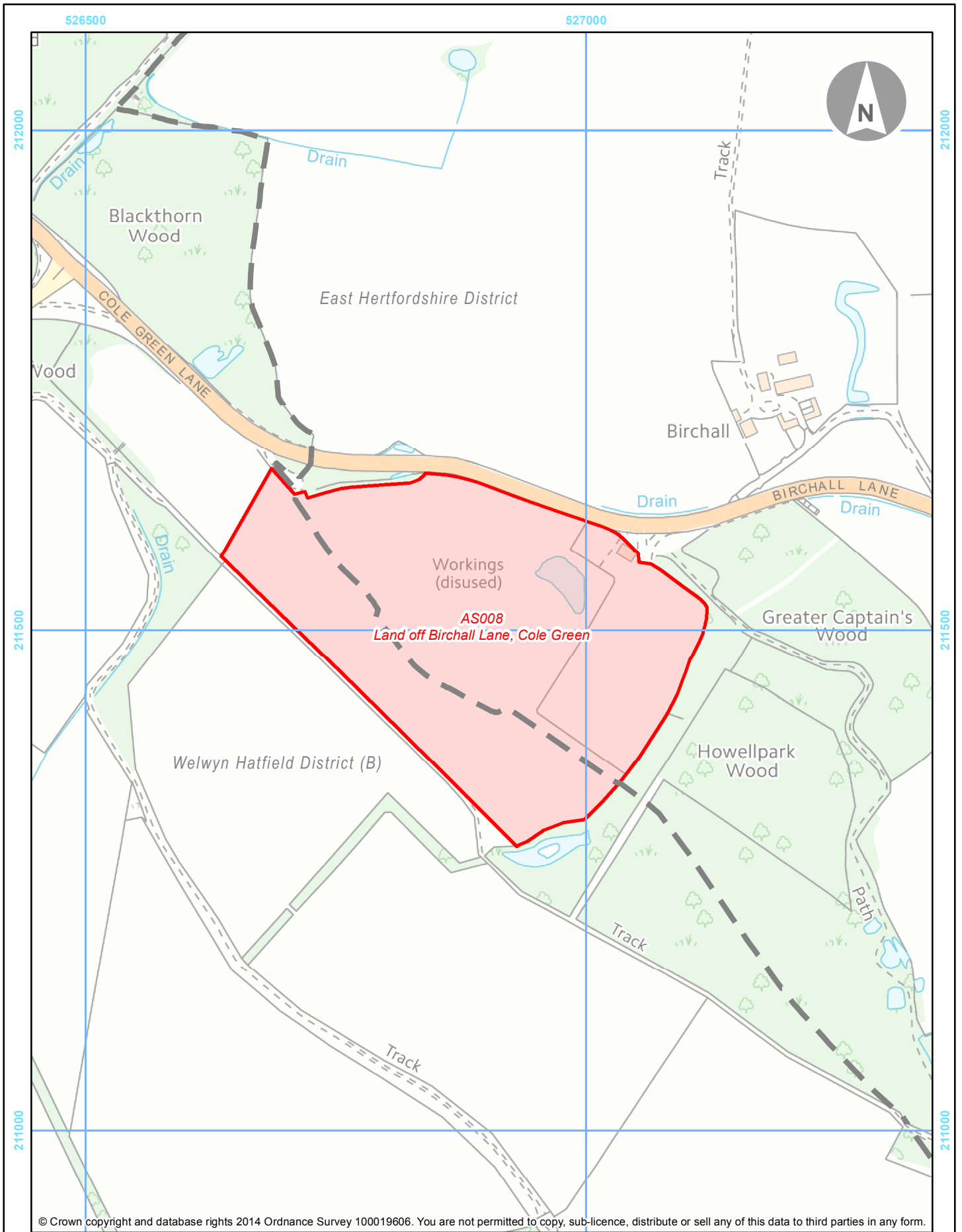





## **Index of Sites in East Herts District**

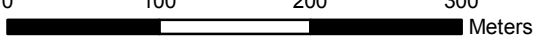
<u>Map Number</u>	<u>Site</u>
Inset Map 007	AS008 Land off Birchall Lane, Cole Green
Inset Map 008	ELAS186 Park Farm Industrial Estate ELAS187 Former Sunnyside Nursery Site
Inset Map 009	AS019 Westmill Quarry
Inset Map 010	ELAS176 Mead Lane Business Centre/Works ELAS177 Caxton Hill/Ware Road ELAS178 Foxholes West
Inset Map 011	ELAS181 Haslemere Industrial Estate ELAS189 Twyford Road Business Centre
Inset Map 012	ELAS182 Raynham Road/Dunmow Road ELAS183 Stansted Road/Goodliffe Park ELAS184 Stansted Road (West) ELAS185 Woodside Industrial Estate



**Inset Map 007**



Key  Allocated Site  Existing Safeguarded Strategic Site  ELAS

Scale 1:5,000  0 100 200 300 Meters

## **AS008 Land off Birchall Lane, Cole Green (Inset Map 007)**

<u>Site Address:</u>	Land off Birchall Lane, Cole Green.
<u>Location:</u>	Located to the east of Welwyn Garden City adjacent to the B195 (Birchall Lane).
<u>District:</u>	East Herts/Welwyn Hatfield Borough.
<u>Size:</u>	26.1 acres (10.57 ha).
<u>Planning Status:</u>	Situated in the Metropolitan Green Belt, on a site temporarily used for inert waste recycling and soil washing, in conjunction with the restoration of the historic landfill.
<u>Potential Use(s):</u>	<ul style="list-style-type: none"><li>• Anaerobic digestion.</li><li>• In-vessel composting.</li><li>• Open windrow composting (green waste).</li><li>• Household Waste Recycling Centre.</li><li>• Waste transfer station (dry recyclables).</li><li>• Waste transfer station (non-dry recyclables).</li><li>• Materials recovery facility (dry recyclables).</li><li>• Inert waste recycling.</li></ul>
<u>Potential scale of facilities:</u>	Small/medium/large scale facilities may be suitable on this site.
<u>Approximate Deliverability Timescale:</u>	A three year extension until April 2016 for the temporary inert waste recycling and soil washing facility has recently been approved. The site could therefore be available for development within the first five years of the plan period (2011-2016). This would be dependent upon demand and market forces.
<u>Key Planning Issues:</u>	<p>Located away from a substantial number of sensitive receptors. The grade II listed Birchall Farm lies within 200m to the northeast of the site and Cole Green Household Waste Recycling Centre is situated approximately 700m to the southeast.</p> <p>Partly within Cole Green Tip local wildlife site (58/004) and adjacent to Greater Captain's Wood and Holwell Park Wood local wildlife site (58/015). Rolls Blackthorn and Howick's Woods local wildlife site (58/020) is within 100m of the site.</p> <p>Birchall Farm, a grade II listed building and other associated listed outbuildings are within 200m to the</p>

north-east of the site. The grade II\* registered historic park and garden of Panshanger lies within 750m to the north-east of the site.

Situated in groundwater source protection zone 3 (SPZ3).

Situated in the sand and gravel belt on a former mineral extraction site, which has previously been infilled with domestic and inert wastes.

Located within the Welwyn Fringes Landscape Character Area.

Lies within the Metropolitan Green Belt in area of search B for a new organic waste recovery facility for local authority collected waste.

Screening exists along the northern boundary of the site fronting the B195 (Birchall Lane).

Access is via an existing entrance onto the B195 (Birchall Lane). Highway works have already been carried out to provide for HGV access to the site. Vehicle movements to and from the site are currently limited to 120 Monday to Friday (60 in and 60 out) and 60 on Saturday (30 in and 30 out).<sup>6</sup>

Detailed Assessments  
Required include:

Depending upon a proposal's specific location, measures should be incorporated to ensure that the Cole Green Tip local wildlife site (58/004), the adjacent Greater Captain's Wood/Holwell Park Wood local wildlife site (58/015) and the Rolls Blackthorn and Howick's Woods local wildlife site (58/020) that is situated within 100m of the site are not adversely affected.

Due to the size of the site, a desk based archaeological impact assessment would be required to assess both past impacts upon the site and previous archaeological investigations of the area and to model the current archaeological potential of the site.

Any future residential developments in the area will need to be considered in combination with any potential waste facility. Depending upon the proposed type of facility and where it would be

---

<sup>6</sup> Condition 20 of planning permission reference: 3/2261-12.

located on the site, a detailed assessment of the potential impact on any future housing development may be required.

Depending upon the proposed type, size and scale of facility, a detailed assessment of the potential for impacts on the nearby grade II listed Birchall Farm and associated buildings and the grade II\* registered historic park and garden of Panshanger, including any contribution made by their setting, may be required at the planning application stage.

A detailed design for the management of surface water and proposals to install an impermeable, sealed drainage system would be required.

Piling, ground penetrations and surcharging would need to be carefully considered, in order to avoid the creation of pathways for the infiltration of water or the migration of contaminants from historic waste deposits.

A landfill gas risk assessment may be required in order to assess the risk of landfill gas.

A contaminated land assessment may also be required, due to the site's location on a former landfill.

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

Due to its location in the Metropolitan Green Belt proposals would need to demonstrate very special circumstances for any waste related development at this site.

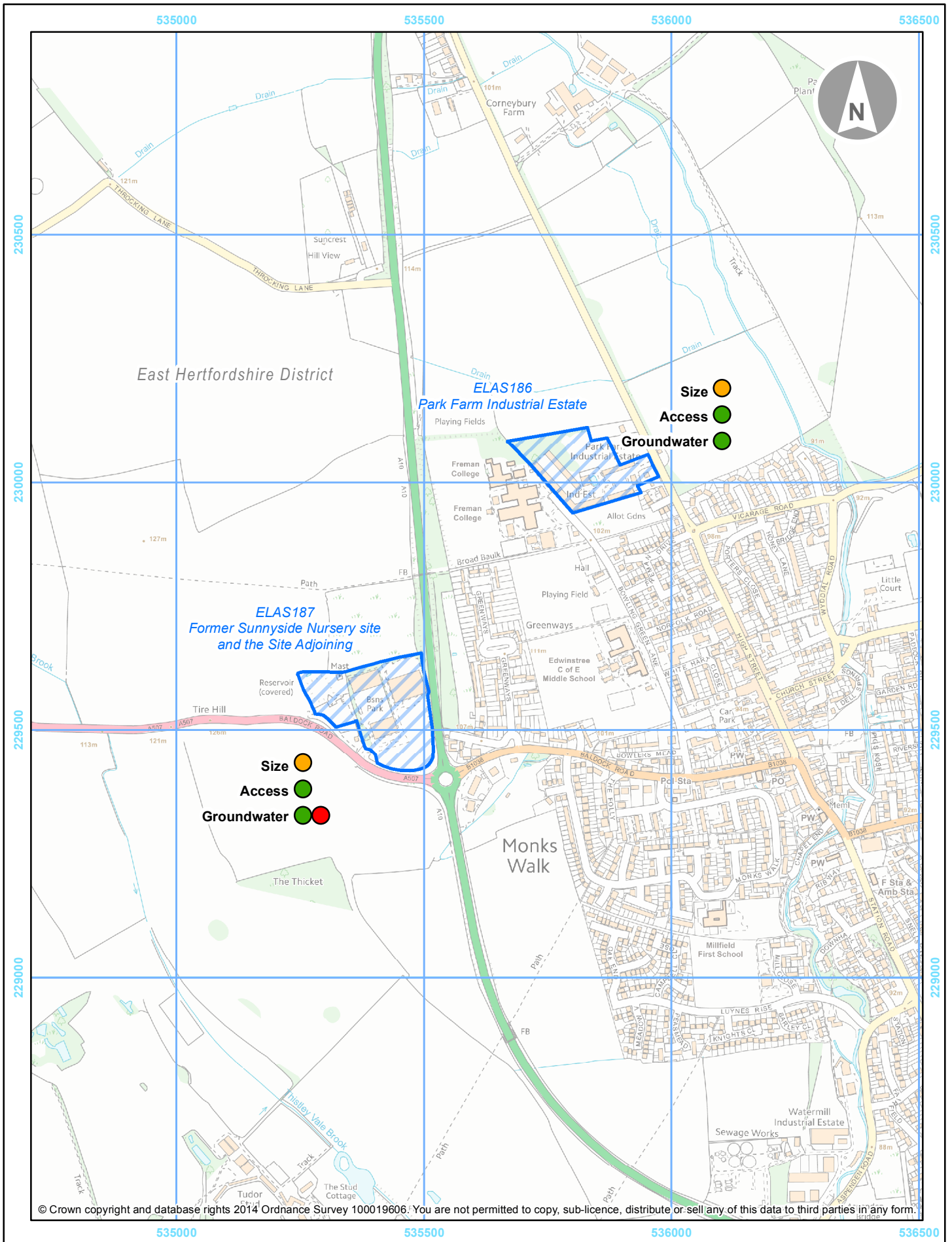
Additional planting may be necessary in order to screen any waste related development from views onto the site, whilst ensuring the openness of the Metropolitan Green Belt is maintained.

A Transport Assessment would be required at the planning application stage.

An Environmental Impact Assessment (EIA) would be required for developments that are prescribed by the EIA Regulations.

A Health Impact Assessment may be required at the planning application stage.

Depending upon the waste facility proposed, other assessments may be required at the planning application stage.



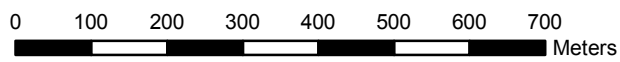
© Crown copyright and database rights 2014 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

**Inset Map 008**

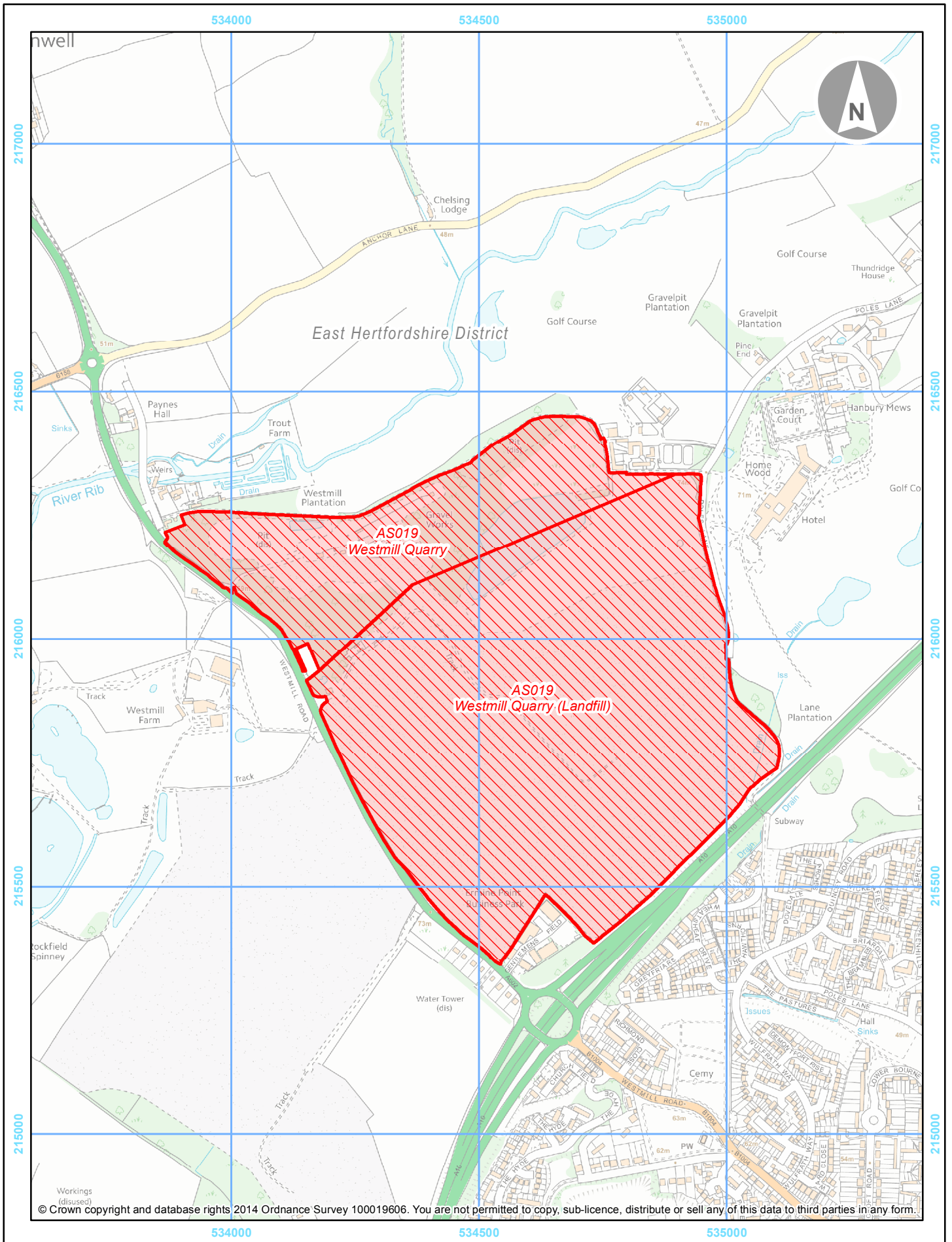
Key  Allocated Site  Existing Safeguarded Strategic Site  ELAS



Scale 1:10,000



**Waste Site Allocations** Adopted July 2014 - East Herts District



**Inset Map 009**



Key  Allocated Site  Existing Safeguarded Strategic Site  ELAS

Scale 1:10,000



**Waste Site Allocations** Adopted July 2014 - East Herts District



## **AS019 Westmill Quarry and Landfill (Inset Map 009)**

<u>Site Address:</u>	Westmill Quarry and Landfill, Ware
<u>Location:</u>	This strategic site is located to the northwest of Ware, adjacent to the A10.
<u>District:</u>	East Herts.
<u>Size:</u>	Quarry: 45.24 acres (18.31 ha). Landfill: 140.17 acres (56.73 ha).
<u>Planning Status:</u>	Both sites have been subjected to mineral extraction with landfilling and restoration being progressively undertaken.
<u>Potentials Use(s):</u>	<ul style="list-style-type: none"><li>• Household Waste Recycling Centre.</li><li>• Waste transfer station (dry recyclables).</li><li>• Materials recovery facility (dry recyclables).</li><li>• Inert waste recycling facility.</li></ul> <p>The remaining potential uses listed below will require additional mitigation measures to prevent contamination of groundwater.</p> <ul style="list-style-type: none"><li>• Anaerobic digestion.</li><li>• In-vessel composting.</li><li>• Open windrow composting (green waste).</li><li>• Thermal treatment facility.</li><li>• Mechanical/biological treatment facility.</li><li>• Waste transfer station (non-dry recyclables).</li></ul> <p>(all proposals should not prejudice the timing and implementation of final restoration of the existing quarry).</p>
<u>Potential scale of facilities:</u>	Small/medium/large scale facilities may be suitable on this site.
<u>Approximate Deliverability Timescale:</u>	Planning permission for the site expires in December 2017. An application for a Soil Repair Centre (SRC) on the site has recently been approved until December 2017. The site could therefore be available for development within the first five years of the plan period, provided it does not prejudice the timing and implementation of final restoration. Development potential would be dependent upon demand and market forces.

Key Planning Issues:

Adjacent to a Household Waste Recycling Centre. A substantial number of residential properties lie to the south of the landfill site, with a business park and farm adjacent to the southwest and west respectively. The registered park and garden of Poles Park adjoins the site to the east and Westmill House (a grade II\* listed building) to the north.

Westmill House, a grade II\* listed building is situated immediately to the north of the site. Poles Park, a grade II registered historic park and garden adjoins the site to the east and includes the grade II\* listed Poles Convent, located within 200m to the west of the site.

Archaeological monitoring and recording of the landfill site prior to extraction, recorded extensive archaeological evidence from the late Bronze Age, early/middle Iron Age and Roman and late Saxon Age.

Situated in groundwater source protection zone 2 (SPZ2) but is located on, or within 50m of a private water supply. Development within a 50m radius would then be treated as though it were in groundwater source protection zone 1 (SPZ1).

Located to the south of an area within flood zones 2 and 3 (the River Rib).

Lies within the Metropolitan Green Belt and the sand and gravel belt. Located within the Ware Parklands Landscape Character Area.

Located within area of search B for a new organic treatment facility for local authority collected waste and area of search E for new residual waste treatment and/or transfer capacity for local authority collected waste.

Substantial landscaping exists to the north of the site and there is further screening along the eastern boundary of both the quarry and landfill sites. The landfill and quarry complex are both subjected to an agreed scheme of restoration, once landfilling and extraction has taken place.

Access is via the A602 (Westmill Road), which leads directly onto the A10.

Detailed Assessments  
Required include:

A desk based archaeological impact assessment would be required to model the archaeological potential of the site, on areas undisturbed by mineral extraction. The extent of previous impacts should be confirmed as well as any potential impacts on undisturbed ground.

Any future residential developments in the area will need to be considered in combination with any potential waste facility. Depending upon the proposed type of facility and where it would be located on the site, a detailed assessment of the potential impact on any future housing development may be required.

Depending upon the proposed type, size and scale of facility, a detailed assessment of the potential for impacts on the grade II\* listed Westmill House and Poles Convent and the grade II registered historic park and garden of Poles Park, including any contribution made by their setting, may be required at the planning application stage. Proposals should be sensitively designed and avoid harming the significance and setting of these heritage assets.

As the site is also located on, or within 50m of a private water supply, any identified extraction points will need to be checked as to whether they are still active or not and have been properly decommissioned. Proposals over 1ha will require an individual flood risk assessment.

A detailed design for the management of surface water and proposals to install an impermeable, sealed drainage system would be required.

Piling, ground penetrations and surcharging would need to be carefully considered in order to avoid the creation of pathways for the infiltration of water or the migration of contaminants from historic waste deposits.

Due to its location in the Metropolitan Green Belt proposals would need to demonstrate very special circumstances for any waste related development at this site.

Additional planting may be necessary in order to screen any waste related development from views

onto the site from the A602 (Westmill Road) to the west, the A10 to the south and residential areas.

Depending upon the type of facility proposed, a visual impact assessment may be required at the planning application stage.

A Transport Assessment would be required at the planning application stage, including an assessment of potential for air pollution from waste transport to affect Wormley, Hoddesdon park Woods SAC.

Any routing of large vehicles from the site should be directed southbound towards the A10.

Applications on this site would need to take into account any existing waste uses on the following sites in order to assess the possible in-combination effects;

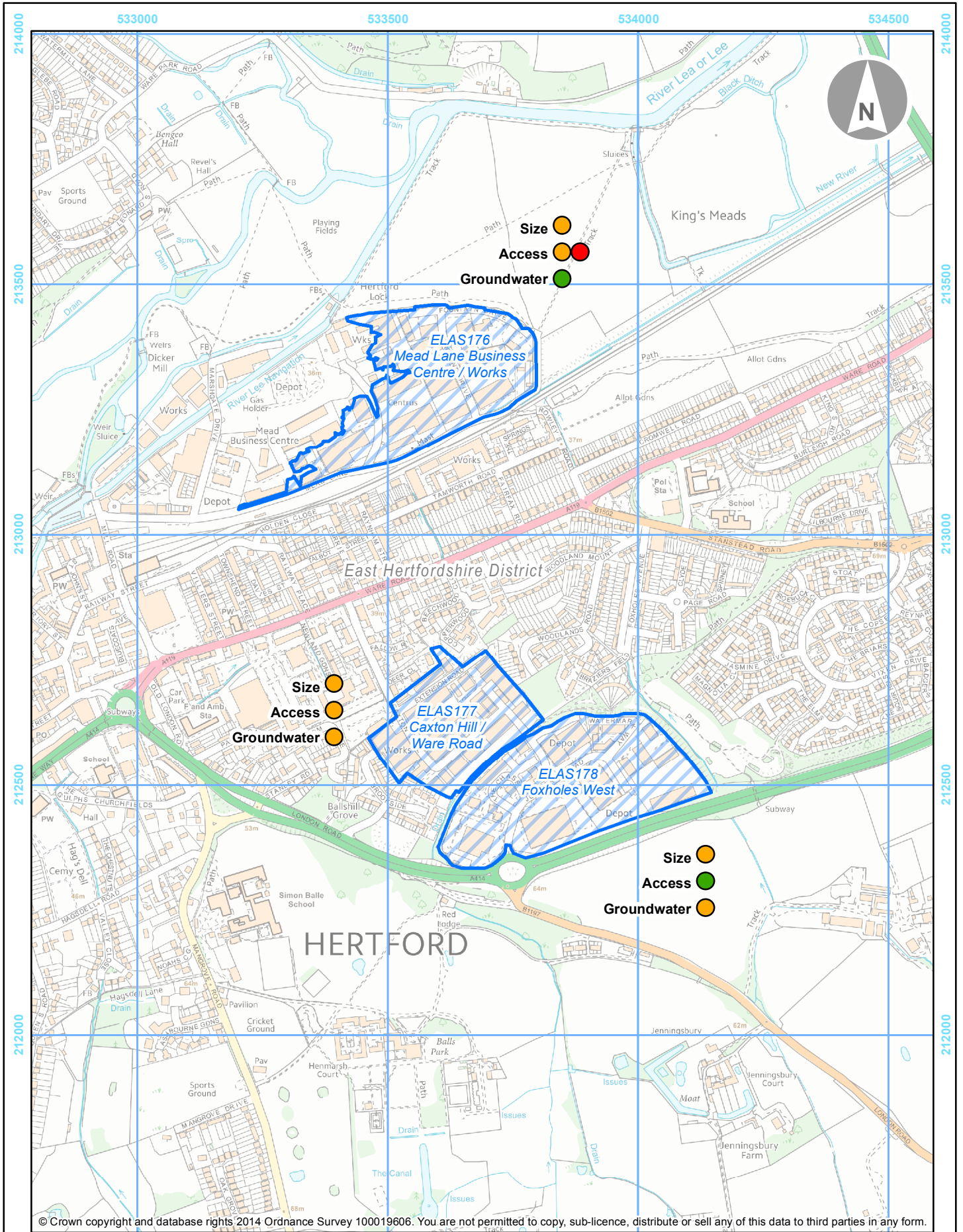
- AS025 Cumberlow Green Farm
- AS238 The New Barn A1(M) J10

A Habitats Regulations Assessment will be required to be carried out for individual projects at the time they come forward.

An Environmental Impact Assessment (EIA) would be required for developments that are prescribed by the EIA Regulations.

A Health Impact Assessment may be required at the planning application stage.

Depending upon the waste facility proposed, other assessments may be required at the planning application stage.



**Inset Map 010**

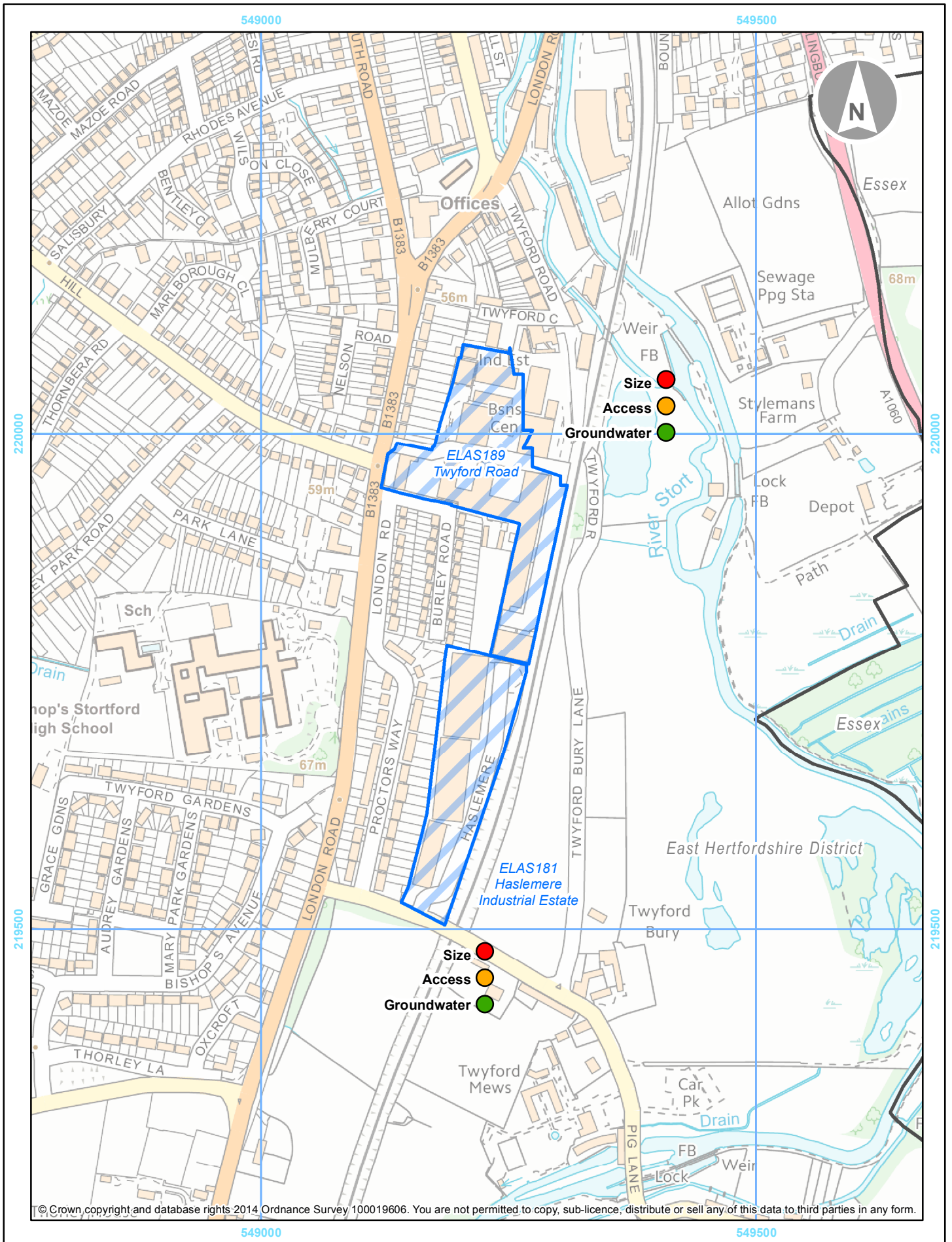


Key  Allocated Site  Existing Safeguarded Strategic Site  ELAS

Scale 1:10,000



**Waste Site Allocations** Adopted July 2014 - East Herts District



© Crown copyright and database rights 2014 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

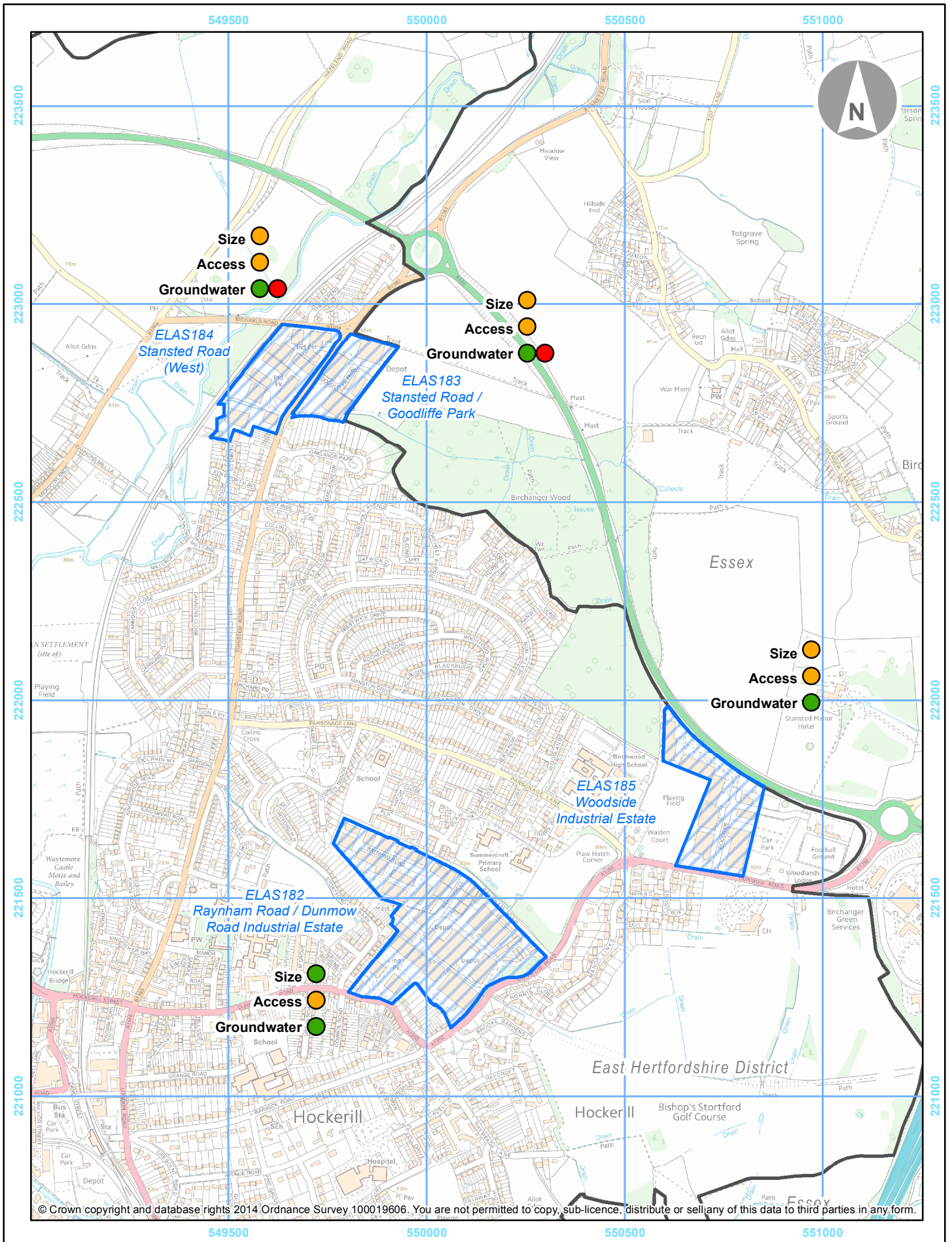
**Inset Map 011**

Key  Allocated Site  Existing Safeguarded Strategic Site  ELAS



Scale 1:5,000  0 100 200 300 Meters

**Waste Site Allocations** Adopted July 2014 - East Herts District



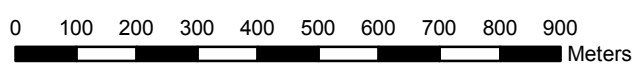
© Crown copyright and database rights 2014 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

**Inset Map 012**



Key  Allocated Site  Existing Safeguarded Strategic Site  ELAS

Scale 1:12,500



**Waste Site Allocations** Adopted July 2014 - East Herts District