

Appendix C - Lists and maps by district showing:

- Preferred site allocations
- Areas of search
- Safeguarded sites
- Sites considered unsuitable

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Appendix C - Broxbourne

Preferred Site Allocations						
District	Site	Map	ID No	Comments	Source	
Broxbourne	Hoddesdon Quarry	1	HPO 001	Existing landfill within the Green Belt. Suitable for temporary inert waste recycling related to the landfill restoration. Subject to continued protection of adjacent Scheduled Ancient Monument, highways impacts and landscape impacts.	Existing site/Industry	
Broxbourne	New Ford Road/ Britannia Road	2	HPO 002	Existing Waste Transfer Station and Material Recovery Facility within an existing business park. Safeguard the existing use. May be potential for co-location of other waste facilities subject to vacant plots turnover.	Existing site/Industry	

Areas of Search (designated Employment land to be considered against WCS Policy 3)						
District	Site	Map	ID No	Comments	Source	
Borough of Broxbourne Local Plan Review 1994	Britannia Rd/Eleanor Cross Rd/Station approach/New Ford Rd/Trust Rd, Waltham Cross	2	ELAS 159	Existing site. Employment, general industry, storage and distribution uses.	Local Plan	
Borough of Broxbourne Local Plan Review 1994	Essex Road, Pindar Road	5	ELAS 161	Existing manufacturing, storage, distribution and recycling uses.	Local Plan	
Borough of Broxbourne Local Plan Review 1994	Rye Rd/Plumpton Rd, Hoddesdon	5	ELAS 162	Existing site. Small business and industrial units.	Local Plan	
Borough of Broxbourne Local Plan Review 1994	Waltham Cross (Station Approach)	2	ELAS 159		Local Plan	

Safeguarded Sites (Existing Facilities)

District	Site	Map	ID No	Comments	Source
Broxbourne	Charlton Mead Lane, Hoddesdon	3	SA 051	Waste Recycling & Transfer Station.	HCC
Broxbourne	Council Depot - Broxbourne (Fairways)	4	SA 052	District Council Depot.	HCC
Broxbourne	Essex Road, Hoddesdon	3	SA 054	Waste Transfer Station.	HCC
Broxbourne	Global House, Geddings Road, Hoddesdon	5	SA 055	Receipt, transfer and dispatch of asbestos.	HCC
Broxbourne	H Dent & Sons, Wharf Road, Wormley	6	SA 056	Waste transfer.	Environment Agency
Broxbourne	Hoddesdon Quarry, Cock Lane, Hoddesdon	1		Landfill (inert waste).	HCC
Broxbourne	HWRC Hoddesdon (Pindar Road)	5	SA 057	Household Waste Recycling Centre (HWRC).	HCC
Broxbourne	HWRC Turnford (Brookfield Farm)	4	SA 058	Household Waste Recycling Centre (HWRC).	HCC
Broxbourne	New Ford Road/Britannia Road	2		Waste Transfer Station.	HCC

Sites considered unsuitable for waste uses

District	Site	Map	ID No	Comments	Source
Borough of Broxbourne Local Plan Review 1994	Hertford Road Hoddesdon			Existing site. Employment area covers the site of a single occupier - Merck, Sharp and Dhome.	Local Plan
Borough of Broxbourne Local Plan Review 1994	Park Plaza key site (land south of the proposed Cheshunt link road) Waltham Cross			Site in two sections - the northern area has outline consent for business park use and the southern area has consent for print works, hotel and an office block.	Local Plan
Borough of Broxbourne Local Plan Review 1994	Delamare Rd/Fieldings Rd, Chesham			Existing site. Office, manufacturing, car servicing/repair uses. Site considered unsuitable due to flood Zones 2/3.	Local Plan
Borough of Broxbourne Local Plan Review 1994	Turnford			Existing site. Light industrial units plus council depot and Herts County Council recycling site. Site considered unsuitable due to plans for re-development and re-location of existing uses.	Local Plan
Borough of Broxbourne Local Plan Review 1994	North East Hoddesdon Industrial area -key site (vacant land north and south of Essex Rd) and east of Rye House power station			Vacant but with outline permission (proposed development of a range of B1-B8 units to start in early 2006). Bridge scheme to release these sites is due to be completed early in 2006. Outline application for mixed industrial development. Detailed application expected Oct 2005. Site considered unsuitable due to Flood Zones 2/3.	Local Plan

Appendix C - Dacorum

Preferred Site Allocations							
District	Site	Map	ID No	Comments	Source		
Dacorum	Bovingdon Airfield	7	HPO 003	Site scores well against most criteria, safeguards would be needed to protect ground water (GPZ 3). Height restriction on buildings due to aviation beacon. May be a potential area for waste uses subject to highway and landscape impacts.	Existing site/Industry		
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Bourne End Mills	10	HPO 049	Major Developed Site in the Green Belt. Industry, storage and distribution use (currently a sawmill). Substantial environmental improvements.	Local Plan		
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Bovingdon Brickworks	7	HPO 050	Major Developed Site in the Green Belt. Industry, storage and distribution use. Environmental improvements.	Local Plan		
Dacorum	Bovingdon Brickworks	7	HPO 004	Previous clay extraction with an agreed restoration, may benefit from low level restoration with inert.	Minerals Local Plan/Waste Local Plan		
Dacorum	Lodge Way, Chesham Road	8	HPO 005	Site used for existing end of life vehicle dismantlers. Site scores well against the criteria and is well screened; may be potential to expand or co-locate waste management facilities.	Existing site/Industry		
Dacorum	Maylands and Buncefield	9	HPO 006	The future of this site (and parts of the surrounding employment area) is unknown, however a development brief and master plan have now been published. Buncefield is designated as a General Employment Area in Policy 31 of the Dacorum Borough Local Plan 1991 - 2011 (for storage and distribution uses and oil terminal). However, the site has good access to the principal road network.	Employment Land Allocation		
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Nash Mills Hemel Hempstead	17	ELAS 172	Business and industry uses.	Consideration of proposal for full or partial redevelopment on following principles: improved relationship with Green Belt, control of building height and impact, to retain and adapt older brick buildings etc.		
Dacorum	Swallowdale	9	HPO 007	Designated as a General Employment Area for B8 (storage and distribution uses) in the Local Plan. Site appears fully occupied with no obvious development opportunities. Entec recommend that this site is addressed through a criteria based policy for employment sites.	Employment Land Allocation		
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Icknield Way Tring	18	ELAS 164	Business, industry, storage and distribution uses. Estate is being extended.			

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
Dacorum Borough Local Plan 1991 -2011, Adopted April	Apsley, Hemel Hempstead	19	ELAS 171	Industry use; small units which are not to be amalgamated.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Billet Lane, Berkhamsted	11	ELAS 170	Business, industry, storage and distribution uses. Canalside enhancement (see Local Plan Policy 106). Areas of site which are Flood Zones 2/3 have been excluded.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Frogmore, Hemel Hempstead	19	ELAS 173	Industry, storage and distribution use. Small to medium size units to be retained; encourage adaptation of Mill for paper industry heritage facility.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Land at North East Hemel Hempstead (Includes Breakspear, Maylands and Swallowdale).	9		General Employment Area allocation. Priority will be given to development for specialised technological activities, or other activities which are in the national or regional interest.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Markyate	13	ELAS 163	Industry, storage and distribution use. Environmental improvements. Some of site excluded due to flood zones 2/3.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Maylands, Hemel Hempstead	9	ELAS 168	Business, industry, storage and distribution use. Small scale retail uses would be acceptable if needed to serve area. Development may be restricted because of the storage of notifiable hazardous substances at the Buncefield Oil Terminal.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Northbridge Road, Berkhamsted	11	ELAS 167	Business, industry, storage and distribution. Canalside enhancement (see Local Plan Policy 106) and other environmental improvements (Policy 37). Herts Waste Local Plan intends to safeguard the current household waste site use. Refer to Local Plan for details.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	River Park, Berkhamsted	11	ELAS 169	Business and industry use; small and medium sized units.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Two Waters, Hemel Hempstead	19	ELAS 175	Business, industry, storage and distribution use; principal uses are industry, storage and distribution. Other uses acceptable or encouraged including new offices. Bell Public House must be retained.	Local Plan

Safeguarded Sites (Existing Facilities)

District	Site	Map	ID No	Comments	Source
Dacorum	Billet Lane, Berkhamsted	11	SA 059	Compound for the receipt, storage and consignment of asbestos waste.	HCC
Dacorum	Bovingdon Brickworks	7	SA	Site used for inert waste infill.	HCC
Dacorum	Council Depot - Dacorum (Cupid Green / Redbourn Road)	9	SA 060	District Council Depot.	HCC
Dacorum	HWRC Berkhamsted (Northbridge Road)	11	SA 061	Household Waste Recycling Centre (HWRC).	HCC
Dacorum	HWRC Hemel Hempstead (Cupid Green)	9	SA 062	Household Waste Recycling Centre (HWRC).	HCC
Dacorum	HWRC Tring (Tringford Road)	12	SA 063	Household Waste Recycling Centre (HWRC).	HCC
Dacorum	Land at Mark Road, Hemel Hempstead	9	SA 064	Waste Transfer Station & Depot (Certificate of Lawfulness).	HCC
Dacorum	Lodge Way, Chesham Road	8	SA	Site used for scrap metal and waste transfer.	HCC
Dacorum	Maxted Close, Hemel Hempstead	9	SA 065	Covered Waste Transfer and Recycling Station.	HCC
Dacorum	Pitstone Chalk Quarry			Inert waste recycling (on the Buckinghamshire side).	HCC
Dacorum	Sunderlands Yard, Kings Langley	16	SA 073	Sealed container to store asbestos awaiting transfer to landfill site.	HCC
Dacorum	STW Berkhamsted	10	SA 066	Sewage Treatment works.	Thames Water
Dacorum	STW Caddington	13	SA 068	Sewage Treatment works.	Thames Water
Dacorum	STW Great Gaddesden	14	SA 069	Sewage Treatment works.	Thames Water
Dacorum	STW Markyate	13	SA 070	Sewage Treatment works.	Thames Water
Dacorum	STW Studham	15	SA 071	Sewage Treatment works.	Thames Water
Dacorum	STW Tring	12	SA 072	Sewage Treatment works.	Thames Water

Sites considered unsuitable for waste uses

District	Site	Map	ID No	Comments	Source
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Alkeman Street Tring			Business use. High standard of design required appropriate to a conservation area.	
Dacorum Borough Local Plan 1991 - 2011, Adopted April 2004	Breakspear Park Hemel Hempstead			Business use (Core Office Location); particularly suited for office use.	
Dacorum Borough Local Plan 1991 - 2011, Adopted April 2004	Corner Hall Hemel Hempstead			Business use (Core Office Location). Planning of this area must respond flexibly to allow the reuse and adaptation of existing buildings whilst encouraging the co-ordination of redevelopment schemes In the longer term. A mix of office/ residential use is generally encouraged. Listed buildings to be retained. Retention of the petrol station is acceptable.	
Dacorum Borough Local Plan 1991 - 2011, Adopted April 2004	Doolittle Meadow Hemel Hempstead			Business use (Core Office Location). Landscaping to be maintained and softening of the Green Belt to be sought if opportunity arises.	
Dacorum Borough Local Plan 1991 - 2011, Adopted April 2004	Maylands Avenue Hemel Hempstead			Business use (Core Office Location). Prestigious business area to be enhanced. Hotel and small scale retail uses acceptable if primarily needed to serve the area.	
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Paradise Hemel Hempstead			Business use (Core Office Location). Environmental improvements.	
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Apsley Mills, Hemel Hempstead			Business use (Core Office Location). Proposal TWA7 (Local Plan) requires retention of older buildings and land for paper industry heritage scheme. Demolition for mix of uses including offices. Retaining of existing motor sales use acceptable.	
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Brook Street, Tring			Industry use. Small units to be retained. Site considered unsuitable due to flood zones 2/3.	

Appendix C - East Herts

Preferred Site Allocations						
District	Site	Map	ID No	Comments	Source	
East Herts	Pole Hole	25	HPO 013	Sand and gravel extraction with limited void space. Current recycling operation in conjunction with restoration.	Minerals Local Plan/ Waste Local Plan	
East Herts	Presdales Pit	26	HPO 014	Quarry which has not been restored to previous levels. Within Green Belt and area of archaeological significance to the west of Hertford. Most likely potential is an extension around existing highways depot adjacent to Hoe Lane. Relatively remote in relation to the rest of the County and scores poorly in relation to this criterion. The site may have potential subject to detailed highway, landscape and other considerations.	Existing site/Industry	
East Herts	St Mary's Lane, Hertingfordbury (Land Off)	22	HPO 015	Site put forward by industry on the basis that it is an historic refuse tip that needs restoration. The site is in ground water protection zone 3, which does not preclude waste management uses, but adequate safeguards would need to be investigated. The site scores poorly against proximity to primary road network.	Existing site/Industry	
East Herts	Sunnyside	27	HPO 016	This is mostly an allocated employment site in the East Herts Local Plan Second Review Re-Deposit 2004 for B1 & B2 uses. There is also an area of adjacent despoiled land. There is an existing council depot/waste facility. The site is remote from the main centres of population, however could serve an appropriate local need for this part of the County. There may be potential for further expansion of waste facilities on this site.	Additional site suggested through consultation	
East Herts	The Nurseries, Green Tye	28	HPO 017	Existing anaerobic digester, scores well against most criteria, may have potential to expand current operation.	Existing site/Industry	
East Herts	Water Hall Quarry Complex	22	HPO 018	An existing landfill site within the Green Belt. Although the site is relatively remote and scores poorly against the proximity and primary road network criterion the site may be suitable for inert waste recycling associated with the landfill operation, subject to highways issues.	Existing site/Industry	
East Herts	Westmill Quarry	29	HPO 019	Existing landfill/quarry within the Green Belt north west of Ware. Close to primary road network although relatively remote in relation to the rest of the County. May be suitable for temporary recycling associated with the life of the quarry/landfill.	Minerals Local Plan/ Waste Local Plan	

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
East Hertfordshire Local Plan Second Review, April 2007	Caxton Hill/Ware Rd, Hertford	34	ELAS 177	Industry use comprising class B1 Business and B2 Industrial uses. Caxton Hill is a well laid out employment area capable of accommodating a range of industrial and warehouse uses. Its main drawback is tight access, which is steep and passes through a residential area between the industrial estate and the former Addis factory site. As such there is potential for conflict, particularly for industrial or warehouse users requiring 24-hour access. Nevertheless, the site is of sufficient size and critical mass to enable noisier uses to be located away from housing and it remains a suitable employment area.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Foxholes West, Hertford	34	ELAS 178	Industry use comprising class B1 Business and B2 Industrial uses. One of the main prime office/B1 employment areas in Hertford which scores highly in qualitative terms. Foxholes represents the only business park in the District, and offers good quality, modern office floorspace in an out of town in campus style development. In addition, this area also accommodates a number of modern industrial/warehouse units, as well as a Jewson builders' merchants. The office element of the employment area comprises The Chase and the Watermark Way development on John Tate Road. The site has good accessibility, located directly off the A414. It also benefits from a high degree of prominence, making it well suited for attracting occupiers that require a degree of visibility for visiting clients and suppliers. The only drawback affecting this site is internal congestion resulting from insufficient car parking, particularly around The Chase. Overall, these factors make the Foxholes area a suitable location for regional centre offices or indeed principal head quarters facilities for small or medium sized companies. This employment area is a good quality employment site, suitable for the full range of employment uses.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Goodliffe Nursery, Bishop Stortford	36	ELAS	Employment purposes.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Goodliffe Park, east of Stansted Rd, Bishop Stortford	36	ELAS 183	Industry use comprising classes B1 Business and B2 General Industrial uses.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Hartham Lane/Station Approach, Hertford	47	ELAS 179	Industry comprising classes B1 Business and B2 Industrial uses. Of the three average quality employment areas, the largest is the Hartham Lane brewery site. The Hartham Lane site is in active use as the McMullen's Brewery, but it would have a number of drawbacks if it were to be reused for industrial purposes in the future. The main problem is that it is hampered by restricted accessibility and conservation issues. It can only be accessed via congested, urban streets that pass through the historic centre of Hertford and would not be suitable for modern industrial occupiers requiring HGV access. Nevertheless, the area remains suitable for smaller scale light industrial, office or workshop uses, such as those that already exist to the north west of the main brewery site. The brewery is a listed building, it lies within the Hertford Conservation Area and part of the site is within an Area of Archaeological Significance. In the event that this area becomes vacant at some point in the future, it could be reused for employment purposes in a similar manner to the French & Jupps Maltings in Stanstead Abbots, part of which is used as small business accommodation. We would, however, question whether there is sufficient demand for the use of the entire site for this purpose and it may not be viable for a developer to reuse it in this manner. Funding for its redevelopment may have to come through a mixed-use approach, including housing. In the long term, policies relating to this site should be reasonably flexible and may include the potential for mixed-use development.	Local Plan

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
East Hertfordshire Local Plan Second Review, April 2007	Haslemere Industrial Estate	48	ELAS 181	Industry comprising classes B1 Business and B2 General Industrial uses. Closer to town, the Haslemere Industrial Estate is situated off the A1184 London Rd, south of Bishop's Stortford town centre. This area is classified as of average quality, largely because access to the site is more restricted than the other prime industrial areas. Local access is congested and is some distance away from the strategic road network. Potential for conflict with neighbouring uses, as the site boundary is shared with residential uses, but the site is currently configured in such a way that this conflict is minimised (the units back onto the gardens, sheltering them from occupational noise) and the site also acts as a natural buffer between the housing and the railway, which runs along its eastern boundary. Furthermore, in sustainability terms, whilst this site is not in walking distance of the town centre, it is closer than the other areas and is capable of being served by public transport, as bus services already serve this part of London Road. Overall, this site remains suitable for a range of employment uses and should be retained.	Local Plan
East Hertfordshire Local Plan 1986- 2001, Adopted First Review, March 1993	London Rd and Twyford Rd, Bishop's Stortford	48	ELAS 189	Industry comprising classes B1 Business and B2 General Industrial uses. The southern element of the London Road/Twyford Road employment area is an average quality employment location. The site has reasonable local access. Parts of the site are narrow and congested, making redevelopment difficult although they function adequately in their existing uses. The main issue is that the site is surrounded by housing, which creates a potential for conflict, but the bulk of the site is of sufficient size and form to allow noisier uses to be located further away from housing, adjacent to the railway line. Therefore at present, this site should remain in employment uses. With regards to the northern half of the Twyford Road employment area, this is more constrained in terms of accessibility and conflict with neighbouring uses. The main means of access via Twyford Road is narrow, congested and occupied by housing. Furthermore, the site is subdivided by the presence of watercourses, separating parts of the site from each other. A large proportion of this area is vacant and the condition of the buildings and surrounding land indicates that they have been vacant for some time. The proximity of the neighbouring residential properties means that this area is no longer suitable for general industrial uses. There is therefore potential for this site to be reused for a mixed-use development, which could include residential uses as well as light industrial and office uses. The northern part of this employment area is in a suitable location, being within walking distance of the town centre and the railway station and it could form part of the wider regeneration program for central Bishop's Stortford and should complement the redevelopment of the nearby goods yard site.	Local Plan
East Hertfordshire Local Plan 1986- 2001, Adopted First Review, March 1993	Park Farm Industrial Estate Buntingford	27	ELAS 186	Reserved for industry comprising classes B1 Business and B2 General Industrial uses. The Park Farm Industrial Estate is a secondary industrial location. It is a reasonable quality location, suitable for small to medium sized occupiers. Access to the site is somewhat restricted, vehicles must pass through residential areas and there is no access to the site for HGVs through the town centre. Nevertheless, the site is surrounded by non green belt countryside, so there is further potential to expand, therefore this site is a suitable employment site that should be protected.	Local Plan

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
East Hertfordshire Local Plan Second Review, April 2007	Raynham Rd/ Dunmow Rd Industrial Estate Bishop's Stortford	36	ELAS 182	Industry comprising classes B1 Business and B2 General Industrial uses. The best quality prime industrial areas are the Woodside Industrial Estate off Dunmow Road, and the Stortford Hall industrial estate, which is part of the Raynham Road/Dunmow Road employment allocation in the Local Plan. Woodside Industrial Estate occupies an excellent location adjacent to the M11 and is within easy reach of Stansted Airport. It is not constrained by surrounding uses, being some distance away from residential uses and surrounded by open space. Internally, the site has an efficient layout and parts have been recently redeveloped, indicating that its continuous re-use for employment purposes. The Stortford Hall Industrial Estate, which is part of the larger Raynham Road/Dunmow Road employment allocation, is also a good quality employment area, albeit somewhat constrained by the potential for conflict with neighbouring residential uses. Furthermore access to the site is via streets that are largely residential in character. Nevertheless, the site has an efficient layout and has been developed in a manner that minimises impact on neighbouring uses. The site has recently been redeveloped and only one unit remains vacant, indicating that the site is attractive location for occupiers. The Raynham Road element of the Raynham Road/Dunmow Road Industrial employment allocation has good strategic access, and currently accommodates a mix of ages and types of employment units. There is potential for some conflict with neighbouring residential uses as the site is bounded by housing, and also the main means of access to the site is through streets that are largely residential in character. Nevertheless, the area is sufficiently large and has the critical mass to enable the noisier uses to be located away from housing. The area shows examples of recycling, where older units have been redeveloped into small modern estates, such as the Links Business Centre and the Raynham Close development. There are several old, vacant units on the Raynham Road Industrial Estate to the rear of the employment area that could be redeveloped in a similar manner, and this should be encouraged.	Local Plan
East Hertfordshire Local Plan 1986- 2001, Adopted First Review, March 1993	South of A120 and immediately west of the River Rib			Industry use comprising classes B1 Business and B2 General Industrial.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Sunnyside Nursery Buntingford	27	ELAS 187	Reserved for industry comprising classes B1 Business and B2 General Industrial.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	West of Stansted Rd Bishop's Stortford	36	ELAS 184	Industry comprising classes B1 Business and B2 General Industrial.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Windsor Industrial Estate, Ware Road, Hertford	26	ELAS 180	Industry comprising classes B1 Business and B2 Industrial.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Woodside Dunmow Rd, Bishop's Stortford	36		Site used for employment purposes.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Woodside Industrial Estate, off Dunmow Rd Bishop's Stortford	36	ELAS 185	Industry use comprising classes B1 Business and B2 General Industrial.	Local Plan

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Broxbourne	New Ford Road/ Britannia Road	2	HPO 002	Existing Waste Transfer Station and Material Recovery Facility within an existing business park. Safeguard the existing use. May be potential for co-location of other waste facilities subject to vacant plots turnover.	Existing site/Industry	

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District	Site	Map	ID No	Comments	Source	
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Borough of Broxbourne Local Plan Review 1994	Essex Road, Pindar Road	5	ELAS 161	Existing manufacturing, storage, distribution and recycling uses.	Local Plan	
Borough of Broxbourne Local Plan Review 1994	Rye Rd/Plumpton Rd, Hoddesdon	5	ELAS 162	Existing site. Small business and industrial units.	Local Plan	
Borough of Broxbourne Local Plan Review 1994	Waltham Cross (Station Approach)	2	ELAS 159		Local Plan	

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Broxbourne	Council Depot - Broxbourne (Fairways)	4	SA 052	District Council Depot.	HCC
Broxbourne	Essex Road, Hoddesdon	3	SA 054	Waste Transfer Station.	HCC
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Broxbourne	H Dent & Sons, Wharf Road, Wormley	6	SA 056	Waste transfer.	Environment Agency
Broxbourne	Hoddesdon Quarry, Cock Lane, Hoddesdon	1		Landfill (inert waste).	HCC
Broxbourne	HWRC Hoddesdon (Pindar Road)	5	SA 057	Household Waste Recycling Centre (HWRC).	HCC
Broxbourne	HWRC Turnford (Brookfield Farm)	4	SA 058	Household Waste Recycling Centre (HWRC).	HCC
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Borough of Broxbourne Local Plan Review 1994	North East Hoddesdon Industrial area -key site (vacant land north and south of Essex Rd) and east of Rye House power station			Vacant but with outline permission (proposed development of a range of B1-B8 units to start in early 2006). Bridge scheme to release these sites is due to be completed early in 2006. Outline application for mixed industrial development. Detailed application expected Oct 2005. Site considered unsuitable due to Flood Zones 2/3.	Local Plan

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Dacorum	Bovingdon Brickworks	7	HPO 004	Previous clay extraction with an agreed restoration, may benefit from low level restoration with inert.	Minerals Local Plan/Waste Local Plan		
Dacorum	Lodge Way, Chesham Road	8	HPO 005	Site used for existing end of life vehicle dismantlers. Site scores well against the criteria and is well screened; may be potential to expand or co-locate waste management facilities.	Existing site/Industry		
Dacorum	Maylands and Buncefield	9	HPO 006	The future of this site (and parts of the surrounding employment area) is unknown, however a development brief and master plan have now been published. Buncefield is designated as a General Employment Area in Policy 31 of the Dacorum Borough Local Plan 1991 - 2011 (for storage and distribution uses and oil terminal). However, the site has good access to the principal road network.	Employment Land Allocation		
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Nash Mills Hemel Hempstead	17	ELAS 172	Business and industry uses.	Consideration of proposal for full or partial redevelopment on following principles: improved relationship with Green Belt, control of building height and impact, to retain and adapt older brick buildings etc.		
Dacorum	Swallowdale	9	HPO 007	Designated as a General Employment Area for B8 (storage and distribution uses) in the Local Plan. Site appears fully occupied with no obvious development opportunities. Entec recommend that this site is addressed through a criteria based policy for employment sites.	Employment Land Allocation		
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Icknield Way Tring	18	ELAS 164	Business, industry, storage and distribution uses. Estate is being extended.			

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
Dacorum Borough Local Plan 1991 -2011, Adopted April	Apsley, Hemel Hempstead	19	ELAS 171	Industry use; small units which are not to be amalgamated.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Billet Lane, Berkhamsted	11	ELAS 170	Business, industry, storage and distribution uses. Canalside enhancement (see Local Plan Policy 106). Areas of site which are Flood Zones 2/3 have been excluded.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Frogmore, Hemel Hempstead	19	ELAS 173	Industry, storage and distribution use. Small to medium size units to be retained; encourage adaptation of Mill for paper industry heritage facility.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Land at North East Hemel Hempstead (Includes Breakspear, Maylands and Swallowdale).	9		General Employment Area allocation. Priority will be given to development for specialised technological activities, or other activities which are in the national or regional interest.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Markyate	13	ELAS 163	Industry, storage and distribution use. Environmental improvements. Some of site excluded due to flood zones 2/3.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Maylands, Hemel Hempstead	9	ELAS 168	Business, industry, storage and distribution use. Small scale retail uses would be acceptable if needed to serve area. Development may be restricted because of the storage of notifiable hazardous substances at the Buncefield Oil Terminal.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Northbridge Road, Berkhamsted	11	ELAS 167	Business, industry, storage and distribution. Canalside enhancement (see Local Plan Policy 106) and other environmental improvements (Policy 37). Herts Waste Local Plan intends to safeguard the current household waste site use. Refer to Local Plan for details.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	River Park, Berkhamsted	11	ELAS 169	Business and industry use; small and medium sized units.	Local Plan
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Two Waters, Hemel Hempstead	19	ELAS 175	Business, industry, storage and distribution use; principal uses are industry, storage and distribution. Other uses acceptable or encouraged including new offices. Bell Public House must be retained.	Local Plan

Safeguarded Sites (Existing Facilities)

District	Site	Map	ID No	Comments	Source
Dacorum	Billet Lane, Berkhamsted	11	SA 059	Compound for the receipt, storage and consignment of asbestos waste.	HCC
Dacorum	Bovingdon Brickworks	7	SA	Site used for inert waste infill.	HCC
Dacorum	Council Depot - Dacorum (Cupid Green / Redbourn Road)	9	SA 060	District Council Depot.	HCC
Dacorum	HWRC Berkhamsted (Northbridge Road)	11	SA 061	Household Waste Recycling Centre (HWRC).	HCC
Dacorum	HWRC Hemel Hempstead (Cupid Green)	9	SA 062	Household Waste Recycling Centre (HWRC).	HCC
Dacorum	HWRC Tring (Tringford Road)	12	SA 063	Household Waste Recycling Centre (HWRC).	HCC
Dacorum	Land at Mark Road, Hemel Hempstead	9	SA 064	Waste Transfer Station & Depot (Certificate of Lawfulness).	HCC
Dacorum	Lodge Way, Chesham Road	8	SA	Site used for scrap metal and waste transfer.	HCC
Dacorum	Maxted Close, Hemel Hempstead	9	SA 065	Covered Waste Transfer and Recycling Station.	HCC
Dacorum	Pitstone Chalk Quarry			Inert waste recycling (on the Buckinghamshire side).	HCC
Dacorum	Sunderlands Yard, Kings Langley	16	SA 073	Sealed container to store asbestos awaiting transfer to landfill site.	HCC
Dacorum	STW Berkhamsted	10	SA 066	Sewage Treatment works.	Thames Water
Dacorum	STW Caddington	13	SA 068	Sewage Treatment works.	Thames Water
Dacorum	STW Great Gaddesden	14	SA 069	Sewage Treatment works.	Thames Water
Dacorum	STW Markyate	13	SA 070	Sewage Treatment works.	Thames Water
Dacorum	STW Studham	15	SA 071	Sewage Treatment works.	Thames Water
Dacorum	STW Tring	12	SA 072	Sewage Treatment works.	Thames Water

Sites considered unsuitable for waste uses

District	Site	Map	ID No	Comments	Source
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Alkeman Street Tring			Business use. High standard of design required appropriate to a conservation area.	
Dacorum Borough Local Plan 1991 - 2011, Adopted April 2004	Breakspear Park Hemel Hempstead			Business use (Core Office Location); particularly suited for office use.	
Dacorum Borough Local Plan 1991 - 2011, Adopted April 2004	Corner Hall Hemel Hempstead			Business use (Core Office Location). Planning of this area must respond flexibly to allow the reuse and adaptation of existing buildings whilst encouraging the co-ordination of redevelopment schemes in the longer term. A mix of office/residential use is generally encouraged. Listed buildings to be retained. Retention of the petrol station is acceptable.	
Dacorum Borough Local Plan 1991 - 2011, Adopted April 2004	Doolittle Meadow Hemel Hempstead			Business use (Core Office Location). Landscaping to be maintained and softening of the Green Belt to be sought if opportunity arises.	
Dacorum Borough Local Plan 1991 - 2011, Adopted April 2004	Maylands Avenue Hemel Hempstead			Business use (Core Office Location). Prestigious business area to be enhanced. Hotel and small scale retail uses acceptable if primarily needed to serve the area.	
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Paradise Hemel Hempstead			Business use (Core Office Location). Environmental improvements.	
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Apsley Mills, Hemel Hempstead			Business use (Core Office Location). Proposal TWA7 (Local Plan) requires retention of older buildings and land for paper industry heritage scheme. Demolition for mix of uses including offices. Retaining of existing motor sales use acceptable.	
Dacorum Borough Local Plan 1991 -2011, Adopted April 2004	Brook Street, Tring			Industry use. Small units to be retained. Site considered unsuitable due to flood zones 2/3.	

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
East Hertfordshire Local Plan Second Review, April 2007	Caxton Hill/Ware Rd, Hertford	34	ELAS 177	Industry use comprising class B1 Business and B2 Industrial uses. Caxton Hill is a well laid out employment area capable of accommodating a range of industrial and warehouse uses. Its main drawback is tight access, which is steep and passes through a residential area between the industrial estate and the former Addis factory site. As such there is potential for conflict, particularly for industrial or warehouse users requiring 24-hour access. Nevertheless, the site is of sufficient size and critical mass to enable noisier uses to be located away from housing and it remains a suitable employment area.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Foxholes West, Hertford	34	ELAS 178	Industry use comprising class B1 Business and B2 Industrial uses. One of the main prime office/B1 employment areas in Hertford which scores highly in qualitative terms. Foxholes represents the only business park in the District, and offers good quality, modern office floorspace in an out of town in campus style development. In addition, this area also accommodates a number of modern industrial/warehouse units, as well as a Jewson builders' merchants. The office element of the employment area comprises The Chase and the Watermark Way development on John Tate Road. The site has good accessibility, located directly off the A414. It also benefits from a high degree of prominence, making it well suited for attracting occupiers that require a degree of visibility for visiting clients and suppliers. The only drawback affecting this site is internal congestion resulting from insufficient car parking, particularly around The Chase. Overall, these factors make the Foxholes area a suitable location for regional centre offices or indeed principal head quarters facilities for small or medium sized companies. This employment area is a good quality employment site, suitable for the full range of employment uses.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Goodliffe Nursery, Bishop Stortford	36	ELAS	Employment purposes.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Goodliffe Park, east of Stansted Rd, Bishop Stortford	36	ELAS 183	Industry use comprising classes B1 Business and B2 General Industrial uses.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Hartham Lane/Station Approach, Hertford	47	ELAS 179	Industry comprising classes B1 Business and B2 Industrial uses. Of the three average quality employment areas, the largest is the Hartham Lane brewery site. The Hartham Lane site is in active use as the McMullen's Brewery, but it would have a number of drawbacks if it were to be reused for industrial purposes in the future. The main problem is that it is hampered by restricted accessibility and conservation issues. It can only be accessed via congested, urban streets that pass through the historic centre of Hertford and would not be suitable for modern industrial occupiers requiring HGV access. Nevertheless, the area remains suitable for smaller scale light industrial, office or workshop uses, such as those that already exist to the north west of the main brewery site. The brewery is a listed building, it lies within the Hertford Conservation Area and part of the site is within an Area of Archaeological Significance. In the event that this area becomes vacant at some point in the future, it could be reused for employment purposes in a similar manner to the French & Jupps Maltings in Stanstead Abbots, part of which is used as small business accommodation. We would, however, question whether there is sufficient demand for the use of the entire site for this purpose and it may not be viable for a developer to reuse it in this manner. Funding for its redevelopment may have to come through a mixed-use approach, including housing. In the long term, policies relating to this site should be reasonably flexible and may include the potential for mixed-use development.	Local Plan

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
East Hertfordshire Local Plan Second Review, April 2007	Haslemere Industrial Estate	48	ELAS 181	Industry comprising classes B1 Business and B2 General Industrial uses. Closer to town, the Haslemere Industrial Estate is situated off the A1184 London Rd, south of Bishop's Stortford town centre. This area is classified as of average quality, largely because access to the site is more restricted than the other prime industrial areas. Local access is congested and is some distance away from the strategic road network. Potential for conflict with neighbouring uses, as the site boundary is shared with residential uses, but the site is currently configured in such a way that this conflict is minimised (the units back onto the gardens, sheltering them from occupational noise) and the site also acts as a natural buffer between the housing and the railway, which runs along its eastern boundary. Furthermore, in sustainability terms, whilst this site is not in walking distance of the town centre, it is closer than the other areas and is capable of being served by public transport, as bus services already serve this part of London Road. Overall, this site remains suitable for a range of employment uses and should be retained.	Local Plan
East Hertfordshire Local Plan 1986- 2001, Adopted First Review, March 1993	London Rd and Twyford Rd, Bishop's Stortford	48	ELAS 189	Industry comprising classes B1 Business and B2 General Industrial uses. The southern element of the London Road/Twyford Road employment area is an average quality employment location. The site has reasonable local access. Parts of the site are narrow and congested, making redevelopment difficult although they function adequately in their existing uses. The main issue is that the site is surrounded by housing, which creates a potential for conflict, but the bulk of the site is of sufficient size and form to allow noisier uses to be located further away from housing, adjacent to the railway line. Therefore at present, this site should remain in employment uses. With regards to the northern half of the Twyford Road employment area, this is more constrained in terms of accessibility and conflict with neighbouring uses. The main means of access via Twyford Road is narrow, congested and occupied by housing. Furthermore, the site is subdivided by the presence of watercourses, separating parts of the site from each other. A large proportion of this area is vacant and the condition of the buildings and surrounding land indicates that they have been vacant for some time. The proximity of the neighbouring residential properties means that this area is no longer suitable for general industrial uses. There is therefore potential for this site to be reused for a mixed-use development, which could include residential uses as well as light industrial and office uses. The northern part of this employment area is in a suitable location, being within walking distance of the town centre and the railway station and it could form part of the wider regeneration program for central Bishop's Stortford and should complement the redevelopment of the nearby goods yard site.	Local Plan
East Hertfordshire Local Plan 1986- 2001, Adopted First Review, March 1993	Park Farm Industrial Estate Buntingford	27	ELAS 186	Reserved for industry comprising classes B1 Business and B2 General Industrial uses. The Park Farm Industrial Estate is a secondary industrial location. It is a reasonable quality location, suitable for small to medium sized occupiers. Access to the site is somewhat restricted, vehicles must pass through residential areas and there is no access to the site for HGVs through the town centre. Nevertheless, the site is surrounded by non green belt countryside, so there is further potential to expand, therefore this site is a suitable employment site that should be protected.	Local Plan

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
East Hertfordshire Local Plan Second Review, April 2007	Raynham Rd/ Dunmow Rd Industrial Estate Bishop's Stortford	36	ELAS 182	Industry comprising classes B1 Business and B2 General Industrial uses. The best quality prime industrial areas are the Woodside Industrial Estate off Dunmow Road, and the Stortford Hall industrial estate, which is part of the Raynham Road/Dunmow Road employment allocation in the Local Plan. Woodside Industrial Estate occupies an excellent location adjacent to the M11 and is within easy reach of Stansted Airport. It is not constrained by surrounding uses, being some distance away from residential uses and surrounded by open space. Internally, the site has an efficient layout and parts have been recently redeveloped, indicating that its continuous re-use for employment purposes. The Stortford Hall Industrial Estate, which is part of the larger Raynham Road/Dunmow Road employment allocation, is also a good quality employment area, albeit somewhat constrained by the potential for conflict with neighbouring residential uses. Furthermore access to the site is via streets that are largely residential in character. Nevertheless, the site has an efficient layout and has been developed in a manner that minimises impact on neighbouring uses. The site has recently been redeveloped and only one unit remains vacant, indicating that the site is attractive location for occupiers. The Raynham Road element of the Raynham Road/Dunmow Road Industrial employment allocation has good strategic access, and currently accommodates a mix of ages and types of employment units. There is potential for some conflict with neighbouring residential uses as the site is bounded by housing, and also the main means of access to the site is through streets that are largely residential in character. Nevertheless, the area is sufficiently large and has the critical mass to enable the noisier uses to be located away from housing. The area shows examples of recycling, where older units have been redeveloped into small modern estates, such as the Links Business Centre and the Raynham Close development. There are several old, vacant units on the Raynham Road Industrial Estate to the rear of the employment area that could be redeveloped in a similar manner, and this should be encouraged.	Local Plan
East Hertfordshire Local Plan 1986- 2001, Adopted First Review, March 1993	South of A120 and immediately west of the River Rib			Industry use comprising classes B1 Business and B2 General Industrial.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Sunnyside Nursery Buntingford	27	ELAS 187	Reserved for industry comprising classes B1 Business and B2 General Industrial.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	West of Stansted Rd Bishop's Stortford	36	ELAS 184	Industry comprising classes B1 Business and B2 General Industrial.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Windsor Industrial Estate, Ware Road, Hertford	26	ELAS 180	Industry comprising classes B1 Business and B2 Industrial.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Woodside Dunmow Rd, Bishop's Stortford	36		Site used for employment purposes.	Local Plan
East Hertfordshire Local Plan Second Review, April 2007	Woodside Industrial Estate, off Dunmow Rd Bishop's Stortford	36	ELAS 185	Industry use comprising classes B1 Business and B2 General Industrial.	Local Plan

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
East Hertfordshire Local Plan Second Review, April 2007	Mead Lane Hertford	23	ELAS 176	Industry comprising classes B1 Business and B2 Industrial uses. Contains vacant and under utilised land capable of being developed for employment purposes. The poorest employment area in Hertford in qualitative terms; currently severely hampered by accessibility, contamination and conflict with neighbouring uses. The main problem for this area is that local access to the site is very poor. It is currently only accessible via Mead Lane, which is a dead end enclosed by the Hertford East to London railway line. Mead Lane is only a single carriageway unclassified estate road that is heavily congested, effectively turning it into a one-way street for extended sections. Furthermore, the main access into Mead Lane, from Ware Road, is shared with two high traffic uses; the Tesco supermarket, and Hertford East station. Potential for congestion and conflict between different uses is high. A further drawback for the Mead Lane area from a qualitative perspective is the internal environment.	

Safeguarded Sites (Existing Facilities)

District	Site	Map	ID No	Comments	Source
East Herts/Welwyn Hatfield	Birchall Lane, Welwyn Garden City	20	HPO 008	Temporary Planning Permission for inert waste recycling.	HCC
East Herts	A H Nicholls & Sons Ltd, Pembroke Lane, Broxbourne	30	SA 074	EA licence.	Environment Agency
East Herts	Alchemy Metals Ltd, Whempstead Rd, Benington	31	SA 075	Possible recycling of non-ferrous metal & factory waste (information from website last updated 1999).	HCC
East Herts	Anstey Chalk Pit	32	SA 076	Extraction of chalk and inert waste recycling.	HCC
East Herts	Barley Croft Works, Ferneux Pelham	33	SA 077	Wood pallet shredding operation (District permission).	HCC
East Herts	Burnside, Nr Hertford	107	SA 153	Waste Transfer Station and concrete batching plant.	HCC
East Herts	Unit 10a Caxton Hill, Hertford	34	SA 078	Tyre recycling.	HCC
East Herts	Cole Green Service Station	21		Site used for End of Life Vehicle disposal (district approval).	HCC
East Herts	Council Depot - East Herts (Buntingford)	27	HPO 009	District Council Depot.	HCC

Safeguarded Sites (Existing Facilities)

District	Site	Map	ID No	Comments	Source
East Herts	Fillets Farm, Hunsdon	35	SA 079	Waste Transfer Station.	HCC
East Herts	HWRC Bishop's Stortford (Woodside Industrial Estate)	36	SA 080	Household Waste Recycling Centre (HWRC).	HCC
East Herts	HWRC Buntingford (Aspenden Road)	37	SA 081	Household Waste Recycling Centre (HWRC).	HCC
East Herts	HWRC Cole Green	20	SA 082	Household Waste Recycling Centre (HWRC).	HCC
East Herts	HWRC Westmill	29	SA 083	Household Waste Recycling Centre (HWRC).	HCC
East Herts	Lower Hatfield Road / Skinners	22	HPO 010	Site used for inert recycling (Certificate of Lawfulness).	HCC
East Herts	Bridgeman, Mead Lane, Hertford	23	SA 085	Waste Transfer Station & storage of skips.	HCC
East Herts	Much Hadham Depot	24	HPO 012	Waste Transfer Station.	HCC
East Herts	Pole Hole Quarry, Pye Corner	25	SA	Inert Waste Recycling.	HCC
East Herts	STW Bramfield	39	SA 088	Sewage Treatment Works.	Thames Water
East Herts	STW Braughing	40	SA 089	Sewage Treatment Works.	Thames Water
East Herts	STW Brickendon	41	SA 090	Sewage Treatment Works.	Thames Water
East Herts	STW Buntingford	37	SA 091	Sewage Treatment Works.	Thames Water
East Herts	STW Chapmore End	38	SA 092	Sewage Treatment Works.	Thames Water
East Herts	STW Cottered	42	SA 093	Sewage Treatment Works.	Thames Water
East Herts	STW Dane End	43	SA 094	Sewage Treatment Works.	Thames Water
East Herts	STW Furneux Pelham	33	SA 095	Sewage Treatment Works.	Thames Water
East Herts	STW Little Berkhamstead	44	SA 096	Sewage Treatment Works.	Thames Water
East Herts	STW Rye Meads	5	SA 097	Sewage Treatment Works and Anaerobic Digestion.	Thames Water
East Herts	STW Standon	45	SA 098	Sewage Treatment Works.	Thames Water
East Herts	STW Widford	46	SA 100	Sewage Treatment Works.	Thames Water
East Herts	The Nurseries, Green Tye, Much Hadham	28	SA	Green waste digester, tipping pad and silo to produce bio gas.	HCC
East Herts	Ware Quarry	29	SA 101	Landfill (inert waste); Landfill Gas Utilisation.	HCC
East Herts	Water Hall Quarry Complex (Plant Site)	22	SA	Skip waste recycling or landfill.	HCC
East Herts	Waterhall Quarry Complex	22	SA	Landfill (inert waste) and temporary recycling.	HCC
East Herts	Westmill Landfill Site (Biffa)	29	SA	Landfill (household waste) and quarry.	HCC

Sites considered unsuitable for waste uses

District	Site	Map	ID No	Comments	Source
East Hertfordshire Local Plan 1986-2001, Adopted First Review, March 1993	Sainsbury's Food Distribution Depot Buntingford			Reserved for storage and distribution uses. The prime industrial areas comprise the Sainsbury's depot and the former Sunnyside Nursery employment area. The Sainsbury's distribution centre constitutes half of the employment land in Buntingford, although until now it has been in single occupation and use. In employment terms, this site is a good quality site, with excellent strategic and local access, and as there are only a small number of houses close to its northern boundary, the potential for disruption to neighbouring uses is minimal. Nevertheless, this is a good quality employment site in the wrong place; it is a much larger site than would normally be expected for a settlement of this size, and it does not score well in sustainability terms, being on the outskirts of the town. Buntingford itself is somewhat isolated, being some distance away from the main settlements in the District. The redevelopment of the whole of this site for employment uses is likely to be problematic unless a similar distribution user can be found for it. Furthermore, it is questionable whether there is sufficient demand for the whole of this site.	
East Hertfordshire Local Plan Second Review, April 2007	Park Rd/ Harris Lane (Glaxo) Ware			Occupied by Glaxo, the bulk of the employment land in Ware is made up of the Glaxo site. This site is embedded in the urban fabric of Ware and whilst there will inevitably be some conflict between the use of the site and the surrounding residential areas, this is balanced by the enormous economic importance of the facility to the town and the critical mass of the site, which forms a 'campus' that is largely distinct from the surrounding residential areas. Clearly, the nature of this area and its importance to the economy of the town means that it should continue to be identified as an employment area.	
East Hertfordshire Local Plan Second Review, April 2007	Broad Meads, Ware			With regard to sites suitable for smaller local B1 uses, the Broadmeads site is suitable in qualitative terms. The site is constrained by access problems, as it must be accessed via the level crossing or through the busy town centre; housing also overlooks it and these factors mean that it is not suitable for general industrial activities. However, it is in highly sustainable location, being within the town centre and close to Ware train station and is suitable to accommodate a small office development. There are few employment sites in the District that are available for development, or are as sustainably located, therefore this site should be retained for employment uses, either in its entirety or as part of a mixed-use development.	
East Hertfordshire Local Plan 1986-2001, Adopted First Review, March 1993	Mill Stream/ Maltings area, Off Roydon Rd, Stanstead Abbots			Primarily reserved for industry comprising class B1 Business and B2 General Industrial uses. Only employment area in Stanstead Abbots. Whilst the narrow street through the centre of town restricts local access to the site, it relates well to the centre of Stanstead Abbots and provides a good mix of uses, enabling the business centre to complement the existing mating facility. It is a self contained site that has little conflict with neighbouring uses. It provides a valuable source of small business space, which is popular with occupiers and is normally fully occupied. The buildings area listed, which will inevitably impose costs on the use and development of the site, but in its current form it functions effectively as an employment site and should be retained as such. Flood Zones 2/3.	

Sites considered unsuitable for waste uses

District	Site	Map	ID No	Comments	Source
East Hertfordshire Local Plan 1986-2001, Adopted First Review, March 1993	Mimram Road, Hertford			Industry compromising classes B1 Business and B2 Industrial uses. Other average quality employment areas are the Mimram Road and Wareham's Lane areas, both of which have good access onto the A414, but this is restricted to left turn only onto the dual carriageway, which means access out of the estates towards the A10, and to the estates from the direction of the A1 is rather convoluted. There is potential for better use to be made of the Warehams Lane area, as there is currently a low-grade scrap yard to the rear of the site, together with a number of vacant workshop units on the southwestern section of the site. However the location of residential uses on Castle Mead Gardens means that development must be dealt with sensitively to minimise potential conflict. Flood Zones 2/3.	
East Hertfordshire Local Plan Second Review, April 2007	Warehams Lane, Hertford			Industry compromising classes B1 Business and Industrial uses. Flood Zones 2/3.	
East Hertfordshire Local Plan Second Review, April 2007	Watermill Industrial Estate Buntingford			Reserved for industry comprising classes B1 Business and B2 General Industrial uses. Flood Zones 2/3.	
East Hertfordshire Local Plan Second Review, April 2007	Widbury Hill Ware			Flood Zones 2/3.	
East Hertfordshire Local Plan 1986-2001, Adopted First Review, March 1993	Crane Mead, Ware			Significant amount of derelict and unused land. Local Planning Authority to prepare a planning brief for a substantial part of area to assist land back into beneficial use. With regard to prime office/B1 areas, the best quality area is Crane Mead. Crane Mead has good strategic and local access and is sustainably located close to the town centre and the railway station. Part of the site has been developed for housing, but the employment and residential elements are sufficiently distinct to avoid conflict, making it suitable for a broad range of B1 uses. Flood Zones 2/3.	
East Hertfordshire Local Plan 1986-2001, Adopted First Review, March 1993	Marsh Lane Ware			Large mixed use industrial estate. There are two secondary industrial areas, Marsh Lane and Widbury Hill. Marsh Lane is a good quality employment location suitable for the full range of employment uses. It has good strategic and local access, is within walking distance of Ware town centre and the railway station and there is limited potential for industrial uses on the site to conflict with nearby uses. There are examples of recycling on the estate, such as the Peerglow Centre, and it appears to be fully occupied, indicating that it is a popular location for occupiers. The Widbury Hill area is of lower quality than the other employment areas in Ware. In particular, its accessibility is limited, being accessible only via rather congested secondary roads and through the town centre. Nevertheless, the employment area itself, which is made up of two elements, is largely separated from nearby residential areas and is well screened and is suitable as a location for small to medium sized industrial/workshop uses.	

Appendix C - Hertsmere

Preferred Site Allocations						
District	Site	Map	ID No	Comments	Source	
Hertsmere	Aldenham Bus Works/ Centennial Park	49	HP0 020	Allocated as a key employment site in the local plan. Includes some vacant plots and undeveloped land. May be suitable for an enclosed waste facility subject to traffic and local environmental impacts. Key employment site identified by Herts Structure Plan Review 1991-2011. Redevelopment for up to 69,675sqm is supported so long as no more than 34,838sqm is B1(a) and B1(b). No retail development. Adjacent to the A41 and Junction 4 of the M1.	Employment Land allocation	
Hertsmere	Employment Area, Cranbourne Road (north & south), Potters Bar	50	HP0 021	An existing mixed industrial estate and adjacent land which includes an existing Household Waste Recycling Centre (HWRC) and resolution to grant planning permission for green waste transfer. The site is designated for employment use in the Local Plan and adjacent land excluded from the Green Belt for longer term employment needs. The policy also makes provision for traffic circulation improvements. The site performs well against many of the site criteria although it further from the primary road network than some other sites. May have potential for compatible waste development.	Employment Land allocation	
Hertsmere	Sewage Treatment Works Blackbirds Lane	51	HP0 022	Existing sewage works within the Green Belt. The site is considered to perform well against many of the site criteria although it is relatively remote from the primary road network. May prove appropriate for waste use subject to more detailed consideration of highway issues.	Consultation site	
Hertsmere	Tytenhanger Quarry (north, south, east & west, and Coursers Road)	52	HP0 023	Existing landfill/quarry within the Green Belt and also in Groundwater Protection Zone 1. Remaining life of the quarry is until 2032. Site provides good access to the trunk road network and is considered to have minimal potential impact on landscape character. Considered potentially suitable for temporary recycling of inert wastes subject to detailed site considerations.	Existing site/Industry	
Hertsmere	Woodcock Hill Farm	53	HP0 024	Existing site with current permission for open windrow composting. May be potential to expand/intensify. The re-use of existing farm buildings would be supported.	Existing site/Industry	

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
Hertsmere Local Plan, Adopted 2003	Elstree Way Borehamwood	57	ELAS 191	Retained for B Class Employment uses. Lies to either side of the A5135, which joins the A1 at a junction approximately 2 miles south of the M25.	Local plan
Hertsmere Local Plan, Adopted 2003	Otterspool Way North Bushey	58	ELAS 192	Retained for B Class Employment uses. Site is adjacent to and can be accessed from the A41.	Local plan
Hertsmere Local Plan, Adopted 2003	Station Close Potters Bar		ELAS	Retained for B Class Employment uses. Located in the town centre adjacent to the station.	Local plan
Hertsmere Local Plan, Adopted 2003	Stirling Way Borehamwood	56	ELAS 190	Retained for B Class Employment uses. Situated adjacent to the Stirling Corner roundabout between the A1 and A411. Despite proximity to the national trunk road network, this employment area suffers from poor traffic circulation and parking problems.	Local plan
Hertsmere Local Plan, Adopted 2003	Cranborne Industrial Estate Potters Bar	50	ELAS	Retained for B Class Employment uses. Significant traffic and parking problems which detract from its commercial viability. Currently accessed through the town along the B556 (Mutton Lane). Cranbourne suffers from significant problems in terms of access/traffic and parking.	Local plan

Safeguarded Sites (Existing Facilities)

District	Site	Map	ID No	Comments	Source
Hertsmere	CleanAway, Bushey	54	SA 102	Transfer station for recycling end of life electrical and electronic equipment.	HCC
Hertsmere	Council Depot - Hertsmere (Cranbourne Road)	50	SA 103	District Council Depot.	HCC
Hertsmere	HWRC Elstree (Allum Lane)	53	SA 104	Household Waste Recycling Centre (HWRC).	HCC
Hertsmere	HWRC Potters Bar (Cranbourne Road)	50	SA 105	Household Waste Recycling Centre (HWRC).	HCC
Hertsmere	STW Blackbirds Lane	51	SA	Sewage Treatment works.	HCC
Hertsmere	STW Shenley	55	SA 106	Sewage Treatment works.	HCC
Hertsmere/St Albans	Tytenhanger Quarry, London Colney	52		Landfill (inert waste)	HCC
Three Rivers	Woodcock Hill Farm	53		Green waste composting.	HCC

Appendix C - North Herts

Preferred Site Allocations						
District	Site	Map	ID No	Comments	Source	
North Herts	Cumberlow Green Farm (Composting Site)	59	HPO 025	Existing composting site with permission for in-vessel expansion. Site scores well against most of the criteria and may have further potential to expand current waste activity.	Existing site/Industry	
North Herts	Icknield Way East, Works Road/Blackhorse Rd, Letchworth	60	HPO 026	Existing mixed industrial estate designated as a General Employment area in the Local Plan. Mixed industrial area with some allocations for employment uses. Parts of the site are reserved for B1 Business uses and therefore unsuitable for waste uses. The site performs relatively well against many of the criteria. There is however no vacant land and no obvious opportunities for waste development. Entec therefore consider that this site is best dealt with by a criteria based policy for employment areas.	Employment Land Allocation	
North Herts	North Herts Landfill	61	HPO 027	Existing landfill with limited void space remaining for inert landfill as part of its restoration.	Minerals Local Plan/ Waste Local Plan	
North Herts	Orchard Way/ York Road, Royston	62	HPO 028	Employment area with a number of vacant plots allocated in the North Herts Local Plan. Site is remote from the main population in the County and scores poorly against this criterion. However land may be suitable for localised facility. Previously identified in the waste local plan. Part of a large employment area - may have potential for an industrial unit housing a clean waste management facility.	Employment Land Allocation	
North Herts	Rail Depot, Hitchin	63	HPO 029	Rail aggregates depot that is safeguarded as such. Also used to transport waste metal from a local site, may have further potential for the transport of waste by rail.	Existing site/Industry	
North Herts	Royston Road, Baldock	64	HPO 030	Site previously identified in the Waste Local Plan, adjacent to employment land allocation. Site scores well against most criteria, close to railway line which runs along the northern edge, however is relatively close to houses on the southern side. May be potential for an enclosed waste management facility, if compatible to the existing uses on site.	Existing site/Industry	
North Herts	Vicars Grove, St Ippolyts	65	HPO 031	Partially restored mineral site with very limited void space. Currently operating as a highways depot.	Existing site/Industry	

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Arden Press Way/Pixmore Ave/Pixmore Industrial Estate/Protea Way Letchworth	60		Older industrial/office units. Some development opportunity.	Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Baldock Road Royston	62			Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Birds Hill/Works Rd/Such Close/Woodside Industrial Park/Diamond Industrial Estate Letchworth Industrial Area	60		Mixed industrial/motor showrooms area; a number of large users, e.g. Altro Floors, and Autoglym.	Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Blackhorse Rd/Flint Rd/Knap Close Letchworth Industrial Area	60		Older large office/industrial units.	Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Bondor Business Centre London Rd Industrial Estate Baldock Industrial Area	74	ELAS 202	Older buildings plus new units - mainly small in size.	Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Bury Mead Road Hitchin	66	ELAS 195		Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Cadwell Lane/Wallace Way	66	ELAS 200		Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Cooks Way/Sharps Way Hitchin	63	ELAS 194		Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Green Lane Industrial Estate/Green Lane Letchworth Industrial Area	60		Older industrial/office units.	Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Icknield Way East/Ascot Industrial Estate/Green Lane Industrial Estate/The Arches/Shafsbury industrial Estate	60		Mixed industrial area.	
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Jubilee Road/Jubilee Trade Centre Letchworth Industrial Area	60		Older factory units converted to small workshops.	
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Land East of Sherriffs Royston	62			
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Land North of York Way Royston	62			

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Land West of Sherriffs Royston	62			Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Orchard Way/York Rd Royston	62			Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Royston Road Baldock Industrial Area	64	ELAS 201	Mixed industrial/distribution with some development potential.	Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Station Approach Hitchin	63	ELAS 193		Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Walsworth Road Hitchin				Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Witbury Way Hitchin	66	ELAS 196		Local Plan
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	York Way Royston	62			Local Plan

Safeguarded Sites (Existing Facilities).

District	Site	Map	ID No	Comments	Source
North Herts	Burymead Road, Hitchin	66	SA 107	Waste Transfer Station.	HCC
North Herts	Codicote Quarry	67	SA 108	Chalk Quarry.	HCC
North Herts	Cumberlow Green Farm, Near Rushden	59		Green waste composting.	HCC
North Herts	Goodwins Yard, Bury Mead Road, Hitchin	66	SA 109	Waste Transfer Station.	HCC
North Herts	H Williams & Son Ltd, Wallace Way, Hitchin	66	SA 110	Metal Recycling.	HCC
North Herts	Hitchin Rail Depot	63		Metal Waste Transfer.	HCC
North Herts	HWRC Letchworth (Blackhorse Road)	60	SA 111	Household Waste Recycling Centre (HWRC).	HCC
North Herts	HWRC Royston (York Way)	62	SA 112	Household Waste Recycling Centre (HWRC).	HCC
North Herts	North Herts Landfill (formerly Holwell Quarry/Holwell Sand Pit)	61		Landfill (household waste and asbestos).	HCC
North Herts	S B Wheeler & Sons Ltd, Cadwell Lane, Hitchin	66	SA 113	Metal Recycling.	HCC
North Herts	STW Breachwood Green	69	SA 115	Sewage Treatment works.	Thames Water
North Herts	STW Hitchin	66	SA 116	Sewage Treatment works.	Thames Water
North Herts	STW Kimpton Road	70	SA 117	Sewage Treatment works.	Thames Water
North Herts	STW Weston	71	SA 118	Sewage Treatment works.	Thames Water
North Herts	STW Whitwell	72	SA 119	Sewage Treatment works.	Thames Water
North Herts	TOC Recycling Ltd, Dog Kennel Farm, Lilley	73	SA 121	Metal Recycling.	HCC
North Herts	Vicars Grove, St Ippollits	65		Highways Depot.	HCC
North Herts	STW Barkway	68	SA 114	Sewage Treatment works.	Thames Water

Sites considered unsuitable for waste uses

District	Site	Map	ID No	Comments	Source
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Icknield Way West/Bijoli Works/Spirella Building, Bridge Rd Letchworth Industrial Area			Spirella building has recently undergone refurbishment. Hi-tech office development listed building.	
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Letchworth Business Park -Avenue One/Third Ave/ Fifth Ave/Business Centres East and West/Second Ave/ Fourth Ave/Dunhams Lane Letchworth Industrial Area			Business Park development. Mixed office/retail/distribution.	
North Hertfordshire District Local Plan, No.2 with alterations, Written Statement, April 1996	Lumen Road Royston			Only suitable for B1 Business use.	

Appendix C - St Albans

Preferred Site Allocations							
District	Site	Map	ID No	Comments	Source		
St Albans	Harper Lane (Rail Loop)	75	HPO 032	Existing coated road stone plant and recycling facility associated with former quarry within the Green Belt. Site is located close to River Colne, however it performs well against most of the site criteria. May be suitable for further construction related waste recycling.	Existing site/Industry		
St Albans	Harper Lodge Farm	75	HPO 033	Existing recycling depot/waste transfer station that scores well against the criteria. May have potential to expand or co-locate other waste management facility.	Existing site/Industry		
St Albans	Redbournbury special Waste Site	76	HPO 034	Existing special waste facility in former chalk pit within the Green Belt. Site scores poorly in terms of proximity to primary road network. Appears to be little potential to expand the site without extending outside existing quarry into greenfield land. Suggest safeguarding existing facility.	Existing site/Industry		
St Albans	Smug Oak Lane, Bricket Wood (Land Off)	75	HPO 035	Site put forward by industry as having potential for waste management uses, however the site is constrained by greenbelt and groundwater protection issues. The site is in Groundwater Protection Zone 1 which the Environment Agency state would mean a presumption against waste management uses.	Existing site/Industry		
St Albans / Welwyn Hatfield	Roehyde	88	HPO 036	Site put forward by industry. A previously developed site in the greenbelt which straddles St Albans and Welwyn Hatfield. The site lies adjacent to a historic landfill and issues regarding this would need to be investigated, but the site scores well against most of the criteria and is located in close proximity to the primary route network. Given its size the site may have potential for a number of waste facilities subject to contaminated land investigations and specific highways issues.	Existing site/Industry		
City and District of St Albans District Local Plan Review, Nov 1994	Council depot and adjoining land, St Albans Rd, Sandridge, Employment Area	79		B1 Business and B2 Industrial area including some waste uses, therefore retain for further consideration.			
City and District of St Albans District Local Plan Review, Nov 1994	1) Adjacent to council depot, St Albans Rd Sandridge	79		Permission for B1 Business or B2 Industrial.			

Areas of Search (designated Employment land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
City and District of St Albans District Local Plan Review, Nov 1994	Porters Wood/Soothouse Spring Employment Area, St Albans (inc. Sandridge)	79	ELAS 203	B1 Business and B2 Industrial.	Local Plan
City and District of St Albans District Local Plan Review, Nov 1994	Alban Park/Acrewood Way/Lyon Way. Hatfield Rd, Employment Area, St Albans (inc. Sandridge)	77		B1 Business, B2 Industrial and B8 Storage and Distribution.	Local Plan
City and District of St Albans District Local Plan Review, Nov 1994	Brick Knoll Park, Ashley Rd, Employment Area, St Albans (inc. Sandridge)	84	ELAS 206	B1 Business, B2 Industrial and B8 Storage and Distribution.	Local Plan
City and District of St Albans District Local Plan Review, Nov 1994	North Orbital Trading Estate, Napsbury Lane, Employment Area, St Albans (inc. Sandridge)	85	ELAS 207	B1 Business, B2 Industrial and B8 Storage and Distribution.	Local Plan
City and District of St Albans District Local Plan Review, Nov 1994	Riverside Estate, Employment Area, London Colney	86	ELAS 208	B1 Business, B2 Industrial and B8 Storage and Distribution.	Local Plan
City and District of St Albans District Local Plan Review, Nov 1994	Watling Street, Employment Area, Frogmore	87	ELAS 209	B1 Business, B2 Industrial and B8 Storage and Distribution.	Local Plan
City and District of St Albans District Local Plan Review, Nov 1994	Colney Street Industrial/Warehousing Estate, Employment Area	75	ELAS 210	B1 Business and B2 Industrial.	Local Plan

Safeguarded Sites (Existing Facilities)

District	Site	Map	ID No	Comments	Source
St Albans	Acrewood Way, St Albans	77	SA 122	Waste Transfer Station.	HCC
St Albans	Appspond Lane, Potters Crouch	78	SA 123	Manure and green waste composting/woodchipping.	HCC
St Albans	Council Depot - St Albans (St Albans Road)	79	SA 124	District Council Depot.	HCC
St Albans	HWRC Dark Lane (Harpenden)	80	SA 125		HCC
St Albans	HWRC St Albans (St Albans Road)	79	SA 126	Household Waste Recycling Centre (HWRC).	HCC
St Albans	John Hill & Sons, Fish St, Redbourn	81	SA 127	EA licence.	Environment Agency
St Albans	Redbournbury Special Waste Site	76		Industrial Waste Treatment plant (approved 1977).	HCC
St Albans	Smallford Depot / Works	77	SA 128	EA licence.	Environment Agency
St Albans	STW Harpenden	82	SA 129	Sewage Treatment works.	Thames Water
St Albans	STW Wheathampstead	83	SA 134	Sewage Treatment works.	Thames Water
Hertsmere/St Albans	Tythenhanger Quarry, London Colney	52		Landfill (inert waste).	HCC
St Albans	Harper Lane (Rail Loop), Near Radlett	75		Inert Waste Recycling.	HCC
St Albans	Harper Lodge Farm, Near Radlett	75		Waste transfer - Certificate of Lawful Use (1996).	HCC

Sites considered unsuitable for waste uses						
District	Site	Map	ID No	Comments	Source	
City and District of St Albans District Local Plan Review, Nov 1994	Coldharbour Lane Employment Area Harpenden			Normally acceptable use B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	Batford Mill Industrial Estate Employment Area Harpenden			Normally acceptable use B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	Southdown Industrial Estate and former Gas Works (part) Employment Area, Southdown Rd Harpenden			Normally acceptable use B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	Rothamsted Experimental Station Employment Area Harpenden			Normally acceptable use B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	The Mill, East Common (Brooke Bond Oxo Ltd) Employment Area Redbourn			Normally acceptable use B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	Redbourn Industrial Park Employment Area Redbourn			Normally acceptable use B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	Station Rd Employment Area Wheathampstead			Normally acceptable use B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	Longacres, Hatfield Rd, Employment Area St Albans (inc. Sandridge)			B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	Executive Park and adjoining land, Hatfield Rd, Employment Area St Albans (inc. Sandridge)			B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	Camp Rd/Campfield Rd, Employment Area			B1 Business.		

Sites considered unsuitable for waste uses						
District	Site	Map	ID No	Comments	Source	
City and District of St Albans District Local Plan Review, Nov 1994	Wellington Rd, Employment Area London Colney			B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	The Hertfordshire Business Centre, Alexander Rd, Employment Area London Colney			B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	Former Halsey's Sawmill, Barnet Rd, Employment Area London Colney			B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	Southdown Industrial Estate 1) Part of emp area - Former Gas Works, Southdown Rd Harpenden			Outline permission for B1 Business.		
City and District of St Albans District Local Plan Review, Nov 1994	Rothamsted 1) Southern part of employment area Harpenden			Landscaping required along southern edge of this area. Refectory building permitted.		
City and District of St Albans District Local Plan Review, Nov 1994	1) The Mill, East Common Harpenden Redbourn			Planning brief to be prepared including consideration of access arrangements and the possibility of non-employment uses. The Mill House is listed and should be retained.		
City and District of St Albans District Local Plan Review, Nov 1994	1) Former Hill End sidings, Hill End Lane and Marconi, Longacres Site, St Albans			Most of the site is occupied by Marconi; the southern part is used for temporary housing and not currently available for redevelopment. Redevelopment for B1 Business use or a B1/housing mix would be acceptable. Alban Way footpath/cycleway to be retained along former railway line or rerouted alongside Hill End Lane.		
City and District of St Albans District Local Plan Review, Nov 1994	1) Part of employment area -Former Rubber Co. site (part), Camp Rd			Outline permission for B1 Business (9, 300 sq.m). Housing development preferred rather than B1.		
City and District of St Albans District Local Plan Review, Nov 1994	Former Halsey's Sawmill, Barnet Rd Employment Area London Colney			Permission for B1 Business (5, 700 sq.m). Housing development preferred rather than B1.		
City and District of St Albans District Local Plan Review, Nov 1994	Codicote Road Employment Area Wheathampstead			Normally acceptable uses B1 Business and B2 Industrial. Developed for housing.		

Appendix C - Stevenage

Preferred Site Allocations						
District	Site	Map	ID No	Comments	Source	
Stevenage	Gunnelswood Road Employment Area (1,2,5,6)	89	HPO 037	Very large employment area which is subject to a regeneration initiative to encourage hi tech industry. Stevenage BC have objected to its inclusion for waste management facilities. The area is however identified for B1 Business, B2 Industrial and B8 Storage and Distribution uses in the Local Plan. It is noted that the recently adopted SPD refers to a specific area west of the town centre for B1 uses. It is considered that this area could accommodate an enclosed waste facility which would be compatible with B2/B8 type uses subject to detailed site considerations. It is not considered appropriate to exclude this area altogether from consideration for waste uses. Any waste proposals should however be considered under a criteria based policy for employment areas rather than as a Preferred Area. The site is well located in relation to the primary road network.	Employment Land allocation	
Stevenage	Langley Siddings	89	HPO 038	Rail aggregates depot that is safeguarded as such. May have further potential for the transport of waste by rail.	Rail Aggregates Depot	
Stevenage	North of Stevenage A1(M) J8 (north & south)	90	HPO 039	Land adjacent to A1(M) junction 8. This site has been suggested by Stevenage BC but is Greenfield land within the Green Belt. Although this site therefore performs poorly against the primary criteria Stevenage is one of the areas where a review of Green Belt boundaries has been recommended in the emerging East of England Plan. This site may therefore warrant further consideration.	Additional site suggested through consultation	

Areas of Search (designated Employment Land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
Stevenage District Plan Second Review 1991-2011	Pin Green	91	ELAS 211	Employment area -B1 Business, B2 Industrial and B8 Storage and Distribution uses are encouraged. Characterised by 1960s/70s stock. Fewer high tech industries; instead dominated more by manufacturing and warehousing/distribution. Business partnership currently exists that seeks to promote the area's interests.	Local Plan

Safeguarded Sites (Existing Facilities)

District	Site	Map	ID No	Comments	Source
Stevenage	Council Depot - Stevenage (Cavendish Road)	89	135	District Council Depot.	HCC
Stevenage	HWRC Stevenage (Caxton Way)	89	136	Household Waste Recycling Centre (HWRC).	HCC
Stevenage	Leyden Road	89	137	Waste Transfer facility for Hazardous/Difficult Wastes.	HCC
Stevenage	Caswell Environmental Services	89		Special Waste Transfer Station.	HCC

Sites considered unsuitable for waste uses

District	Site	Map	ID No	Comments	Source
Stevenage District Plan Second Review 1991-2011	Gunnels Wood 3. Six Hills Way			Will be restricted to B1 Business uses because the site is considered to be appropriate for offices or other uses within the B1 Use Class because of the prominent location on Six Hills Way and its close proximity to the town centre and public transport interchanges as well as its location adjacent to leisure and office uses.	
Stevenage District Plan Second Review 1991-2011	Gunnels Wood 4. North of Maxwell Rd			B1 Business. Formally occupied by ABB Automation Ltd the site is situated in a prominent and attractive location within the Gunnels Wood Employment Area. Offers potential for high quality business development which could incorporate offices and research and development activities and light industrial uses. Located in close proximity to housing so proposals within B2 Industrial and B8 Storage and Distribution would not be favoured where they would have an unacceptable adverse impact on residential amenity in terms of noise and general disturbance.	

Appendix C - Three Rivers

Preferred Site Allocations						
District	Site	Map	ID No	Comments	Source	
Three Rivers	Great Westwood Quarry (north & south)	92	HPO 040	Existing quarry with landfill void within the Green Belt which performs relatively well against most of the site criteria. Has permission for inert waste recycling; may have potential for other temporary waste activities associated with the life of the landfill.	Minerals Local Plan/Waste Local Plan	
Three Rivers	Waterdale Waste Transfer Station	93	HPO 041	Existing Household Waste Recycling Centre (HWRC) and transfer station between A405 (T) and M1. Possible opportunity for expansion; site should be safeguarded as an existing waste facility.	Existing site/Industry	

Areas of Search (designated Employment Land to be considered against WCS Policy 3)						
District	Site	Map	ID No	Comments	Source	
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	King's Langley				Local Plan	
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	King's Langley e) Ovaltine (2)			Planning status - B1 Business - B8 Storage and Distribution permitted and under construction.	Local Plan	
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	Tolpitts Lane	96	ELAS 212	Business Units.	Local Plan	

Safeguarded Sites (Existing Facilities)

District	Site	Map	ID No	Comments	Source
Three Rivers	Associated Asbestos Removal Ltd, Unit 12, Langley Wharf, Kings Langley	17	SA 138	Asbestos removal and management/services.	HCC
Three Rivers	Council Depot - Three Rivers (Harefield Road)	94	SA 139	District Council Depot.	HCC
Three Rivers	Great Westwood, Kings Langley	92		Landfill (inert waste).	HCC
Three Rivers	HWRC Rickmansworth (Riverside Drive)	94	SA 140	Household Waste Recycling Centre (HWRC).	HCC
Three Rivers	HWRC Waterdale	93	SA 141	Household Waste Recycling Centre (HWRC).	HCC
Three Rivers	Kings Langley Depot	17	SA 142	Salt storage barns.	HCC
Three Rivers	STW Maple Lodge	95	SA 144	Sewage Treatment works and Anaerobic digestion.	Thames Water
Three Rivers	Waterdale Waste Transfer Station	93		Waster transfer station and household waste recycling.	HCC

Sites considered unsuitable for waste uses

District	Site	Map	ID No	Comments	Source
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	Hunton Bridge			Existing use as Carlsberg/Tetley distribution. Planning status - residential pending.	
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	King's Langley a) Abbots House			Planning Status - 24 flats - pending. In flood zone.	
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	King's Langley c) Home Park			Planning status - Additional office space. In flood zone.	
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	King's Langley d) Ovaltine (1)			Residential development under construction.	
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	Leavesden			Employment/mixed use site. Outline permission granted 1995 for comprehensive redevelopment of this site with film studios, housing and substantial leisure facilities. Existing use film studios and planning - status is extension of use as film studios.	
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	Maple Cross			Existing use Skanska offices. Planning Status - residential pending.	
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	Carpenders Park			Business Units.	
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	Croxley Centre			Business Units.	
Three Rivers Local Plan 1996 - 2011 (adopted), 2002	King's Langley b) Kings Park (Happy Valley)			Existing use - industrial units. In flood zone.	

Appendix C - Watford

Preferred Site Allocations					
District	Site	Map	ID No	Comments	Source
Watford	Orphanage Road Rail Aggregates Depot	97	HPO 042	Rail aggregates depot that is safeguarded as such. May have further potential for the transport of waste by rail.	Rail Aggregates Depot

Areas of Search (designated Employment Land to be considered against WCS Policy 3)						
District	Site	Map	ID No	Comments	Source	
Watford District Plan 2000, Written Statement, Adopted December 2003	Cardiff Rd	98		Research and development; light industry; general industry and storage/ distribution are acceptable in principle. Office use possible.	Local Plan	
Watford District Plan 2000, Written Statement, Adopted December 2003	Fishers/Wiggenhall Road	98		Research and development; light industry; general industry and storage/ distribution are acceptable in principle. Office use possible.	Local Plan	
Watford District Plan 2000, Written Statement, Adopted December 2003	Imperial Way/ Colonial Way	97		Research and development; light industry; general industry and storage/ distribution are acceptable in principle. Office use possible.	Local Plan	
Watford District Plan 2000, Written Statement, Adopted December 2003	North Watford a) Odhams b) Greycaine c) Sandown	99		Research and development; light industry; general industry and storage/ distribution are acceptable in principle. Office use possible.	Local Plan	
Watford District Plan 2000, Written Statement, Adopted December 2003	St Albans Rd a) north of railway line b) south of railway line (including station rd north)	97		Research and development; light industry; general industry and storage/ distribution are acceptable in principle. Office use possible.	Local Plan	
Watford District Plan 2000, Written Statement, Adopted December 2003	Watford Business Park	96		Research and development; light industry; general industry and storage/ distribution are acceptable in principle. Office use possible.	Local Plan	

Safeguarded Sites (Existing Facilities)						
District	Site	Map	ID No	Comments	Source	
Watford	Ascot Road, Watford	96	SA 147	Waste Transfer Station (temporary planning permission).	HCC	
Watford	Unit 16, Cardiff Road, Watford	98	SA 148	Recycling depot.	HCC	
Watford	Caxton Way, Watford	96	SA 149	Waste Management Station.	HCC	
Watford	Colne Way, Watford	99	SA 150	Existing Waste Transfer Station.	HCC	
Watford	Council Depot - Watford (Wiggenhall Road Industrial Estate)	100	SA 151	District Council Depot.	HCC	
Watford	HWRC Watford (Wiggenhall Road)	100	SA 152	Household Waste Recycling Centre (HWRC).	HCC	

Sites considered unsuitable for waste uses					
District	Site	Map	ID No	Comments	Source
Watford District Plan 2000, Written Statement, Adopted December 2003	Central Area a) Clarendon Rd/Station Rd South b) Upton Rd			Primary office use.	Local Plan

Appendix C - Welwyn Hatfield

Preferred Site Allocations						
District	Site	Map	ID No	Comments	Source	
St Albans / Welwyn Hatfield	Roehyde	88	HPO 036	Site put forward by industry. A previously developed site in the greenbelt which straddles St Albans and Welwyn Hatfield. The site lies adjacent to a historic landfill and issues regarding this would need to be investigated, but the site scores well against most of the criteria and is located in close proximity to the primary route network. Given its size the site may have potential for a number of waste facilities subject to contaminated land investigations and specific highways issues.	Existing site/Industry	
Welwyn Hatfield	Burrowfields/ Chequersfield	101	HPO 043	Burrowfields Industrial Estate is well occupied and there seems little obvious potential within the industrial estate itself. Waste uses may however be compatible with the range of existing uses however these are best dealt with by a criteria based policy. There is a housing development to the south of this site, however part of the employment area is allocated under Policy EMP7 provision for "dirty user". May be potential for a waste facility to be housed within an industrial building, compatible to the existing uses.	Employment Land allocation	
Welwyn Hatfield	Hatfield Aerodrome	102	HPO 044	The site is allocated for mixed use in the Local Plan comprising employment, residential, educational, hotels, a local centre and other community facilities. The District Council advise that most of the employment land is committed for development. Parts of the site are allocated for residential use. On this basis Entec would advise that the site be addressed through a criteria based policy for employment sites	Employment Land allocation	
Welwyn Hatfield	Sewage Treatment Works - Hatfield	103	HPO 045	Existing Sewage Works within the Green Belt. The site is considered to perform well against many of the site criteria. Although it performs poorly in terms of proximity to population it has direct access onto the A414. It is considered that additional waste facilities could be accommodated on the site subject to detailed consideration, in particular their impact on the Green Belt.	Sewage Treatment Works	
Welwyn Hatfield	Suttons Farm (north & south)	104	HPO 046	Existing quarry with inert landfill proposals for restoration.	Minerals Local Plan/ Waste Local Plan	
Welwyn Hatfield	Tewin Road Depot	105	HPO 047	Existing Council depot which performs well against many of the site criteria. Part of designated employment area within Welwyn Hatfield Local Plan. Site appears fully occupied and it's potential for allocation will depend on the availability of the land over the Plan period.	Additional site suggested through consultation	
Welwyn Hatfield	Travellers Lane including Major Developed Land in the Green Belt	106	HPO 048	The site lies within the green belt (GBSP1) and this forms a major developed area within the green belt (RA5 and RA6). It performs relatively well against most of the site criteria, however there is a school in close proximity of the site. Part of the site comprises existing County Council offices and the key consideration is whether any of this site is available for redevelopment within the timescale of the Plan.	Employment Land allocation	

Areas of Search (designated Employment Land to be considered against WCS Policy 3)

District	Site	Map	ID No	Comments	Source
Welwyn Hatfield District Plan, Review, Revised Deposit Version, June 2002	Beaconsfield Rd Hatfield	103	ELAS 226	Class B Business uses with some flexibility. Small industrial uses - car dealer etc.	Local Plan
Welwyn Hatfield District Plan, Review, Revised Deposit Version, June 2002	Fiddlebridge Lane Hatfield	102	ELAS 228	Class B1 Business use with some flexibility.	Local Plan
Welwyn Hatfield District Plan, Review, Revised Deposit Version, June 2002	Great North Rd Hatfield	103	ELAS 224	Class B1 use with some flexibility. Small industrial uses.	Local Plan
Welwyn Hatfield District Plan, Review, Revised Deposit Version, June 2002	Sopers Rd Cuffley	109	ELAS 227	Class B1 Business uses with some flexibility.	Local Plan
Welwyn Hatfield District Plan, Review, Revised Deposit Version, June 2002	Travellers Lane Welham Green	106		Class B1 Business uses with some flexibility. B8 Storage and Distribution are the dominant uses (Tesco etc). Also light industrial uses.	Local Plan
Welwyn Hatfield District Plan, Review, Revised Deposit Version, June 2002	Welwyn Garden City Industrial Area	105	ELAS 223	Class B1 Business uses with some flexibility. Mixture of uses/building ages. Head offices of Tesco and Roche mixed with small factory units. Not many vacancies. Broad Water Road West forms part of the employment area - Shredded Wheat are due to leave in 2008 and Roche have moved to another part of site. Some empty factory units. Distribution facility is also on site.	Local Plan

Safeguarded Sites (Existing Facilities)

District	Site	Map	ID No	Comments	Source
East Herts/Welwyn Hatfield	Birchall Lane, Welwyn Garden City	20		Temporary planning permission for inert waste recycling.	HCC
Welwyn Hatfield	30 Burrowfields, Welwyn Garden City	101	SA 154	Bunded storage facility for non-hazardous liquid waste.	HCC
Welwyn Hatfield	Chas Storer, Coopers Lane, Potters Bar	108	SA 155	Part of site used for collection and bulking of green waste.	HCC
Welwyn Hatfield	Council Depot - Welwyn Hatfield (Tewin Road)	105		District Council Depot.	HCC
Welwyn Hatfield	Morrell Court, Brownfields, Welwyn Garden City	105	SA 156	Waste Transfer Station.	HCC
Welwyn Hatfield	STW Hatfield	103	SA 157	Sewage Treatment works.	Thames Water
Welwyn Hatfield	STW Mill Green	103	SA 158	Sewage Treatment works.	Thames Water
Welwyn Hatfield	Suttons Farm, Coopers Green	104		Landfill (inert waste).	HCC

Sites considered unsuitable for waste uses

District	Site	Map	ID No	Comments	Source
Welwyn Hatfield District Plan, Revised Deposit Version, June 2002	Bishops Square Hatfield			Class B uses with some flexibility. High-tech, B1, offices etc.	

This leaflet is about planning for waste in Hertfordshire – the county council needs your views by 10 March 2008. If you would like this information in a different language or format please contact 01438 737321 or 01923 471321.

Bengali (বাংলা)

এই পুস্তিকায় হার্টফোর্ডশায়ারের অঞ্জাল সংক্রান্ত পরিকল্পনার ব্যাপারে বলা হয়েছে - এই কাউন্টি কাউন্সিলটি 10ই মার্চ 2008 তারিখের মধ্যে আপনাদের মতামতগুলি চাইছে। আপনি যদি এটিকে একটি ভিন্ন ভাষাতে বা রূপে পেতে চান, অনুগ্রহ করে, 01438 737321 বা 01923 471321 নম্বরে ফোন করুন।

Chinese (繁體中文)

本傳單是關於赫特福德郡的廢棄物處理計劃 - 在 2008 年 3 月 10 日之前，郡議會需要瞭解您的觀點。如果您需要其他語言或者形式的傳單，請聯繫 01438 737321 或者 01923 471321。

Italian (Italiano)

Viene qui trattata la pianificazione dei rifiuti nel Hertfordshire – il consiglio di contea vorrebbe conoscere la vostra opinione entro il 10 marzo 2008. Se desiderate ricevere questa informativa in una lingua o in un formato diversi, siete pregati di contattare il nr. 01438 737321 oppure 01923 471321.

Punjabi (ਪੰਜਾਬੀ)

ਇਹ ਹਰਟਫੋਰਡਸ਼ਾਇਰ 'ਚ ਕਚਰੇ ਦੀ ਵਿਵਸਥਾ ਕਰਨ ਲਈ ਯੋਜਨਾ ਬਣਾਉਣ ਬਾਰੇ ਹੈ - ਕਾਉਂਟੀ ਕੌਂਸਲ ਨੂੰ 10 ਮਾਰਚ 2008 ਤਕ ਤੁਹਾਡੇ ਵਿਚਾਰ ਚਾਹੀਦੇ ਹਨ। ਜੇਕਰ ਤੁਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਜਾਂ ਰੂਪ 'ਚ ਚਾਹੀਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 01438 737321 ਜਾਂ 01923 471321 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

Turkish (Türkçe)

Bu kitapçık, Hertfordshire'da atık planlaması hakkında bir kitapçıktır – ilçe konseyi, 10 Mart 2008 tarihine kadar bu konu ile görüşlerinizi bekliyor. Bu bilgilerin farklı bir dil ya da formatta olmasını istiyorsanız, lütfen 01438 737321 ya da 01923 471321 nolu telefonlardan irtibata geçin.

Urdu (اردو)

متبادلاً: یہ ہرٹفورڈ شائر میں کوڑے کچرے سے متعلق منصوبہ بندی کے بارے میں ہے - کاؤنٹی کونسل 10 مارچ 2008 تک آپ کی رائے طلب کرتا ہے۔ اگر آپ اسے کسی دوسری زبان یا شکل میں حاصل کرنا چاہتے ہیں تو، براہ کرم 01438 737321 یا 01923 471321 پر رابطہ کریں۔

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