



Hertfordshire Waste Local Plan

Employment Land Areas of Search Supplementary Planning Document

Draft for Adoption

November 2015

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1.0 Introduction

- 1.1 Hertfordshire County Council has produced this Supplementary Planning Document (SPD) for the 60 Employment Land Areas of Search (ELAS) that are identified in the adopted Waste Site Allocations document. This SPD covers the same 15 year plan period as the Hertfordshire Waste Local Plan¹ (2011-2026) and has been written in accordance with it.
- 1.2 The purpose of this SPD is to provide further planning guidance into the suitability of waste related development on the identified ELAS and should be used by applicants wishing to develop waste management facilities on them. The Waste Brief for all Employment Land Areas of Search in Appendix A of the Waste Site Allocations document lists a number of general key planning issues and detailed assessments that may be required at the planning application stage, which would be applicable for all ELAS. However, it is not site specific.
- 1.3 This SPD elaborates on the general ELAS waste brief, by listing further site specific key planning issues that should be taken into account at the planning application stage. This relates to Policy WSA2 in the adopted Waste Site Allocations document, as this is a criteria based policy that will assess proposals for waste management development on any of the ELAS. This SPD should therefore be read in conjunction with the general ELAS waste brief and the Waste Site Allocations document as a whole.
- 1.4 Similar to the waste site briefs that accompany each of the eight allocated sites that are listed within the Waste Site Allocations document, the General ELAS Waste Brief lists a number of potential uses that may be suitable on employment land depending upon their location within a groundwater source protection zone. This SPD does not specifically state the type of waste management facilities that may be suitable on each ELAS, as it is considered that the information contained within this SPD along with the General ELAS Waste Brief and the policies contained within the Waste Local Plan, are sufficient to guide appropriate waste management facilities on all 60 ELAS.
- 1.5 It is not the intention of the General ELAS Waste Brief, or this SPD to constrain new waste management technologies that may come forward in the future. However, due to odour generation, open-windrow composting would not be acceptable on any ELAS and it is unlikely to be in the near future. The list of waste management uses in the General ELAS Waste Brief is only a guide to developers and should not be seen as an exhaustive list. As a general principle, the scale of each waste management facility would need to be compatible with the surrounding uses within each ELAS.

¹ The Hertfordshire Waste Local Plan comprises the Waste Core Strategy & Development Management Policies document (adopted November 2012) and the Waste Site Allocations document (adopted July 2014). These documents set out the county council's policies in relation to waste development in the county and the criteria against which waste management proposals will be assessed.

- 1.6 This SPD does not introduce any further policies, as all policies are contained in the adopted Waste Core Strategy & Development Management Policies document and the Waste Site Allocations document. Other policies that form part of the Development Plan may also be applicable (e.g. individual district/borough Local Plans). The county council believes these are sufficient for the determination of waste related planning applications on all ELAS. As a SPD, this document will be treated as a material planning consideration in the determination of waste related planning applications.
- 1.7 Unlike Local Plans, SPDs do not need to be subjected to a Sustainability Appraisal, but may require in exceptional circumstances a Strategic Environmental Assessment (SEA) if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the Local Plan.²
- 1.8 The county council has therefore felt it necessary to subject this SPD to a SEA, which has assessed the potential environmental effects for each of the 60 ELAS that may arise from the implementation of this SPD. The recommendations outlined in paragraph 5.22 and Appendix 4 of the SEA has been included within this SPD. The accompanying SEA should be read in conjunction with this SPD, which is being published alongside this SPD.

² National Planning Practice Guidance, March 2014. Strategic Environmental Assessment and Sustainability Appraisal, paragraph 8, reference ID: 11-008-20140306.

2.0 Planning Policy Context

Publication of a Supplementary Planning Document

- 2.1 National planning policy states that a Supplementary Planning Document (SPD) should be prepared in accordance with paragraph 153 of the National Planning Policy Framework (NPPF) and consulted upon and adopted in accordance with Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.2 National Planning Policy Framework (NPPF). The NPPF published in March 2012, sets out the government's planning policies for England. Detail concerning the content of a SPD is set out in paragraph 153, which states that:
“...Any additional development plan documents should only be used where clearly justified. Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.”
- 2.3 The government therefore only intends that SPDs should be published where they aid development and provide clarification and further detail into a particular topic area, where a Local Planning Authority feels it is necessary to provide additional information.
- 2.4 The definition of a SPD, which is stated in Annex 2 of the NPPF, is a document which adds:
“...further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.”
- 2.5 This SPD should be read in accordance with the adopted Waste Site Allocations document and specifically the General ELAS Waste Brief contained within it, and once adopted will be a material consideration in the determination of planning applications.
- 2.6 The Town and Country Planning (Local Planning) (England) Regulations 2012. Following the publication of the Localism Act in 2011 and the NPPF in March 2012, The Town and Country Planning (Local Planning) (England) Regulations came into force in April 2012. Part 5 of the Act defines how a SPD should be consulted upon and adopted by a Local Planning Authority.
- 2.7 Unlike a development plan document, SPDs do not have to be submitted to the Secretary of State for examination, but do need to be consulted upon in accordance with the regulations.
- 2.8 Consultation on this SPD took place for six weeks from May-July 2015. This was in accordance with the 2012 regulations and also with the county council's

current Statement of Community Involvement (SCI), which was adopted in March 2013. The SCI is available on the county council's website at www.hertsdirect.org or by contacting the county council directly.

National Policy Context for the Suitability of Employment Land

- 2.9 National planning policy supports 'in principle' the development of waste management facilities on established employment land. This is outlined in the National Planning Policy for Waste (published in October 2014) and the ODPM document: 'Planning for Waste Management Facilities: A Research Study.' These are summarised below:
- 2.10 The National Planning Policy for Waste updates many of the provisions that were laid down in the previous Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management, so that it reflects the current government's approach to planning and its conformity with the EU Waste Framework Directive.
- 2.11 Provided that proposals can fulfil the locational criteria laid down in Appendix B The document continues the acceptability of waste management development on industrial/employment land, which is stated in paragraph 4, that waste planning authorities when searching for suitable sites and areas, should consider:
- “a broad range of locations including industrial sites, looking for opportunities to co-locate facilities together and with complimentary activities....” (fourth bullet point).
- “give priority to the re-use of previously-developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages.” (fifth bullet point).
- 2.12 The new National Planning Policy for Waste document also continues to maintain the focus of the previous PPS10, which is to move waste up the waste hierarchy, whilst underpinning the delivery of sustainable waste development and promoting a move away from traditional landfill towards more sustainable options for waste management. However it amends previous guidance contained in PPS10 as it no longer states that 'waste planning authorities should give significant weight towards locational and wider environmental and economic benefits when considering waste planning applications in the Green Belt.' Paragraph 6 in the new document now states that with regard to locational need in the Green Belt:
- “...Local planning authorities should recognise the particular locational needs of some types of waste management facilities when preparing their Local Plan.”
- 2.13 This is relevant to the ELAS contained within this SPD, as ELAS230, ELAS233 and ELAS235 are located within the Metropolitan Green Belt.
- 2.14 Planning for Waste Management Facilities: A Research Study. This study, published in August 2004, provides further guidance into some of the site

specific planning issues that may need to be considered when identifying areas for future waste management development. Specifically, the document also recognises the acceptability of identifying employment land, which is stated on p.33:

“Waste Local Plans/UDPs and the new Minerals and Waste Development Frameworks will need to consider site allocations in areas which currently are the domain of other development plans (e.g. sites designated for business or employment uses).”

Policies within the Waste Local Plan

- 2.15 The Waste Core Strategy & Development Management Policies document, along with the Waste Site Allocations document, forms part of the Development Plan for the determination of waste management development within the county. The policies contained within these two documents will be used to assess planning applications for waste management development that are submitted for determination to the Waste Planning Authority on any of the ELAS.
- 2.16 Policies 1 and 11 in the Waste Core Strategy and Development Management Policies document are the primary policies that will be used as a basis for determining waste related planning applications that are submitted on any of the ELAS. Policy 1 outlines the strategy for the provision of waste management facilities, whilst Policy 11 outlines the general criteria which such applications will be assessed against. The use of other policies within the Waste Core Strategy and Development Management Policies document, is therefore very much dependent upon the specific type, scale and location of a particular proposal.
- 2.17 Alongside the policies that are contained in the Waste Core Strategy and Development Management Policies document, Policy WSA2 in the Waste Site Allocations document is a criteria based policy that will also be used for the determination of waste related planning applications on the ELAS and allocated sites. When compared to Policy 11, Policy WSA2 lists additional specific criteria including the need to assess possible cumulative impacts that may arise and to consider the specific planning criteria that is outlined in the General ELAS Waste Brief, alongside the Environment Agency advice listed in Appendix B of the Waste Site Allocations document.
- 2.18 This SPD will also form part of the decision making process and will therefore be used as a material consideration in the determination of waste related planning applications submitted within any ELAS.

Policies within District/Borough Local Plans

- 2.19 The county's district/borough local plans also form part of the Development Plan for the county. Although each of the ten district/borough councils in Hertfordshire are at various stages of reviewing their local plan, each has an existing adopted local plan, which contain policies that will be taken into consideration when determining planning applications for waste management development that are submitted within the ELAS. All local plans (and

development plan documents) will be material planning considerations and will therefore be taken into account after formal publication.

- 2.20 Each ELAS key planning consideration in sections 5-14 of this SPD, outlines the current district/borough local plans and other relevant planning documents that should be taken into consideration, when submitting an application on any of the ELAS. However, it is strongly recommended that applicants should research the relevant district/borough, to ensure the recent document(s) is being used.

Other Employment Land not designated as ELAS

- 2.21 The reasoning behind the allocation of the 60 ELAS is outlined in paragraphs 4.18-4.21 and Appendix A of the adopted Waste Site Allocations document. The Waste Planning Authority considers the allocation of the 60 ELAS, along with the eight allocated sites, provides a sufficient number of sites for sustainable waste management within the county and reflects the overall spatial strategy set out in the Waste Core Strategy & Development Management Policies document.
- 2.22 The county council acknowledges that there may be other employment land designated within respective district/borough Local Plans, which could be suitable for waste management development, not currently identified as ELAS within the Waste Site Allocations document. These would be dealt with against the adopted policies at that time.

3.0 Traffic Light Ranking

- 3.1 The traffic light ranking (red/amber/green) shown on the relevant inset maps, have been designed to give an initial overview of the three main key planning issues (size, access and groundwater) for each of the 60 ELAS. This is in order to assess each employment land area’s suitability in terms of their size, current access arrangements and location to the strategic road network and location within a groundwater source protection zone.
- 3.2 The traffic light ranking for each of the ELAS should be taken into account along with the other key planning issues that have been identified for each ELAS in sections 5-14.
- 3.3 The traffic light ranking for each ELAS will play an important role in the determination of waste related planning applications that are submitted on any of the identified ELAS. It is envisaged that they will be used by Development Management as a basis for assessing the appropriateness of groundwater, size and traffic/access issues in relation to proposed waste management developments, along with any additional supporting information contained within a specific planning application.
- 3.4 The traffic light ranking can also be used by applicants as a general guide into the various groundwater source protection zones that may affect an ELAS, along with current access arrangements and the size of a particular ELAS when assessing the scale and type of proposed waste management facility.
- 3.5 The following text explains in greater detail the purpose of the traffic light ranking and elaborates on the text contained on page 23 in Appendix A of the adopted Waste Site Allocations document. The traffic light ranking for each ELAS is considered to be correct at the time of adoption of the Waste Site Allocations document in July 2014.
- 3.6 Size. The size of the ELAS have been assessed on the following thresholds:

Between 0.5 ha-2.49 ha.	RED
Between 2.5ha-9.99ha.	AMBER
10ha or more.	GREEN

- 3.7 The county council consider that these are reasonable thresholds, as there is more probability that waste management facilities could come forward on parcels of land situated within larger employment sites. Generally speaking, larger scale waste management facilities would not be suitable on ELAS that have been given a red ranking for size.
- 3.8 Groundwater. Groundwater Source Protection Zones (SPZ) are areas of groundwater that are protected by the Environment Agency and are primarily used as a source of drinking water. The shape and size of a zone depends on the condition of the ground, how the groundwater is removed, and other environmental factors. Information concerning the coverage of groundwater

source protection zones in relation to each of the ELAS, has been obtained from the Environment Agency.

- 3.9 There are three types of groundwater source protection zone and are defined as follows:

<p><u>Groundwater Source Protection Zone 1 (SPZ1)</u>. The Environment Agency defines this zone as the most sensitive (having a 50 day travel time from any point below the water table to the source). As a result of this, only waste management uses that process non-putrescible waste should be located on ELAS that are located within SPZ1. This is consistent with allocated sites that are located within SPZ1. ELAS or parts of ELAS that are located within SPZ1 have been given a red ranking.</p>	RED
<p><u>Groundwater Source Protection Zone 2 (SPZ2)</u>. The Environment Agency defines this zone as having a 400 day travel time from a point below the water table. This zone has a minimum radius of 250 or 500 meters around the source, depending on the size of the abstraction. As a result of this, the ELAS Waste Brief lists most of the other potential uses as being suitable, provided that additional mitigation measures to prevent contamination to groundwater are incorporated to the satisfaction of the Environment Agency. ELAS or parts of ELAS that are located within SPZ1 have been given an amber ranking.</p>	AMBER
<p><u>Groundwater Source Protection Zone 3 (SPZ3)</u>. This is defined as the area around and within which all groundwater recharge is presumed to be discharged at the source. The ELAS Waste Site Brief lists all waste uses as being suitable within ELAS that fall within SPZ3, therefore ELAS or parts of ELAS that are located within SPZ3 have been given a green ranking. ELAS that fall outside of a groundwater source protection zone have also been given a green ranking.</p>	GREEN

- 3.10 Given the nature and size of the ELAS areas and the size of groundwater protection zones, some ELAS fall within more than one zone and therefore have been given a split ranking (two traffic light colours). For example, ELAS160 Eleanor Cross Road in Waltham Cross has an amber and red traffic light ranking for groundwater. This represents the east side of Britannia Road as being within SPZ1 (red) and the west side of the area is within SPZ2 (amber).
- 3.11 ELAS that fall within more than one groundwater source protection zone designation, but are predominantly within a particular zone have been given a single traffic light ranking that reflects it being within that particular zone. Areas of ELAS that fall within other groundwater source protection zones are also listed within each key planning issue where relevant.
- 3.12 Access. The traffic light ranking used for access has been based upon advice provided by the county council’s Highways Operations and Strategy Unit, using the following categories:

Employment land areas of search where significant concerns identified that are likely to attract highway objections. Further detailed analysis will need to accompany a planning application, in addition to a site specific Transport Assessment.	RED
Employment land areas of search where further mitigation/information/assessments would be required to overcome some highway concerns. A solution may be possible through a site specific Transport Assessment that accompanies a planning application.	AMBER
Employment land areas of search that have no fundamental highway objections in principle. Mitigation measures identified in a site specific Transport Assessment may still be required.	GREEN

- 3.13 Split traffic lights have also been given for access where there may be two issues for the area which require different rankings or multiple access points to a large area with different impacts. For example, ELAS037 Gunnelwood Road Employment Area (3/5) has both a green and amber traffic light ranking. This area is an established employment area with links to key strategic road and rail links, although there are excessive queues approaching Gunnel Wood roundabout as well as congestion on key junctions during peak periods. Any further intensification of areas concerned, if not managed effectively could exacerbate existing highway problems. Therefore, appropriate travel planning measures need to be put in place to mitigate transport impacts.
- 3.14 The county council as Highways Authority produces a Traffic and Transport Data report, which is produced annually and summarises the latest available information on transport in Hertfordshire. The document includes information on traffic flow, congestion, cycling, walking, bus, car sharing, rail and many other aspects of transport in Hertfordshire and should be referred to at the pre-application stage. This can be viewed on the county council's website at: www.hertsdirect.org/ttdr.
- 3.15 In addition to the traffic light ranking, it is important to note that other planning issues should also be considered when determining applications for waste management development within the ELAS. These are outlined in the key planning issues section for each ELAS that are contained in sections 5-14 of this SPD.

4.0 Index of Employment Land Areas of Search

- 4.1 The following is a list of Employment Land Areas of Search that are contained in the adopted Waste Site Allocations document. Each Employment Land Area of Search is supported by an individual 'key issues' section which outlines the planning considerations of each site. The list of assessments that may be required at the planning application stage is contained in the General ELAS Waste Brief.
- 4.2 The potential for cumulative effects should be assessed for each particular proposal. Whilst the Sustainability Appraisal Addendum does not specifically assess the potential for cumulative effects on each ELAS, this is covered in Waste Core Strategy and Development Management Policy 11: General Criteria for Assessing Waste Planning Applications, which states that planning applications for waste management proposals will be granted, provided there would not be an unacceptable adverse cumulative impact on the local area.
- 4.3 This is backed up in paragraph 1.22 of the Waste Site Allocations document, which states that the "county council will refuse applications where it is considered that the potential cumulative effects on air quality, amenity, human health, natural environment and traffic/ transportation including any significant adverse impacts on environmental quality, social cohesion and inclusion or economic potential would be unacceptable."

Potential Uses

- 4.4 As stated in paragraph 1.3, the General ELAS Waste Brief lists a number of potential uses that would be considered suitable 'in principle' within the identified employment land areas of search. The key planning issues that accompany each ELAS should be read in conjunction with this.
- 4.5 Each individual ELAS listed in the following table, contains a set of specific key planning issues that should be taken into consideration, in order to decide the most appropriate waste use, which could be brought forward within a particular ELAS, when the situation arises. Although individual inset maps showing each ELAS are not shown in this SPD, they are referenced, and a snap shot of each relevant inset map showing an ELAS is shown within the individual ELAS key planning issues section. The relevant inset maps can be viewed in the adopted Waste Site Allocations document.
- 4.6 In addition to the detailed assessments that are listed in the General ELAS Waste Brief, the following assessments should also be considered for each of the 60 remaining ELAS:
- 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.

Change of Use Proposals

- 4.7 The county council recognises that parts of an ELAS may change to Class C3 (dwellinghouses) under the government's new permitted development rights, where Article 1(6A) land has not been designated by the relevant district/borough council. Whilst the county council has not designated ELAS where there is a predominance of use class B1(a) offices, there is some recognition that B1(a) uses are situated within the ELAS identified in the Waste Site Allocations document. Proposals for waste management development should therefore take into consideration proposals for residential development within the ELAS or in close proximity to it.
- 4.8 Further amendments were made to the permitted development rights in April 2015, to allow a change of use from Class B8 (storage or distribution centre) to Class C3 (dwellinghouses). Clearly this could affect many of the ELAS identified within the Waste Site Allocations document. As stated in paragraph 4.7, proposals for waste management development should therefore take this into consideration.

List of ELAS Within the Adopted Waste Site Allocations document

<u>Map Number</u>	<u>Employment Land Area of Search</u>	<u>District/Borough</u>
Inset Map 001	ELAS160 Eleanor Cross Road	Broxbourne
Inset Map 002	ELAS161 Essex Road/Pindar Road	Broxbourne
Inset Map 003	ELAS006 Maylands (East and West) ELAS007 Swallowdale ELAS168 Buncefield	Dacorum Dacorum Dacorum
Inset Map 004	ELAS164 Icknield Way, Tring	Dacorum
Inset Map 005	ELAS167 Northbridge Road ELAS169 River Park	Dacorum Dacorum
Inset Map 006	ELAS174 Two Waters (East of A414) ELAS175 Two Waters (West of A414)	Dacorum Dacorum
Inset Map 008	ELAS186 Park Farm Industrial Estate ELAS187 Former Sunnyside Nursery Site	East Herts East Herts
Inset Map 010	ELAS176 Mead Lane Business Centre/ Works ELAS177 Caxton Hill/Ware Road ELAS178 Foxholes West	East Herts East Herts East Herts
Inset Map 011	ELAS181 Haslemere Industrial Estate ELAS189 Twyford Road Business Centre	East Herts East Herts

Inset Map 012	ELAS182 Raynham Road/Dunmow Road	East Herts
	ELAS183 Stansted Road/Goodliffe Park	East Herts
	ELAS184 Stansted Road (West)	East Herts
	ELAS185 Woodside Industrial Estate	East Herts
Inset Map 013	ELAS021 Employment Area Cranborne Road	Hertsmere
Inset Map 014	ELAS190 Stirling Way	Hertsmere
	ELAS191 Elstree Way Employment Area	Hertsmere
Inset Map 015	ELAS192 Otterspool Way Industrial Estate	Hertsmere
	ELAS230 Cantilion Haulage and Adjoining Land	Hertsmere
Inset Map 016	ELAS233 Lismirrane Industrial Park	Hertsmere
Inset Map 017	ELAS235 The White House Commercial Centre	Hertsmere
Inset Map 020	ELAS196 Wilbury Way	North Herts
	ELAS197 Wilbury Way	North Herts
	ELAS198 Wilbury Way	North Herts
	ELAS199 Wilbury Way	North Herts
	ELAS200 Cadwell Lane/Wallace Way	North Herts
Inset Map 022	ELAS026 Icknield Way (East)	North Herts
	ELAS026 Works Road/Blackhorse Road, Letchworth	North Herts
Inset Map 023	ELAS028 Orchard Road (West)	North Herts
Inset Map 024	ELAS193 Station Approach, Hitchin	North Herts
Inset Map 025	ELAS201 Royston Road	North Herts
Inset Map 027	ELAS210 Colney Street Industrial/ Warehousing Estate	St Albans
Inset Map 028	ELAS122 Acrewood Way	St Albans
Inset Map 029	ELAS203 Porters Wood/Soothouse Spring	St Albans
	ELAS204 Council Depot and Adjoining Land	St Albans
Inset Map 030	ELAS205 Brick Knoll Park	St Albans
Inset Map 031	ELAS207 North Orbital Trading Estate	St Albans
Inset Map 032	ELAS208 Riverside Estate	St Albans
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Inset Map 034	ELAS211 Pin Green Employment Area	Stevenage

Inset Map 036	ELAS212 Tolpits Lane	Three Rivers
Inset Map 036	ELAS221 Watford Business Park	Watford
Inset Map 037	ELAS213 Odhams and Sandown ELAS214 Greycaine	Watford Watford
Inset Map 038	ELAS048a Travellers Lane	Welwyn Hatfield
Inset Map 039	ELAS043 Burrowfields/Chequersfield ELAS223 Welwyn Garden City Industrial Area	Welwyn Hatfield Welwyn Hatfield
Inset Map 040	ELAS044 Hatfield Aerodrome	Welwyn Hatfield
Inset Map 041	ELAS224 Great North Road ELAS225 Beaconsfield Road ELAS226 Beaconsfield Road	Welwyn Hatfield Welwyn Hatfield Welwyn Hatfield
Inset Map 042	ELAS227 Sopers Road, Cuffley	Welwyn Hatfield
Inset Map 043	ELAS236 Woolmer Green Employment Area	Welwyn Hatfield

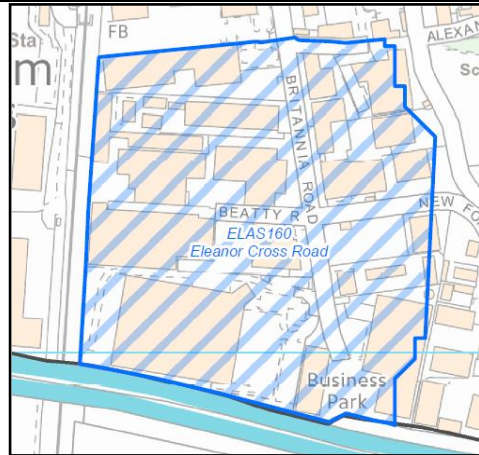
5.0 Index of ELAS in the Borough of Broxbourne

ELAS160 Eleanor Cross Road, Waltham Cross (Inset Map 001)

Site Address: Employment land at Eleanor Cross Road, Waltham Cross.

Location: The site is an established employment area in Waltham Cross, bordering the M25.

Planning Status: There are currently no waste management facilities operating within the area. Predominantly contains general industry, storage and distribution uses. Currently identified as an employment area (EMP1) in the adopted Broxbourne Local Plan.



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Traffic Light Ranking:

Size:	AMBER	24.58 acres (9.95ha).
Access:	GREEN	Via New Ford Road and Britannia Road which leads onto the A121 (Eleanor Cross Road).
Groundwater:	RED	Land to the east of Britannia Road is located within groundwater source protection zone 1 (red). Land to the west of Britannia Road is located within groundwater source protection zone 2 (amber).
	AMBER	

Key Planning Issues: The West Anglia mainline railway and the M25 run along the western and southern boundaries respectively. Waltham Cross station is situated approximately 50m to the north west. The employment land area is adjacent to further employment uses to the north and east. Housing and Holdbrook Primary School are located within 100m to east.

Lies within the Lea Valley, which has been shown to contain archaeological and environmental deposits that date to the Mesolithic period.

Borders an area situated within flood zones 2 and 3 to the east.

Located within 250m of a historic landfill site.

There are no public rights of way through the site.

In accordance with the General ELAS Waste Brief, only enclosed waste transfer stations and materials recovery facilities that handle dry recyclables, along with enclosed inert waste recycling facilities, would be acceptable on the east side of Britannia Road. This is due to its location within groundwater source protection zone 1. Other potential uses proposed to the west of Britannia Road will require additional mitigation measures to prevent contamination of groundwater. This is due to its location within groundwater source protection zone 2.

The A121 currently suffers congestion during peak traffic hours and a detailed Transport Assessment will be required.

In addition to the Hertfordshire Waste Local Plan, the Broxbourne Local Plan Second Review 2001-2011 (adopted December 2005) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to impacts on heritage assets, desk based Archaeological Impact Assessments, a Landfill Gas Assessment, mitigation measures for groundwater source protection zones 1 and 2 and a Transport Assessment, should be considered in relation to waste related planning applications submitted within this ELAS. The Transport Assessment should include an assessment of the potential for air pollution from waste transport to affect the Wormley Hoddesdon Park SAC. If an application for a thermal treatment facility is submitted, an Air Quality Assessment should also be submitted to assess the potential for air pollution from the thermal treatment facility to affect the Lee Valley SPA/Ramsar site and the Wormley Hoddesdon Park Woods SAC site. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

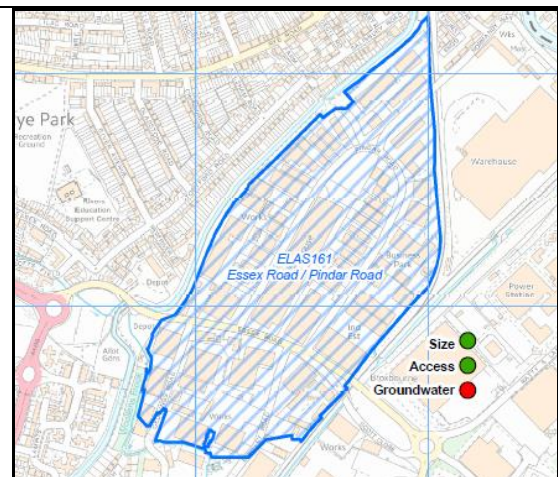
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS161 Essex Road/Pindar Road, Hoddesdon (Inset Map 002)

Site Address: Employment land at Essex Road/Pindar Road, Hoddesdon.

Location: The site is an established employment area in Hoddesdon, bordering the West Anglia mainline railway to the east and south-east.

Planning Status: There is currently a Household Waste Recycling Centre operating from within the ELAS. Predominantly contains general industry, storage and distribution uses. Currently identified as an employment area (EMP1) in the adopted Broxbourne Local Plan.



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Traffic Light Ranking:

Size:	GREEN	81.2 acres (32.89ha).
Access:	GREEN	Via Normandy Way and Essex Road which leads onto the A1170 (Dinant Link Road).
Groundwater:	RED	Mostly situated in groundwater source protection zone 1. Only a small portion of the ELAS to the north of Pindar Road is located in groundwater source protection zone 2.

Key Planning Issues: Further employment uses are situated to the south and east and housing predominately borders the site's western boundary. The West Anglia mainline railway runs along the site's eastern and south-eastern boundary. Rye House station is situated approximately 100m to the north.

Admirals Walk Lake local wildlife site (72/001) is within 400m to the southwest of the site. The Rye Meads Site of Special Scientific Interest (60/005) lies 400m to the north.

The New River, which lies immediately adjacent to the site to the west, also supports a Biodiversity Action Plan aquatic plant species (River Water-dropwort).

Lies within the Lea Valley, which has been shown to contain archaeological and environmental deposits that date to the Mesolithic period. Within 300m of the designated scheduled monument of the Rye House moated gate house and enclosure (SM11522).

Borders an area situated in flood zones 2 and 3 to the southwest, southeast and east.

Public Footpath Numbers 53 and 54 runs along the western boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

Due to the site's location in groundwater source protection zone 1, only enclosed waste transfer stations and materials recovery facilities that handle dry recyclables would be acceptable, along with enclosed inert waste recycling facilities. No other potential uses that may generate a leachate or liquor, which poses a risk to groundwater resources would be appropriate. On land to the north of Pindar Road, which is situated in groundwater source protection zone 2, other potential uses will require additional mitigation measures to prevent contamination of groundwater. This is in accordance with the General ELAS Waste Brief.

The existing Essex Road Bridge is being reviewed, as the existing structure has weak edge beams. A financial contribution may be sought towards future works to the bridge and access point.

In addition to the Hertfordshire Waste Local Plan, the Broxbourne Local Plan Second Review 2001-2011 (adopted December 2005) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zones 1 and 2 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Transport Assessment should include an assessment of the potential for air pollution from waste transport to affect the Wormley Hoddesdon Park SAC. If an application for a thermal treatment facility is submitted, an Air Quality Assessment should also be submitted to assess the potential for air pollution from the thermal treatment facility to affect the Lee Valley SPA/Ramsar site. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

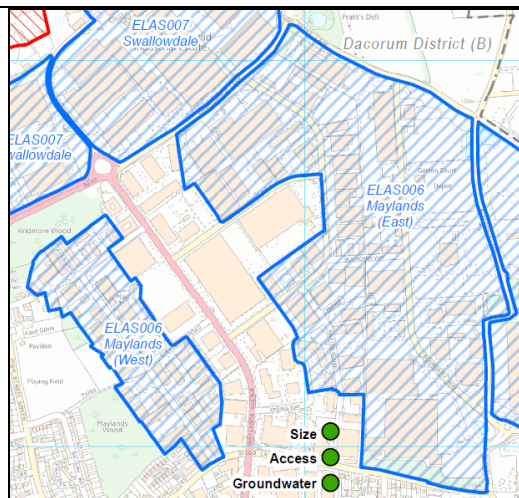
6.0 Index of ELAS in Dacorum Borough

ELAS006 Maylands (east and west) (Inset Map 003)

Site Address: Maylands Employment Area, Boundary Way/Three Cherry Trees Lane, Hemel Hempstead.

Location: *Maylands is an established employment area containing a variety of uses, located on the east of Hemel Hempstead.*

Planning Status: A waste transfer station currently operates from land at Maxted Close. Predominantly contains B1, B2 and B8 uses and forms part of the Maylands Masterplan development area. Currently identified as a General Employment Area in the adopted Dacorum Local Plan.



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Traffic Light Ranking:

Size:	GREEN	East: 130 acres-55.85ha, West: 32.09 acres-12.99.
Access:	GREEN	There are various access points that lead into the employment area.
Groundwater:	GREEN	Mostly situated in groundwater source protection zone 3.

Key Planning Issues: Adjacent to other employment uses to the north and housing is located to the south and west, Buncefield oil depot is located to the east.

Adjacent to Maylands Wood and Widmore Wood local wildlife sites (66/006 and 66/005). Within 400m of the Nickey Line local wildlife site (66/015).

Partly situated within the Wood Lane End area of archaeological significance (AAS38) and within 200m of the Queensway area of archaeological significance (AAS37). Located 450m to the east of the grade II listed Little Farmhouse and barn.

Within 100m to the north of the designated scheduled monument of a Romano-Celtic temple complex (SM27921). Within 200m of the designated scheduled monument of the High Street Green Roman Barrow (SM27901).

Located within Area of Search A for local authority collected organic waste recovery.

The southern part of ELAS006 Maylands (west) is adjacent to the 'Heart of Maylands' development area, which is identified as being suitable to be the functional centre and local hub for the Maylands Business Park, as defined in the borough council's Heart of Maylands Development Brief (October 2010). A new local centre is being established in the Heart of Maylands, with a range of uses including retail, offices and housing. Planning permission has been granted for phase 1 of the development. Therefore, proposed waste management development located within the southern part of ELAS006 Maylands (west) should take into account this proposed development.

Part of ELAS006 Maylands (east) is located within the Health and Safety Executive's (HSE) exclusion zone for the neighbouring Buncefield oil terminal. The HSE should be

consulted on any planning application for waste uses within the consultation zones and reference made to the HSE's Planning Advice for Developments near Hazardous Installations document.

Public Footpath Number 50 runs east-west between Maylands Avenue and Mason's Road to the south of the ELAS, along with Footpath Number 51 between Maylands Avenue and Buncefield Lane. Footpath Number 52 runs north-south between Boundary Way and Wood Lane End. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered.

As the ELAS is mostly located within groundwater source protection zone 3 (SPZ3), additional mitigation measures may be required to prevent contamination to groundwater. No additional mitigation measures will be required to prevent contamination to groundwater in the remaining areas that situated outside of a groundwater source protection zone.

Situated on the edge of the Buncefield Plateau Landscape Character Area.

No fundamental traffic/transport issues have been identified for this ELAS. Wood Lane End junction with Maylands Avenue is the main junction within the area and suffers congestion during peak hours. As a result of further development in the area capacity improvements are likely to be required. There is a proposal for a new Hemel Hempstead North East Relief Road (now called the Maylands Growth Corridor). Funding may be sought through the borough council's Community Infrastructure Levy and by other external sources.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Dacorum Borough Local Plan 1991-2011 (adopted April 2004);
- The Dacorum Borough Core Strategy 2006-2031 (adopted September 2013);
- The Dacorum Site Allocations Development Plan Document, currently at the Pre-Submission stage (September 2014);
- The Maylands Masterplan: Gateway to a Greener Future-Planning Policy Statement (adopted September 2007);
- The Heart of Maylands Development Brief (adopted October 2010).

Detailed Assessments Required:

The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

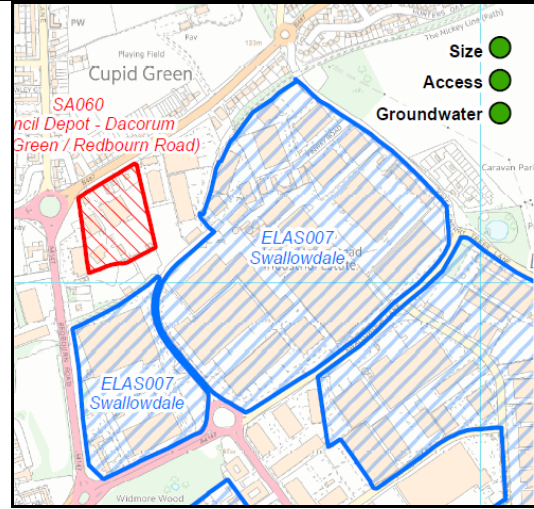
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS007 Swallowdale (Inset Map 003)

Site Address: Swallowdale Employment Area, Boundary Way/Three Cherry Trees Lane, Hemel Hempstead.

Location: Maylands is an established employment area containing a variety of uses, located on the east of Hemel Hempstead.

Planning Status: There are currently no waste management facilities operating within the site, although a district council depot and a Household Waste Recycling Centre are currently adjacent to the site. Predominantly contains B1, B2 and B8 uses and forms part of the Maylands Masterplan development area. Currently identified as a General Employment Area in the adopted Dacorum Local Plan.



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Traffic Light Ranking:

Size:	GREEN	75.2 acres (30.45ha).
Access:	GREEN	Via the A4147 (Swallowdale Lane) and Three Cherry Trees Lane.
Groundwater:	GREEN	Mostly situated in groundwater source protection zone 3.

Key Planning Issues: Adjacent to other employment uses to the north and south and housing is located to the north and west. Planning permission has been granted for a change of use from offices to residential, with further new residential development proposed at Viking House, adjacent to the Swallowdale Lane/High Street Green/Queensway/Redbourn Road roundabout. The Core Strategy identifies land to the north and west of ELAS007 as an area of residential opportunity. Therefore, proposed waste management development located within ELAS007 should take into account these proposed residential developments.

Adjacent to Widmore Wood and the disused railway line local wildlife sites (66/005 and 66/015).

Close to an area of archaeological significance (AAS37), which contains a scheduled monument (a Bronze Age or Romano-British burial ground). Late Iron Age and Roman archaeological remains have been recorded nearby.

Within 200m of the grade II listed Corner Farmhouse. Within 200m of the designated scheduled monument of the High Street Green Roman Barrow (SM27901).

Located within Area of Search A for local authority collected organic waste recovery.

There are no public rights of way through the site.

As the ELAS is mostly located within groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Situated on the edge of the Buncefield Plateau and Upper Lea Valley Landscape Character Areas.

No fundamental traffic/transport issues have been identified for this ELAS. Wood Lane End junction with Maylands Avenue is the main junction within the area and suffers congestion during peak hours. As a result of further development in the area capacity improvements are likely to be required. There is a proposal for a new Hemel Hempstead North East Relief Road (now called the Maylands Growth Corridor). Funding may be sought through the borough council's Community Infrastructure Levy and by other external sources.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Dacorum Borough Local Plan 1991-2011 (adopted April 2004);
- The Dacorum Borough Core Strategy 2006-2031 (adopted September 2013);
- The Dacorum Site Allocations Development Plan Document, currently at the Pre-Submission stage (September 2014);
- The Maylands Masterplan: Gateway to a Greener Future-Planning Policy Statement (adopted September 2007).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

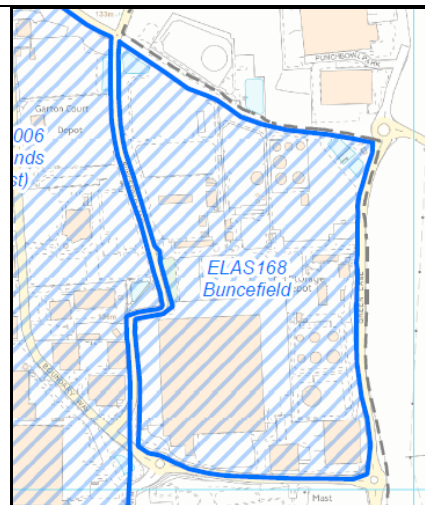
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS168 Buncefield (Inset Map 003)

Site Address: Buncefield Oil Storage Depot and employment area, Boundary Way, Hemel Hempstead.

Location: Buncefield is an established employment area located on the edge of Hemel Hempstead, which also contains an oil storage depot

Planning Status: There are currently no waste management facilities operating within the site. Predominantly contains B1, B2 and B8 uses. Currently identified as a General Employment Area in the adopted Dacorum Local Plan.



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Traffic Light Ranking:

Size:	GREEN	69.5 acres (28.14ha).
Access:	GREEN	Via Boundary Way, Three Cherry Trees Lane and Green Lane.
Groundwater:	GREEN	Situated in groundwater source protection zone 3.

Key Planning Issues: Further employment uses are located to the west. Woodwells caravan park and cemetery are located to the south.

Within 450m to the northwest of the grade II listed Breakspears.

Located within Area of Search A for local authority collected organic waste recovery.

Located within the Health and Safety Executive's (HSE) consultation zone for the neighbouring Buncefield oil terminal. The HSE should be consulted on any planning application for waste uses within the consultation zones and reference made to HSE's PADHI (planning advice for developments near hazardous installations) document: <http://www.hse.gov.uk/landuseplanning/padhi.pdf>.

There are no public rights of way through the site.

As the ELAS is located within groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Situated on the edge of the Buncefield Plateau Landscape Character Area.

There are some significant traffic issues associated with Boundary Way and Buncefield Way along with ELAS006 and ELAS007. There is a long term aspiration in LTP3 and the Dacorum emerging Local Plan for any significant development that takes place in this area to contribute towards the Hemel Hempstead North East Relief Road (now called the Maylands Growth Corridor). Funding may be sought through the borough council's Community Infrastructure Levy and by other external sources.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Dacorum Borough Local Plan 1991-2011 (adopted April 2004);
- The Dacorum Borough Core Strategy 2006-2031 (adopted September 2013);
- The Dacorum Site Allocations Development Plan Document, currently at the Pre-Submission stage (September 2014);
- The Maylands Masterplan: Gateway to a Greener Future-Planning Policy Statement (adopted September 2007).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

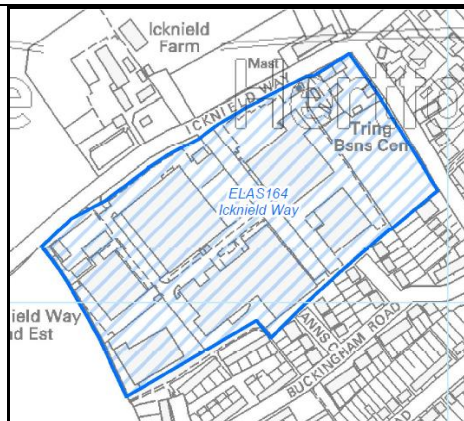
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS164 Icknield Way (Inset Map 004)

Site Address: Icknield Way Industrial Estate, Icknield Way, Tring

Location: Icknield Way Industrial Estate is an established employment area located on the edge of Tring.

Planning Status: There are currently no waste management facilities operating within the site. Predominantly contains B1, B2 and B8 uses. Currently identified as a General Employment Area in the adopted Dacorum Local Plan.



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Traffic Light Ranking:

Size:	AMBER	16.6 acres (6.73ha).
Access:	GREEN	Via the B488-Icknield Way.
Groundwater:	GREEN	Not located within a groundwater source protection zone.

Key Planning Issues: Adjacent to housing to the south and east. The B488 (Icknield Way) runs along the northern boundary. Adjacent to Icknield Farm situated to the north of the B488 (Icknield Way).

Within 150m of Miswell House Area local wildlife site (51/050).

Located within 250m to the south of Miswell House area of archaeological significance AAS44.

Located approximately 300m to the southwest of The Barn and Windmill grade II listed building.

Public Footpath Number 48a is adjacent to the site's south-western boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief may need to be considered. There are no public rights of way through the site.

As the ELAS is not located within a groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Situated on the edge of the Tring Gap Foothills Landscape Character Area.

There are no existing traffic/transport issues that have been identified for this ELAS.

The Pre-Submission version of the Dacorum Site Allocations Development Plan Document (September 2014) proposes that the Icknield Way General Employment Area be extended by 0.75ha to the south west. However, it is proposed that it is only allocated for business uses (B1). In accordance with the county council's site selection methodology, it would not be suitable for future waste management development. The borough council's Pre-Submission Site Allocations document also states that the north eastern part of the existing employment area be removed for housing.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents

should also be taken into consideration:

- The Dacorum Borough Local Plan 1991-2011 (adopted April 2004);
- The Dacorum Borough Core Strategy 2006-2031 (adopted September 2013).
- The Dacorum Site Allocations Development Plan Document, currently at the Pre-Submission stage (September 2014).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, desk based Archaeological Impact Assessments and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

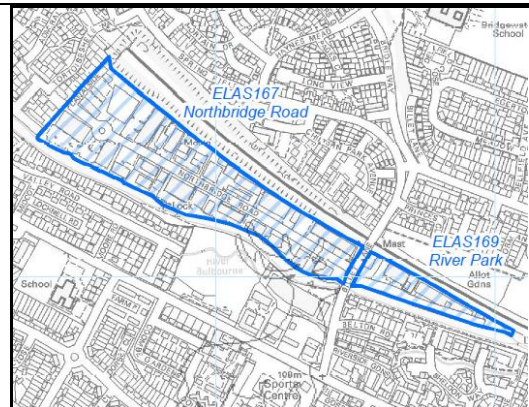
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS167 Northbridge Road and ELAS 169 River Park (Inset Map 005)

Site Address: Northbridge Road and River Park Employment Area, Billet Lane, Berkhamsted.

Location: Both ELAS are established employment areas located in west Berkhamsted.

Planning Status: A Household Waste Recycling Centre is located within ELAS167. Predominantly contains B1, B2 and B8 uses. Both ELAS are currently identified as a General Employment Area in the adopted Dacorum Local Plan.



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Traffic Light Ranking:

Size:	AMBER	ELAS167: 17 acres (6.9ha).
	RED	ELAS169: 2.8 acres (1.14ha).
Access:	GREEN	Access to both ELAS is via Billet Lane.
Groundwater:	GREEN	ELAS167 is mostly situated in groundwater source protection zone 3.
	AMBER	ELAS169 is situated in groundwater source protection zone 2.

Key Planning Issues: The West Coast mainline railway runs along the north-eastern boundary and housing is located to the south and west. Berkhamsted Sports Centre is located approximately 300m to the south and Westfield School is situated within 250m to the southwest of ELAS167.

ELAS167 is within 150m to the north of the grade II* listed Edgeworth House. Located within 200m-300m of a number of grade II listed buildings that are situated along the A4251 (High Street), Berkhamsted. ELAS167 is within 200m of the Northchurch Conservation Area and ELAS169 is within 200m of the Berkhamsted Conservation

Area.

Both ELAS border an area situated within flood zones 2 and 3 to the south.

There are no public rights of way through either ELAS.

Planning requirements for these employment areas in the Dacorum Borough Local Plan and the Pre-Submission Site Allocations document indicate a need for canalside enhancement.

As ELAS167 is mostly located within groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater. Land on the eastern edge of ELAS167 and ELAS169 are located within groundwater source protection zone 2. Potential uses other than enclosed waste transfer stations and materials recovery facilities that handle dry recyclables, along with enclosed inert waste recycling facilities, will require additional mitigation measures to prevent contamination of groundwater. This is in accordance with the General ELAS Waste Brief.

No fundamental traffic/transport issues have been identified with these two ELAS.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Dacorum Borough Local Plan 1991-2011 (adopted April 2004);
- The Dacorum Borough Core Strategy 2006-2031 (adopted September 2013);
- The Dacorum Site Allocations Development Plan Document, currently at the Pre-Submission stage (September 2014).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zones 2 and 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within these ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

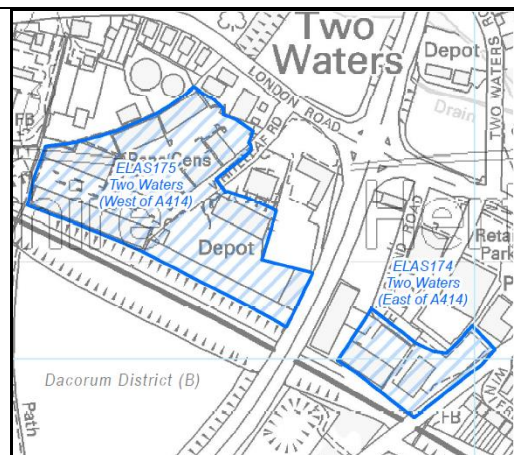
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS174-175 Two Waters (east and west of A414) (Inset Map 006)

Site Address: Two Waters Employment Area, Riversend Road and Whiteleaf Road, Hemel Hempstead.

Location: Both ELAS are established employment areas located in Two Waters, Hemel Hempstead.

Planning Status: There are currently no waste management facilities operating within the site. Predominantly contains B2 and B8 uses. An Arriva bus depot is located in ELAS174. Both ELAS are currently identified



as a General Employment Area in the adopted Dacorum Local Plan.

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Traffic Light Ranking:

Size:	RED	ELAS174: 1.9 acres (0.78ha).
	AMBER	ELAS175: 7.5 acres (3.07ha)
Access:	GREEN	Access to both ELAS is via the A4251 (London Road).
Groundwater:	AMBER	Both ELAS are situated in groundwater source protection zone 2.

Key Planning Issues: The West Coast mainline railway runs along southern boundary. ELAS174 is adjacent to further employment uses to the east and ELAS175 is adjacent to a gas works to the west. The Dacorum Borough Local Plan 1991-2011 proposes housing on the western part of the gas works site. National Grid now intends to vacate the site (except for about 0.1ha), so the Pre-Submission version of the Site Allocations Development Plan Document proposes that the whole site be allocated for housing development. A mixed use development including 208 flats has been approved adjacent to ELAS175. Therefore, proposed waste management development located within ELAS175 should take this and future housing development to the west of ELAS175 into account.

The borough council is in the process of preparing a planning framework for the Two Waters area of Hemel Hempstead. This will set out a vision for the area into the future, as a basis for future planning guidance and to be incorporated with the early partial review of the Dacorum Core Strategy.

ELAS174 is situated to the south of Harrison’s Moor/Boxmoor Common and Two Waters Apsley Durrants Hill Cress Beds local wildlife sites (65/004 and 66/003). ELAS175 is situated to the south of Harrison’s Moor/Boxmoor Common local wildlife site (65/004). Roughdown Common Site of Special Scientific Interest is within 250m to the west (65/001/01).

The Bell Inn grade II listed building (now a McDonald’s restaurant) is located within 150m of ELAS174 and ELAS175 is within 400m of three grade II listed buildings located in London Road.

Both ELAS border an area situated within flood zones 2 and 3 to the north.

Located within Area of Search A for local authority collected organic waste recovery.

Public Footpath Number 76 runs along the western boundary of ELAS175. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief may need to be considered. There are no public rights of way through the site.

As both ELAS are located within groundwater source protection zone 2, potential uses other than enclosed waste transfer stations and materials recovery facilities that handle dry recyclables, along with enclosed inert waste recycling facilities, will require additional mitigation measures to prevent contamination of groundwater. This is in accordance with the General ELAS Waste Brief.

Situated on the edge of the Lower Bulbourne Valley Landscape Character Area.

No fundamental traffic/transport issues have been identified with these two ELAS. The junction at London Road with Two Waters Road suffers from significant congestion

during peak hours. Further demand as a result of future development in the area requires capacity improvements.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

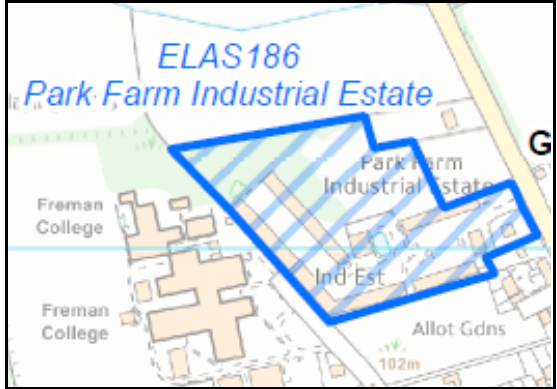
- The Dacorum Borough Local Plan 1991-2011 (adopted April 2004);
- The Dacorum Borough Core Strategy 2006-2031 (adopted September 2013);
- The Dacorum Site Allocations Development Plan Document, currently at the Pre-Submission stage (September 2014).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to impacts on heritage assets, desk based Archaeological Impact Assessments, wildlife sites, mitigation measures for groundwater source protection zone 2 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within these ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

7.0 Index of ELAS in East Herts District

ELAS186 Park Farm Industrial Estate (Inset Map 008)

<p>Site Address: Park Farm Industrial Estate, High Street, Buntingford.</p> <p>Location: An established industrial estate located to the north of Buntingford, adjacent to Freman College.</p> <p>Planning Status: There are currently no waste management facilities operating within the site. Predominantly contains B2 and B8 uses. Currently identified as an employment area (BUN6) in the adopted East Herts Local Plan.</p>	 <p style="font-size: small;">© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://gisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	AMBER	6.8 acres (2.79ha).
Access:	GREEN	Via Ermine Street.
Groundwater:	GREEN	Situated in groundwater source protection zone 3.

Key Planning Issues: Adjacent to Freman College to the west. Housing is within 100m to the south and approximately 200m to the southwest. Planning permission has recently been granted for further housing immediately to the east and north of the employment land area.

Within 200m to the northwest of Porters Close local wildlife site (24/070). The employment land area also contains a locally significant area of woodland, scrub, rough grassland and trees, which should be compensated for if affected by any development.

Within 200m to the southwest of an area of archaeological significance. A number of grade II listed buildings are located along the High Street to the south of the employment land area. Within 200m to the north of the Buntingford Conservation Area.

Public Footpath Number 27 runs along the western boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

As the site is located within groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Located within the High Rib Valley Landscape Character Area.

No fundamental traffic/transport issues have been identified. However, a Transport Assessment will be required at the planning application stage to assess the impact and mitigating measures along High Street/Baldock Road, Buntingford.

In addition to the Hertfordshire Waste Local Plan, the East Herts District Plan Second Review (adopted April 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, a desk based Archaeological Impact Assessment, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Transport Assessment should include an assessment of the potential for air pollution from waste transport to affect the Wormley Hoddesdon Park SAC. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

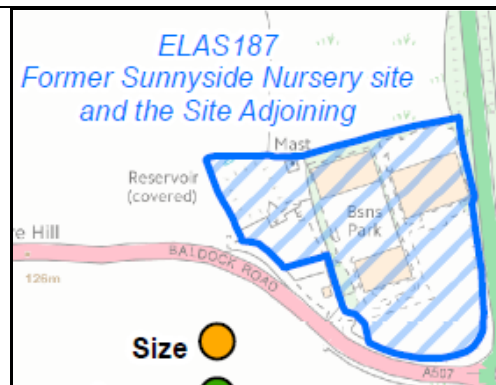
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS187 Former Sunnyside Nursery and the Site Adjoining (Inset Map 008)

Site Address: Buntingford Business Park, A507 (Baldock Road), Buntingford.

Location: An established employment area, located to the west of Buntingford, adjacent to the A10 and A507.

Planning Status: Contains a district council depot operated by East Herts Council. Predominantly contains B2 and B8 uses. Currently identified as an employment area (BUN4) in the adopted East Herts Local Plan.



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Traffic Light Ranking:

Size:	AMBER	9.8 acres (3.99ha).
Access:	GREEN	Via the A507-Baldock Road.
Groundwater:	RED GREEN	Situated in groundwater source protection zone 3, but is located on, or within 50m of a private water supply.

Key Planning Issues: Mostly surrounded by agricultural (grade 2) land use to the north, south and west. Housing lies within 100m to the east on the opposite side of the A10 and two schools are approximately 400m northeast of the site.

The employment land area contains areas of open rough ground which may be of local ecological value and have protected species interest.

Historic environment records indicated the uncovering of Iron Age ditches and pitches (HER2259 and HER11435).

Located within 100m of the grade II listed buildings of How Green Farmhouse.

There are no public rights of way through the site.

As the site is located within groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater. However, development within a 50m radius of the private water supply would be treated as though it were in groundwater source protection zone 1.

Located within the Cherry Green Arable Plateau Landscape Character Area.

No fundamental traffic/transport issues have been identified with these two ELAS. Any further development on this existing industrial site should minimise impact on the A507 and the B1038 east of Buntingford by a routing agreement to keep traffic onto the A10.

In addition to the Hertfordshire Waste Local Plan, the East Herts District Plan Second Review (adopted April 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zones 1 and 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Transport Assessment should include an assessment of the potential for air pollution from waste transport to affect the Wormley Hoddesdon Park SAC. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

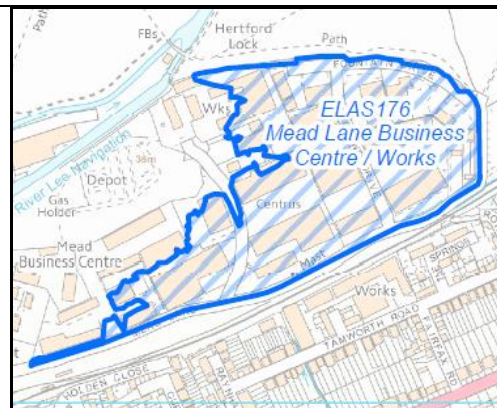
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS176 Mead Lane Business Centre/Works (Inset Map 010)

Site Address: Mead Lane Business Centre, Mead Lane, Hertford.

Location: An established employment area, located to the north of Hertford, adjacent to the West Anglia mainline railway.

Planning Status: There are currently no waste management facilities operating within the site. Predominantly contains B2 and B8 uses. Currently identified as an employment area (HE8) in the adopted East Herts Local Plan.



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Traffic Light Ranking:

Size:	AMBER	22.9 acres (9.29ha).
Access:	RED	Via Mead Lane.
	AMBER	
Groundwater:	GREEN	Mostly situated outside of a groundwater source protection zone. However, land to the east of Mead Lane is partly within groundwater source protection zone 2.

Key Planning Issues: Adjacent to further housing and employment uses to the west and is within 100m of housing to the south. Hertford East Station is located within 300m to the southwest of the employment land area. The West Anglia mainline railway runs along the southern boundary. Two residential properties are located on the eastern edge of the employment land area.

Adjacent to the Kings Meads local wildlife site (59/003) and the Cromwell Road Allotments wildlife site (59/120). Protected species (reptiles) may be present on

suitable ground within the Mead Lane area.

Within 100m to the north of the Hertford Conservation Area and a number of grade II listed buildings located to the west of the employment land area. Adjacent to the grade II listed former signal box and within 300m to the northeast of the grade II listed Hertford East Station. Located within 500m of the grade I listed Church of St Leonard and the grade II* listed Bengo Hall is situated 600m to the north.

Borders an area situated within flood zones 2 and 3 to the west.

Located within Area of Search B for local authority collected organic waste recovery and Area of Search E for local authority collected waste treatment and transfer.

Public Footpath Number 28 runs along the northern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

As the ELAS is mostly situated outside of a groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Situated on the edge of the Kingsmead & Hartham Common Floodplain Landscape Character Area.


Further development that increases traffic movements on this and surrounding areas of land have been resisted given the fact that the whole Mead Lane area is served by a single point of access, Mill Road on to the wider highway network. The Mead Lane development brief contained in the Hertford and Ware urban Transport plan identifies various improvements required to Mill Road/Mead Lane to enable the release of further land to be re-developed. Any proposal on this site must demonstrate that there will be absolutely no increase in traffic movements when compared to existing uses.

In addition to the Hertfordshire Waste Local Plan, the East Herts District Plan Second Review (adopted April 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 2 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Transport Assessment should include an assessment of the potential for air pollution from waste transport to affect the Wormley Hoddesdon Park SAC. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS177 Caxton Hill/Ware Road and ELAS178 Foxholes West (Inset Map 010)

<p>Site Address: Caxton Hill Employment Area, Caxton Hill/Ware Road, Hertford and Foxholes West Employment Area, John Tate Road, Hertford.</p>	
<p>Location: An established employment area, located in Hertford, adjacent to the A414 (London Road).</p>	
<p>Planning Status: There are currently no waste management facilities operating within both ELAS. Predominantly contains B2 and B8 uses. Both ELAS are currently identified as an employment area (HE8) in the adopted East Herts Local Plan.</p>	

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Traffic Light Ranking:

Size:	AMBER	ELAS 177: 14.2 acres (5.75ha), ELAS178: 24.6 acres (9.96ha).
Access:	AMBER	ELAS177 is via Caxton Hill.
	GREEN	ELAS178 is via the A414 (London Road).
Groundwater:	AMBER	ELAS177 and ELAS178 are situated in groundwater source protection zone 2.

Key Planning Issues: ELAS177 is surrounded by housing to the east, north and west. The A414 runs along the southern boundary of ELAS178 and further is located to the north.

ELAS178 is within 150m of the Balls Park local wildlife site (59/019). Both ELAS are adjacent to a small area of woodland of local importance, whilst ELAS178 is also adjacent to other woodland to the west and a belt of scrubland to the east.

ELAS177 is within 100m to the southeast of the Hertford Conservation Area. The grade II listed former Addis factory building is located within 300m to the northwest of ELAS177 along Ware Road.

ELAS178 is within 150m to the north of the Balls Park area of archaeological significance. The grade II listed Balls Park Lodge, Gates and Screen Wall and the grade II Balls Park registered historic park and garden are located within 150m to the south. The White House, a grade I listed building is located within 450m to the south of ELAS178.

Located within Area of Search B for local authority collected organic waste recovery and Area of Search E for local authority collected waste treatment and transfer.

Public Footpath Number 42 runs along the eastern boundary of ELAS178. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through either ELAS.

Due to both ELAS being located within groundwater source protection zone 2 (SPZ2), potential uses other than enclosed waste transfer stations and materials recovery

facilities that handle dry recyclables, along with enclosed inert waste recycling facilities, will require additional mitigation measures to prevent contamination of groundwater. This is in accordance with the General ELAS Waste Brief.

Both ELAS are situated on the edge of the Great Amwell Ridge & Slopes Landscape Character Area.

ELAS178: Caxton Hill is a private road which also serves residential development. The road is physically linked to the Foxholes industrial land to the south, but for legal reasons the connection cannot be used by vehicles. If the restriction could be removed and all HGV traffic diverted through to Foxholes with a direct link to A14 the site would be suitable for a highway viewpoint. Without such a link further HGV traffic along Caxton Hill and through the Ware Road should be avoided. No fundamental traffic/transport issues have been identified for ELAS178.

In addition to the Hertfordshire Waste Local Plan, the East Herts District Plan Second Review (adopted April 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 2 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within these ELAS. The Transport Assessment should include an assessment of the potential for air pollution from waste transport to affect the Wormley Hoddesdon Park SAC. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

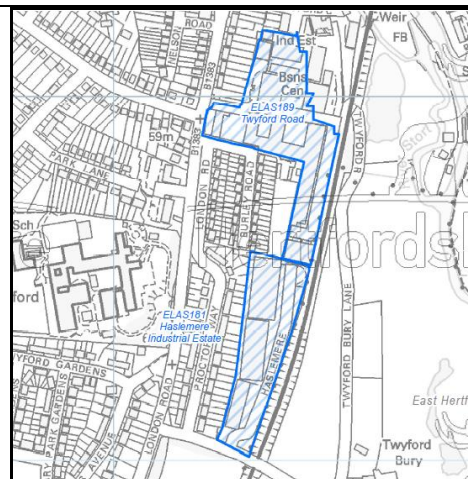
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS181 Haslemere Industrial Estate and ELAS189 Twyford Road (Inset Map 011)

Site Address: Haslemere Industrial Estate, Haslemere Road and Twyford Road Business Centre, Twyford Road, Bishop's Stortford.

Location: An established employment area, located on the edge of Bishop's Stortford, adjacent to the mainline railway.

Planning Status: There are currently no waste management facilities operating within either ELAS. Predominantly contains B1 and B2 uses. Both ELAS are currently identified as an employment area (BIS9) in the adopted East Herts Local Plan.



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Traffic Light Ranking:

Size:	RED	ELAS181: 4.1 acres (1.69ha), ELAS189: 5.8 acres (2.35ha).
Access:	AMBER	Access to ELAS181 is via Pig Lane and access to

		ELAS189 is via Twyford Road.
Groundwater:	GREEN	Both ELAS are not situated within a groundwater source protection zone.

Key Planning Issues: Adjacent to housing to the west and north and the mainline railway runs along the eastern boundary. Bishops Stortford High School is within 150m to the west of ELAS181.

ELAS181 is within 150m of the grade II listed Twyford Bury which is located to the east of the mainline railway and Twyford House, a grade II* listed building is located within 300m to the southeast. The grade II listed Stylemans Farm is located approximately 300m to the east of ELAS189.

ELAS189 borders an area within flood zones 2 and 3 to the north.

There are no public rights of way through the site.

As neither ELAS are located within groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Both ELAS are situated on the edge of the River Stort and Thorley Uplands Landscape Character Areas.

Bishop's Stortford has a weight limit zone to enforce inappropriate HGV movements within the town. HGV's should be using appropriate roads for accessing different areas of the town and have referred to specific routes below in red for each proposed site: ELAS181: Pig Lane (western side) from B1383 London Road (via either A1060 Hallingbury Road or A1184), ELAS189: B1383 London Road (via either A1060 Hallingbury Road or A1184).

In addition to the Hertfordshire Waste Local Plan, the East Herts District Plan Second Review (adopted April 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, desk based Archaeological Impact Assessments and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within these ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

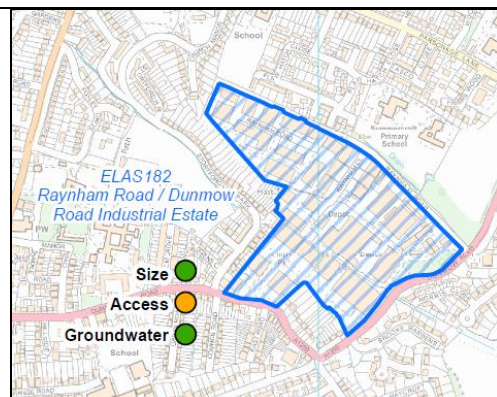
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS182 Raynham Road/Dunmow Road Industrial Estate (Inset Map 012)

Site Address: Raynham Road Industrial Estate, Raynham Road, Bishop's Stortford.

Location: An established employment area, located on the edge of Bishop's Stortford, adjacent to the A1250 Dunmow Road.

Planning Status: There are currently no waste management facilities operating within the site. Predominantly contains B1 and B2 uses. Currently identified as an employment



area (BIS9) in the adopted East Herts Local Plan.

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Traffic Light Ranking:

Size:	GREEN	31.9 acres (12.92ha).
Access:	AMBER	Via Raynham Road.
Groundwater:	GREEN	Not situated within a groundwater source protection zone.

Key Planning Issues: Surrounded by residential to the north, south, east and west. Two schools are within 200m to the north and Hertfordshire and Essex High School is within 350m to the southwest.

Adjacent to Raynham Road Woodland local wildlife site (35/005).

An area of archaeological significance is located within 400m to the northwest.

Within 350m to the west of the Bishop's Stortford Conservation Area and within 150m to the north of the grade II listed Nag's Head PH and within 350m to the east of the grade II listed Hockerill Residential School.

Public Footpath Number 56 runs along the northern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

As the site is not located within a groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

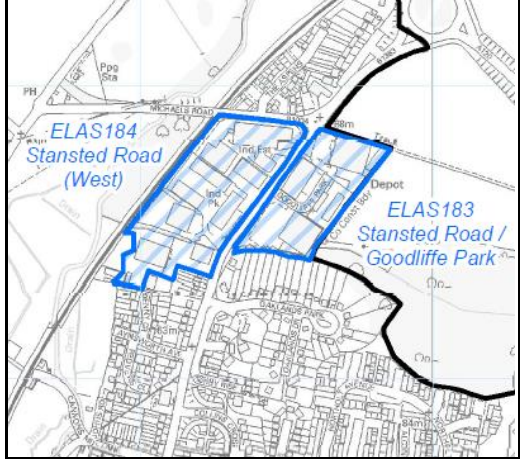
Bishop's Stortford has a weight limit zone to enforce inappropriate HGV movements within the town. HGV's should be using appropriate roads for accessing different areas of the town and have referred to specific routes below in red for each proposed site: ELAS182: A1250 Dunmow Road via A120 Bishop's Stortford bypass.

In addition to the Hertfordshire Waste Local Plan, the East Herts District Plan Second Review (adopted April 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, a desk based Archaeological Assessment and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

**ELAS183 Stansted Road/Goodliffe Park and ELAS184 Stansted Road (West)
(Inset Map 012)**

<p>Site Address: Goodliffe Park Industrial Estate, Stansted Road and Stansted Road Industrial Park, Stansted Road, Bishop's Stortford.</p> <p>Location: An established employment area, located on the edge of Bishop's Stortford, adjacent to the B1383 Stansted Road.</p> <p>Planning Status: There are currently no waste management facilities operating within either ELAS. Predominantly contains B1 and B2 uses. Both ELAS are currently identified as an employment area (BIS9) in the adopted East Herts Local Plan.</p>	 <p><small>© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://gisinfo.hertsdirect.org/os/copyright.htm.</small></p>
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Traffic Light Ranking:

Size:	AMBER	ELAS183: 6.86 acres (2.78ha), ELAS184: 11.4 acres (4.63ha).
Access:	AMBER	Both ELAS are accessed via the B1383 (Stansted Road).
Groundwater:	RED	Both ELAS are partly located in groundwater source protection zone 1. This represents the majority of ELAS184 and the north-western portion of ELAS183. The remaining areas of both ELAS are situated outside of a groundwater source protection zone.
	GREEN	

Key Planning Issues: Adjacent to housing to the south with further housing to the north of ELAS184. The mainline railway runs along the western boundary of ELAS184.

ELAS183 is within 400m to the southwest of Bishop's Stortford Marsh local wildlife site and is also adjacent to Birchanger Wood (located in Essex) which is an ancient semi-natural woodland.

ELAS184 is within 300m to the northeast of an area of archaeological significance and Parsonage Mill, a grade II listed building is within 400m to the southwest.

ELAS184 borders an area situated in flood zones 2 and 3 to the west.

There are no public rights of way through either ELAS.

In accordance with the General ELAS Waste Brief, only enclosed waste transfer stations and materials recovery facilities that handle dry recyclables, along with enclosed inert waste recycling facilities, would be acceptable within both ELAS that are located within groundwater source protection zone 1. No other potential uses that may generate a leachate or liquor, which poses a risk to groundwater resources would be appropriate.

ELAS184 is situated on the edge of the Stort Meads Landscape Character Area.

Bishop's Stortford has a weight limit zone to enforce inappropriate HGV movements. HGV's should be using appropriate roads for accessing different areas of the town

and have referred to specific routes below in red for each proposed site: ELAS183 and ELAS184: B1383 Stansted Road via A120 Bishop's Stortford bypass.

In addition to the Hertfordshire Waste Local Plan, the East Herts District Plan Second Review (adopted April 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, a desk based Archaeological Assessment, mitigation measures for groundwater source protection zones 1 and 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within these ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS185 Woodside Road Industrial Estate (Inset Map 012)

Site Address: Woodside Road Industrial Estate, Woodside Road, Bishop's Stortford.

Location: An established employment area, located on the edge of Bishop's Stortford, adjacent to the A120 and the A1250 Dunmow Road.

Planning Status: There are currently no waste management facilities operating within the ELAS, but is adjacent to a Household Waste Recycling Centre. Predominantly contains B1 and B2 uses. Currently identified as an employment area (BIS9) in the adopted East Herts Local Plan.



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Traffic Light Ranking:

Size:	AMBER	12.9 acres (5.25ha).
Access:	AMBER	Via the A1250 (Dunmow Road).
Groundwater:	GREEN	Not located in a groundwater source protection zone.

Key Planning Issues: Partly adjacent to housing to the south and situated next to Birchwood High School to the west. Bishop's Stortford Golf Course is situated to the south and the A120 runs along the northern boundary. Adjacent to Bishop's Stortford Household Waste Recycling Centre.

Adjacent to Birchanger Wood and Bishop's Stortford Golf Course local wildlife sites (35/001 and 35/002/01).

Situated within an area of archaeological significance.

Public Bridleway Number 71 partly runs along the western boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

As the site is not located within groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Bishop's Stortford has a weight limit zone to enforce inappropriate HGV movements within the town. HGV's should be using appropriate roads for accessing different areas of the town and have referred to specific routes below in red for each proposed site: ELAS185: A1250 Dunmow Road via A120 Bishop's Stortford bypass.

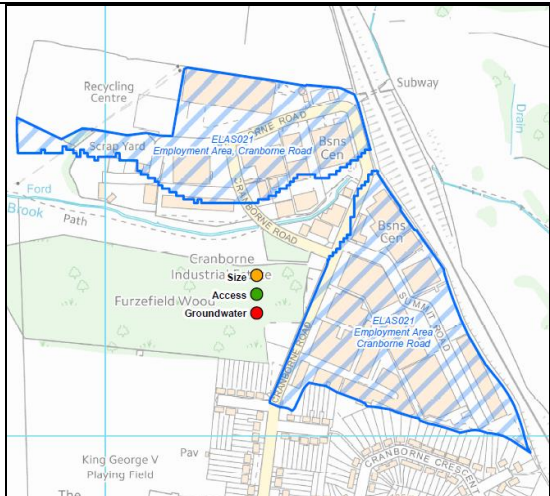
In addition to the Hertfordshire Waste Local Plan, the East Herts District Plan Second Review (adopted April 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, a desk based Archaeological Assessment and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

8.0 Index of ELAS in Hertsmere Borough

ELAS021 Employment Area, Cranborne Road (Inset Map 013)

<p>Site Address: Cranborne Road Employment Area, Cranborne Road, Potters Bar.</p> <p>Location: An established employment area, located on the edge of Potter's Bar, adjacent to the East Coast mainline railway.</p> <p>Planning Status: A Household Waste Recycling Centre, waste transfer station and district council depot currently operate from the employment area. Predominantly contains B1, B2 and B8 uses. Currently identified as an employment area in the adopted Hertsmere Local Plan and Core Strategy DPD.</p>	 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://gisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	AMBER	Northwest: 12.2 acres (4.94ha), southeast: 15.7 acres (6.36ha).
Access:	GREEN	Via Cranborne Road.
Groundwater:	RED	Situated in groundwater source protection zone 1.

Key Planning Issues: Adjacent to housing to the south and the East Coast mainline railway runs along the eastern boundary.

Adjacent to Furzefield Wood local wildlife site (78/022), which is also a Local Nature Reserve.

Within 750m of the designated scheduled monument of the South Mimms motte and bailey (SM20625).

Gobions, a grade II registered historic park and garden is located within 750m to the northeast of the employment land area.

Borders an area situated within flood zones 2 and 3.

Public Footpath Number 15 runs east-west through the employment land area and Public Footpath Number 9 runs along the eastern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered.

Due to the site's location in groundwater source protection zone 1 (SPZ1), only enclosed waste transfer stations and materials recovery facilities that handle dry recyclables would be acceptable, along with enclosed inert waste recycling facilities. No other potential uses that may generate a leachate or liquor, which poses a risk to groundwater resources would be appropriate. This is in accordance with the General ELAS Waste Brief.

Partly located within the Mimmshall Valley and Potters Bar Parklands Landscape Character Areas.

No fundamental traffic/transport issues have been identified with these two ELAS. Vehicles enter this site from Cranborne Road to the south which passes residential properties and already serves industrial and commercial properties. This is linked to the B556 Mutton Lane.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Hertsmere Local Plan Through to 2011 (adopted May 2003);
- The Hertsmere Local Plan Core Strategy DPD (adopted January 2013);
- The Hertsmere Site Allocations and Development Management Policies (Proposed Submission Draft 2015).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, a desk based Archaeological Assessment, mitigation measures for groundwater source protection zone 1 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

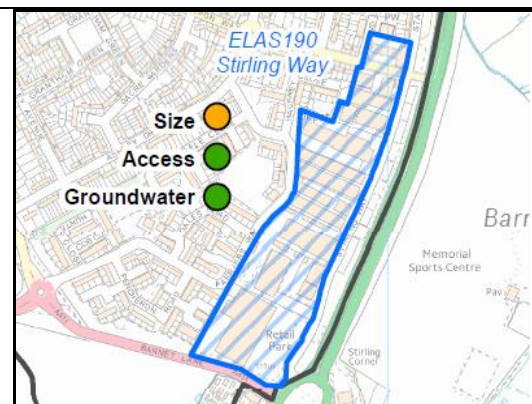
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS190 Stirling Way (Inset Map 014)

Site Address: Stirling Way employment area, Stirling Way, Borehamwood.

Location: An established employment area, located on the edge of Borehamwood, adjacent to the A1.

Planning Status: There are currently no waste management facilities operating within the site. Predominantly contains B1 and B2 uses. Currently identified as an employment area in the adopted Hertsmere Local Plan and Core Strategy DPD.



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Traffic Light Ranking:

Size:	AMBER	17.9 acres (7.25ha).
Access:	GREEN	Via Stirling Way.
Groundwater:	GREEN	Not situated within a groundwater source protection zone.

Key Planning Issues: Adjacent to housing to the west and north. Saffron Green School is located approximately 300m to the north. The A1 (Barnet by-Pass) runs along the eastern boundary.

There are no public rights of way through the site.

As the site is not located within groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Situated on the edge of the Arkley Plain Landscape Character Area.

It should be noted that the borough council's Site Allocations Consultation Draft, published in March 2014, amends the boundary of ELAS190 to exclude the retail park to the south.

Vehicles enter this site from the Stirling Way service road. HCC and Transport for London who manage it have concerns about the operation of the A1/A411 Stirling Corner roundabout. Similarly access to the A1 via Ripon Way would be problematic if used by significant numbers of HGVs.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Hertsmere Local Plan Through to 2011 (adopted May 2003);
- The Hertsmere Local Plan Core Strategy DPD (adopted January 2013);
- The Hertsmere Site Allocations and Development Management Policies (Proposed Submission Draft 2015).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to desk based Archaeological Impact Assessments and a Transport Assessment, should be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

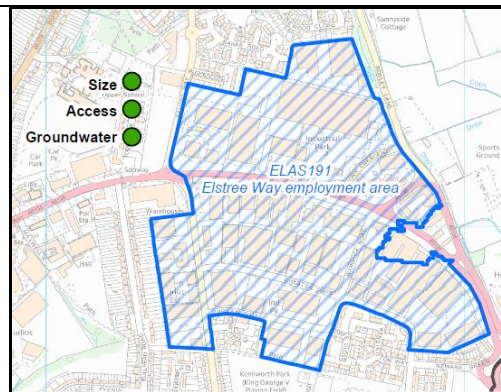
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS191 Elstree Way employment area (Inset Map 014)

Site Address: Elstree Way employment area, A5135 (Elstree Way), Borehamwood.

Location: An established employment area, located in the centre of Borehamwood.

Planning Status: There are currently no waste management facilities operating within the site. Predominantly contains B1, B2 and B8 uses. Currently identified as an employment area in the adopted Hertsmere Local Plan and Core Strategy DPD.



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Traffic Light Ranking:

Size:	GREEN	103.2 acres (41.79ha).
Access:	GREEN	Via the A5135 (Elstree Way).
Groundwater:	GREEN	Not situated within a groundwater source protection zone.

Key Planning Issues: Adjacent to housing to the north, south and west. Located within 300m to the north of Kenilworth Primary School and within 200m of the Hertswood Upper School. Rowley Lane runs along the eastern boundary.

Within 200m to the northeast of Maxwell Hillside Park local wildlife site (86/036).

Public Footpath Number 19 runs through the employment land area and Public Footpath Number 22 partly runs along the southern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered.

As the site is not located within groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Situated on the edge of the Arkley Plain Landscape Character Area.

It should be noted that the borough council's Elstree Way Corridor Area Action Plan, adopted in July 2015, removes land to the west of Manor Way from the ELAS for housing development.

Vehicles enter this site from the A5135 Elstree Way. HCC is working with Hertsmere Borough Council on a strategy to improve this road and its status as the western gateway to Borehamwood.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Hertsmere Local Plan Through to 2011 (adopted May 2003);
- The Hertsmere Local Plan Core Strategy DPD (adopted January 2013);
- The Hertsmere Site Allocations and Development Management Policies (Proposed Submission Draft 2015);
- Elstree Way Corridor Area Action Plan (adopted July 2015).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

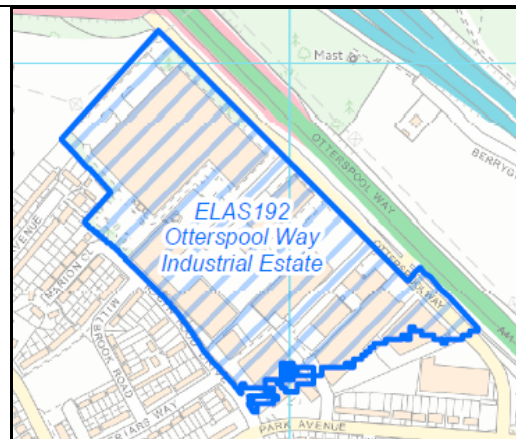
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS192 Otterspool Way Industrial Estate (Inset Map 015)

Site Address: Otterspool Way Industrial Estate, Bushey.

Location: An established employment area, situated on the edge of Bushey, adjacent to the A41 (Otterspool Way).

Planning Status: There are currently no waste management facilities operating within the site. Predominantly contains B1, B2 and B8 uses. Currently identified as an employment area in the adopted Hertsmere Local Plan and Core Strategy DPD.



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Traffic Light Ranking:

Size:	GREEN	25.6 acres-10.37ha.
Access:	GREEN	Via Otterspool Way.
Groundwater:	AMBER	Mostly situated in groundwater source protection zone 2. The north-western edge of the ELAS is situated within groundwater source protection zone 1.

Key Planning Issues: Adjacent to housing to the west and south. Within 400m of Highwood Primary School and the A41 (Otterspool Way) runs along the northeastern boundary.

Within 350m of Berrygrove Wood local wildlife site (84/006) located to the northeast of the of the M1 and within 400m of Hartspring Meadow local wildlife site (84/049).

Within 600m of the designated scheduled monument of the Moated Site at Bushey Hall Farm (SM72)and the grade II listed Bushey Hall Farm House.

Located within Area of Search A for local authority collected organic waste recovery.

Public Footpath Number 4 runs along the south-eastern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

Due to the ELAS being predominantly located within groundwater source protection zone 2, potential uses other than enclosed waste transfer stations and materials recovery facilities that handle dry recyclables, along with enclosed inert waste recycling facilities, will require additional mitigation measures to prevent contamination of groundwater. In areas of the ELAS that are located within groundwater source protection zone 1, only enclosed waste transfer stations and materials recovery facilities that handle dry recyclables would be acceptable, along with enclosed inert waste recycling facilities. No other potential uses that may generate a leachate or liquor, which poses a risk to groundwater resources would be appropriate. This is in accordance with the General ELAS Waste Brief.

Situated on the edge of the Aldenham Plateau Landscape Character Area.

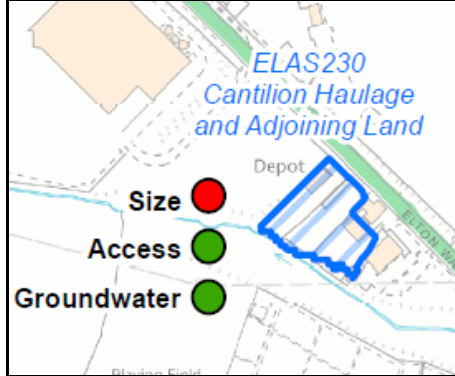
Vehicles enter this site from Otterspool Way which is a turning off the adjacent A41.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Hertsmere Local Plan Through to 2011 (adopted May 2003);
- The Hertsmere Local Plan Core Strategy DPD (adopted January 2013);
- The Hertsmere Site Allocations and Development Management Policies (Proposed Submission Draft 2015).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, a desk based Archaeological Assessment, mitigation measures for groundwater source protection zones 1 & 2, and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets. The proximity to nearby residential areas and other uses should also be considered.

ELAS230 Cantilion Haulage and Adjoining Land (Inset Map 015)

<p>Site Address: Cantilion Haulage and Adjoining Lane, A41 (Elton Way), Bushey.</p> <p>Location: An established employment area, adjacent to the A41 (Elton Way).</p> <p>Planning Status: There are currently no waste management facilities operating within the site. Contains a petrol station and B2 and B8 uses.</p>	 <p style="font-size: small; margin-top: 5px;">© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://gisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	RED	1.9 acres (0.78ha).
Access:	GREEN	Via the A41 (Elton Way).
Groundwater:	GREEN	Situated in groundwater source protection zone 3.

Key Planning Issues: Located 100m to the north of the Bushey Jewish Cemetery. The A41 (Elton Way) runs along the northern boundary.

Adjacent to a local wildlife site north of Bushey Jewish Cemetery (84/022) and is also adjacent to an area of open grassland and scrub to the north west, as well as Hillfield Brook along its south-western boundary.

Situated within 350m to the south-west of the Patchetts Green & Delrow Conservation Area.

Lies within the Metropolitan Green Belt within Area of Search A for local authority collected organic waste recovery.

There are no public rights of way through the site.

As the site is located within groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Located within the Bushey Swards Landscape Character Area.

Vehicles enter this site from the A41 Elton Way which is a turning off the adjacent A41.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Hertsmere Local Plan Through to 2011 (adopted May 2003);
- The Hertsmere Local Plan Core Strategy DPD (adopted January 2013);
- The Hertsmere Site Allocations and Development Management Policies (Proposed Submission Draft 2015).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should be considered in relation to waste related planning

applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

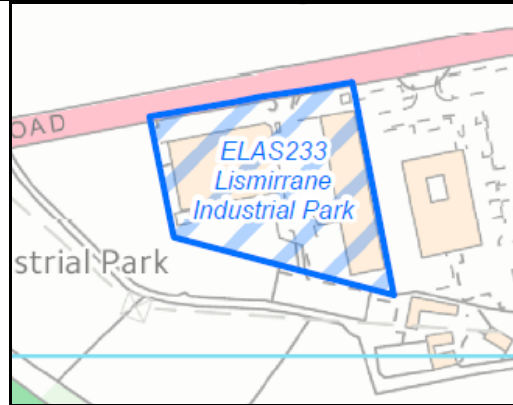
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS233 Lismirrane Industrial Park (Inset Map 016)

Site Address: Lismirrane Industrial Park, Elstree Road, Borehamwood.

Location: An established employment area, adjacent to the A411 (Elstree Road) and the A41 (North Western Avenue).

Planning Status: There are currently no waste management facilities operating within the site. Contains B1 and B2 uses. Currently identified as a local significant employment site in the adopted Hertsmere Core Strategy DPD.



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Traffic Light Ranking:

Size:	RED	2.6 acres (1.08ha).
Access:	GREEN	Via the A411 (Elstree Road).
Groundwater:	GREEN	Not situated in a groundwater source protection zone.

Key Planning Issues: Within 200m of the Aldenham Reservoir and Centennial Business Park. The junction with the A411 (Elstree Road) and the A41 (North Western Avenue) is 200m to the west of the ELAS and the M1 motorway is located 200m to the south.

Located approximately 160m to the east of Aldenham Country Park local wildlife site (85/005).

Lies within the Metropolitan Green Belt.

There are no public rights of way through the site.

As the ELAS is not located within a groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Located within the Borehamwood Plateau Landscape Character Area.

Vehicles enter this site from the A411 (Elstree Road) which links the A41 to the west and the A5183 (Elstree Hill) to the east.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Hertsmere Local Plan Through to 2011 (adopted May 2003);
- The Hertsmere Local Plan Core Strategy DPD (adopted January 2013);
- The Hertsmere Site Allocations and Development Management Policies (Proposed Submission Draft 2015).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites and a Transport Assessment, should be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

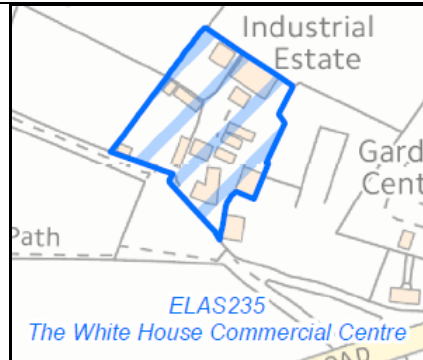
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS235 The White House Commercial Centre (Inset Map 017)

Site Address: The White House Commercial Centre, Dancers Hill Road, Bentley Heath.

Location: An established employment area, situated between the M25 and Dancers Hill Road).

Planning Status: There are currently no waste management facilities operating within the site. Contains B1 and B2 uses.



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Traffic Light Ranking:

Size:	RED	1.8 acres (0.73ha).
Access:	GREEN	Via Dancers Hill Road
Groundwater:	GREEN	Not situated in a groundwater source protection zone.

Key Planning Issues: Situated to the south of the M25 and within 150m of Wyevale Garden Centre. The Duke of York, a grade II listed building is within 250m to the southwest and Bentley Heath grade II listed farm buildings are situated 200m to the west. A number of grade II listed buildings located in Bentley Heath are situated within 350m to the southeast. Wrotham Park, a grade II registered historic park and garden is located within 200m to the south.

Public Footpath Number 59 runs to the south of the employment land area. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

As the site is not located within a groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Located within the Wrotham Park and Bentley Heath Landscape Character Area.

Vehicles enter this site via Bentley Heath Lane off Dancers Hill Road. Neither of these roads is suitable for a significant increase in HGV traffic.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Hertsmere Local Plan Through to 2011 (adopted May 2003);
- The Hertsmere Local Plan Core Strategy DPD (adopted January 2013);

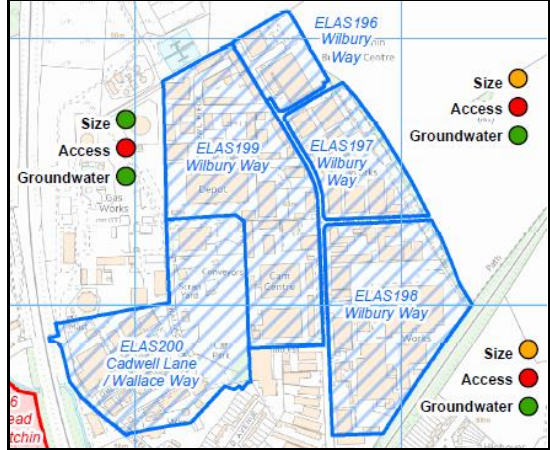
- The Hertsmere Site Allocations and Development Management Policies (Proposed Submission Draft 2015).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, desk based Archaeological Impact Assessments and a Transport Assessment, should be considered in relation to waste related planning applications submitted within this ELAS. If an application for a thermal treatment facility is submitted, an Air Quality Assessment should also be submitted to assess the potential for air pollution from the thermal treatment facility to affect the Wormley Hoddesdon Park Woods SAC site. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

9.0 Index of ELAS in North Herts District

ELAS196-200 Wilbury Way, Cadwell Lane, Wallace Way (Inset Map 020)

<p>Site Address: Wilbury Way, Cadwell Lane and Wallace Way Industrial Estate, Hitchin.</p> <p>Location: An established employment area, situated to the north of Hitchin, adjacent to the East Coast Mainline railway and the Hitchin rail curve to the north.</p> <p>Planning Status: A metal recycling facility currently operates from part of ELAS200 and a waste transfer station operates from part of ELAS197. Predominantly contains B1 and B2 uses. All ELAS are currently identified as an employment area (HE1 and HE2) in the adopted North Herts District Local Plan.</p>	 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://gisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	RED	ELAS196: 4.62 acres (1.87ha).
	AMBER	ELAS197: 9.5 acres (3.87ha), ELAS198: 10 acres (8.1ha), ELAS200: 22.6 acres (9.17ha).
	GREEN	ELAS199: 25.2 acres (10.23ha).
Access:	RED	Via Wilbury Way and Cadwell Lane.
Groundwater:	GREEN	None of the ELAS are situated in a groundwater source protection zone.

Key Planning Issues: Located on the edge of the Metropolitan Green Belt. An operational gas works is adjacent to the boundary of ELAS199-200. This is a hazardous installation as defined by the Health and Safety Executive and has associated zones which control the acceptability of uses. The area contains pockets of high-end industries.

The Hitchin rail curve is within 150m to the north of ELAS196 and ELAS199. The east coast mainline railway runs along the south-eastern boundary of ELAS198 and the western boundary of ELAS200. Housing is within 100m to the southwest of ELAS198 and is partly adjacent to the boundary of ELAS200.

Cadwell Lane Gasworks Meadow local wildlife site (11/033) is within 300m to the west of ELAS196, 450m to the northwest of ELAS197 and 200m to the northwest of ELAS199. ELAS200 is situated within 150m of Cadwell Marsh local wildlife site (11/023) which is situated to the west of the east coast mainline railway.

ELAS200 is adjacent to the River Purwell and partly borders an area located in flood zones 2 and 3.

There are no public rights of way through the site. Public Footpath Number 89 runs along the south-eastern boundary of ELAS198 and Public Footpath Number 89 is adjacent to the western boundary of ELAS200. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS

Waste Brief should be considered.

As none of the ELAS are located within a groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

ELAS196-199 are situated on the edge of the Arlesey and Great Wymondley Landscape Character Area.

The roads around this employment area are of substandard design, which leads to problems particularly for larger vehicles. Also there are some capacity issues on the network, particularly at the junction of Cadwell Lane/Grove Road/ Wilbury Way, which provides the only access point to the industrial estate off Cadwell Lane and Wilbury Way. It is surrounded by residential properties on all sides. A number of heavy goods vehicles use the junction which causes some issues with the constrained geometry of the junction, and consequently its capacity.

HCC commissioned a study to investigate the appropriate set of mitigation measures for this junction. It concluded that any permanent solution to the perceived issues of HGV's would be very costly and difficult to justify economically. Smaller scale schemes could help to alleviate some of the issues likely to be causing concern but would require enforcement of turning bans and/or routing agreements in order to maximise benefits. Any scheme resulting in a measurable benefit would result in the re-routing of HGV traffic which may present difficulties elsewhere. Any further intensification could exacerbate existing problems.

Anglian Water should be consulted on any planning application that has been submitted for a waste management facility on ELAS200 that is within 400m of the neighbouring Hitchin Water Recycling Centre.

In addition to the Hertfordshire Waste Local Plan, the North Herts District Local Plan No. 2 With Alterations (adopted April 1996-saved policies from September 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within these ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS026 Works Road/Blackhorse Road, Letchworth (main site) (Inset Map 022)

<p>Site Address: Works Road/Blackhorse Road Industrial Estate, Letchworth Garden City.</p> <p>Location: Forms part of the main employment area in Letchworth Garden City, adjacent to the B658 Baldock Road.</p> <p>Planning Status: Contains a Household Waste Recycling Centre, which is accessed off Blackhorse Road and a Waste Electrical and Electronic Equipment Treatment Facility. Predominantly contains B1, B2 and B8 uses. Currently identified as an employment area (LE1 and LE2) in the adopted North Herts District Local Plan.</p>	<p>© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://qisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	GREEN	183.6 acres (74.32ha).
Access:	AMBER	Via the B658 Baldock Road, Works Road, Blackhorse Road, Jubilee Road and Pixmore Avenue.
	GREEN	
Groundwater:	RED	Due to the size of the ELAS, it is partly located within all three groundwater source protection zones.
	AMBER	
	GREEN	

Key Planning Issues: Partly located on the edge of the Metropolitan Green Belt and adjacent to housing to the west and south. Further employment uses are located to the south, north and west. The mainline railway partly runs through the site and along the northern boundary of the employment area. ELAS026 contains the British Oxygen Company (BOC) industrial gas production facility, which is a hazardous installation as defined by the Health and Safety Executive and has associated zones which control the acceptability of uses. The area contains pockets of high-end industries.

Contains Icknield Way Railway Bank local wildlife site (12/036).

Howard Park and Gardens, a grade II registered historic park and garden is located 500m to the west and a number of grade II listed buildings are located to the west of the employment land area. Partly adjacent to the Hitchin Conservation Area.

Located within Area of Search D for local authority collected waste treatment and transfer.

Public Footpath Numbers 22 and 23 partly run through the employment land area and Public Footpath Number 17 partly runs along the southern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered.

In areas located within groundwater source protection zone 1, only enclosed waste transfer stations and materials recovery facilities that handle dry recyclables would be acceptable, along with enclosed inert waste recycling facilities. No other potential uses that may generate a leachate or liquor, which poses a risk to groundwater

resources would be appropriate. In areas located within groundwater source protection zone 2, other potential uses will require additional mitigation measures to prevent contamination of groundwater. Additional mitigation measures may be required for potential uses located within the remaining areas of the ELAS that are situated within groundwater source protection zone 3. This is in accordance with the General ELAS Waste Brief.

Situated on the edge of the Arlesey & Great Wymondley Landscape Character Area.

The main routes including the key junctions to the area are congested during peak periods, as high level of car commuting occurs from Letchworth and Hitchin to Stevenage. Any further intensification of areas concerned, if not managed effectively could exacerbate existing problems on the adjoining network. Therefore, appropriate travel planning measures need to be put in place to mitigate transport impacts.

In addition to the Hertfordshire Waste Local Plan, the North Herts District Local Plan No. 2 With Alterations (adopted April 1996-saved policies from September 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zones 1, 2 and 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS026 Ickniel Way East (Southwest) (Inset Map 022)

Site Address: Ickniel Way Industrial Estate, Ickniel Way, Letchworth Garden City.

Location: Part of an established employment area, located to the east of Letchworth Garden City Town Centre.

Planning Status: There are currently no waste management facilities operating within the site. Contains B1 and B2 uses. Currently identified as an employment area (LE3) in the adopted North Herts District Local Plan.



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Traffic Light Ranking:

Size:	RED	5.9 acres (2.39ha).
Access:	AMBER	Via Ickniel Way.
	GREEN	
Groundwater:	GREEN	Not situated in a groundwater source protection zone.

Key Planning Issues: Adjacent to further employment uses to the east and west and

housing to the north. The mainline railway partly runs along the southern boundary. Within 400m to the southeast of Norton Common local wildlife site (12/007). Housing is within 100m.

A number of grade II listed buildings are located to the west of the employment land area. Situated within 100m to the south of the Hitchin Conservation Area.

Located within Area of Search D for local authority collected waste treatment and transfer.

There are no public rights of way through the site.

As the ELAS is not located within a groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Highways issues that relate to ELAS026 Works Road/Blackhorse Road (main site) are also applicable here, due to the central location of the employment area within Letchworth Garden City.

In addition to the Hertfordshire Waste Local Plan, the North Herts District Local Plan No. 2 With Alterations (adopted April 1996-saved policies from September 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to impacts on heritage assets, desk based Archaeological Impact Assessments and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

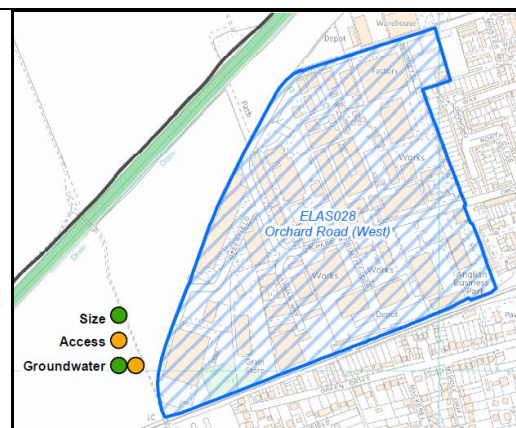
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS028 Orchard Road (West) (Inset Map 023)

Site Address: Orchard Road employment area, Orchard Road, Royston.

Location: An established employment area located on the edge of Royston, near to the A505.

Planning Status: Contains a Household Waste Recycling Centre, which is accessed off York Way via Beverley Close. Predominantly contains B2 and B8 uses. Currently identified as an employment area (RE1) in the adopted North Herts District Local Plan.



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Traffic Light Ranking:

Size:	GREEN	81.9 acres (33.15ha).
Access:	AMBER	Via York Way and Orchard Road.
Groundwater:	AMBER	Partly situated in groundwater source protection zones 2 and 3. This represents land to the south of Orchard Road
	GREEN	

		as being within SPZ2 (amber) and SPZ3 (green). The remaining areas are situated outside of a groundwater source protection zone.
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Key Planning Issues: Adjacent to further employment uses to the north and housing to the south and east. The mainline railway to Cambridge runs along the southern boundary. ELAS028 contains Johnson Matthey, which is a hazardous installation as defined by the Health and Safety Executive and has associated zones which control the acceptability of uses. The area contains pockets of high-end industries.

ELAS028 is situated within 320m to the north of Therfield Heath Site of Special Scientific Interest/Local Nature Reserve, which also contains a number of scheduled monuments. It also incorporates a small area of woodland and may have protected species (reptile) interest if appropriate rough ground habitats are present.

The grade II listed buildings of Numbers 2 and 4 Old London Road are situated within 350m to the east of the employment land area. Within 200m to the north-west of the Royston Conservation Area.

Public Footpath Number 2 runs north-south through the employment land area. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered.

Land to the south of Orchard Way is situated in groundwater source protection zones 2 and 3. In accordance with the General ELAS Waste Brief, other potential uses other than enclosed waste transfer stations and materials recovery facilities that handle dry recyclables, along with enclosed inert waste recycling facilities will require additional mitigation measures to prevent contamination of groundwater on land located in groundwater source protection zone 2. Additional mitigation measures may be required for potential uses located within the remaining areas of the ELAS and within areas situated in groundwater source protection zone 3.

Situated on the edge of the Odsey to Royston Landscape Character Area.

There is an existing peak hour congestion on Old North Road and it is likely to worsen significantly as a result of intensification of area concerned. The York Way/Old North Road roundabout is also currently over capacity. A number of options have been identified for improvements in the Urban Transport Plan for Royston.

However, scope for further improvements are limited by land availability. There may be the possibility of a direct access to and from A505 in the form of left in and left out only. This would provide wider benefit but would be contrary to the County's highway policy as the A505 is a 70mph primary route. This matter needs to be subject to further detailed assessment.

In addition to the Hertfordshire Waste Local Plan, the North Herts District Local Plan No. 2 With Alterations (adopted April 1996-saved policies from September 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zones 2 and 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the

potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS193 Station Approach, Hitchin (Inset Map 024)

Site Address: Station Approach
Employment Area, Station Approach, Hitchin.

Location: An established employment area located in the centre of Hitchin, adjacent to the East Coast mainline railway.

Planning Status: There are currently no waste management facilities operating within the site. Contains B1 and B2 uses. Currently identified as an employment area (HE5) in the adopted North Herts District Local Plan.



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Traffic Light Ranking:

Size:	RED	3.43 acres (1.39ha).
Access:	AMBER	Via Station Approach, which is accessed from the B656 Walsworth Road. (Proposals should take consideration of congestion in Hitchin at peak times and along Walsworth Road. Appropriate travel planning measures needs to put in place to mitigate transport impacts).
	GREEN	
Groundwater:	GREEN	Not situated within a groundwater source protection zone.

Key Planning Issues: Adjacent to housing and Pinehill Hospital which is located to the south. St. Andrews Church of England Primary School is located within 300m to the west and William Ransom Primary School is located within 300m to the southeast. The east coast mainline railway runs along the north-eastern boundary.

Adjacent to a protected species (reptiles) local wildlife site-Hitchin Railway Cutting (20/052/01).

Adjacent to the Hitchin Conservation Area.

Public Footpath Number 118 runs along the southern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered.

As the ELAS is not located within a groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Station Approach lies within easy reach of a bus route and located adjacent to the rail station. It is also 1km of the town centre. Station Approach benefits from extant vehicle access from the B656 Walsworth Road that is classified as a local distributor road that is subject to a speed limit restricted to 30mph. However, congestion in Hitchin at peak times is a major problem and along Walsworth Road. Any further intensification of areas concerned, if not managed effectively could exacerbate existing highway problems on the public highway. Therefore, appropriate travel

planning measures need to be put in place to mitigate transport impacts.

In addition to the Hertfordshire Waste Local Plan, the North Herts District Local Plan No. 2 With Alterations (adopted April 1996-saved policies from September 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

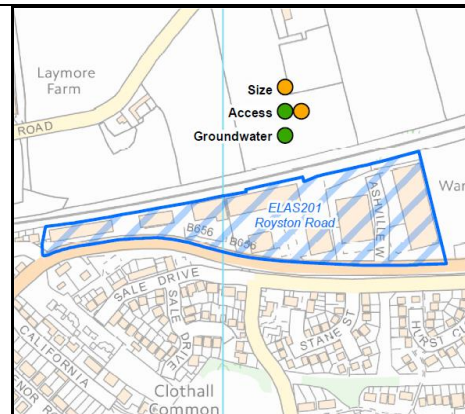
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS201 Royston Road (Inset Map 025)

Site Address: Royston Road employment area, B656 (Royston Road), Baldock.

Location: An established employment area located on the edge of Baldock, adjacent to the Cambridge mainline railway.

Planning Status: There are currently no waste management facilities operating within the site. Contains B1, B2 and B8 uses. Currently identified as an employment area in the adopted North Herts District Local Plan.



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Traffic Light Ranking:

Size:	AMBER	7.3 acres (2.98ha).
Access:	AMBER	Via the B656 (Royston Road). (Proposals should take consideration of congested roads during peak periods at key junction of Clothall Road/Royston Road. Appropriate travel planning measures need to be put in place to mitigate transport impacts).
	GREEN	
Groundwater:	GREEN	Not situated within a groundwater source protection zone.

Key Planning Issues: Adjacent to housing to the south and the Cambridge mainline railway runs along the northern boundary. The area contains some high-end businesses.

Within 250m to the north of the designated scheduled monument of the Romano-British small town and late iron age settlement at Baldock (SM27913). The Baldock Conservation Area is situated approximately 250m to the south-west.

Located within Area of Search D for local authority collected waste treatment and transfer.

There are no public rights of way through the site.

As the ELAS is not located within a groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Situated on the edge of the North Baldock Chalk Uplands Landscape Character Area.

The main routes including the key junction of Clothall Road/Royston Road is congested during peak periods. Any further intensification of areas concerned, if not managed effectively could exacerbate existing problems on the adjoining network. Therefore, appropriate travel planning measures needs to put in place to mitigate transport impacts.

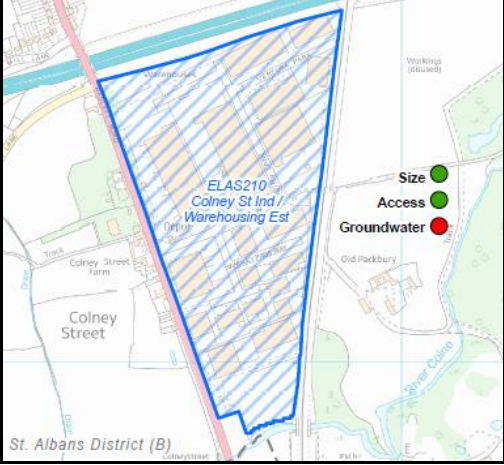
In addition to the Hertfordshire Waste Local Plan, the North Herts District Local Plan No. 2 With Alterations (adopted April 1996-saved policies from September 2007) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to a desk based Archaeological Impact Assessment and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

10.0 Index of ELAS in St Albans City & District

ELAS210 Colney Street Industrial/Warehousing Estate (Inset Map 027)

<p>Site Address: Colney Street Industrial Estate, A5183 (Radlett Road), Colney Street, St Albans.</p> <p>Location: An established employment area located within Colney Street, bordering the M25 to the north, the A5183 to the west and the East Midlands Mainline to the east.</p> <p>Planning Status: There are currently no waste management facilities operating within the site. Contains B1, B2 and B8 uses. Currently identified as an employment area (EMP.21) in the adopted St Albans District Local Plan.</p>	 <p style="font-size: small;">© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://qisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	GREEN	61.5 acres (24.92ha).
Access:	GREEN	Via the A5183 (Radlett Road).
Groundwater:	RED	Situated in groundwater source protection zone 1.

Key Planning Issues: Adjacent to housing located to the west of the A5183 (Watling Street). Further housing is located within 200m to the northwest of the ELAS. Moor Mill Hotel is situated approximately 400m to the west. The East Midland mainline railway runs along the eastern boundary and the A5183 (Radlett Road) runs along the western boundary. The M25 forms the site's northern boundary, but access cannot be gained from it.

Situated within 200m to the west of Old Parkbury Pond local wildlife site (77/060) and within 150m to the south of the former Radlett Aerodrome local wildlife site (77/082) (located north of the M25), which is now a restored former sand and gravel quarry.

Partly within area of archaeological significance AAS37. Adjacent to the grade II listed George and Dragon PH to the west and within 200m to the west of the grade II listed Old Parkbury Farmhouse.

Adjacent to the River Colne and borders an area situated in flood zones 2 and 3 to the south.

Public Bridleway Number 73 partly runs through the employment land area and Public Bridleway Number 5 runs along southern and partly along the site's eastern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered.

In accordance with the General ELAS Waste Brief, due to the site's location in groundwater source protection zone 1, only enclosed waste transfer stations and materials recovery facilities that handle dry recyclables would be acceptable, along with enclosed inert waste recycling facilities. No other potential uses that may generate a leachate or liquor, which poses a risk to groundwater resources would be appropriate.

Located within the Vale of St Albans Landscape Character Area.

Despite being adjacent to the East Midlands Mainline railway to the east, the ELAS is not easily accessible by other modes of transport other than by car.

In addition to the Hertfordshire Waste Local Plan, the St Albans District Local Plan Review 1994 (adopted November 1994) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments, impacts on heritage assets, mitigation measures for groundwater source protection zone 1 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

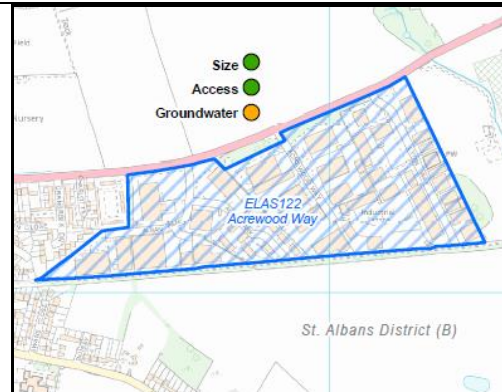
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS122 Acrewood Way (Inset Map 028)

Site Address: Acrewood Way Employment Area, A1057 (Hatfield Road), St Albans.

Location: An established employment area located to the east of St Albans, bordering the A1057 (Hatfield Road) to the north.

Planning Status: Contains a waste transfer station, which operates from Acrewood Way. Contains B1, B2 and B8 uses and a retail park. Currently identified as an employment area (EMP.10) in the adopted St Albans District Local Plan.



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Traffic Light Ranking:

Size:	GREEN	48.5 acres (19.63ha).
Access:	GREEN	Via the A1057 (Hatfield Road).
Groundwater:	AMBER	Mostly situated in groundwater source protection zone 2.

Key Planning Issues: The A1057 (Hatfield Road) runs along the northern boundary and the Alban Way runs along the southern boundary. Housing is located to the west of the site with further housing situated within 200m to the south of the site. Smallford Nurseries is located approximately 250m to the east.

Adjacent to the Alban Way, Smallford Pit and Smallford Nurseries local wildlife sites (68/044, 68/003 and 68/037) and includes small belts of woodland along the A1057 (Hatfield Road).

Borders an area situated in flood zones 2 and 3.

Located within Area of Search C for local authority collected waste treatment and transfer.

Public Footpath Number 11 partly runs through the employment land area. Screening

for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered.

Due to the ELAS being located within groundwater source protection zone 2, potential uses other than enclosed waste transfer stations and materials recovery facilities that handle dry recyclables, along with enclosed inert waste recycling facilities, will require additional mitigation measures to prevent contamination of groundwater. This is in accordance with the General ELAS Waste Brief.

Situated on the edge of the de Havilland Plain and the Colney Heath Farmland Landscape Character Areas.

The A1057 Hatfield Road suffers significant congestion and delay throughout the day. There are congestion spots that need to be improved along the road. This is a major bus route and any measures should prove priority for buses and relieve congestion.

In addition to the Hertfordshire Waste Local Plan, the St Albans District Local Plan Review 1994 (adopted November 1994) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to desk based Archaeological Impact Assessments, wildlife sites, mitigation measures for groundwater source protection zone 2 and a Transport Assessment should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

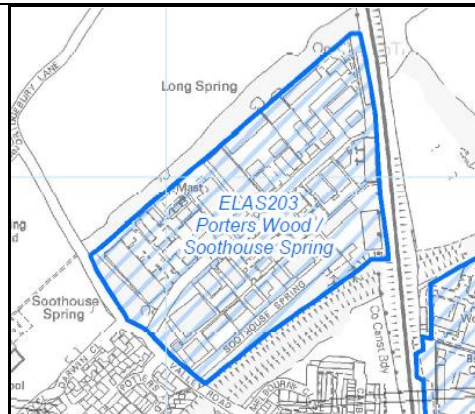
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS203 Porters Wood/Soothouse Spring (Inset Map 029)

Site Address: Porters Wood/Soothouse Spring Employment Area, Valley Road, St Albans.

Location: An established employment area located in the north of St Albans, bordering the East Midland mainline railway.

Planning Status: There are currently no waste management facilities operating within the site. Contains B1 and B2 uses. Currently identified as an employment area (EMP.8) in the adopted St Albans District Local Plan.



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Traffic Light Ranking:

Size:	GREEN	29.5 acres (11.95ha).
Access:	AMBER	Via Valley Road.
Groundwater:	GREEN	Situated in groundwater source protection zone 3.

Key Planning Issues: The East Midland mainline railway runs along the eastern boundary and Beech Bottom Dyke runs along the southern boundary. Housing is located to the south and west. St Albans Girls' School is situated less than 200m to

the southwest.

Adjacent to the Long Spring/Soothouse Spring Wood and Beach Bottom Dyke local wildlife sites (68/004 and 68/005).

The south-eastern boundary of the employment area is adjacent to the designated scheduled monument of Beech Bottom Dyke (SM29449). Proposals for waste management facilities along this boundary should take the scheduled monument into consideration.

Partly within area of archaeological significance AAS24.

Public Footpath Number 96 runs along the northern boundary of the employment land area. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

Due to the site's location in groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Situated on the edge of the Ayres End Valleys and Ridges Landscape Character Area.

Access is via the King William Junction which is a major congestion point and suffers significant congestion throughout the day. The congestion at this junction needs to be addressed as part of the redevelopment proposal but the potential options to improve the junction are limited. The redevelopment at the above site depends on the scale/size and type of development.

In addition to the Hertfordshire Waste Local Plan, the St Albans District Local Plan Review 1994 (adopted November 1994) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

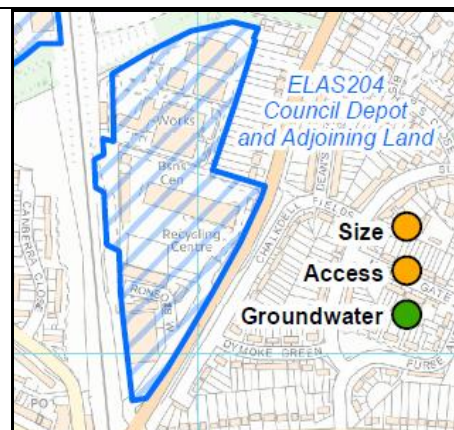
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS204 Council Depot and Adjoining Land (Inset Map 029)

Site Address: Sandridge Gate Business Centre, St Albans Road via Ronsons Way, Sandridge.

Location: An established employment area located in the north of St Albans, bordering the East Midland mainline railway.

Planning Status: Part of the ELAS contains a Household Waste Recycling Centre and a district council depot. Contains B1 and B2 uses. Currently identified as an employment



area (EMP.9) in the adopted St Albans District Local Plan.

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Traffic Light Ranking:

Size:	AMBER	13.9 acres (5.64ha).
Access:	AMBER	Via the B651 (St Albans Road).
Groundwater:	GREEN	Situated in groundwater source protection zone 3.

Key Planning Issues: The East Midland mainline railway runs along the western boundary and Beech Bottom Dyke runs along the northern boundary. Housing is located to the east and west.

Within 100m of the Beach Bottom Dyke local wildlife site (68/005), which also supports a woodland.

The north-western boundary of the employment area is adjacent to the designated scheduled monument of Beech Bottom Dyke (SM29449). Proposals for waste management facilities along this boundary should take the scheduled monument into consideration.

Partly within an area of archaeological significance (AAS24).

Public Footpath Number 12 partly runs along the eastern boundary of the employment land area. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

Due to the site's location in groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Situated on the edge of the Ayres End Valleys and Ridges Landscape Character Area.

Access is via the King William Junction which is a major congestion point and suffers significant congestion throughout the day. The congestion at this junction needs to be addressed as part of the redevelopment proposal but the potential options to improve the junction are limited.

In addition to the Hertfordshire Waste Local Plan, the St Albans District Local Plan Review 1994 (adopted November 1994) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS205 Brick Knoll Park (Inset Map 030)

Site Address: Brick Knoll employment area, Ashley Road, St Albans.

Location: An established employment area located to the east of St Albans City Centre.

Planning Status: There are currently no waste management facilities operating within the site. Contains B1, B2 and B8 uses. Currently identified as an employment area (EMP.12) in the adopted St Albans District Local Plan.



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Traffic Light Ranking:

Size:	AMBER	19.8 acres (8.05ha).
Access:	RED	Via Ashley Road.
Groundwater:	GREEN	Situated in groundwater source protection zone 3.

Key Planning Issues: Adjacent to housing on along the southern, eastern and western boundaries. The Alban Way runs along the northern boundary. Further housing is located to the north.

Adjacent to the Alban Way and Hill End Lane Cemetery local wildlife sites (68/044 and 68/043) and approximately 160m from the Highfield Park South local wildlife site (68/063/01).

Public Bridleway Number 7 runs along the southern boundary of the employment land area. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

Due to the site's location in groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

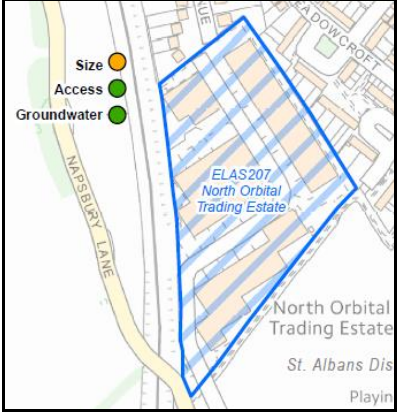
This is an existing industrial use surrounded by enormous old residential settlements with local roads are narrow and congested with on street parking. There are major congestion spots along the local road network and the site is not ideally situated for an industrial type employment use.

In addition to the Hertfordshire Waste Local Plan, the St Albans District Local Plan Review 1994 (adopted November 1994) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 3 and a Transport Assessment should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS207 North Orbital Trading Estate (Inset Map 031)

<p>Site Address: North Orbital Trading Estate, Napsbury Lane, St Albans.</p> <p>Location: An established employment area located to the south of St Albans, bordering the East Midland mainline railway.</p> <p>Planning Status: There are currently no waste management facilities operating within the site. Contains B1, B2 and B8 uses. Currently identified as an employment area (EMP.15) in the adopted St Albans District Local Plan.</p>	 <p style="font-size: small;">© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://qisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	AMBER	9.9 acres (4.02ha).
Access:	GREEN	Via the B5378 (Napsbury Lane).
Groundwater:	GREEN	Situated in groundwater source protection zone 3.

Key Planning Issues: Adjacent to housing along the northern and western boundaries. The East Midland mainline forms the western boundary. Verulam Golf Course is within 150m of the employment land area to the east of the A1000 (Great North Road). Situated approximately 400m to the east of Sopwell Conservation Area. Adjacent to the North Orbital Fields local wildlife site (68/051).

Public Bridleway Number 58 runs along the southern boundary of the employment land area. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

Due to the site's location in groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Situated on the edge of the Ver Colne River Valley Landscape Character Area.

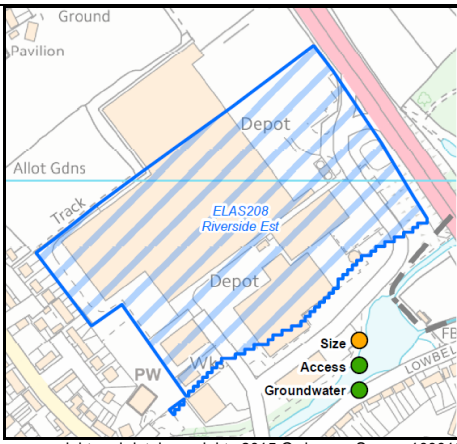
The site is an existing industrial use with easy access on to A414 which is a primary route. The Highway authority has no fundamental objection for Industrial type of employment since the site is not accessible by sustainable modes of transport not suited for a B1 type of employment use.

In addition to the Hertfordshire Waste Local Plan, the St Albans District Local Plan Review 1994 (adopted November 1994) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 3 and a Transport Assessment should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS208 Riverside Estate (Inset Map 032)

<p>Site Address: Riverside Estate, Lowbell Lane, London Colney.</p> <p>Location: An established employment area located on the edge of London Colney, bordering the A1081 (London Colney By-Pass).</p> <p>Planning Status: There are currently no waste management facilities operating within the site. Contains B1, B2 and B8 uses. Currently identified as an employment area (EMP.18) in the adopted St Albans District Local Plan.</p>	
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Traffic Light Ranking:

Size:	AMBER	18.8 acres (7.61ha).
Access:	GREEN	Via the A1081 (London Colney by Pass).
Groundwater:	GREEN	Partly situated in groundwater source protection zone 3.

Key Planning Issues: Allotment gardens and a recreation ground are located to the north, whilst residential is located to the west and south. The A1081 (London Colney by Pass) runs along the site's eastern boundary.

Within 100m to the north of the River Colne, NE of Broad Colney Lakes Nature Reserve (77/046).

Adjacent to the London Colney Conservation Area and within 50m of the grade II listed St. Peters Church. Within 100-200m of other grade II listed buildings that are within the Conservation Area.

Borders an area situated in flood zones 2 and 3.

Public Footpath Number 12 runs along the northern boundary of the employment land area. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

As the site is partly situated within groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Situated on the edge of the Vale of St Albans Landscape Character Area.

The site is on the A1081 between Bell Roundabout and London Colney Roundabout. The site is an existing industrial site with a number of HGV movements. However, as an employment site it is not easily accessible by other modes of transport to car.

In addition to the Hertfordshire Waste Local Plan, the St Albans District Local Plan Review 1994 (adopted November 1994) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in

relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

11.0 Index of ELAS in Stevenage Borough

ELAS037 Gunnelswood Road Employment Area (Inset Map 033)

<p>Site Address: Gunnelswood Road Employment Area, Gunnelswood Road, Stevenage.</p> <p>Location: A large and established employment area located within Stevenage, adjacent to the A1(M) and partly adjacent to the East Coast Mainline.</p> <p>Planning Status: There are a number of waste management uses that occupy both sites. These include a metal recycling facility, end of life vehicle facilities, waste transfer stations and a district council depot, The employment land contains B1, B2 and B8 uses. Currently identified as an employment area in the adopted Stevenage District Plan.</p>	<p>© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://qisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	GREEN	3/4/5: 125.6 acres (50.83ha), 3/5: 96.1 acres (38.91ha).
Access:	AMBER	There are various access points that lead into the employment area.
	GREEN	
Groundwater:	RED	Area 3/4/5 is situated within groundwater source protection zones 1, 2 and 3. Area 3/5 is not located within a groundwater source protection zone.
	AMBER	
	GREEN	

<p>Key Planning Issues: Adjacent to housing and further employment uses. Located to the west of Stevenage Leisure Park, Stevenage station and the Town Centre. Within 200m of nursery and infants schools to the north. The East Coast mainline railway forms part of the eastern boundary and the A1(M) runs along the western boundary. If the Stevenage West development goes ahead in the future, this will bring residential development closer to the north-western part of the ELAS than is currently the case.</p> <p>Within 100m of the Garston Meadow and Warren Springs local wildlife sites (29/020 and 29/030). Within 400m to the south of Symonds Green local wildlife site (21/022). Monks Wood West local wildlife site (29/034) is 320m to the east, Elder Way Flood Meadow local wildlife site (29/065) is 200m to the east, and Six Hills Common local wildlife site (29/042) is 280m to the east. Knebworth Woods Site of Special Scientific Interest (29/030/01) is also immediately adjacent to the west of the A1(M) within 100m of the site (Watery Grove).</p> <p>Contains the John Lewis Warehouse and the Broomin Green Farmhouse grade II listed buildings. Within 200m of the Oakfield Farm Barn grade II listed building and within 600m of the Old Stevenage Conservation Area situated to the east of the East Coast mainline railway. Symonds Green Conservation Area is situated approximately 100m to the north. The grade II* registered historic park and garden of Knebworth is within 600m to the south.</p> <p>Within 300m of the designated scheduled monument of The Six Hills Roman Barrows</p>
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(SM27904).

Contains The Six Hills area of archaeological significance and within 300m to the south of the Symonds Green area of archaeological significance.

Located to the west of an area in flood zones 2 and 3.

There are no public rights of way through the site.

In areas located within groundwater source protection zone 1, only enclosed waste transfer stations and materials recovery facilities that handle dry recyclables would be acceptable, along with enclosed inert waste recycling facilities. No other potential uses that may generate a leachate or liquor, which poses a risk to groundwater resources would be appropriate. In areas located within groundwater source protection zone 2, other potential uses will require additional mitigation measures to prevent contamination of groundwater. Additional mitigation measures may be required for potential uses located within the remaining areas of the ELAS that are situated within groundwater source protection zone 3. This is in accordance with the General ELAS Waste Brief.

Situated on the edge of the Almshoe Plateau and Knebworth Parkland Landscape Character Areas.

This area is an established employment area with links to key strategic road and rail links, although there are excessive queues approaching Gunnels Wood roundabout as well as congestion on key junctions during peak periods. Appropriate travel planning measures needs to put in place to mitigate transport impacts.

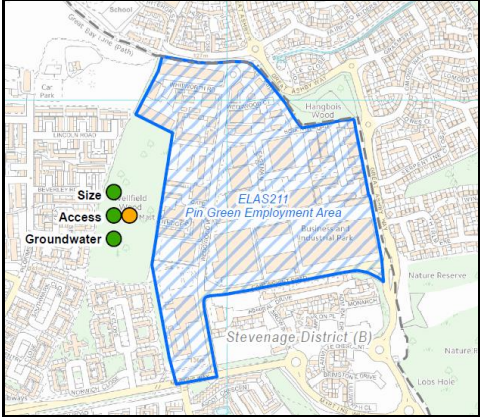
In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Stevenage District Plan Second Review 1991-2011 (adopted December 2004);
- The Interim Planning Policy Statement for Stevenage (April 2012);
- The Gunnels Wood Area Action Plan, Pre-Submission Consultation version (January 2010).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, a desk based Archaeological Impact Assessment, mitigation measures for groundwater source protection zones 1, 2 and 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS211 Pin Green Employment Area (Inset Map 034)

<p>Site Address: Pin Green Employment Area, A1072 (Martins Way), Stevenage.</p> <p>Location: An established employment area located on the edge Stevenage, adjacent to Great Ashby.</p> <p>Planning Status: There are currently no waste management facilities operating within the site. Contains B1, B2 and B8 uses. Currently identified as an employment area (E2/2) in the adopted Stevenage District Plan.</p>	 <p style="font-size: small;">© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://gisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	GREEN	58.8 acres (23.8ha).
Access:	AMBER	Via the A1072 (Martins Way and Cartwright Road).
	GREEN	
Groundwater:	GREEN	Situated in groundwater source protection zone 3.

Key Planning Issues: Adjacent to housing. Cartwright Road partly runs along the southern boundary and Great Ashby Way runs along the eastern boundary.

Adjacent to Wellfield Wood and Pryor's Wood/Box Wood/Lob's Hole Spring local wildlife sites (22/005 and 22/006). Within 200m of Exeter Close local wildlife site (22/036). Martins Wood local wildlife site (22/004) is 150m to the south, Claypithills Spring Wood local wildlife site (22/007) is 80m to the east, and Brooches Wood local wildlife site is 300m to the north. Exeter Close, a wildlife site for protected species is within 150m and is also adjacent to Hangbois Wood, which is of local value, is located to the north.

Within 400m to the north of Martin's Wood area of archaeological significance.

Public Footpath Numbers 13a and 91 partly run along the eastern and western boundaries. Public Bridleway Number 19 partly runs along the northern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

Due to the site's location in groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Proposals should take consideration of congestion issues during peak periods. Appropriate travel planning measures needs to put in place to mitigate transport impacts.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

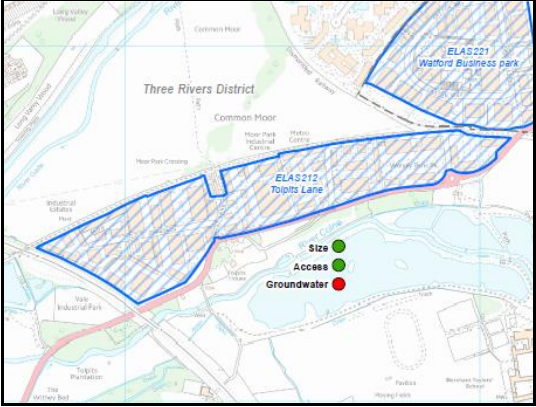
- The Stevenage District Plan Second Review 1991-2011 (adopted December 2004);
- The Interim Planning Policy Statement for Stevenage (April 2012).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, a desk based Archaeological Impact Assessment, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

12.0 Index of ELAS in Three Rivers District

ELAS212 Tolpits Lane (Inset Map 036)

<p>Site Address: Tolpits Lane Employment Land, Tolpits Lane, Watford.</p> <p>Location: An established employment area situated between Watford, Northwood and Rickmansworth.</p> <p>Planning Status: There are currently no waste management facilities operating within the site. Contains B1 and B2 uses. Currently identified as an employment area (E(b): Tolpits Lane) in the adopted Three Rivers Site Allocations Development Plan Document.</p>	 <p style="font-size: small;">© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://qisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	GREEN	54.8 acres (22.2ha).
Access:	GREEN	Via Tolpits Lane.
Groundwater:	RED	Situated in groundwater source protection zone 1.

Key Planning Issues: The West Coast mainline railway run's along the western boundary and housing is within 500m to the south. Further employment uses are located to the north. A dismantled railway (Ebury Way) runs along the northern boundary.

Adjacent to Hamper Mill Lakes local wildlife site (89/004) to the south and within 200m of Withey Beds local wildlife site (89/006) situated to the southwest. Adjacent to the Croxley Common Moor Site of Special Scientific Interest (SSSI) and local nature reserve to the north (89/002) and Tolpits Lane Gravel Pits (89/016) are 180m to the west. A disused railway of local ecological value forms the boundary of the northern edge with the SSSI.

Adjacent to a site of archaeological interest and within 100m of the grade II listed buildings of Tolpits House and Little Tolpits Cottage.

Located approximately 400m to the north of the designated scheduled monument of the Manor of the More (SM29381).

The River Colne is close to the southern boundary and borders an area situated within flood zones 2 and 3 to the south and partly to the north.

Public Footpath Number 17 is adjacent to the northern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

Due to the site's location in groundwater source protection zone 1, only enclosed waste transfer stations and materials recovery facilities that handle dry recyclables would be acceptable, along with enclosed inert waste recycling facilities. No other potential uses that may generate a leachate or liquor, which poses a risk to

groundwater resources would be appropriate. This is in accordance with the General ELAS Waste Brief.

Situated on the edge of the Croxley Moor Landscape Character Area.

It should be noted that if this site was to be developed in connection with ELAS221 Watford Business Park, an elongated traffic route would be required along the A412, Rickmansworth Town Centre and the A415 Tolpits Lane. These routes are already congested at peak hours.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

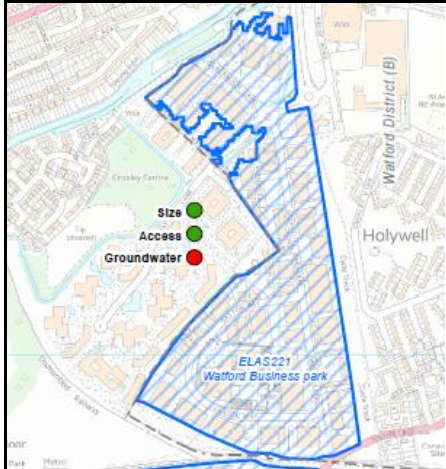
- The Three Rivers Core Strategy (adopted October 2011);
- The Three Rivers Development Management Policies Local Development Document (adopted July 2013);
- The Three Rivers Site Allocations Local Development Document (adopted November 2014).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, a desk based Archaeological Impact Assessment, mitigation measures for groundwater source protection zone 1 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

13.0 Index of ELAS in Watford Borough

ELAS221 Watford Business Park (Inset Map 036)

<p>Site Address: Watford Business Park, Ascot Road, Watford.</p> <p>Location: An established employment area situated on the edge of Watford.</p> <p>Planning Status: A waste management station currently operates from Caxton Way. Contains B1 and B2 uses. Currently identified as an employment area (E1) in the adopted Watford District Plan.</p>	
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Traffic Light Ranking:

Size:	GREEN	64.5 acres (26.13ha).
Access:	GREEN	Via Ascot Road.
Groundwater:	RED	Situated in groundwater source protection zone 1.

Key Planning Issues: Adjacent to further employment uses to the west and south and within 100m of housing to the east. Further housing is situated to the west and northwest.

Within 200m to the south of Ascot Road Scrub local wildlife site (83/048).

Partly borders an area in flood zones 2 and 3.

Partly located within Area of Search A for local authority collected organic waste recovery.

There are no public rights of way through the site.

Due to the site's location in groundwater source protection zone 1, only enclosed waste transfer stations and materials recovery facilities that handle dry recyclables would be acceptable, along with enclosed inert waste recycling facilities. No other potential uses that may generate a leachate or liquor, which poses a risk to groundwater resources would be appropriate. This is in accordance with the General ELAS Waste Brief.

Vehicles enter this site from the adjacent Ascot Road off the A412 Rickmansworth Road. It will be accessible via the Croxley Rail Link when the new station at Ascot Road opens in 2016. If this site was to be developed in connection with ELAS212 Tolpits Lane an elongated traffic route would be required along the A412, Rickmansworth Town Centre and the A4145 Tolpits Lane. These routes are already congested at peak hours. There is no road access across Tolpits Lane between the two sites.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents

should also be taken into consideration:

- The Watford District Plan 2000 (adopted December 2003);
- The Watford Local Plan Part 1-Core Strategy (adopted January 2013).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 1 and a Transport Assessment should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS213 Odhams and Sandown and ELAS 214 Greycaine (Inset Map 037)

Site Address: Odhams and Sandown Industrial Estate and Greycaine Industrial Estate, Bushey Mill Lane Watford.

Location: An established employment area situated in the centre of Watford, adjacent to the Abbeyline branch railway and the A41.

Planning Status: There are currently no waste management facilities operating within either ELAS. Contains B1 and B2 uses. Both ELAS are currently identified as employment areas (E6a and E6b) in the adopted Watford District Plan.



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Traffic Light Ranking:

Size:	AMBER	ELAS213: 11.6 acres (4.73ha).
	GREEN	ELAS214: 31 acres (12.55ha).
Access:	GREEN	Via Bushey Mill Lane.
Groundwater:	AMBER	Both ELAS are situated in groundwater source protection zone 2.

Key Planning Issues: Further employment uses are located to the south of ELAS213 and an ASDA supermarket is located to the north. ELAS213 is adjacent Parkgate Infant School and housing is situated to the south and west. Further housing is situated to the east of ELAS214. The Abbeyline branch railway from Watford Junction to St Albans Abbey runs along the eastern boundary of ELAS213 and the western boundary of ELAS214.

Located within Area of Search A for local authority collected organic waste recovery.

Access to ELAS213 is via Odhams Trading Estate and access to ELAS214 is via Bushey Mill Lane.

There are no public rights of way through either ELAS.

Due to both ELAS being located within groundwater source protection zone 2, potential uses other than enclosed waste transfer stations and materials recovery facilities that handle dry recyclables, along with enclosed inert waste recycling facilities, will require additional mitigation measures to prevent contamination of groundwater. This is in accordance with the General ELAS Waste Brief.

The ELAS are an existing industrial/commercial area east of the Abbey Line railway. Vehicles enter from Bushey Mill Lane which links the A412 St Albans Road to the west and A4008 Stephenson Way (and M1 junction 5) to the east. It should be noted that The Dome Roundabout was highlighted as congested at peak hours in the Watford Congestion Study. Investigative work being carried out in 2012/13 to consider if the traffic light patterns can be altered to improve flow with a focus on the A41 (same side as the Sandown site) junction with the Dome Roundabout.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

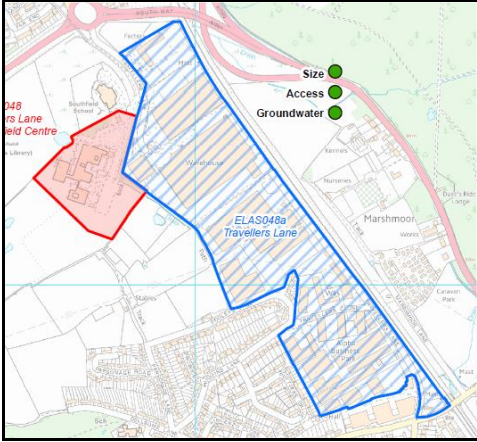
- The Watford District Plan 2000 (adopted December 2003);
- The Watford Local Plan Part 1-Core Strategy (adopted January 2013).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 1 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within these ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

14.0 Index of ELAS in Welwyn Hatfield Borough

ELAS048a Travellers Lane (Inset Map 038)

<p>Site Address: Travellers Lane Employment Land, Travellers Lane, Hatfield.</p> <p>Location: The site is an established employment area between Hatfield and Welham Green, bordering the East Coast Mainline railway.</p> <p>Planning Status: A metal recycling facility is accessed within the ELAS off Travellers Lane. Contains B1, B2 and B8 uses. Currently identified as an employment area (EA8) in the adopted Welwyn Hatfield District Plan.</p>	 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://qisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	GREEN	69.4 acres (28.09ha).
Access:	GREEN	Via Travellers Lane-north and south.
Groundwater:	GREEN	Partly situated in groundwater source protection zone 3.

Key Planning Issues: Partly located on the edge of the Metropolitan Green Belt and is adjacent to The East Coast mainline, which runs along the site's eastern boundary. Housing is adjacent to the western and southern boundaries and further housing is located approximately 150m to the north and within 100m to the east. Southfield School is located approximately 100m to the west.

Adjacent to North of Parsonage Road local wildlife site (69/040) and within 100m of Marshmoor Lane Grassland Strip local wildlife site (69/038) situated to the east of the East Coast mainline. Within 150m to the north of Grassland nr Butterfield Cottage local wildlife site (69/007) and is also within 225m to the west of Southway road verge local wildlife site (69/046). Millward's Park local wildlife site is also within 250m to the east. Roads separate these sites from the ELAS, which includes a small boundary strip of woodland along Dixons Hill Road.

Hatfield House, a grade I listed building is located approximately 1 mile to the northeast and its associated grade I listed registered historic park and garden is within 200m of the employment land area to the east of the A1000 (Great North Road).

Located within Area of Search C for local authority collected waste treatment and transfer.

Public footpath number 20 runs south along Travellers Lane. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

Due to the site's partial location in groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Situated on the edge of the Mimms Hall Valley, Hatfield Park and Potters Bar

Parklands Landscape Character Areas. Located within the Watling Chase Community Forest.

The northern part of the site is served from a roundabout off Travellers Lane with A1001 South Way. This access also serves AS048 New Barnfield and there would be a need in any Transport Assessment to consider the combined impact. The site has good access to the strategic road network. The southern part of the site is served from an access onto Dixons Hill Road which links with the A1001. Traffic should be directed to the A1001, away from the residential properties in Welham Green.

In addition to the Hertfordshire Waste Local Plan, The Welwyn Hatfield District Plan 2005 (adopted April 2005) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

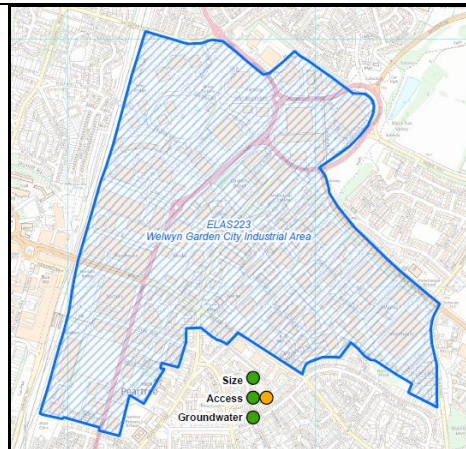
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS223 Welwyn Garden City Industrial Area (Inset Map 039)

Site Address: Welwyn Garden City Industrial Area, Black Fan Road, Welwyn Garden City.

Location: The site is an established employment area in the centre of Welwyn Garden City.

Planning Status: A district council depot, a waste transfer station and a metal recycling facility are located within the site. Contains B1, B2 and B8 uses. Currently identified as an employment area (EA1) in the adopted Welwyn Hatfield District Plan.



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Traffic Light Ranking:

Size:	GREEN	368.2 acres (149.02ha).
Access:	AMBER	There are various access points that lead into the employment area.
Groundwater:	GREEN	Situated in groundwater source protection zone 3.

Key Planning Issues: Adjacent to Welwyn Garden City station. The East Coast mainline runs along the site's western boundary and housing is situated to the north, east and west. Schools are located to the south and east. Welwyn Garden City Town Centre is within 100m of the employment land area to the west of the East Coast mainline railway. Housing is adjacent to the northern, eastern and southern boundaries. Further housing is located within 100m to the west. Prior notification

applications for the change of use of a number of buildings to residential within ELAS223 have been received by the borough council.

Within Watch Mead Disused Railway local wildlife site (58/054) and is adjacent to Blackfan Valley, Bushey Lees and Twentieth Mile Bridge Allotments local wildlife sites (58/039, 58/043/0139 and 57/055). The ELAS also includes small strips of woodland and these are locally valuable given the otherwise entirely developed nature of the area.

Adjacent to area of archaeological significance AAS15 and within 100m of areas of archaeological significance AAS13 and AAS30.

The former Shredded Wheat factory and the Roche Products factory grade II listed buildings are located within the employment land area. Welwyn Garden City Conservation Area is within 100m of the employment land area to the west of the East Coast mainline railway.

Located within Area of Search B for local authority collected organic waste recovery.

The Broadwater Road West Supplementary Planning Document covers the south west corner of the employment area between the B195 (Bridge Road) and the A1000 (Broadwater Road).

Byway Number 10 and Bridleway Numbers 10 and 60 run through the ELAS. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered.

Due to the site's location in groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Partly situated on the edge of the Welwyn Fringes Landscape Character Area.

The impact on existing traffic generation on Bridge Road/Broadwater Road and Mundells gyratory would need to be considered along with the neighbouring town centre.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Welwyn Hatfield District Plan 2005 (adopted April 2005);
- The Broadwater Road West Supplementary Planning Document (adopted December 2008).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments, impacts on heritage assets, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

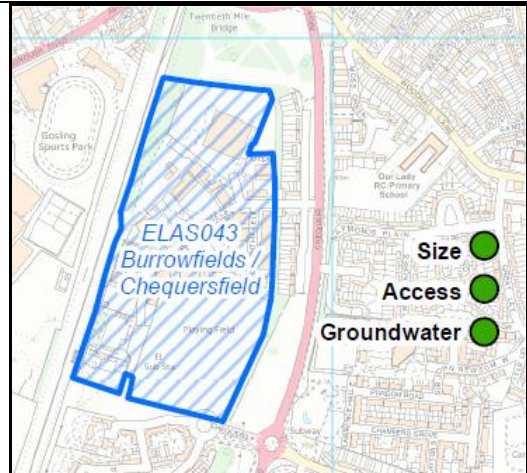
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS043 Burrowfields/Chequersfield (Inset Map 039)

Site Address: Burrowfields/Chequersfield Industrial Estate, A1000 (Chequers), Welwyn Garden City.

Location: The site is an established employment area in Welwyn Garden City, bordering the East Coast Mainline railway.

Planning Status: A waste transfer station and bailing facility is located at numbers 50-52 and a banded storage facility for non-hazardous liquid waste is located at number 34. Contains B1 and B2 uses. Currently identified as an employment area (EA2) in the adopted Welwyn Hatfield District Plan.



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Traffic Light Ranking:

Size:	GREEN	40.5 acres (16.42ha).
Access:	GREEN	Via the A1000 (Chequers).
Groundwater:	GREEN	Partly situated in groundwater source protection zone 3.

Key Planning Issues: The East Coast mainline runs along the site's western boundary and housing is situated to the south and east. A primary school is located approximately 300m to the east. Recreational uses including Gosling Sports Park are located within 200m to the west.

Includes and is bordered by strips of woodland, which are of local ecological value to the ELAS.

Lies to the west of area of archaeological significance AAS31 and to the east of area of archaeological significance AAS11. Both areas note Iron Age and Roman Occupation. Archaeological remains have been recorded around the site, the southern part of which may have undisturbed in the modern period. Therefore, any surviving archaeological remains could survive.

Within 300m of the Welwyn Garden City Conservation Area.

Partly located within a historic landfill site, which includes the former Mater Dei playing field.

Located within Area of Search B for local authority collected organic waste recovery.

Public Footpath Number 67 runs to the south. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

Due to the site's partial location in groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

The current industrial uses on the site are served from Burrowfields, which also serves a number of residential properties. Any development on the vacant southern part of the site should be served from the existing roundabout in Chequersfield which can accommodate HGV movements. If the site continues to be served by two

separate accesses, consideration should be given to providing at minimum a cycle/footway link between the two sites. In addition to the Hertfordshire Waste Local Plan, The Welwyn Hatfield District Plan 2005 (adopted April 2005) should be taken into consideration, particularly Policy EMP7, which requires the Mater Dei playing field to be developed in accordance with a development brief, which is to be agreed by the borough council.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to a desk based Archaeological Impact Assessment, impacts on heritage assets, a Landfill Gas Assessment, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

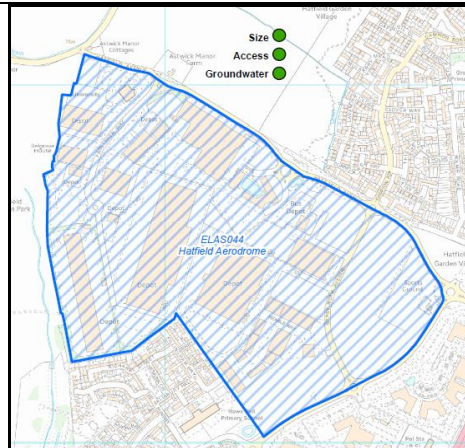
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS044 Hatfield Aerodrome (Inset Map 040)

Site Address: Hatfield Business Park, Mosquito Way, Hatfield.

Location: The site is a newly established employment area on the former BAe Hatfield Aerodrome site, situated to the northwest of Hatfield.

Planning Status: There are currently no waste management facilities operating within the site. Contains B1, B2 and B8 uses. Currently identified as an employment area (EA6) in the adopted Welwyn Hatfield District Plan.



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Traffic Light Ranking:

Size:	GREEN	168.4 acres (68.15ha).
Access:	GREEN	Via Hatfield Avenue and the A1001 (Comet Way).
Groundwater:	GREEN	Predominantly situated in groundwater source protection zone 3.

Key Planning Issues: Partly located on the edge of the Metropolitan Green Belt and is adjacent to Howe Dell Primary School which is located to the southwest. Further B1 (office) employment uses are situated to the southeast and housing is located to the southwest and north east.

Adjacent to area of archaeological significance AAS12 and within 300m of the grade II listed Astwick Manor, which is situated within area of archaeological significance AAS16. Situated within 500m to the east of the former Harpsfield Hall (HER11536).

The grade II* listed former BAe Flight Test Hangar is located approximately 200m to the southwest and the grade II listed former de Havilland Administration Block, Canteen and Gatehouse are situated approximately 300m to the south. All these

structures were connected to the site's former use as an aircraft factory.

Located within Area of Search C for local authority collected waste treatment/transfer.

Public Footpath Number 69 runs along Hatfield Avenue to the north. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through the site.

In areas located within groundwater source protection zone 2, potential uses other than enclosed waste transfer stations and materials recovery facilities that handle dry recyclables, along with enclosed inert waste recycling facilities, will require additional mitigation measures to prevent contamination of groundwater. Additional mitigation measures may be required for potential uses located within the remaining areas of the ELAS that are situated in groundwater source protection zone 3. This is in accordance with the General ELAS Waste Brief.

Situated on the edge of the de Havilland Plain Landscape Character Area.

ELAS044 is covered by the Hatfield Aerodrome SPG and levels of traffic from the site are set out in relation to a measure of the Units of Development (UD) that are permitted on the site. Any proposals that led to a change in the type of number of Units of UD would need to be supported by a Transport Assessment which looked at the impact on the site junctions particularly with Comet Way and St Albans Road West. The road layout accommodates HGV movements.

In addition to the adopted Hertfordshire Waste Local Plan, the following documents should also be taken into consideration:

- The Welwyn Hatfield District Plan 2005 (adopted April 2005), particularly Section 14: Hatfield Aerodrome Site;
- The Hatfield Aerodrome Supplementary Planning Guidance (adopted November 1999).

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, a desk based Archaeological Impact Assessment, impacts on heritage assets, mitigation measures for groundwater source protection zones 2 and 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS224 Great North Road (Inset Map 041)

<p>Site Address: Great North Road Employment Area, Great North Road, Hatfield.</p> <p>Location: The site is an established employment area in Hatfield, bordering the East Coast Mainline railway.</p> <p>Planning Status: There are currently no waste management facilities operating within the site. Contains B1 and B2 uses. Currently identified as an employment area (EA3) in the adopted Welwyn Hatfield District Plan.</p>	<p style="font-size: small;">© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://gisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	AMBER	9.7 acres (3.96ha).
Access:	GREEN	Via the (Great North Road).
Groundwater:	GREEN	Predominantly situated in groundwater source protection zone 3. A small portion of the northern part of the ELAS is located within groundwater source protection zone 2.

Key Planning Issues: The East Coast mainline runs along the eastern boundary. Adjacent to housing and Birchwood Leisure Centre with associated playing field to the west. Further housing is within 100m to the east of the East Coast mainline railway. Oldings Corner Retail Park is located within 150m to the northwest. A prior notification application for the change of use of Steele House to residential within ELAS224 has been approved.

Although separated by the A414, Stanborough Reedmarsh local nature reserve (57/004) is situated approximately 350m to the north and wood south of Woodhall Farm local wildlife site (57/034) is situated 300m to the north.

Adjacent to the grade II listed Wrestlers PH. The grade I registered historic park and garden of Hatfield House is within 500m to the south-east.

Located within Area of Search C for local authority collected waste treatment and transfer.

There are no public rights of way through the site.

In accordance with the General ELAS Waste Brief, in areas located within groundwater source protection zone 2, potential uses other than enclosed waste transfer stations and materials recovery facilities that handle dry recyclables, along with enclosed inert waste recycling facilities, will require additional mitigation measures to prevent contamination of groundwater. Additional mitigation measures may be required for potential uses located within the remaining areas of the ELAS that are situated in groundwater source protection zone 3.

Situated on the edge of the Middle Lea Valley West Landscape Character Area.

This area is already in employment use and links directly with the A414. The Highway

Authority has no fundamental objection for Industrial type of employment.

In addition to the Hertfordshire Waste Local Plan, The Welwyn Hatfield District Plan 2005 (adopted April 2005) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zones 2 and 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

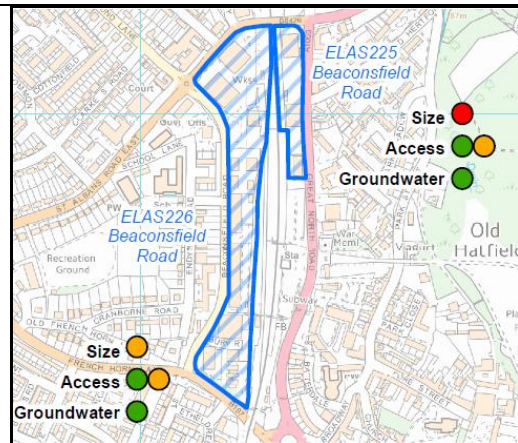
Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS225 and ELAS226 Beaconsfield Road (Inset Map 041)

Site Address: Beaconsfield Road
Employment Area, Great North Road/
Beaconsfield Road, Hatfield.

Location: Both ELAS are established employment areas in Hatfield, bordering the East Coast Mainline railway.

Planning Status: There are currently no waste management facilities operating on either ELAS. Contains B1 and B2 uses. Both ELAS are currently identified as an employment area (EA4) in the adopted Welwyn Hatfield District Plan.



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Traffic Light Ranking:

Size:	RED	ELAS225: 2.3 acres (0.94ha).
	AMBER	ELAS226: 9.8 acres (3.98ha).
Access:	AMBER	ELAS225 is via the A1000 (Great North Road) and
	GREEN	ELAS226 is via Beaconsfield Road.
Groundwater:	GREEN	Situated in groundwater source protection zone 3.

Key Planning Issues: Both ELAS225 and 226 are adjacent to housing and are both adjacent to Hatfield Station. The rail and bus station entrance is adjacent to ELAS225. The East Coast mainline runs along the western boundary of ELAS225 and the eastern boundary of ELAS226. ELAS226 is also within 100m to the east of Countess Anne Primary School. Prior notification applications for the change of use of two buildings within ELAS225 to residential have been received by the borough council.

Home Park, Hatfield Estate local wildlife site is situated 250m to the east, although the urban area of Old Hatfield separates this between the ELAS and the local wildlife site.

ELAS225 is adjacent to the grade II listed Red Lion PH and North Place and both ELAS are within 150m of the grade II listed entrance gates and statue that lead to the grade I listed Hatfield House and its grade I registered historic park and garden.

Both ELAS are within 200m of area of archaeological significance AAS17 and within 100m of the Old Hatfield Conservation Area. The grade I registered historic park and garden of Hatfield House is within 150m to the east.

Located within Area of Search C for local authority collected waste treatment and transfer.

There are no public rights of way through the site through ELAS225. Public Footpath Number 7 runs through ELAS226. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered.

Due to both ELAS located within groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

ELAS225 is well placed for access to the public transport network, with some direct access to the main road network and is linked to ELAS226. ELAS226 is well placed for access to the public transport network, however given the nature of the current parking arrangements and the manoeuvrability for HGV any proposal would have to consider access arrangements within the Transport Assessment. This area is linked to ELAS225.

In addition to the Hertfordshire Waste Local Plan, The Welwyn Hatfield District Plan 2005 (adopted April 2005) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to impacts on heritage assets, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zones 2 and 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within these ELAS. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

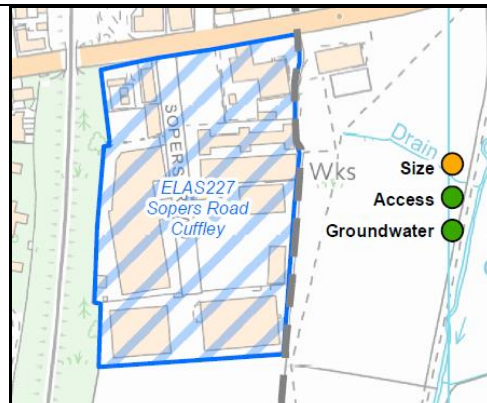
Due to the size of ELAS225, large scale waste management facilities would not be acceptable.

ELAS227 Sopers Road, Cuffley (Inset Map 042)

Site Address: Sopers Road Industrial Estate, Station Road, Cuffley.

Location: An established employment area in Cuffley, bordering the East Coast Mainline railway.

Planning Status: There are currently no waste management facilities operating within the site. Contains B1 and B2 uses. Currently identified as an employment area (EA9) in the adopted Welwyn Hatfield District Plan.



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Traffic Light Ranking:

Size:	AMBER	9.4 acres (3.82ha).
Access:	GREEN	Via the B156 (Station Road).
Groundwater:	GREEN	Not situated within a groundwater source protection zone.

Key Planning Issues: Partly located on the edge of the Metropolitan Green Belt. Cuffley station is situated within 150m to the north. The mainline railway runs along the site's eastern boundary and housing is situated to the north and west. A school is within 350m to the southwest and Cuffley Youth & Community Centre is situated approximately 100m to the northwest. A prior notification application for the change of use of Everest House to residential within ELAS227 has been approved.

Adjacent to an area of rough grassland and scrub to the east and wooded railway embankment to the west, both of which are locally valuable ecologically. There is also a small drain leading into the Cuffley Brook to the east. Cuffley Station Embankment local wildlife site (80/010) is located within 200m to the north.

Public Footpath Number 24 runs near to the eastern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief may need to be considered. There are no public rights of way through the site.

As the ELAS is not located within a groundwater source protection zone, no additional mitigation measures will be required to prevent contamination to groundwater.

Situated on the edge of the Cheshunt Common Landscape Character Area.

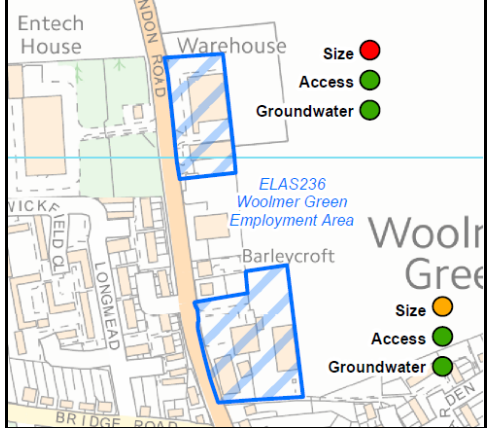
This area is already in employment use and links with B156 Station Road. The Highway Authority has no fundamental objection for industrial type of employment similar to those already on the site, all traffic to the site has to travel either through Cuffley or Goffs Oak before reaching the primary route network.

In addition to the Hertfordshire Waste Local Plan, The Welwyn Hatfield District Plan 2005 (adopted April 2005) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to wildlife sites, desk based Archaeological Impact Assessments, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Transport Assessment should include an assessment of the potential for air pollution from waste transport to affect the Wormley Hoddesdon Park SAC. If an application for a thermal treatment facility is submitted, an Air Quality Assessment should also be submitted to assess the potential for air pollution from the thermal treatment facility to affect the Lee Valley SPA/Ramsar site and the Wormley Hoddesdon Park Woods SAC site. The Archaeological Desk Based Assessment should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.

ELAS236 Woolmer Green Employment Area (north and south) (Inset Map 043)

<p>Site Address: Woolmer Green Employment Area, London Road, Woolmer Green.</p> <p>Location: A non-designated established employment area in Woolmer Green Cuffley, fronting the B197 London Road.</p> <p>Planning Status: There are currently no waste management facilities operating within the site. Contains B1 and B2 uses.</p>	 <p>© Crown copyright and database rights 2015 Ordnance Survey 100019606. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. http://gisinfo.hertsdirect.org/os/copyright.htm.</p>
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Traffic Light Ranking:

Size:	RED	North: 1.3 acres (0.54ha).
	AMBER	South: 2.1 acres (0.85ha).
Access:	GREEN	Via the B197 (London Road).
Groundwater:	GREEN	Situated within groundwater source protection zone 3.

Key Planning Issues: The B197 (London Road) runs along the site's western boundaries and the East Coast mainline is within 200m to the west and housing is situated to the south and west. Monread Lodge Nursing Home is located approximately 200m to the north and another nursing home is located to the north of the southern area.

Adjacent to area of archaeological significance AAS35 (situated to the west of the East Coast mainline and within 250m of area of archaeological area AAS34).

Public Footpath Number 2 partly runs along the southern boundary. Screening for proposed waste management facilities in line with the key planning issue outlined in the General ELAS Waste Brief should be considered. There are no public rights of way through either site.

Due to the site's location in groundwater source protection zone 3, additional mitigation measures may be required to prevent contamination to groundwater.

Located within the Datchworth Settled Slopes Landscape Character Area.

This site has direct access to the B197; however traffic would have to pass through the residential settlements of Knebworth or Woolmer Green. Any intensification in the number of HGV movements should be resisted.

In addition to the Hertfordshire Waste Local Plan, The Welwyn Hatfield District Plan (adopted April 2005) should be taken into consideration.

Detailed Assessments Required: The detailed assessments outlined in the General ELAS Waste Brief that relate to a desk based Archaeological Impact Assessment, mitigation measures for groundwater source protection zone 3 and a Transport Assessment, should therefore be considered in relation to waste related planning applications submitted within this ELAS. The Archaeological Desk Based Assessment

should also consider the potential for as yet unknown heritage assets.

Other detailed assessments outlined in the General ELAS Waste Brief should also be considered where appropriate.