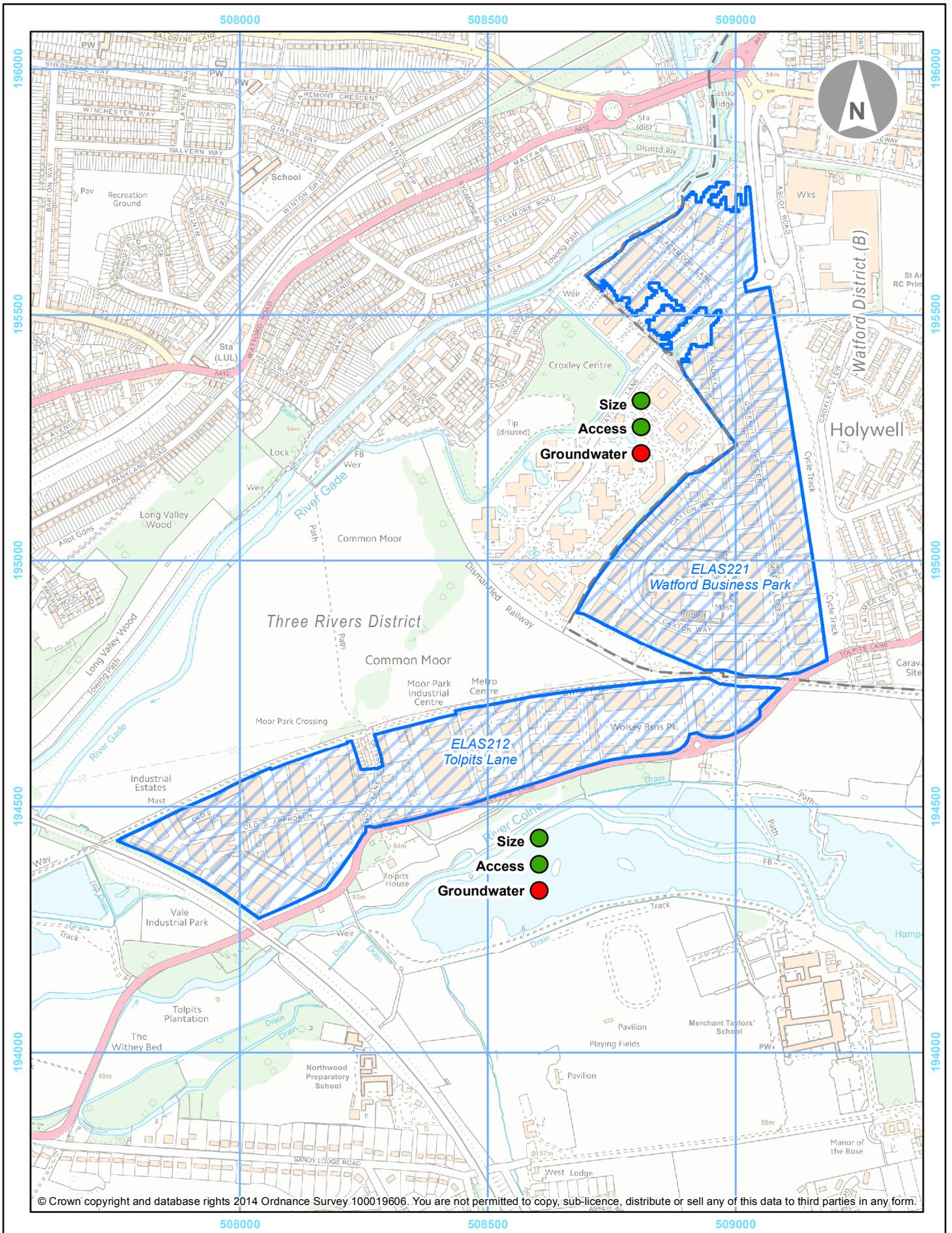


Index of Sites in Watford Borough

<u>Map Number</u>	<u>Site</u>
Inset Map 036	ELAS221 Watford Business Park
Inset Map 037	ELAS213 Odhams and Sandown ELAS214 Greycaine



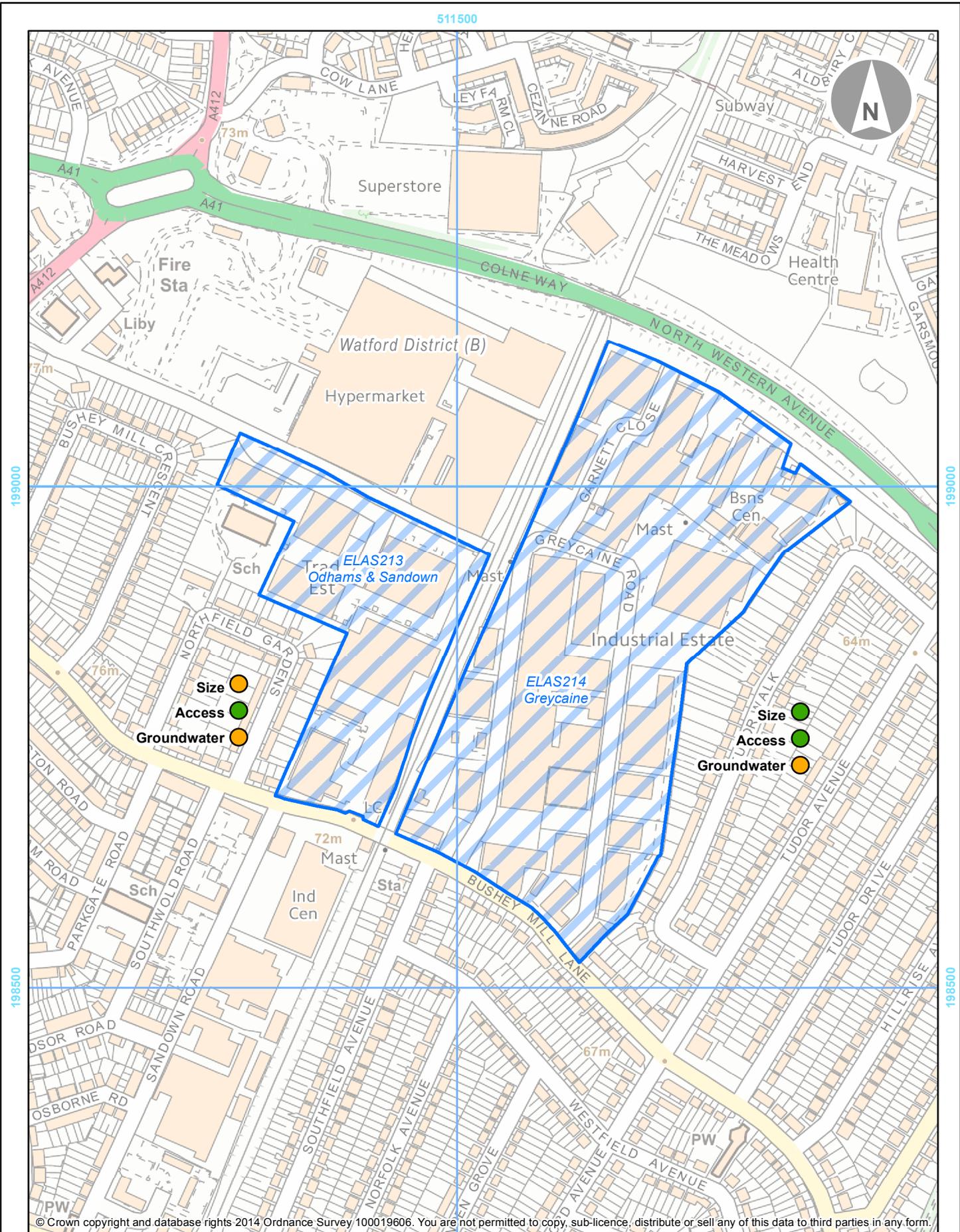
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Inset Map 036



Key Allocated Site Existing Safeguarded Strategic Site ELAS

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



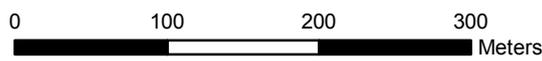
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Inset Map 037



Key Allocated Site Existing Safeguarded Strategic Site ELAS

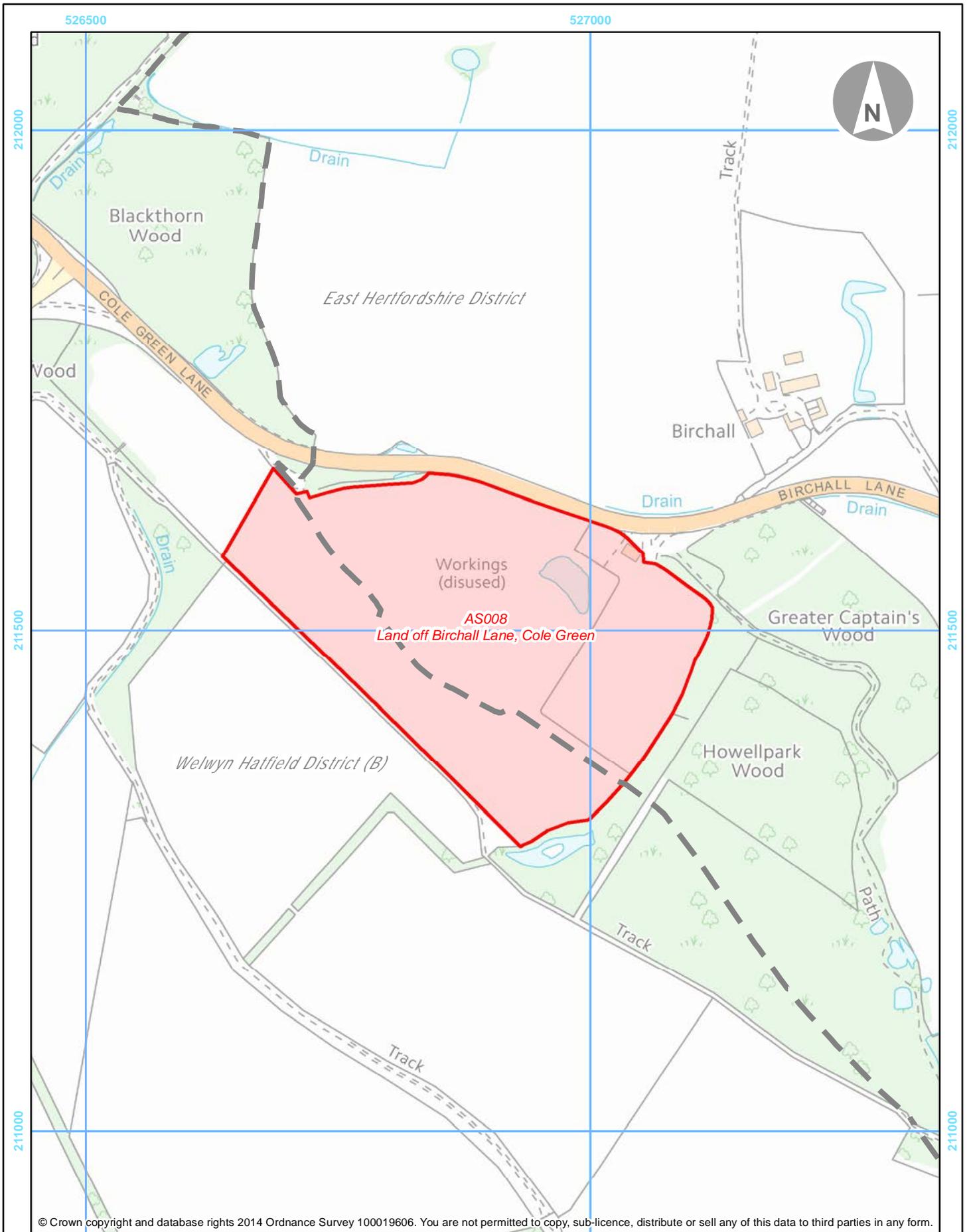
Scale 1:5,000



Waste Site Allocations Adopted July 2014 - Watford District

Index of Sites in Welwyn Hatfield Borough

<u>Map Number</u>	<u>Site</u>
Inset Map 007	AS008 Land off Birchall Lane, Cole Green
Inset Map 026	AS036 Roehyde
Inset Map 038	AS048 Travellers Lane New Barnfield Centre ELAS048a Travellers Lane
Inset Map 039	ELAS043 Burrowfields/Chequersfield ELAS223 Welwyn Garden City Industrial Area
Inset Map 040	ELAS044 Hatfield Aerodrome
Inset Map 041	ELAS224 Great North Road ELAS225 Beaconsfield Road ELAS226 Beaconsfield Road
Inset Map 042	ELAS227 Sopers Road, Cuffley
Inset Map 043	ELAS236 Woolmer Green Employment Area



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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 & Welwyn Hatfield District

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">• Anaerobic digestion.• In-vessel composting.• Open windrow composting (green waste).• Household Waste Recycling Centre.• Waste transfer station (dry recyclables).• Waste transfer station (non-dry recyclables).• Materials recovery facility (dry recyclables).• Inert waste recycling.
<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).⁹

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

⁹ 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.

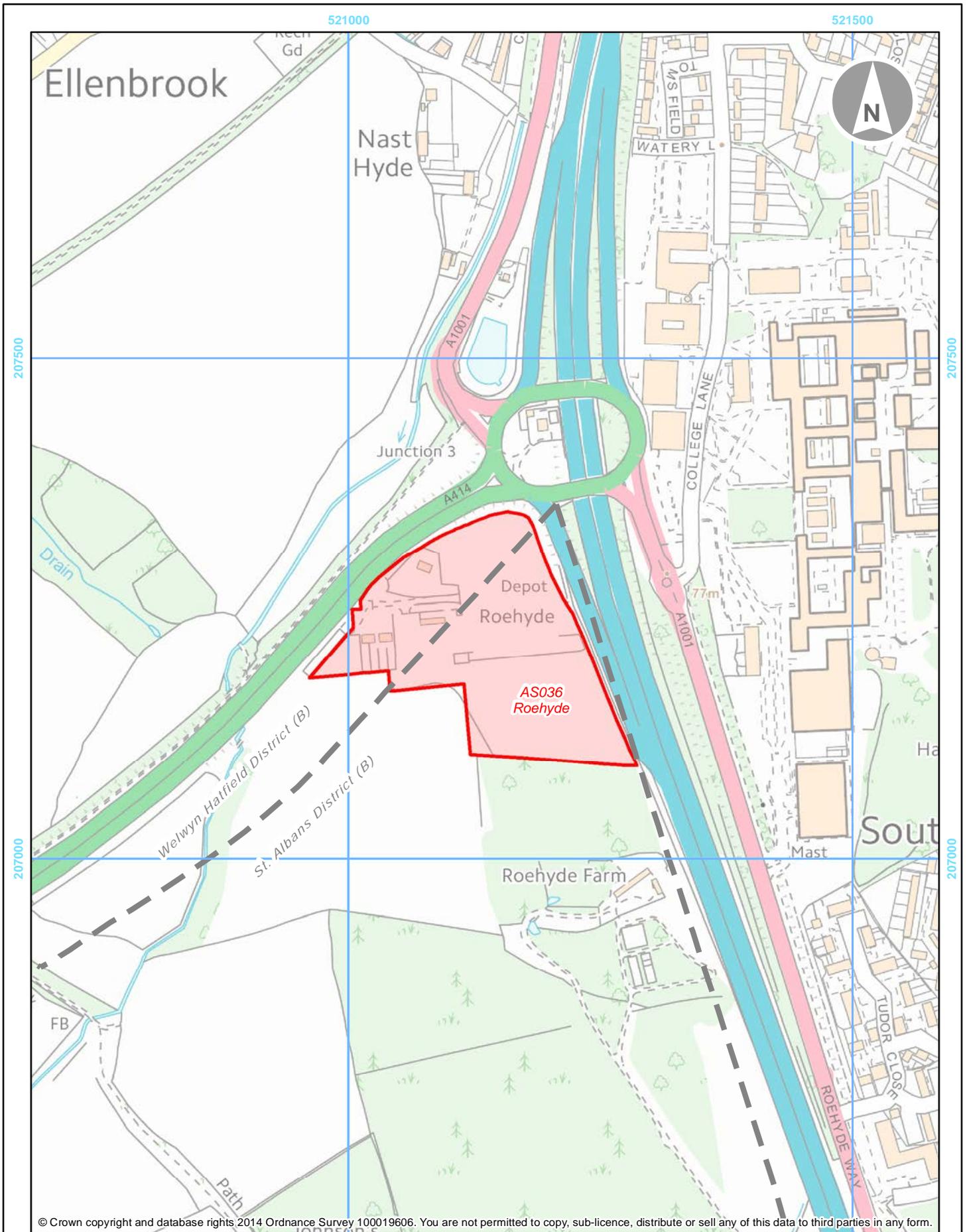
Additional planting may be necessary in order to screen any waste related development from views onto the site, whilst ensuring the openness of the Metropolitan Green Belt is maintained.

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.



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Inset Map 026

Key Allocated Site Existing Safeguarded Strategic Site ELAS



Scale 1:5,000 0 100 200 300 Meters

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

AS036 Roehyde (Inset Map 026)

Site Address: Roehyde, Hatfield

Location: Located southwest of Hatfield on land at junction 3 of the A1(M).

District: St Albans/Welwyn Hatfield Borough.

Size: 10.55 acres (4.27 ha).

Planning Status: Formed part of the former Roehyde quarry and landfill. Currently used as a depot for various uses, including bus storage.

Potential Use(s):

- Waste transfer station (dry recyclables).
- Inert waste recycling
- Materials recovery facility (dry recyclables).

The remaining potential uses listed below will require additional mitigation measures to prevent contamination of groundwater.

- Anaerobic digestion.
- Waste electrical and electronic equipment recycling facility (WEEE).
- End of life vehicle facility.
- Thermal treatment facility.
- Mechanical/biological treatment facility.
- Waste transfer station (non-dry recyclables).

Potential scale of facilities: Small/medium/large scale facilities may be suitable on this site.

Approximate Deliverability Timescale: 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.

Key Planning Issues: 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.

Scrub and woodland features are present within and adjacent to the south of the site.

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.

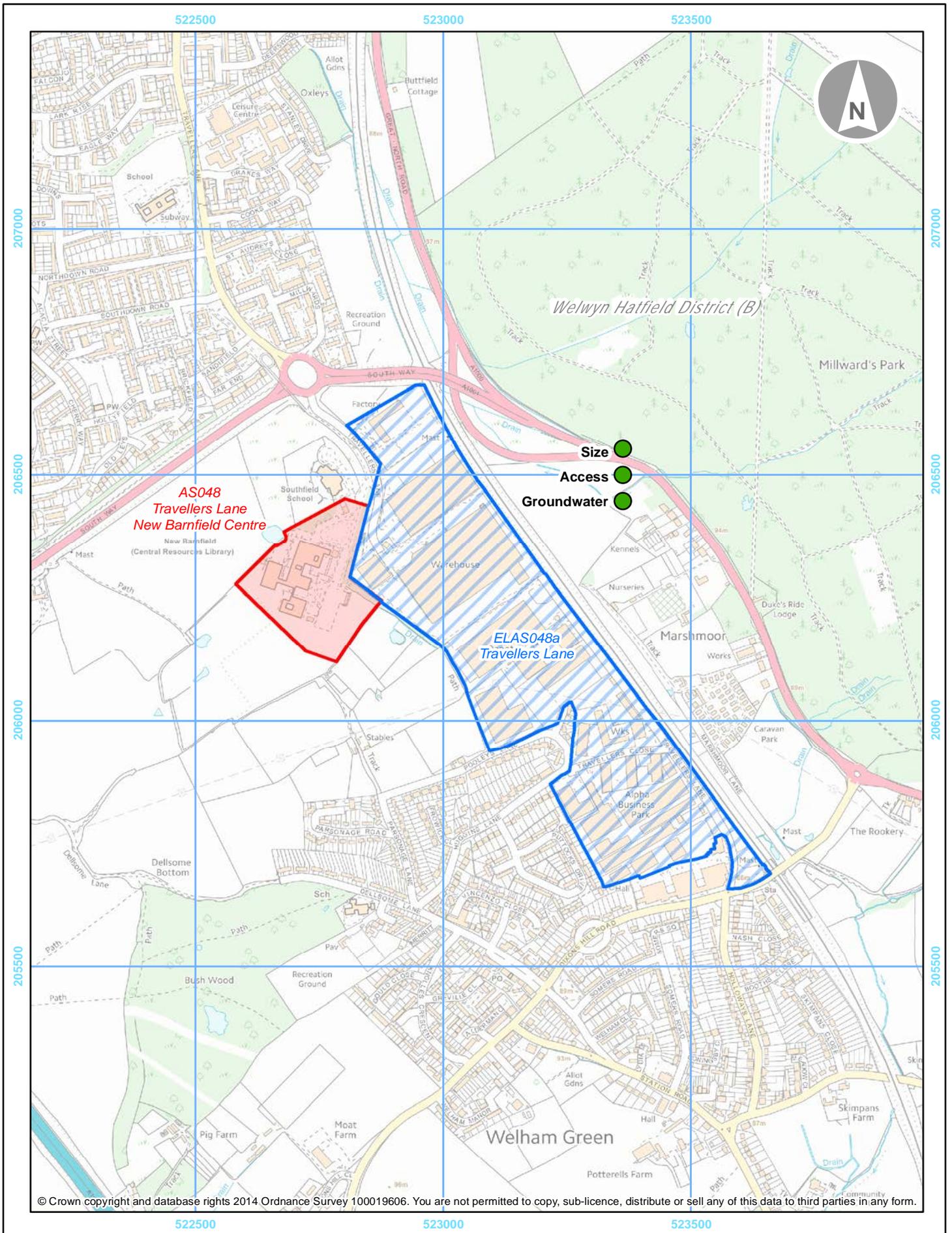
Depending upon the type of facility proposed, a visual impact assessment may be required at the planning application stage.

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 038



Key Allocated Site Existing Safeguarded Strategic Site ELAS

Scale 1:10,000



AS048 New Barnfield Centre, Hatfield (Inset Map 038)

<u>Site Address:</u>	New Barnfield Centre, Travellers Lane, Hatfield
<u>Location:</u>	Situated to the south of Hatfield, adjacent to Travellers Lane employment area.
<u>District:</u>	Welwyn Hatfield Borough
<u>Size:</u>	13 acres (5.27 ha).
<u>Planning Status:</u>	A county council owned former central resources library and training centre located in 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).• Waste transfer station (non-dry recyclables).• Materials recovery facility (dry recyclables).• Waste electrical and electronic equipment 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>	The site is 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>Adjacent to Southfield School to the north and Travellers Lane employment area to the east. Housing lies within 300m to the north and within 400m to the south of the site.</p> <p>Great Crested Newts are located on the site. Adjacent to Travellers Lane Pond local wildlife site (69/008) and Grasslands north of Parsonage Road local wildlife site (69/040).</p> <p>There are a range of heritage assets in the surrounding area such as Old Hatfield Conservation Area, the Old Palace and historic parks and gardens. The grade I registered historic park and garden of Hatfield House is within 500m of the site, to the east of the A1000 (Great North Road). This</p>

contains the grade I listed Hatfield House which is located approximately 1 mile to the north-east of the site.

The site has the potential to contain archaeological remains, which may date to the medieval period. The Historic Environment Record notes the site of the Parsonage farm (HER11386), which existed in the 19th Century. A medieval dagger find spot is noted from the site (HER6053) and prehistoric finds are known to the west (HER1876).

Situated in groundwater source protection zone three (SPZ3) for the public water abstraction point at Bishops Rise, Hatfield and North Mymms near Potters Bar.

Lies in the Metropolitan Green Belt and the sand and gravel belt. Located adjacent to the Mimms Hall Valley 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.

Some screening exists along the site's eastern boundary with further screening along its northern and western edge.

Access is via Travellers Lane, north onto the A1001 (Southway).

Public Footpath Number 20 runs south along Travellers Lane.

Detailed Assessments
Required include:

Consideration will need to be given to the possible effects of any facility regarding the neighbouring sensitive receptors including Southfield School to the north.

Appropriate measures should be incorporated to ensure that the adjacent Travellers Lane Pond (69/008) and Grasslands north of Parsonage Road (69/040) local wildlife sites are not adversely affected. Measures should also be included to ensure that any habitat features, including the population of Great Crested Newts are not adversely affected.

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 the proposed type, size and scale of facility, a detailed assessment of the potential for impacts on the nearby grade I registered historic park and garden of Hatfield House, the grade I listed Hatfield House and other heritage assets, 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 heritage assets.

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

Additional site investigation information will need to be submitted in order to assess the risks posed to the complex hydrology and geology in South Hatfield. Proposals over 1ha will require an individual flood risk assessment.

The site is within the Green Belt. Inappropriate development (as defined in the National Planning Policy Framework) should not be approved except in very special circumstances. An exception is limited infilling or the partial or complete redevelopment of previously developed sites which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development. The New Barnfield site comprises previously developed land. The appropriate Framework¹⁰ policy provisions would be applied to prospective waste management developments.

¹⁰ National Planning Policy Framework (NPPF)

Any proposal should confine built development to the existing building footprint, with circulation/parking being acceptable on the current surrounding developed land. Development outside of these provisions would need to demonstrate very special circumstances which outweigh the harm to the Green Belt (in particular the openness) together with any other harm identified.

Additional planting should be added along the site's boundary in order to screen any waste related development from views onto the site from public rights of way and other viewpoints.

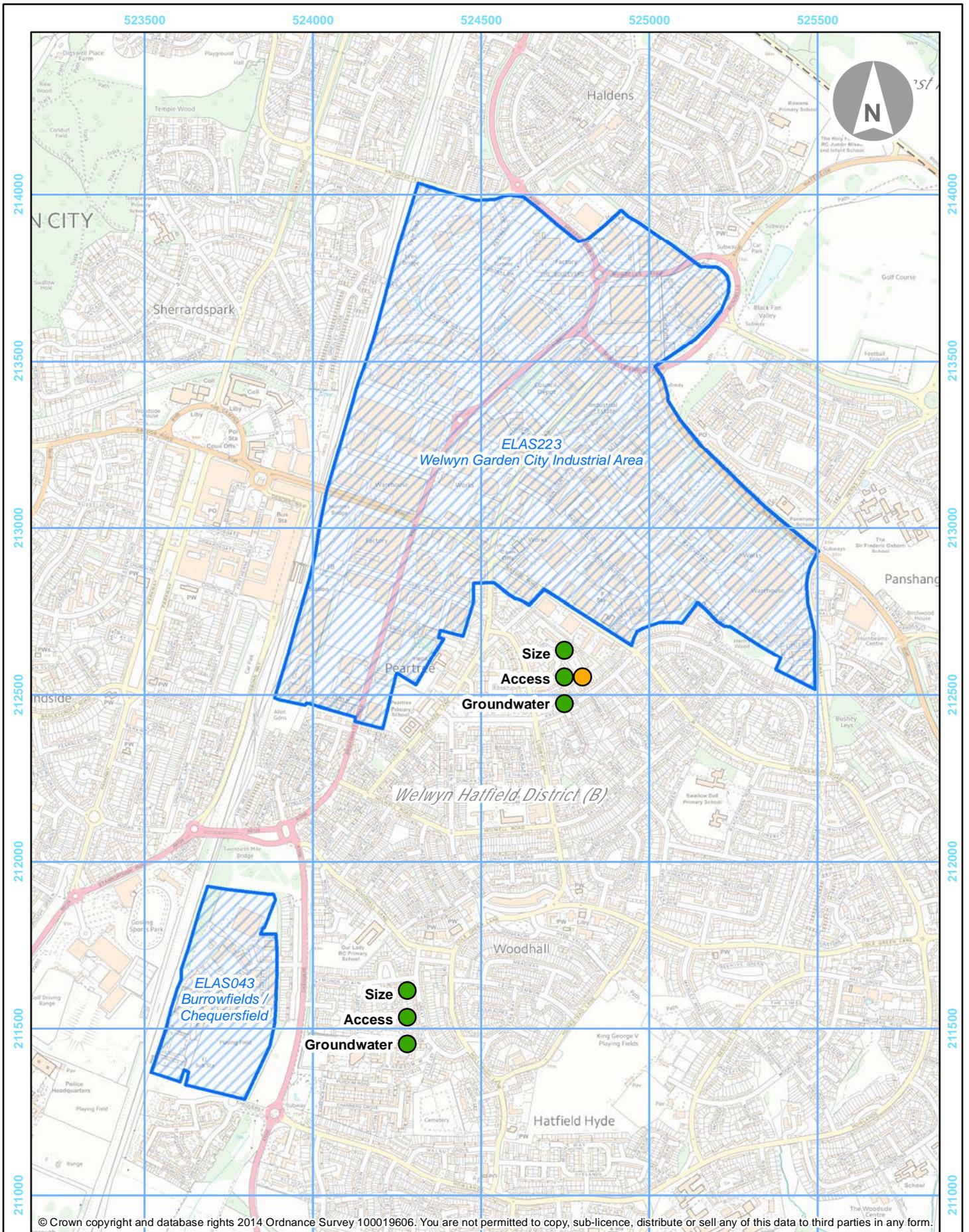
Depending upon the type of facility proposed, a Landscape and Visual Impact Assessment may be required at the planning application stage. The design and appearance of the development, including its scale, must be respectful of the context of the site.

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.



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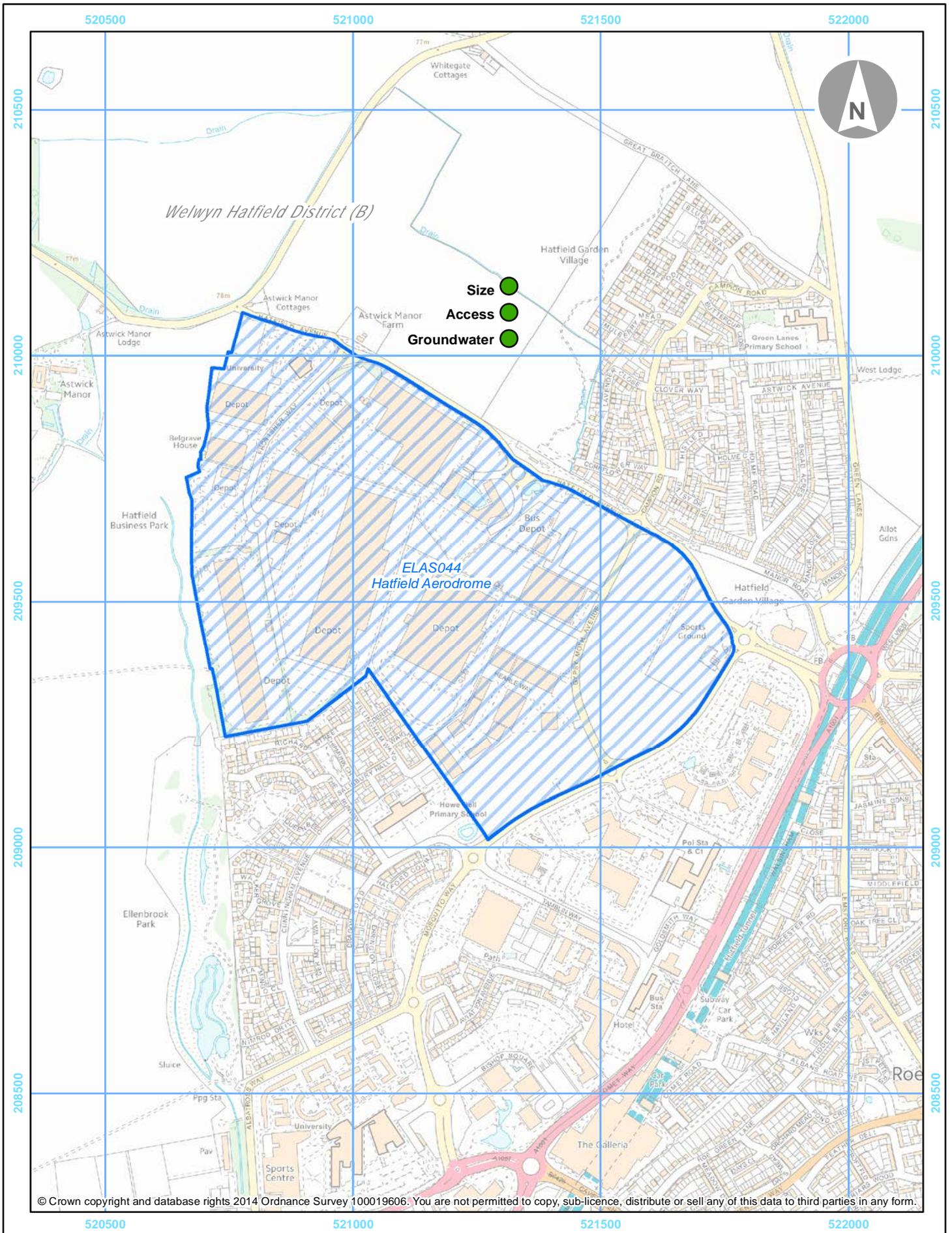
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Scale 1:15,000



Waste Site Allocations Adopted July 2014 - Welwyn Hatfield District



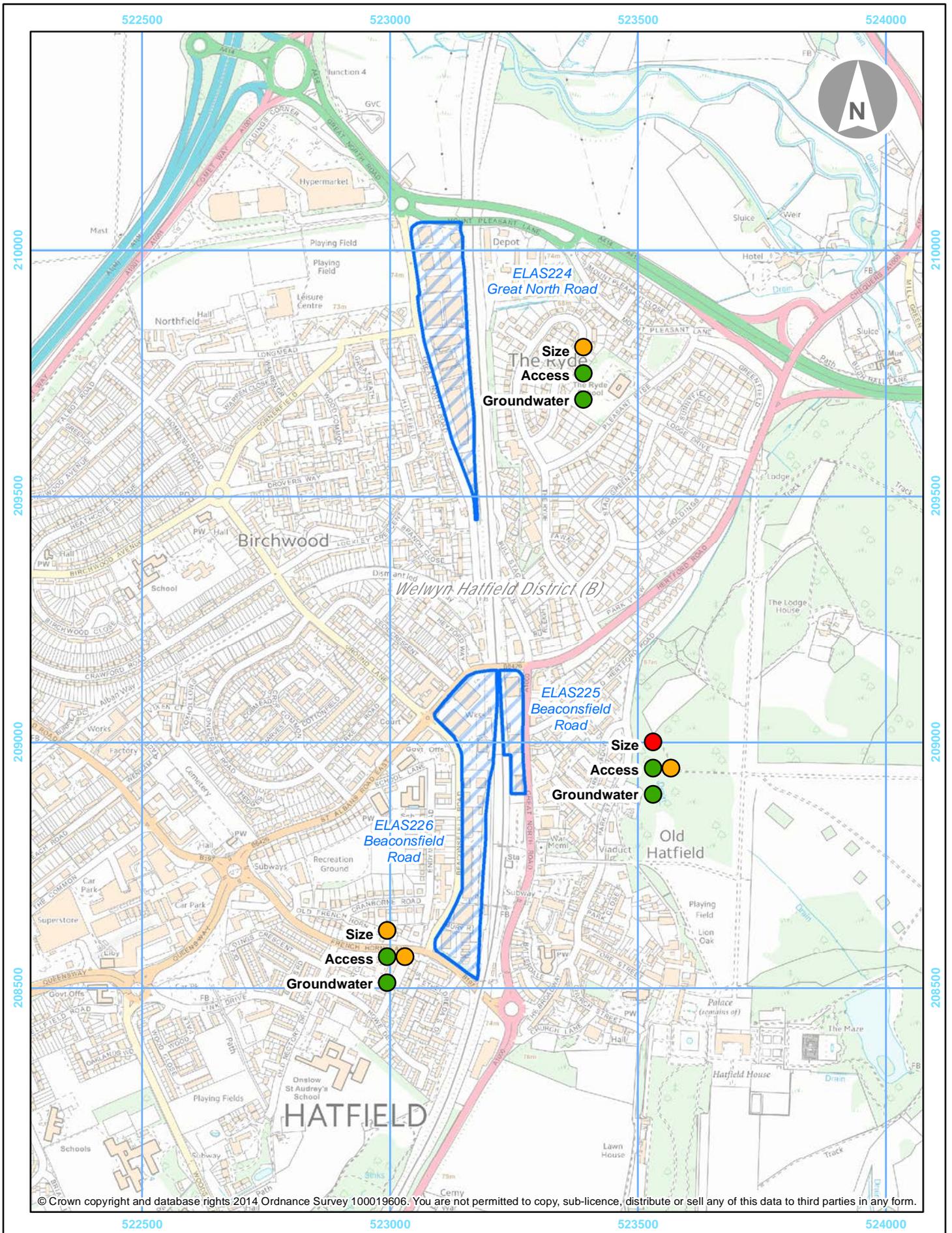
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Key  Allocated Site  Existing Safeguarded Strategic Site  ELAS



Scale 1:10,000





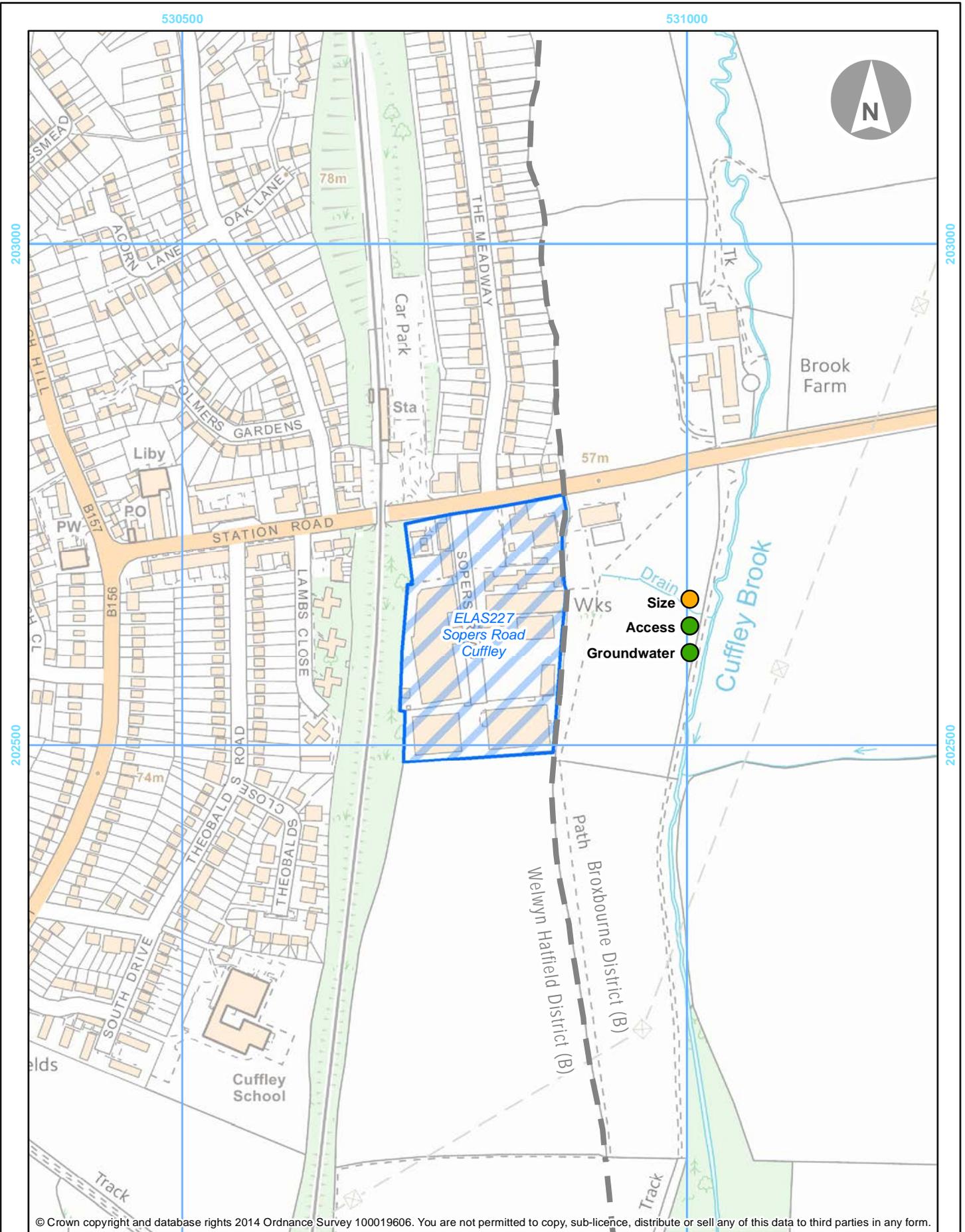
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Key Allocated Site Existing Safeguarded Strategic Site ELAS



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

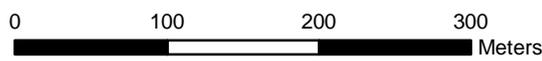


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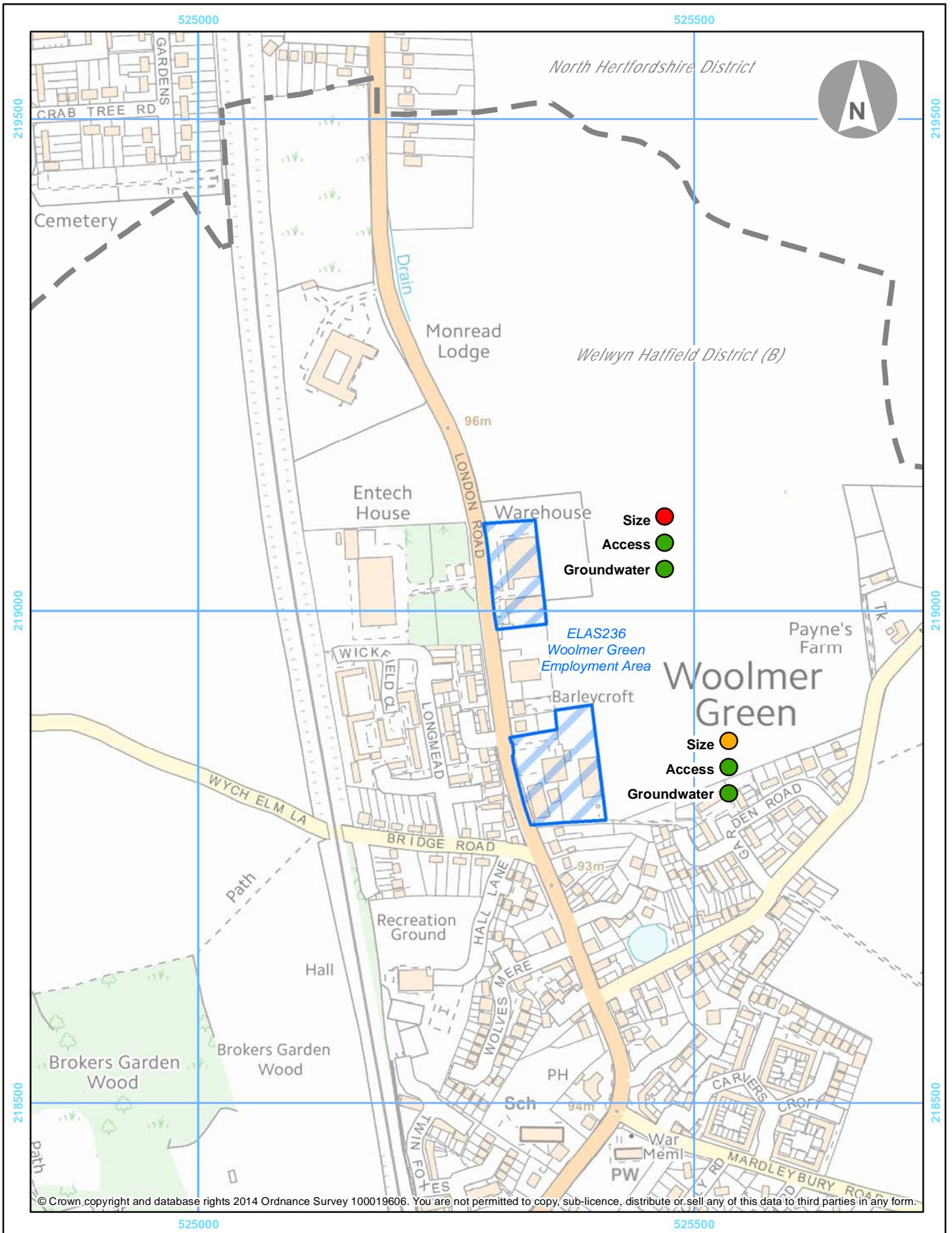
Key Allocated Site Existing Safeguarded Strategic Site ELAS



Scale 1:5,000



Waste Site Allocations Adopted July 2014 - Welwyn Hatfield District



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



Scale 1:5,000

