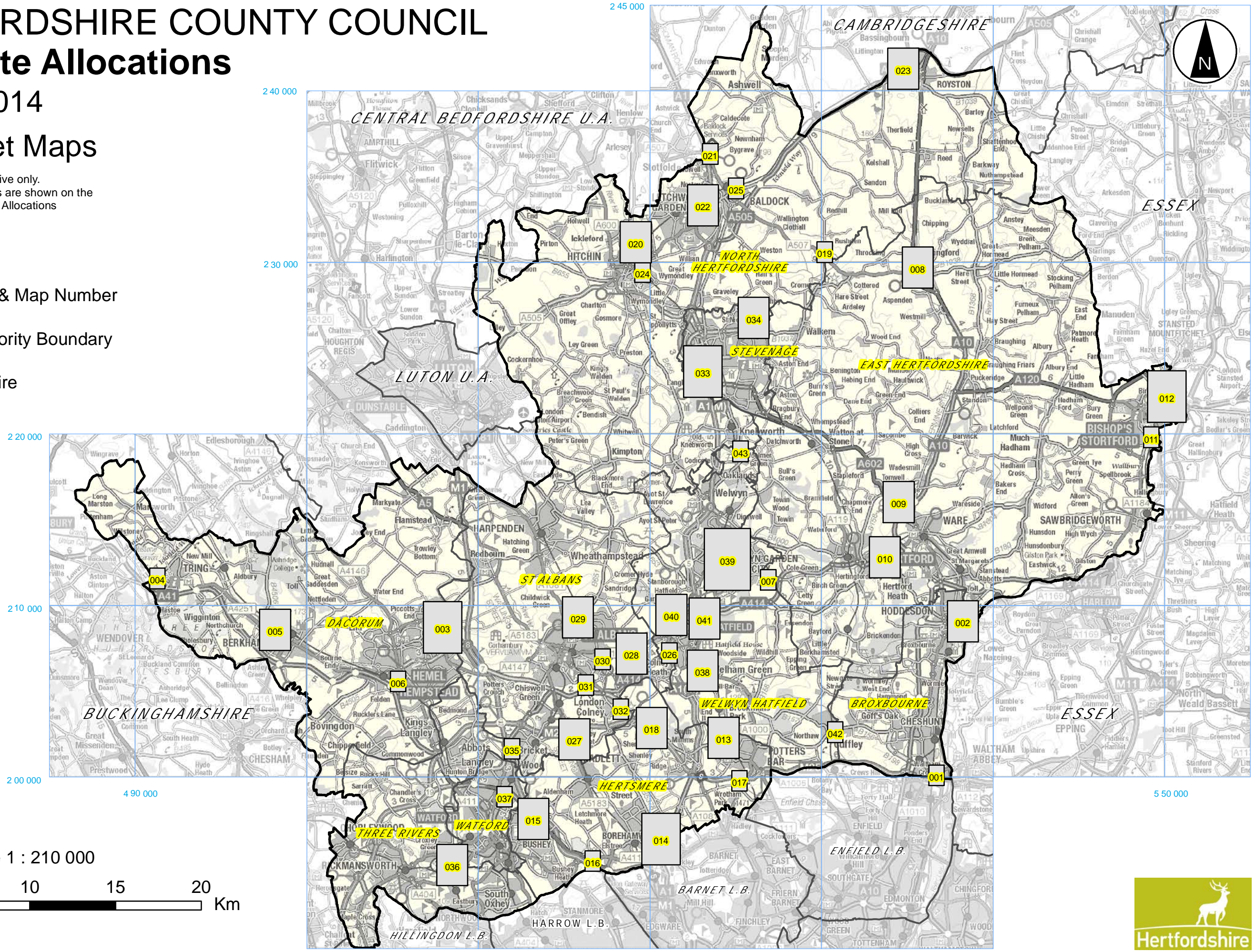
Adopted 2014

Key to Inset Maps

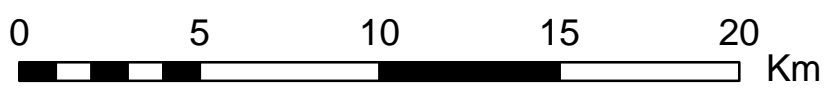
Inset Map extents are indicative only.
The definitive site boundaries are shown on the
Inset Maps of the Waste Site Allocations
Adopted July 2014

Key

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



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

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

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