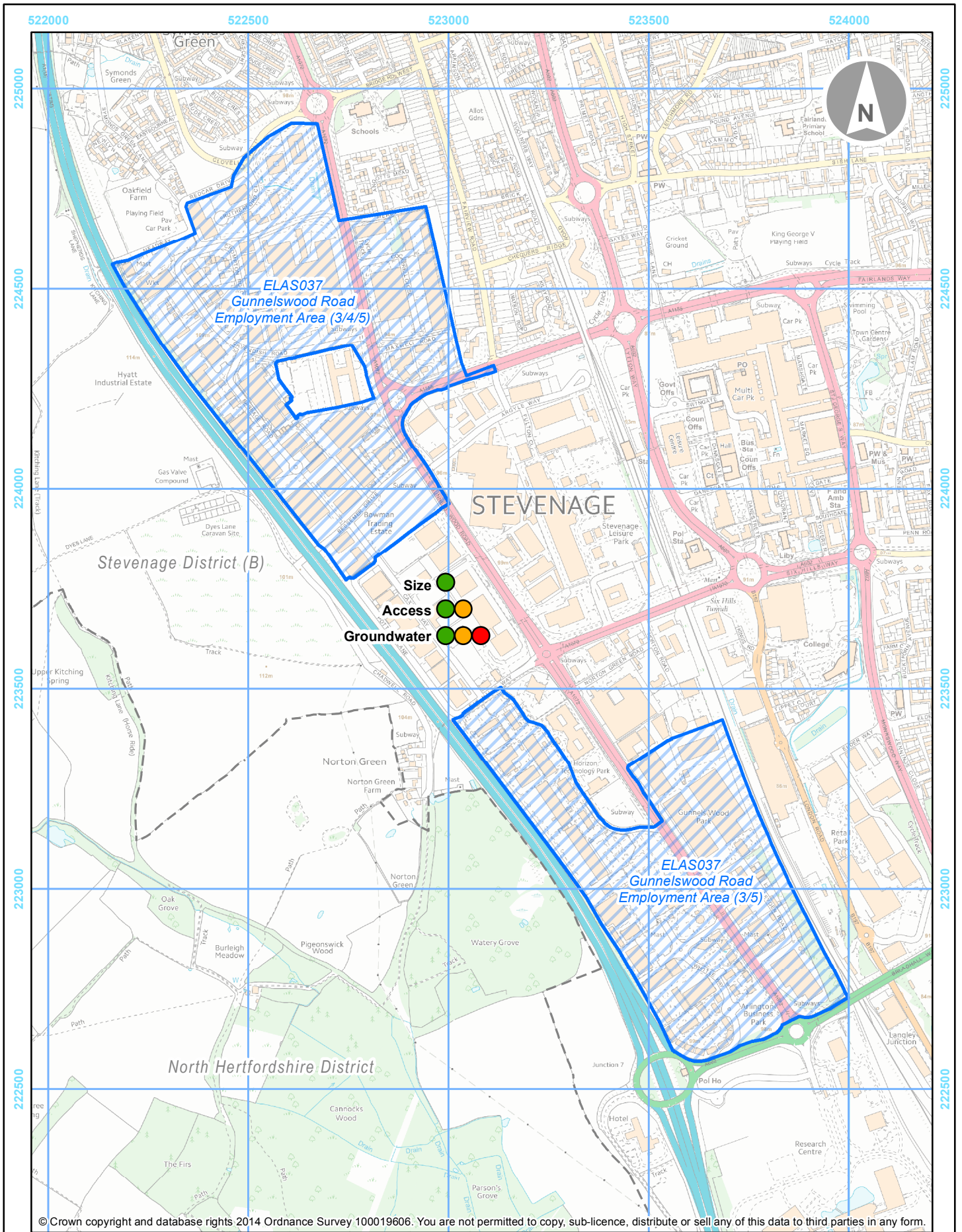


Index of Sites in Stevenage Borough

<u>Map Number</u>	<u>Site</u>
Inset Map 033	ELAS037 Gunnelswood Road Employment Area
Inset Map 034	ELAS211 Pin Green Employment Area



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Inset Map 033

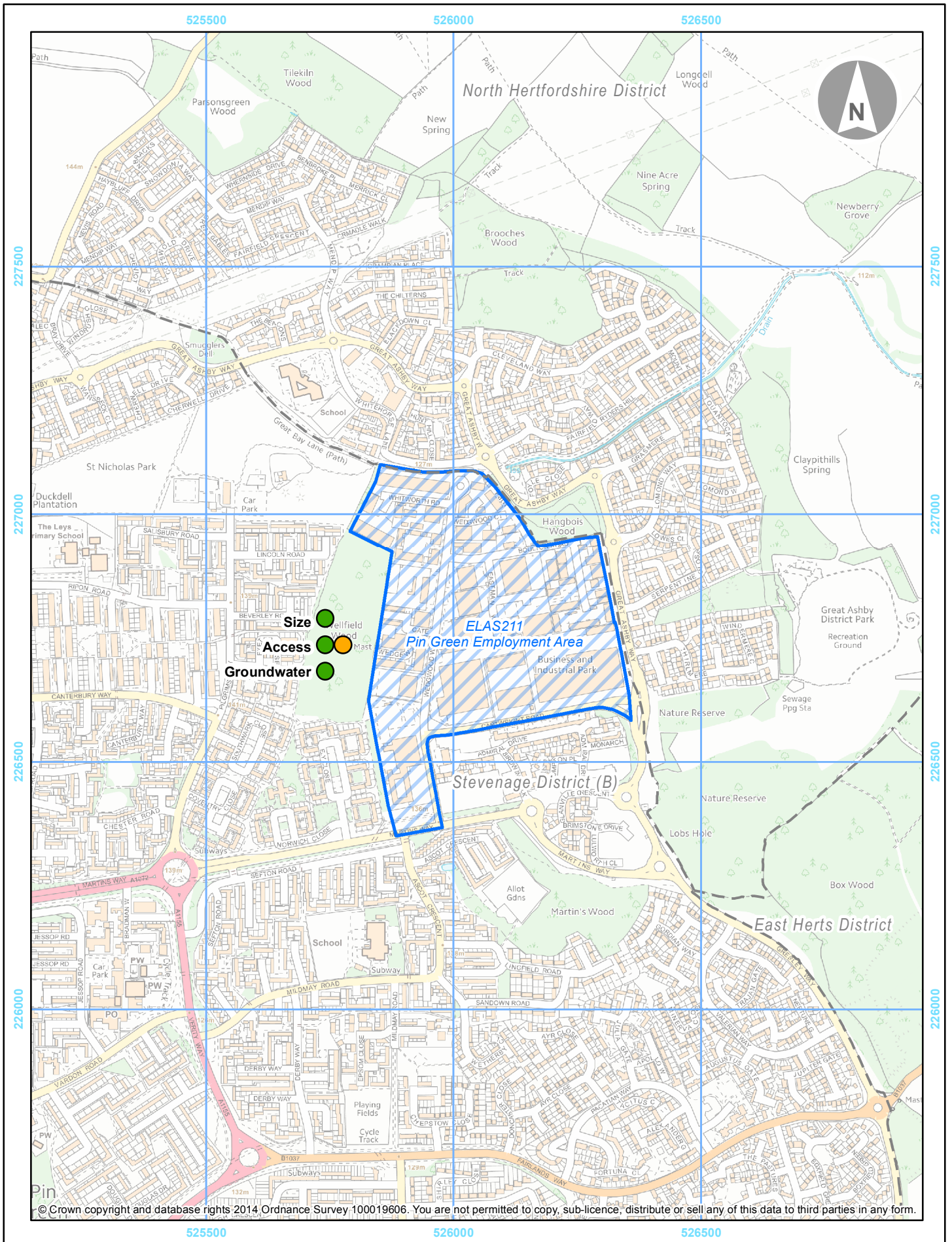


Key Allocated Site Existing Safeguarded Strategic Site ELAS

Scale 1:12,500



Waste Site Allocations Adopted July 2014 - Stevenage District



Inset Map 034



Key Allocated Site Existing Safeguarded Strategic Site ELAS

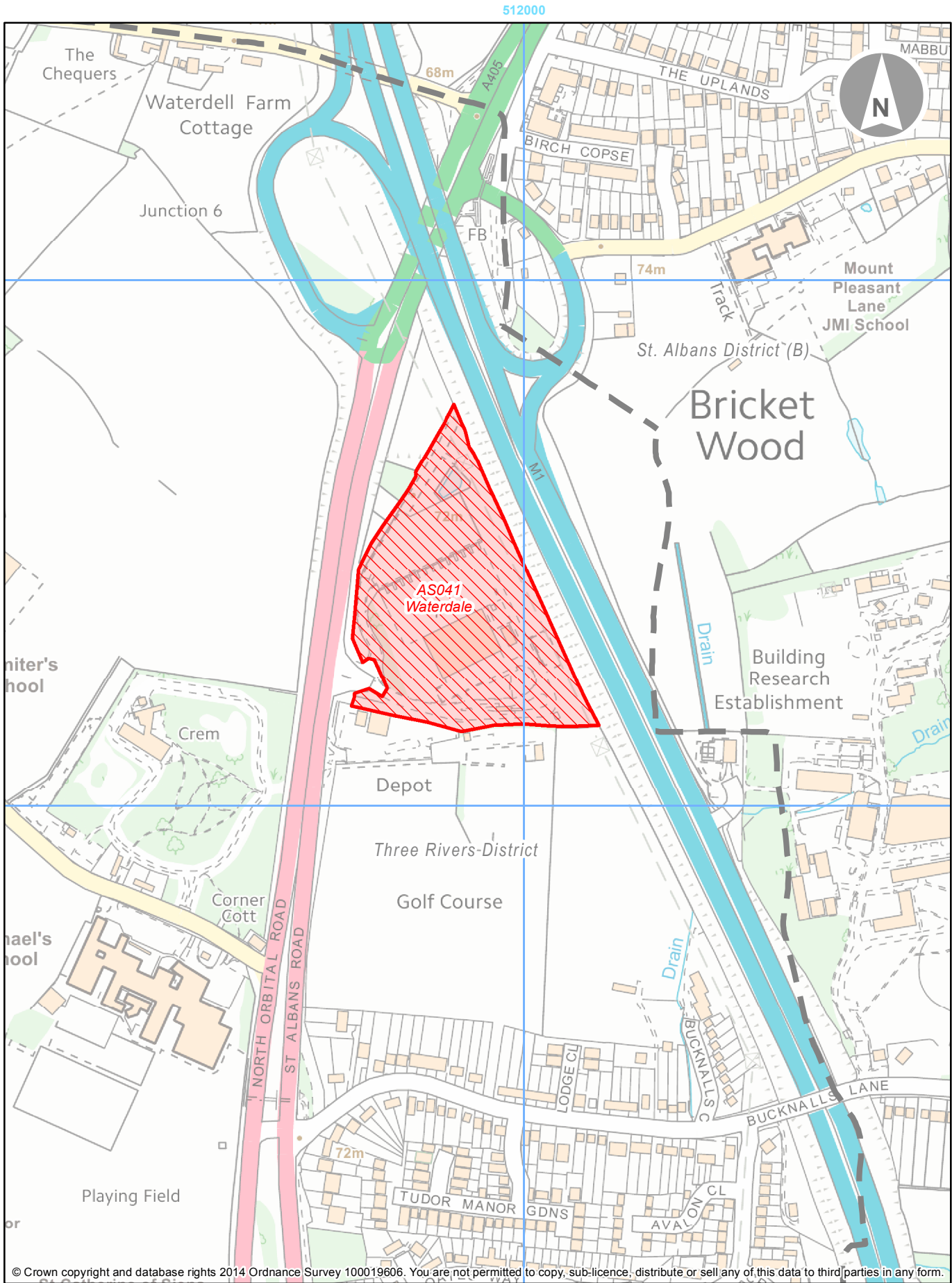
Scale 1:10,000



Waste Site Allocations Adopted July 2014 - Stevenage District

Index of Sites in Three Rivers District

<u>Map Number</u>	<u>Site</u>
Inset Map 035	AS041 Waterdale
Inset Map 036	ELAS212 Tolpits Lane



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Inset Map 035

- Key Allocated Site
- Existing Safeguarded Strategic Site
- ELAS



Scale 1:5,000
0
100
200
300
Meters

AS041 Waterdale (Inset Map 035)

<u>Site Address:</u>	Waterdale Waste Transfer Station and Household Waste Recycling Centre, A405, Garston
<u>Location:</u>	This strategic site is an existing waste transfer station and household waste recycling centre, situated between the A405 (St Albans Road) and the M1, north of Watford.
<u>District:</u>	Three Rivers.
<u>Size:</u>	9.9 acres (4.01ha).
<u>Planning Status:</u>	Contains an established waste transfer station and a household waste recycling centre.
<u>Potential Use(s):</u>	<ul style="list-style-type: none">• Waste transfer station (dry recyclables).• Materials recovery facility (dry recyclables). <p>The remaining potential uses listed below will require additional mitigation measures to prevent contamination of groundwater.</p> <ul style="list-style-type: none">• Anaerobic digestion.• In-vessel composting.• Waste transfer station (non-dry recyclables)• Waste electrical and electronic equipment recycling facility (WEEE).• End of life vehicle facility.• Thermal treatment facility.• Mechanical/biological treatment facility.
<u>Potential scale of facilities:</u>	Small/medium/large scale facilities may be suitable on this site.
<u>Approximate Deliverability Timescale:</u>	A new tipping hall for recyclables was approved in January 2012 and a new seven bay recycling shed was approved in July 2013. The site could be available for development throughout the lifetime of the plan. Expansion to include additional waste management facilities will be dependent upon demand and market forces.
<u>Key Planning Issues:</u>	Within 400m of properties located in Garston and within 200m of Garston Crematorium. St Michael's Roman Catholic School is within 350m to the southwest of the site.

There are significant woodland and scrub habitats around the edges of the site which are of local interest. Within 500m of Great Crested Newts.

Lies to the south of an area of archaeological significance (AAS32), which contains Neolithic, Iron Age and Roman archaeological remains.

Located in groundwater source protection zone 2 (SPZ2) for the public water extraction point at Water Hall.

Lies within the Metropolitan Green Belt and the sand and gravel belt. The site is also located within the Bedmond Plateau Landscape Character Area and adjoins the Watling Chase Community Forest.

Located within area of search A for a new organic waste recovery facility for local authority collected waste.

The site is screened to the north by mature landscaping which extends along the site's eastern boundary adjacent to the M1 motorway and along the site's southern boundary, adjacent to the neighbouring golf course.

An electricity line runs along the site's eastern boundary, parallel to the M1 motorway. A 3.6m safety zone exists around the electricity pylon and lines.

Access is via an existing entrance onto the A405 (St Albans Road).

Detailed Assessments
Required include:

As the site is within close proximity of an area of archaeological significance (AAS32), 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 located on the site, a detailed assessment of the potential impact on any future housing development may be required.

Depending upon a proposal's specific location, measures should be incorporated to ensure that any habitats surrounding the site, including the population of Great Crested Newts are not adversely affected.

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 area. 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.

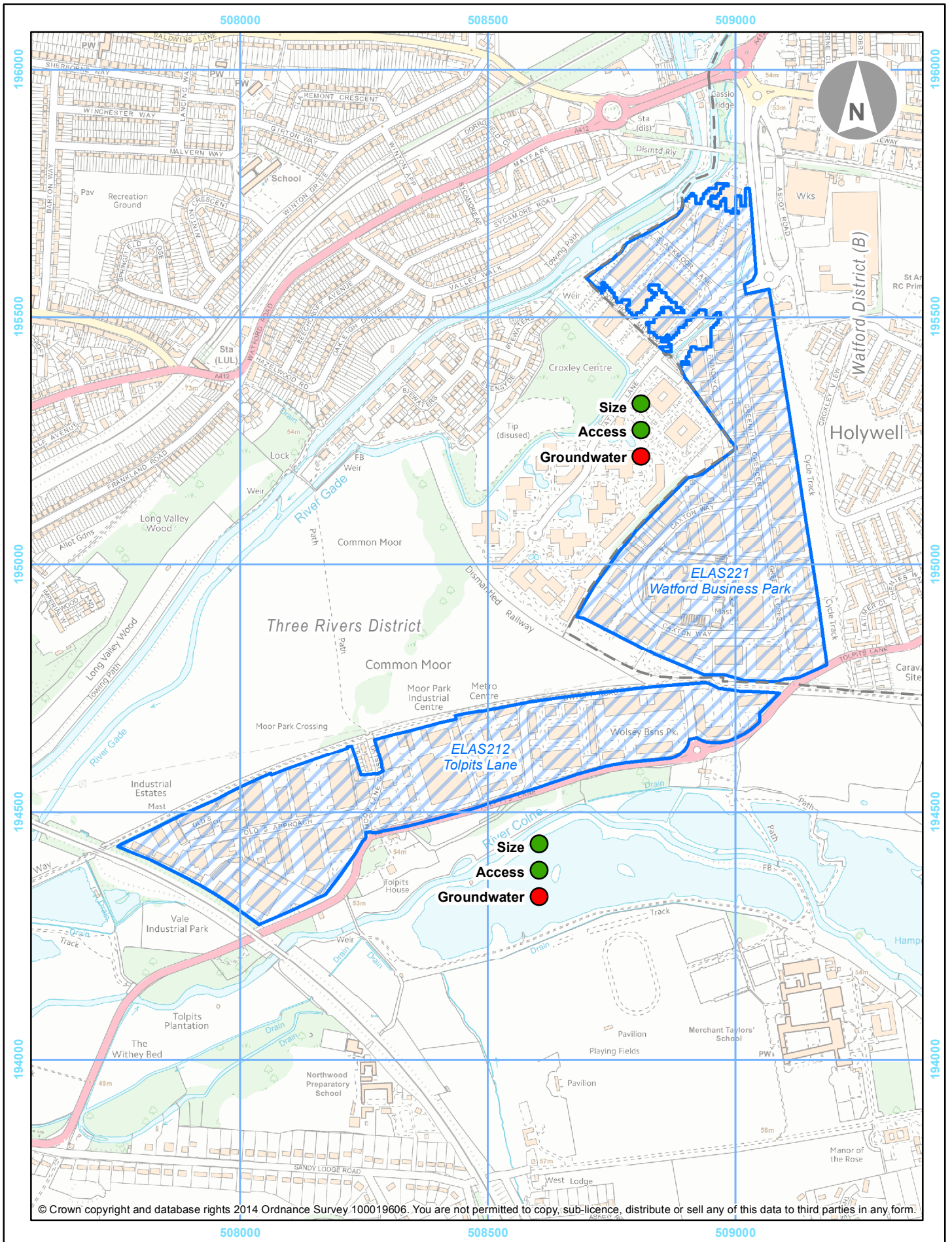
Depending upon the type of facility proposed, a Visual Impact Assessment may be required at the planning application stage.

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.



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Inset Map 036



Key Allocated Site Existing Safeguarded Strategic Site ELAS

Scale 1:10,000 0 100 200 300 400 500 600 700 Meters

Waste Site Allocations Adopted July 2014 - Three Rivers & Watford District