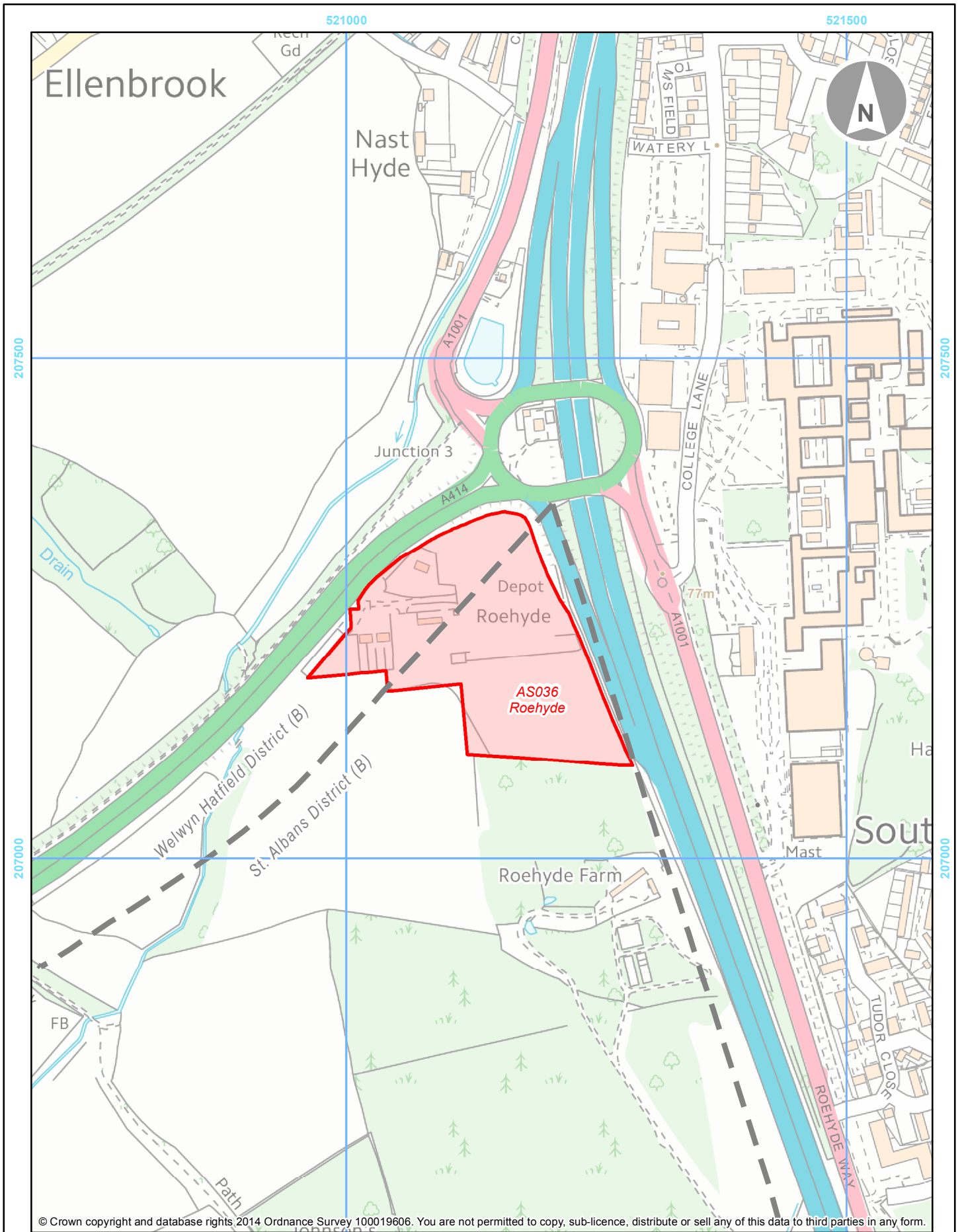


## **Index of Sites in St Albans City and District**

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Inset Map 027	ELAS210 Colney Street Industrial/Warehousing Estate
Inset Map 028	ELAS122 Acrewood Way
Inset Map 029	ELAS203 Porters Wood/Soothouse Spring ELAS204 Council Depot and Adjoining Land
Inset Map 030	ELAS205 Brick Knoll Park
Inset Map 031	ELAS207 North Orbital Trading Estate
Inset Map 032	ELAS208 Riverside Estate

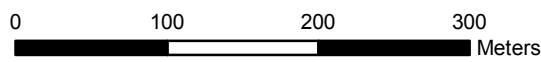


**Inset Map 026**

Key  Allocated Site  Existing Safeguarded Strategic Site  ELAS



Scale 1:5,000



**Waste Site Allocations** Adopted July 2014 - St. Albans & Welwyn Hatfield District

## **AS036 Roehyde (Inset Map 026)**

<u>Site Address:</u>	Roehyde, Hatfield
<u>Location:</u>	Located southwest of Hatfield on land at junction 3 of the A1(M).
<u>District:</u>	St Albans/Welwyn Hatfield Borough.
<u>Size:</u>	10.55 acres (4.27 ha).
<u>Planning Status:</u>	Formed part of the former Roehyde quarry and landfill. Currently used as a depot for various uses, including bus storage.
<u>Potential Use(s):</u>	<ul style="list-style-type: none"><li>• Waste transfer station (dry recyclables).</li><li>• Inert waste recycling</li><li>• Materials recovery facility (dry recyclables).</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>• Waste electrical and electronic equipment recycling facility (WEEE).</li><li>• End of life vehicle facility.</li><li>• Thermal treatment facility.</li><li>• Mechanical/biological treatment facility.</li><li>• Waste transfer station (non-dry recyclables).</li></ul>
<u>Potential scale of facilities:</u>	Small/medium/large 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>The site contains some residential properties and the University of Hertfordshire (College Lane Campus) is approximately 300m to the east, with some residential parts of Ellenbrook located within 500m to the north east of the site.</p> <p>Scrub and woodland features are present within and adjacent to the south of the site.</p>

The grade II listed Roehyde Farmhouse, barn and stable are situated within 200m to the south of the site.

Situated in groundwater source protection zone 2 (SPZ2). The site is also situated on a historic landfill.

Lies in the Metropolitan Green Belt and the sand and gravel belt. It is unlikely that mineral reserves remain as the site formed part of the former Roehyde quarry and landfill.

Located within the Colney Heath Farmland Landscape Character Area and within the Watling Chase Community Forest.

Located within area of search C for new residual waste treatment and/or transfer capacity for local authority collected waste.

The site is bounded to the north, east and west by the A1(M) and A414 (North Orbital Road). Some screening exists to the east and west.

Access is via an existing entrance onto the A414 (North Orbital Road).

Detailed Assessments  
Required include:

Depending upon a proposal's specific location, measures should be incorporated to ensure that the scrub and woodland features that are present within and adjacent to the south of the site are not adversely affected.

A desk based archaeological impact assessment would be required to confirm the level of previous mineral extraction on the site and previous archaeological investigations of the area and to model the archaeological potential of the site. The extent of previous impacts should be confirmed as well as any potential impacts on undisturbed ground, for example access roads.

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 Roehyde Farmhouse, barn and stable, 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.

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

A detailed investigation will need to be carried out in order to establish the types of waste that have been disposed at this site. A landfill gas risk assessment may be required in order to assess the risk of landfill gas migration.

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.

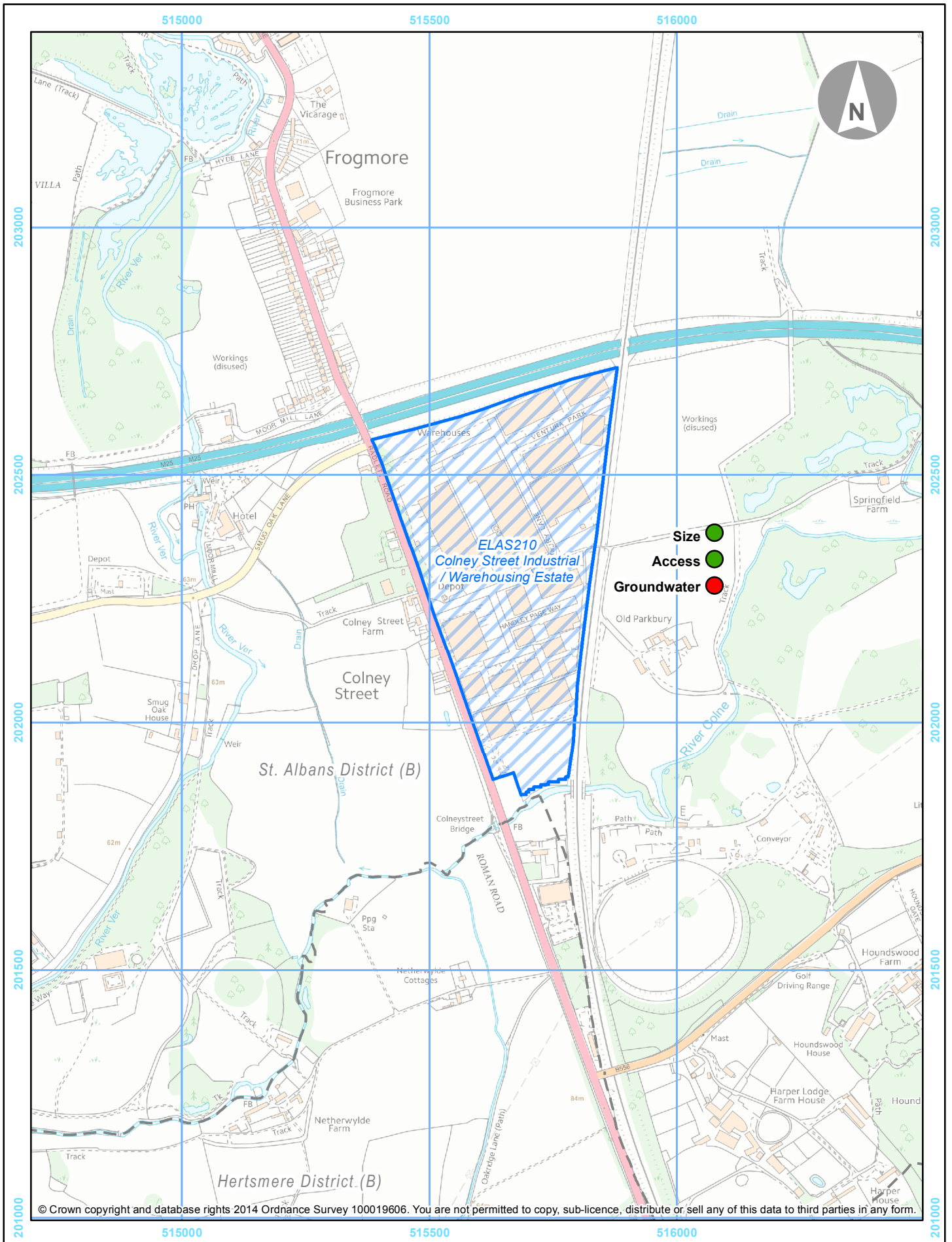
Depending upon the type of facility proposed, a visual impact assessment may be required at the planning application stage.

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

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 027**

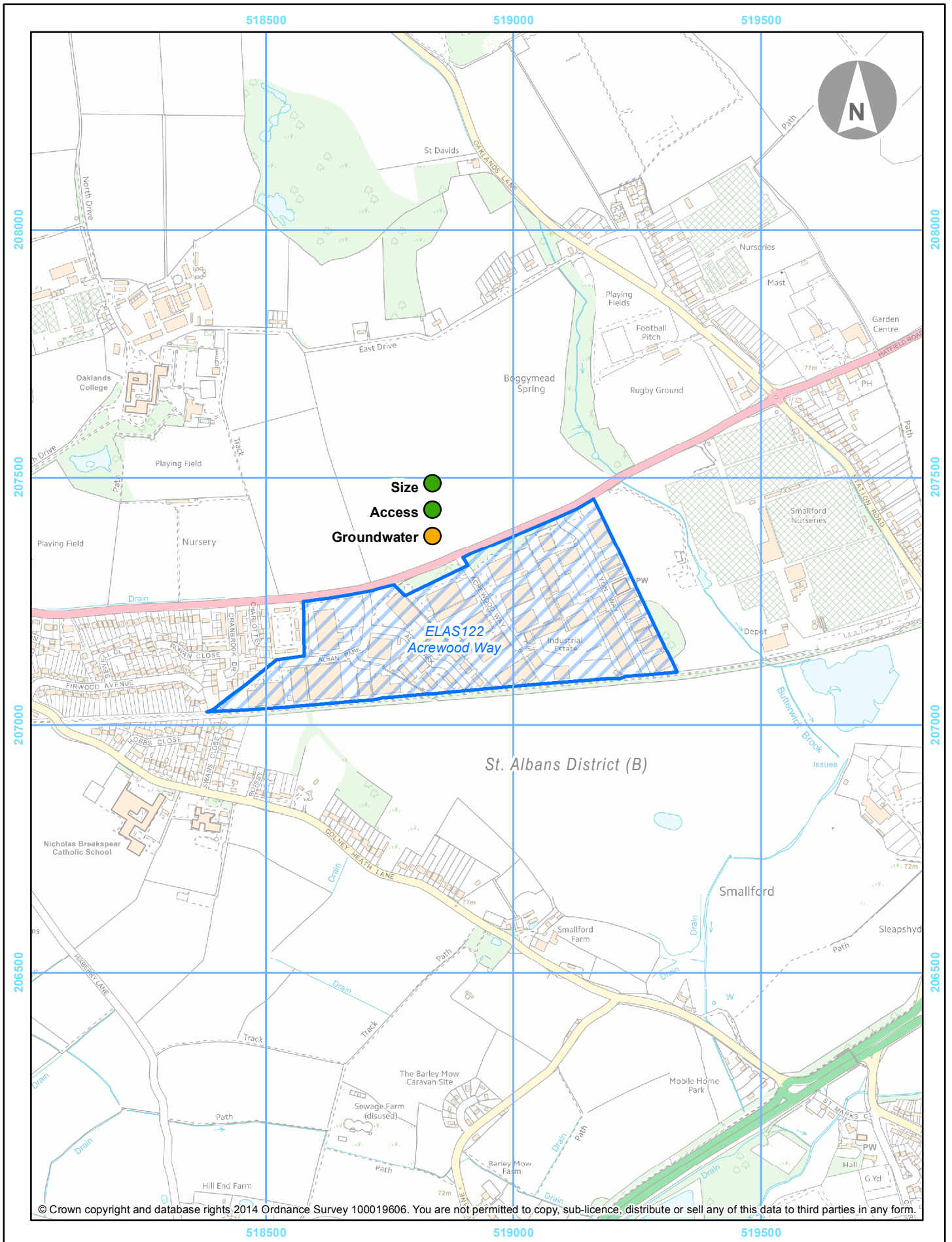


Key  Allocated Site  Existing Safeguarded Strategic Site  ELAS

Scale 1:10,000



**Waste Site Allocations** Adopted July 2014 - St. Albans District



**Inset Map 028**

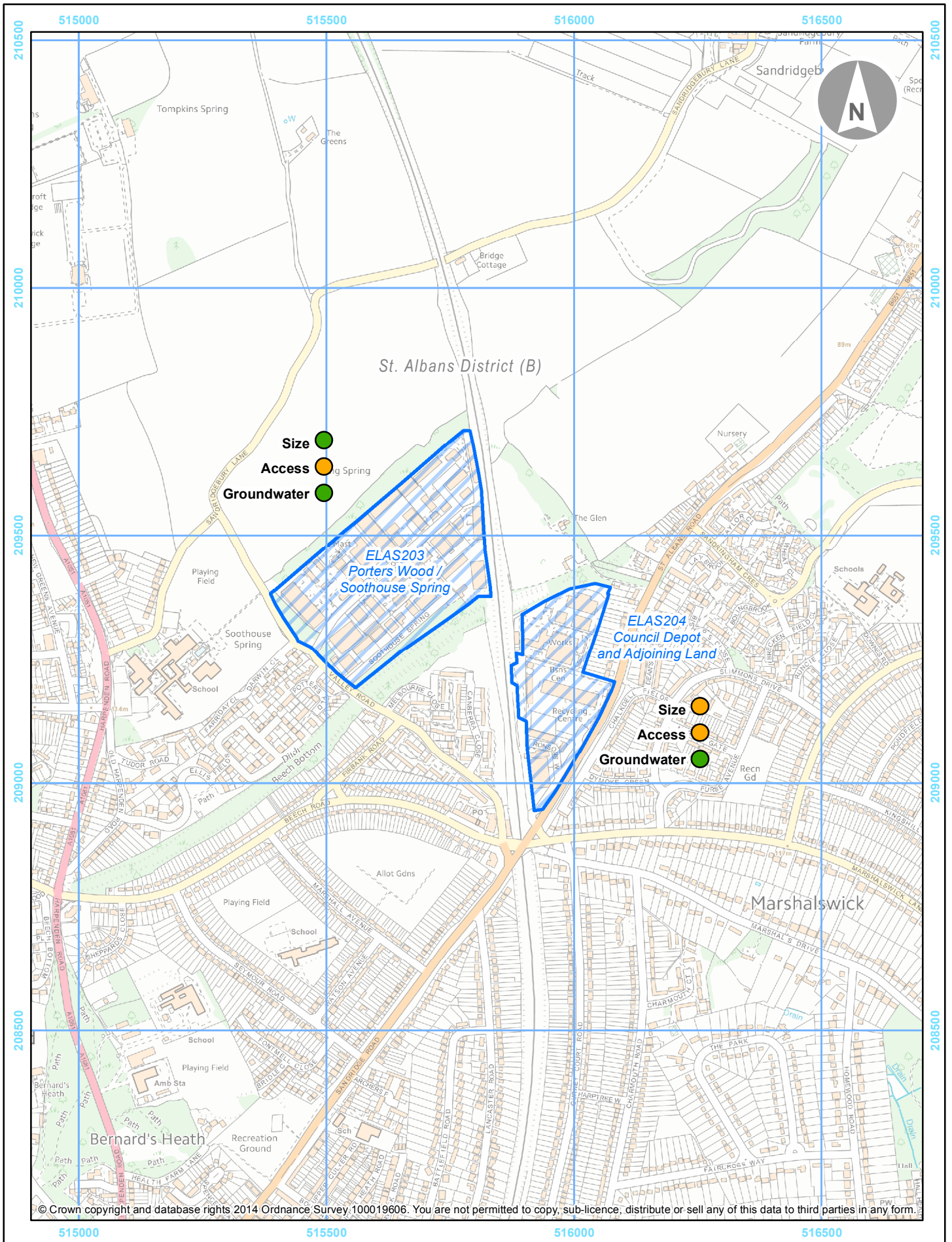


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**Waste Site Allocations** Adopted July 2014 - St. Albans District



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### Inset Map 029

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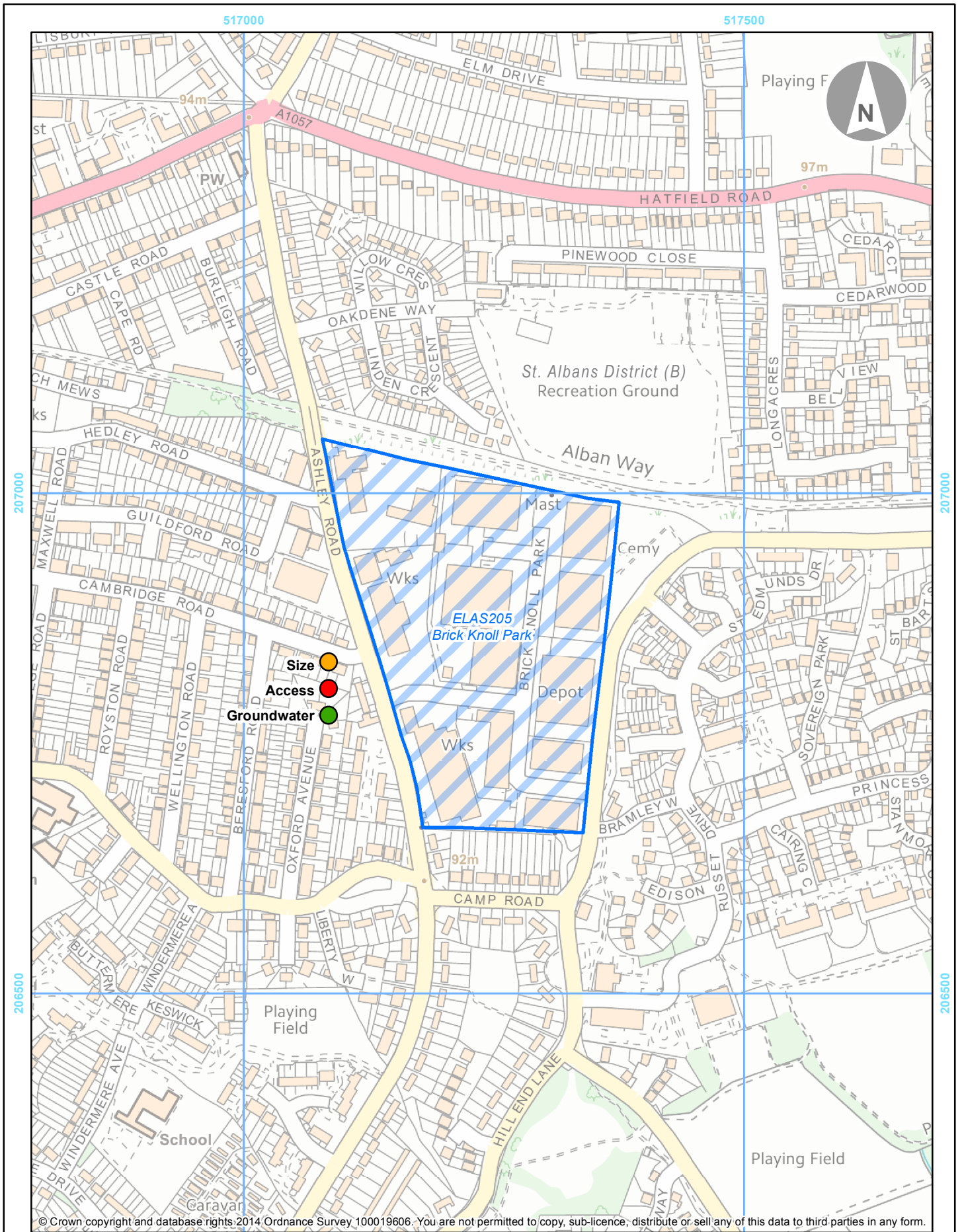


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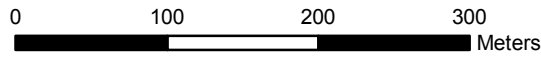
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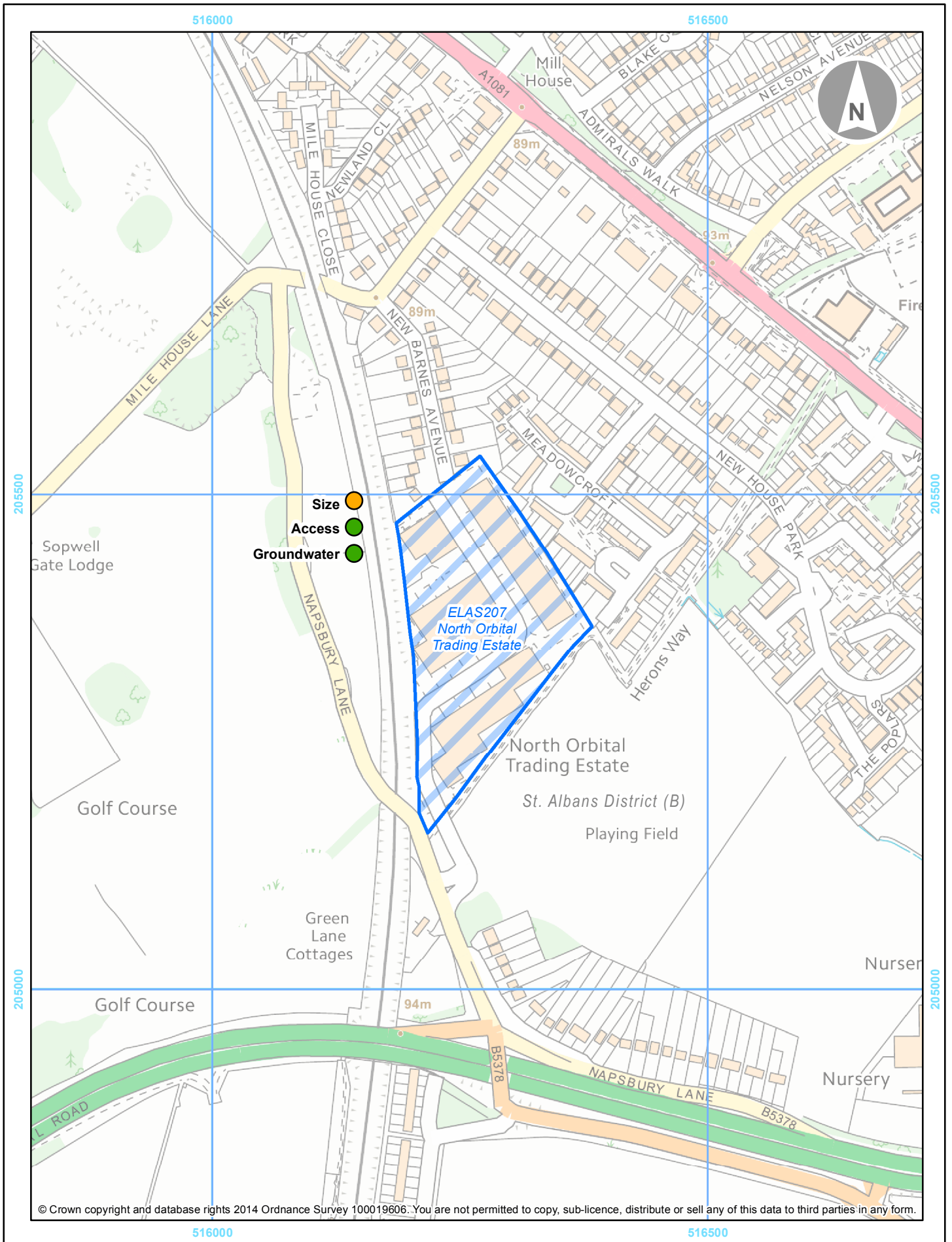
**Inset Map 030**

- Key
- Allocated Site
  - Existing Safeguarded Strategic Site
  - ELAS



Scale 1:5,000



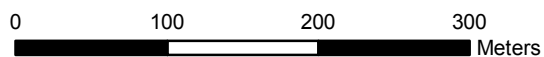


**Inset Map 031**

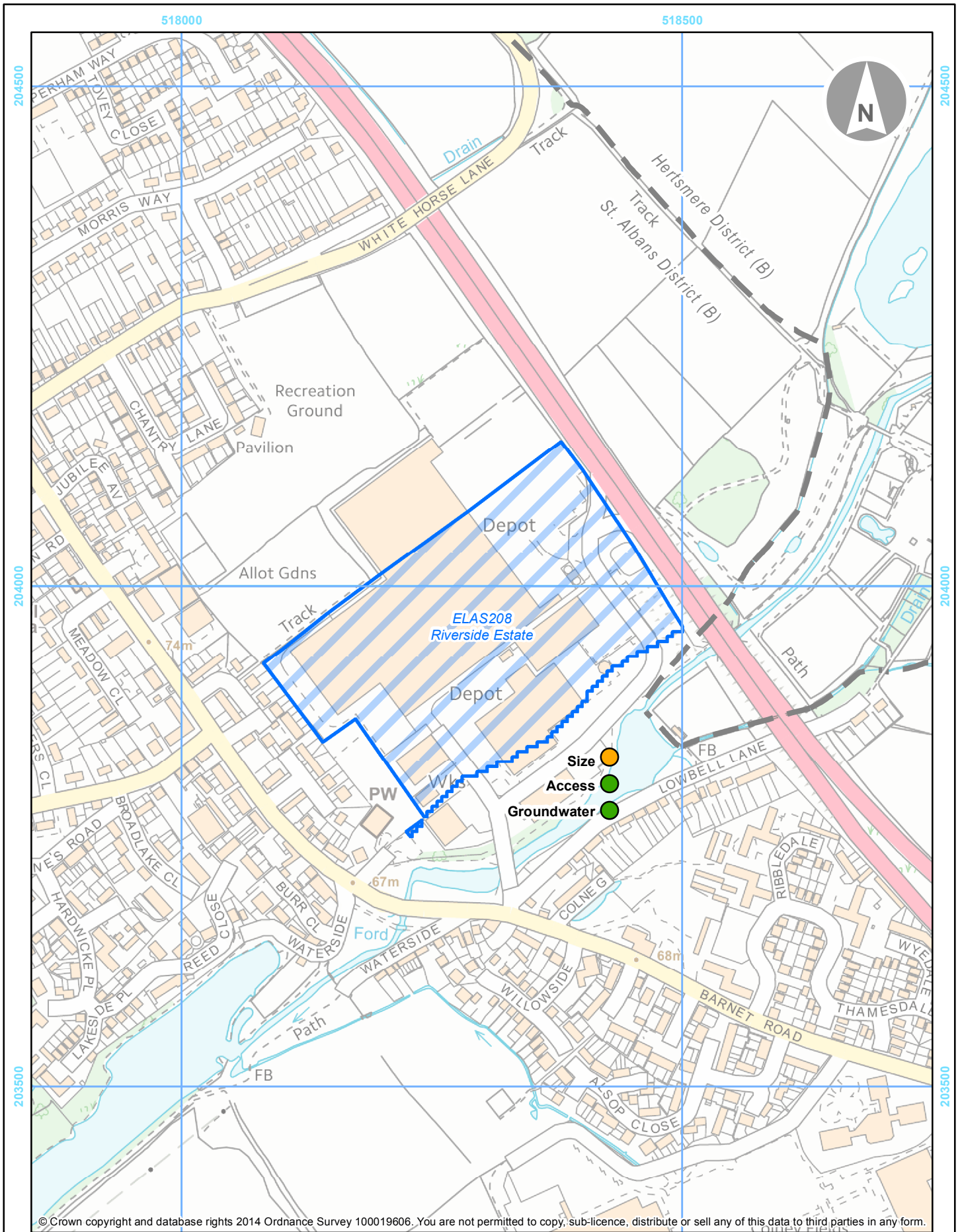
Key  Allocated Site  Existing Safeguarded Strategic Site  ELAS



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**Waste Site Allocations** Adopted July 2014 - St. Albans District



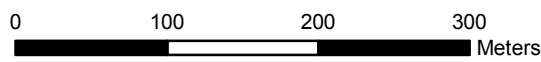
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