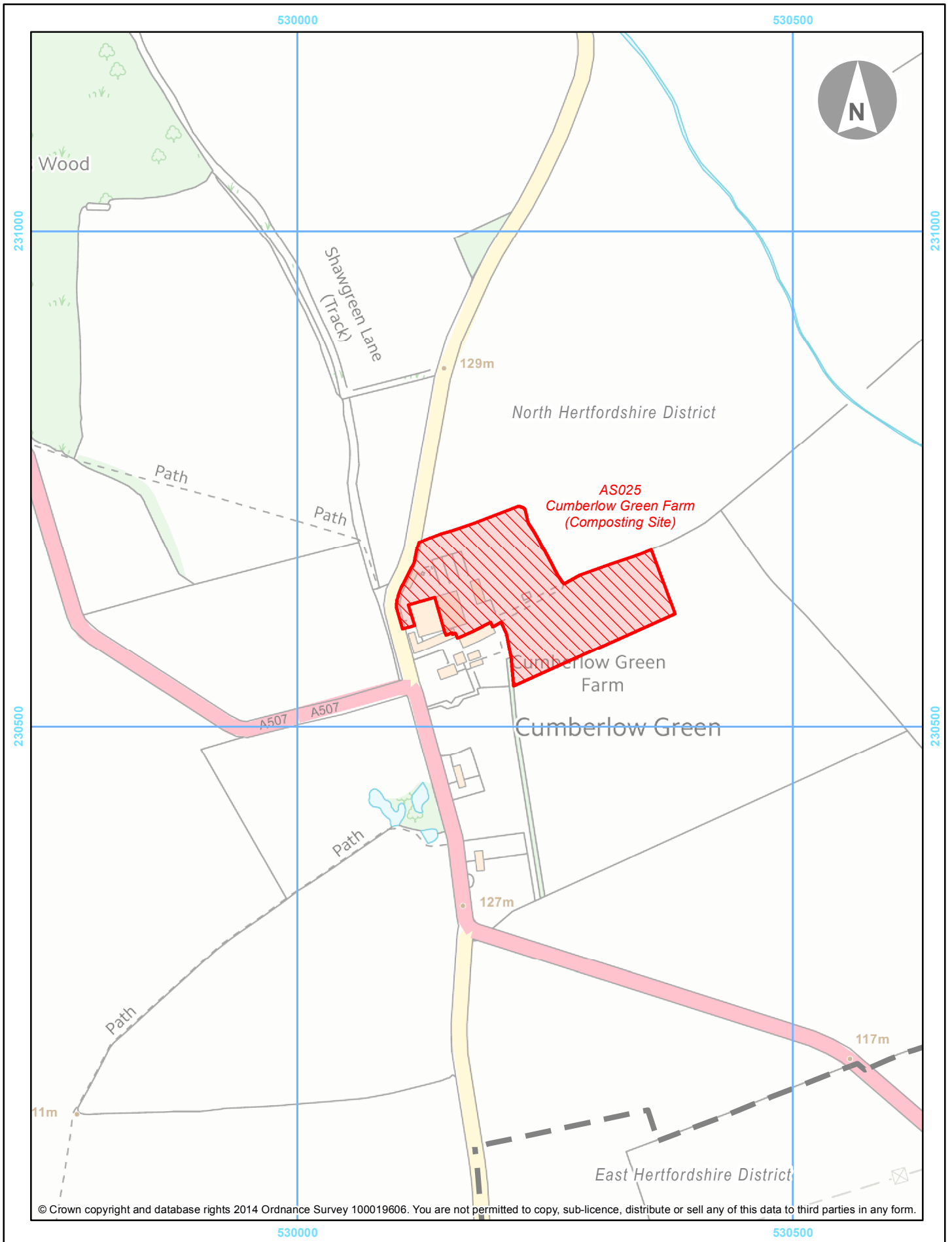


Index of Sites in North Herts District

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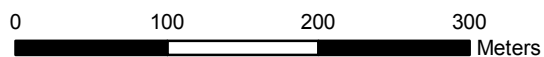


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Key Allocated Site Existing Safeguarded Strategic Site ELAS



Scale 1:5,000



Waste Site Allocations Adopted July 2014 - North Herts District

AS025 Cumberlow Green Farm (Composting Site) (Inset Map 019)

<u>Site Address:</u>	Cumberlow Green Farm, Nr. Buntingford.
<u>Location:</u>	This strategic site lies to the south west of Rushden village.
<u>District:</u>	North Herts.
<u>Size:</u>	6.27 acres (2.54ha).
<u>Planning Status:</u>	An in-vessel composting facility (which includes an area of open windrow composting) currently operates from the site.
<u>Potential Use(s):</u>	<ul style="list-style-type: none">• Anaerobic digestion.• Open windrow composting (green waste).• In-vessel composting.
<u>Potential scale of facilities:</u>	Small scale facilities may be suitable on this site.
<u>Approximate Deliverability Timescale:</u>	The site could be available for development (particularly for anaerobic digestion) within the second five years of the plan period (2016-2021). This would be dependent upon demand and market forces.
<u>Key Planning Issues:</u>	<p>Adjacent to the Cumberlow Green Farm complex to the south. Cottages lie within 100m and 200m to the south of the site.</p> <p>Within 200m of the Shaw Green Lane local wildlife site (13/043).</p> <p>Within 100m of the designated scheduled monument of Cumberlow Manor House (SM109). The site is also located within an area of archaeological significance (AAS119).</p> <p>Situated within groundwater source protection zone 3 (SPZ3) 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).</p> <p>Situated on grade 3 agricultural land, beyond the sand and gravel belt.</p>

Lies within the rural area beyond the Metropolitan Green Belt. Located within the Weston-Green End Plateau Landscape Character Area.

Surrounded by agricultural land use. Mature landscaping exists along the site's southern and eastern boundary.

Access is via Rushden Redhill Lane. Vehicle movements to and from the site are currently limited to 76 per day (38 in and 38 out), Mondays to Fridays and on the Saturdays which follow Public/Bank Holidays.⁷

Detailed Assessments
Required include:

Depending upon a proposal's specific location, measures should be incorporated to ensure that the Shaw Green Lane local wildlife site (113/043) that lies within 200m of the site is not adversely affected.

Depending upon the proposed type, size and scale of facility, a detailed assessment of the potential for impacts on the designated scheduled monument of Cumberlow Manor House (SM109), including any contribution made by its setting, may be required at the planning application stage. Proposals should avoid harm to the scheduled monument.

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.

A desk based archaeological impact assessment would be required to model the archaeological potential of the site. Avoidance or mitigation measures may also be necessary, to ensure there is no damage to archaeological features.

Proposals will need to demonstrate the need for any waste related development at this site, due to its location in the rural area beyond the Metropolitan Green Belt.

⁷ Condition 3 of planning permission reference: 1/1561-11, approved on 23rd September 2011.

As the site is also located on, or within 50m of a private water supply, any identified extraction points will need to be checked to ascertain whether they are no longer active 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.

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.

Traffic should be directed to the A507 Great North Road, in order to prevent vehicles entering Rushden village.

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;

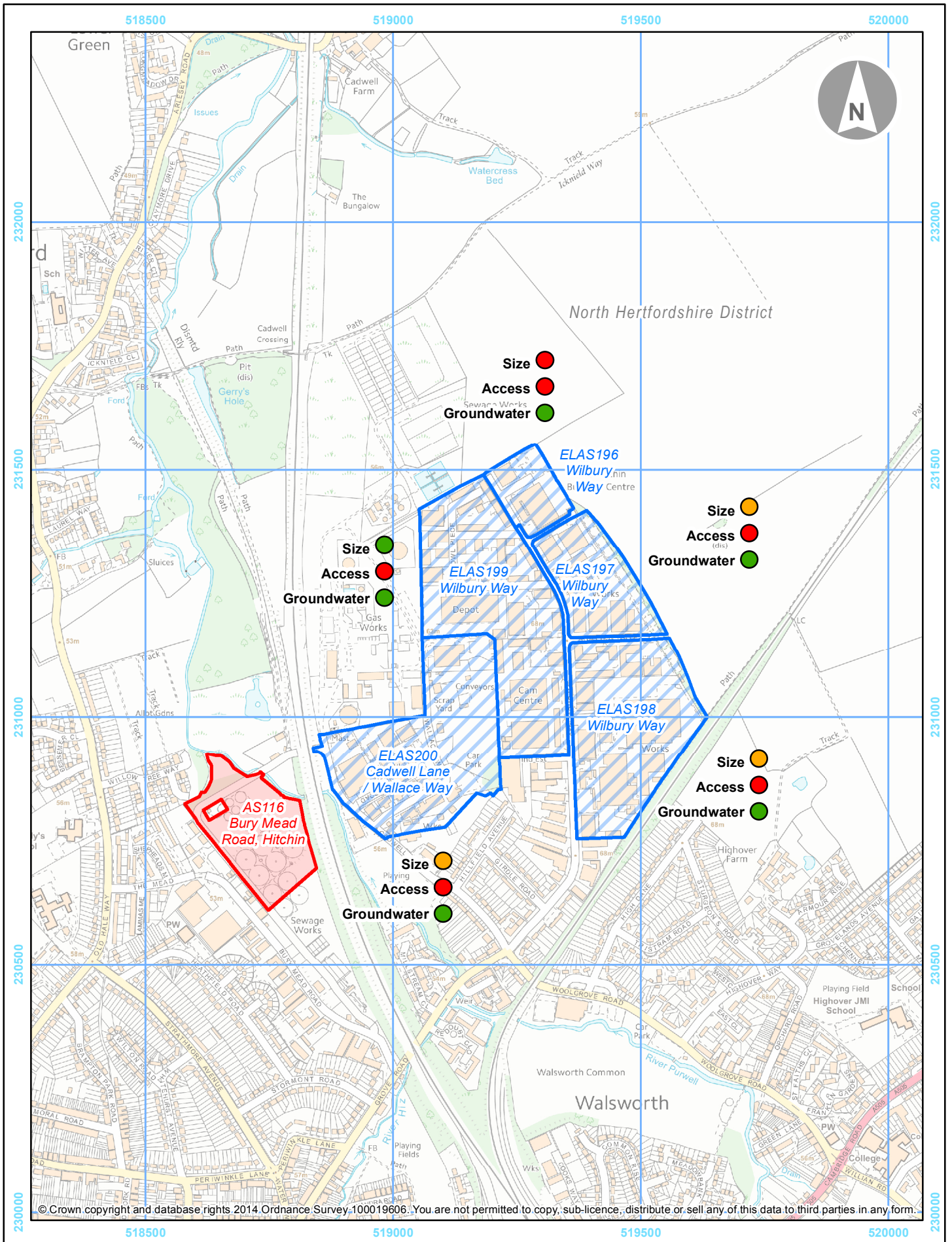
- AS019 Westmill Quarry and Landfill, Ware
- AS238 The New Barn A1(M) J10

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.

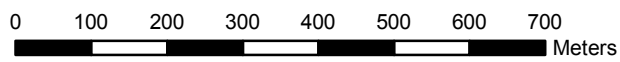


Inset Map 020

Key Allocated Site Existing Safeguarded Strategic Site ELAS



Scale 1:10,000



Waste Site Allocations Adopted July 2014 - North Herts District

AS116 Bury Mead Road STW, Hitchin (Inset Map 020)

<u>Site Address:</u>	Former Anglian Water STW, Bury Mead Road, Hitchin
<u>Location:</u>	Adjacent to Bury Mead Road employment area and the East Coast main line railway.
<u>District:</u>	North Herts.
<u>Size:</u>	11.36 acres (4.6ha).
<u>Planning Status:</u>	An existing sewage treatment works on the edge of the Metropolitan Green Belt.
<u>Potential Use(s):</u>	<ul style="list-style-type: none">• Anaerobic digestion.• Household Waste Recycling Centre.• Waste transfer station (dry recyclables).• Materials recovery facility (dry recyclables).• Thermal treatment facility.• Waste transfer station (non-dry recyclables).
<u>Potential scale of facilities:</u>	Small/medium scale facilities may be suitable on this site.
<u>Approximate Timescale Deliverability:</u>	The site may not be available for development until after the first part of the plan period (post 2016). This is dependent upon demand and market forces and operational requirements by Anglian Water.
<u>Key Planning Issues:</u>	<p>Surrounded by employment units to the west and naturally regenerated land to the north. The site is well screened with existing landscaping along the site's eastern boundary (adjacent to the railway) and industrial units shield the site from view from Bury Mead Road. Housing is approximately 20m to the west.</p> <p>Adjoins Cadwell Marsh and Old Hale Way Allotments local wildlife sites (11/023 and 11/042 respectively).</p> <p>Neolithic remains have been found at the site (HER295) and a Roman Cemetery was uncovered in close proximity.</p> <p>The grade II listed Hyde Mill Cottage is within 500m to the north of the site.</p>

Not located within a groundwater source protection zone but is on a principal aquifer and very close to a sensitive surface water area. The site also borders an area located in flood zones 2 and 3.

Located within the River Oughton and Purwell Valleys Landscape Character Area.

Access is via an un-adopted track from Bury Mead Road.

Public Footpath Number 23 runs to the north of the site.

Detailed Assessments
Required include:

Appropriate measures shall be incorporated to ensure that the adjacent Cadwell Marsh and Old Hale Way local wildlife sites (11/023 and 11/042 respectively) are not adversely affected.

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.

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.

Depending upon the proposed type, size and scale of facility, a detailed assessment of the potential for impacts on the grade II listed Hyde Mill Cottage, including any contribution made by its setting, may be required at the planning application stage.

As the site is not located in a groundwater source protection zone, a normal risk based approach will be applied with all waste related planning applications. 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.

Measures may be required to ensure there is no adverse impact upon nearby residential properties and other adjacent land uses in the neighbouring industrial area.

Proposals for waste management development should, where possible, avoid the loss of greenfield land within the site.

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

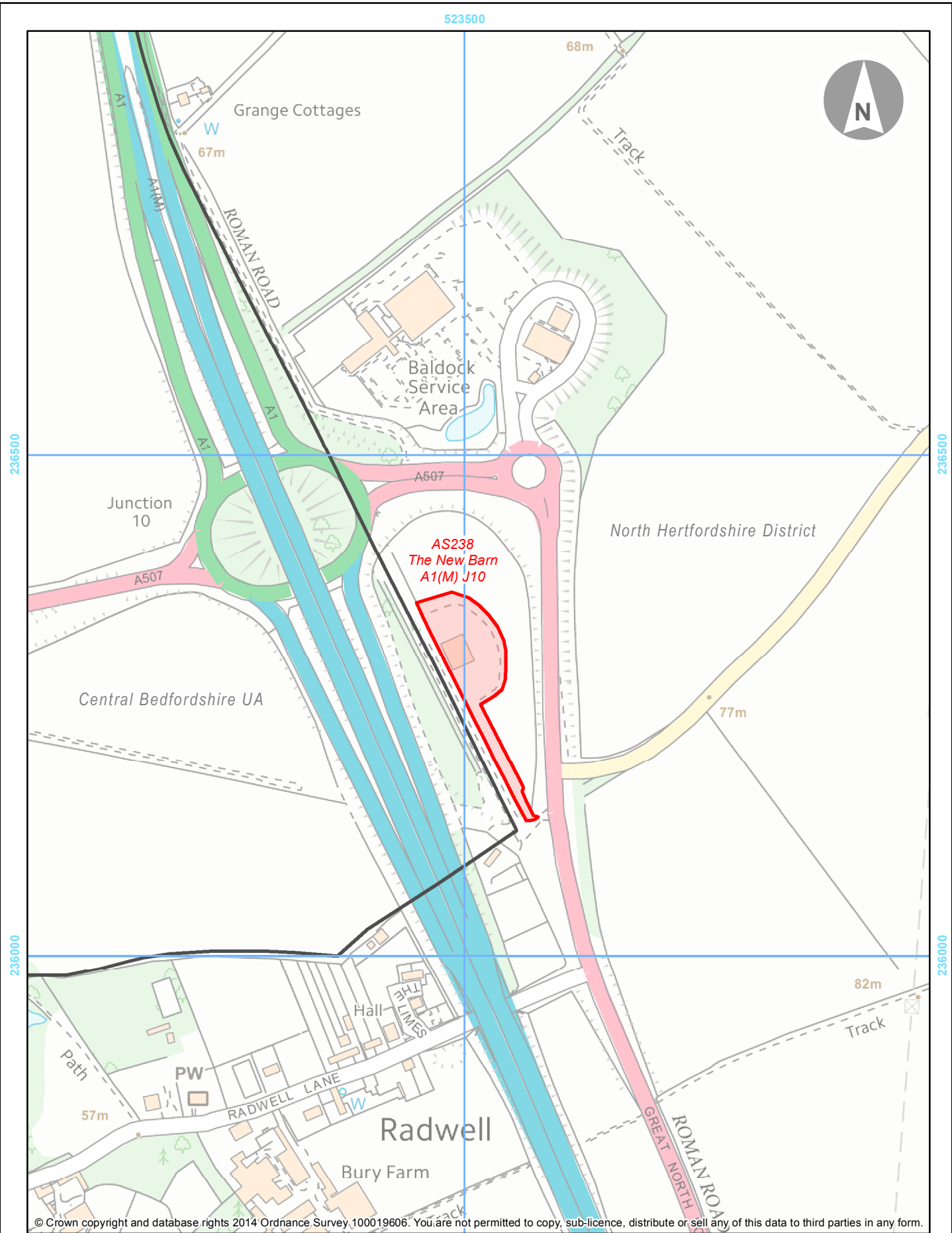
A Transport Assessment would also be required at the planning application stage. Due to highway safety/capacity concerns being identified along part of the access route, further detailed analysis should be provided in support of a planning application. Large scale waste management facilities would not therefore be acceptable.

Proposals should demonstrate how transport impacts will be minimised (e.g. minimising vehicle movements, use of agreed transport routes and use of fuel-efficient vehicles).

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 021



Key



Allocated Site

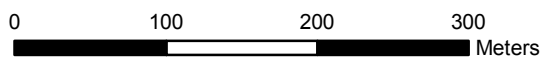


Existing Safeguarded Strategic Site



ELAS

Scale 1:5,000



AS238 The New Barn A1(M) J10 (Inset Map 021)

<u>Site Address:</u>	The New Barn A1(M) J10, Radwell
<u>Location:</u>	Adjacent to the Baldock Service Area and A1(M) J10.
<u>District:</u>	North Herts.
<u>Size:</u>	1.85 acres (0.75 ha).
<u>Planning Status:</u>	A partly undeveloped site, located in the open countryside, containing a recyclables bulking facility.
<u>Potential Use(s):</u>	<ul style="list-style-type: none">• Anaerobic digestion.• In-vessel composting.• Waste transfer station (dry recyclables).• Waste transfer station (non-dry recyclables).• Materials recovery facility (dry recyclables).• Waste electrical and electronic equipment facility (WEEE).• Thermal treatment.
<u>Potential scale of facilities:</u>	Small scale facilities may be suitable on this site.
<u>Approximate Deliverability Timescale:</u>	The site could be available for development within the first five years of the plan period. This would be dependent upon demand and market forces.
<u>Key Planning Issues:</u>	<p>Mostly surrounded by agricultural land use. One cottage lies immediately to the southwest and Radwell village is situated approximately 300m to the south west of the site. Baldock service area is situated to the north.</p> <p>Adjacent to the A507 Road Banks local wildlife site (05/007).</p> <p>Not located in a groundwater source protection zone 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).</p> <p>Situated on grade 3 agricultural land, beyond the sand and gravel belt.</p>

Lies within the rural area beyond the Metropolitan Green Belt. Located within the North Baldock Chalk Uplands Landscape Character Area.

Mature landscaping exists along the site's western edge, with further scattered landscaping along the eastern and northern boundary.

Access is via the A507 (Great North Road) northbound onto the A1(M). Vehicle movements to and from the site are currently limited to 40 per day, (20 in and 20 out) Mondays to Fridays and on Saturdays following a bank holiday⁸.

Detailed Assessments
Required include:

Appropriate measures should be incorporated to ensure that the adjacent A507 Road Banks local wildlife site (05/007) is not adversely affected.

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.

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.

As the site is also located on, or within 50m of a private water supply, any identified extraction points will need to be checked to ascertain whether they are no longer active 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.

Proposals for waste management development should avoid the loss of Greenfield land within the site.

⁸ Condition 3 of planning permission reference: 1/0052-09, approved on 18 March 2009.

Proposals will need to demonstrate the need for any waste related development at this site, due to its location in the rural area beyond the Metropolitan Green Belt.

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.

Depending upon the propose type, size and scale of facility, a new access onto the site from the A507 (Great North Road) may be required in order to safeguard the amenity of the adjacent cottage located to the southwest of the site.

Any routing of large vehicles should be directed towards the A1(M) and not towards Baldock via the A507 (Great North Road).

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;

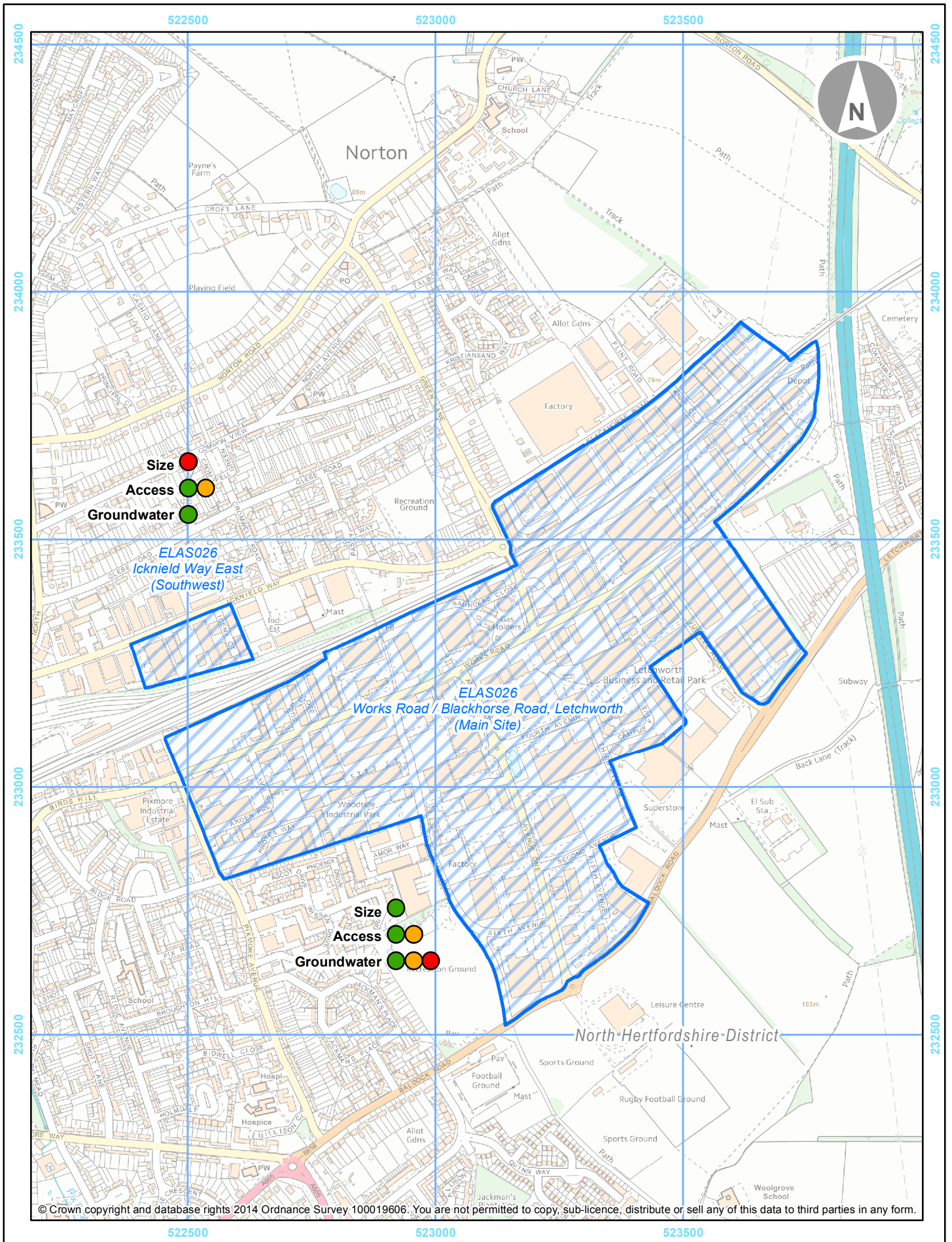
- AS019 Westmill Quarry and Landfill, Ware
- AS025 Cumberlow Green Farm

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.



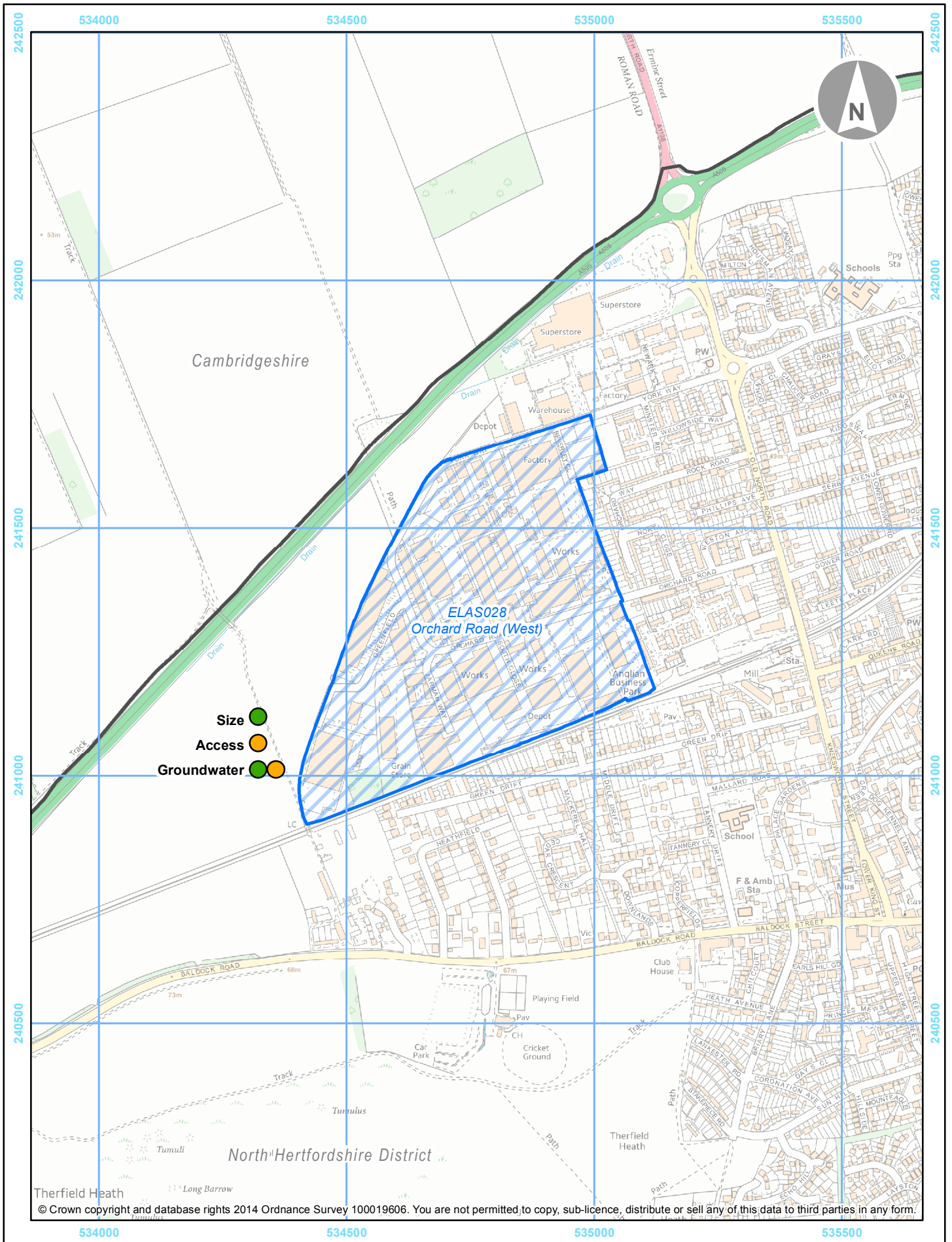
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Key Allocated Site Existing Safeguarded Strategic Site ELAS

Scale 1:10,000





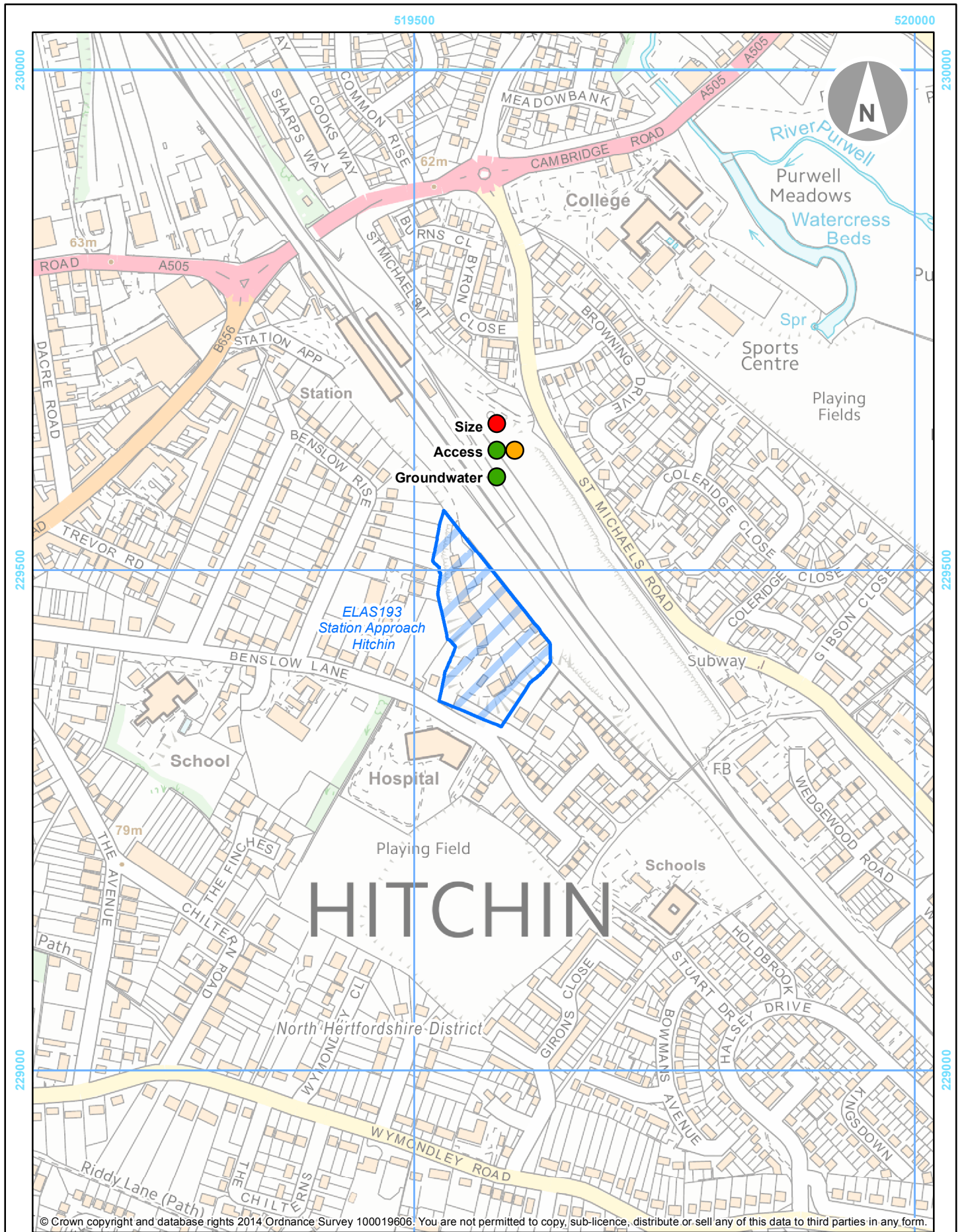
Inset Map 023



Key Allocated Site Existing Safeguarded Strategic Site ELAS

Scale 1:10,000



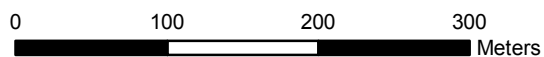


Inset Map 024

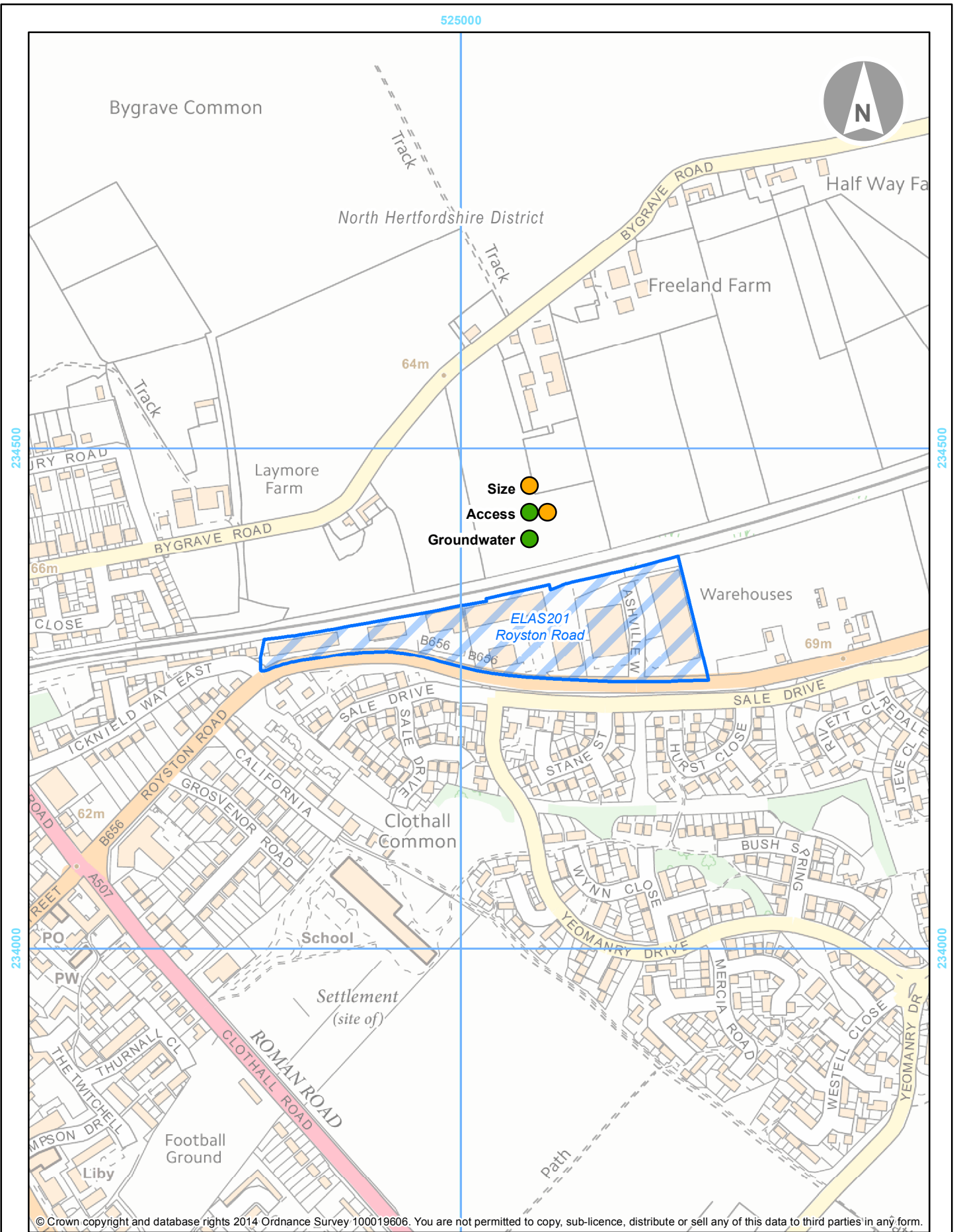


Key Allocated Site Existing Safeguarded Strategic Site ELAS

Scale 1:5,000



Waste Site Allocations Adopted July 2014 - North Herts District



Inset Map 025



Key Allocated Site Existing Safeguarded Strategic Site ELAS

Scale 1:5,000 0 100 200 300 Meters