

Waste Panel Members:- Sherma Batson, Tony Dodd (Sub), Maria Green, Stan Mills, Stuart Pile, Seamus Quilty (Chairman).

The Waste Local Plan Review – Site Selection Methodology

Author: Julie Reeve (01992 556227) County Development Unit

1. Purpose Of Report

- 1.1 To inform the Panel of the development of a site selection methodology for identifying possible areas of search for sites for permanent facilities for the re-use, recovery, transfer and recycling of waste.

2. Background

- 2.1 Planning Policy Guidance (PPG) Note 23: Planning and Pollution Control states that Waste Local Plans should include detailed land use policies and proposals for different types of waste which, inter alia, identify:-

- existing disposal, storage and treatment sites with spare capacity as well as new sites; and
- broad 'areas of search' which are likely to contain sufficient sites for whatever method of recycling, treatment and disposal is required to meet demand in the Plan period, as well as areas which are judged inappropriate for such sites, having regard to environmental, geological, hydrogeological and access constraints.

- 2.2 The Hertfordshire Waste Local Plan (adopted Jan 1999) includes a proposals map and inset maps which identify existing sites with spare capacity as well as new sites and broad areas of search likely to contain suitable sites for the methods of recycling, treatment and disposal of waste required to meet demand in the Plan period, 1995-2005.

- 2.3 In order for the County Council to achieve the targets set for re-use, recovery and recycling of waste, (as detailed in a previous panel paper: 8 December 2003, Item 5) provision needs to be made for separation at source, with adequate storage space in housing, retail industrial and commercial development, together with the provision of specific Waste Management facilities.

- 2.4 These facilities include:

- inert waste recycling;
- green waste composting;
- mixed waste composting;

- skip waste recycling;
- industrial and commercial waste recycling;
- materials recycling facilities for household and other wastes;
- industrial reprocessing, including mass reduction facilities;
- landfill.

2.4 Facilities will also be required for waste transfer.

3. The Adopted Plan's Site Selection Methodology

3.1 As part of the formulation of the Adopted Waste Local Plan possible areas of search were evaluated in the light of the following criteria:-

- impact on local or natural environments;
- whether the area was allocated for development, subject to potential redevelopment, or on despoiled land;
- accessibility to the main road network (or a rail or water link) avoiding, as far as possible, major residential areas;
- whether the site was within or adjacent to existing waste management facilities;
- whether the site was within or adjacent to an established or proposed general industrial area;
- whether the site was within or adjacent to a compatible land use, such as a depot, open storage, a sewage treatment works or a mineral processing plant;
- visual and landscape impact;
- ability to serve Hertfordshire's main population and employment areas.

3.2 Since many waste management facilities can be combined (such as waste separation/processing and transfer), consideration was given in the search for suitable locations to the identification, where possible, of opportunities for such combined facilities.

3.3 The District and Borough Councils were also invited to comment on the suitability or otherwise of areas within their boundaries for development for waste management purposes.

3.3 Waste Policy 12 of the Adopted Plan lists areas of search for permanent facilities for Inert Waste Recycling, Green Waste Composting, Materials Recovery Facilities, Waste Transfer and Recycling Facilities and Recycling of Canal Dredgings. Most of the Areas of Search listed in Waste Policy 12 are within Employment Areas designated in District Local Plans. The criteria used to evaluate them (as set out in para 3.1) are set out in Waste Policy 13 of the Adopted Plan.

3.4 Policy 13, together with Policies 14 and 15, recognised that proposals for permanent facilities will come forward for decision outside the areas of search and set out the criteria against which such proposals will be judged. Waste

Policies 14 and 15 relate specifically to proposals for permanent facilities, outside areas of search, for green waste composting and anaerobic digestion.

WASTE POLICY 12

THE FOLLOWING LOCATIONS WHICH ARE INDICATED ON THE PROPOSALS MAP ARE AREAS OF SEARCH FOR SITES FOR PERMANENT FACILITIES FOR THE RE-USE, RECOVERY, TRANSFER AND RECYCLING OF WASTE.

INERT WASTE RECYCLING - LAND AT:

**EASTMAN WAY/REDBOURN ROAD, HEMEL HEMPSTEAD.
NEW FORD ROAD, WALTHAM CROSS.
LONDON ROAD, STEVENAGE.
MARSH LANE, WARE.
SUNNYSIDE, BUNTINGFORD.
TWO WATERS, HEMEL HEMPSTEAD.
LAND AT FORMER POWER STATION, CARDIFF ROAD, WATFORD.**

GREEN AND MIXED WASTE COMPOSTING - LAND AT:

**SUNNYSIDE, BUNTINGFORD.
EASTMAN WAY/REDBOURN ROAD, HEMEL HEMPSTEAD.**

MATERIALS RECOVERY FACILITIES - LAND AT:

**ALDENHAM BUS WORKS, ELSTREE. (FORMER)
BRITISH AEROSPACE SITE, HATFIELD. (FORMER)
CRANBORNE ROAD, POTTERS BAR.
LAND AT FORMER POWER STATION, CARDIFF ROAD, WATFORD
CRANE MEAD, WARE.
GREENHILL CRESCENT, WATFORD.
GUNNELS WOOD ROAD EMPLOYMENT AREA, STEVENAGE.
LONDON ROAD, STEVENAGE.
MARSH LANE, WARE.
NORTH ORBITAL TRADING ESTATE, ST ALBANS.
ORCHARD ROAD, ROYSTON.
ROYSTON ROAD, BALDOCK.
TWO WATERS, HEMEL HEMPSTEAD.
WORKS ROAD/BLACKHORSE ROAD, LETCHWORTH.**

WASTE TRANSFER AND RECYCLING FACILITIES - LAND AT:

**BISHOPS STORTFORD RAILWAY GOODS YARD (FORMER).
EASTMAN WAY/REDBOURN ROAD, HEMEL HEMPSTEAD.
IMPERIAL WAY INDUSTRIAL ESTATE/LAND ADJACENT TO WATFORD JUNCTION
STATION, WATFORD.**

RECYCLING OF CANAL DREDGINGS - LAND AT:

**LEA ROAD.
CRANE MEAD, WARE.
RATTY'S LANE, HODDESDON.**

THE COUNTY COUNCIL WILL GRANT PERMISSION FOR THE ESTABLISHMENT OF PERMANENT FACILITIES ON SITES IN THE PREFERRED AREAS OF SEARCH, SUBJECT TO THE REQUIREMENTS OF WASTE POLICY 2.



4. Outcome of Identifying these Areas of Search

- 4.1 From the Areas of Search identified in Waste Policy 12, very few have been subject to proposals for waste management facilities. It is an important first step of the Waste Local Plan Review to establish why this has been the case and identify further locations for the future development of waste management facilities.
- 4.2 Work is currently under way to survey each of the sites listed within the Plan and identify what buildings and uses have been developed upon them. This work will enable us to conclude which, if any, of the sites that can be put forward as being retained as part of the Plan's review.
- 4.3 It is proposed that each of the Districts/Boroughs will be jointly involved in any identification of possible locations of Areas of Search or specific sites for waste management facilities.
- 4.4 An independent site selection process was employed in order to identify the sites within the adopted Plan. This approach led to some concerns being raised by a number of local authorities as to the allocation of employment areas being suitable for waste management facilities. This may be one of the reasons why sites have subsequently not come forward.
- 4.5 In order to prevent Areas of Search for the permanent siting of facilities for waste management being developed for other uses, it is therefore vital that the County Council work closely with each of the Districts/Boroughs in identifying the most sustainable sites.

5. Next Steps

- 5.1 The first step in joint working with the Districts/Boroughs is the officer meeting arranged for the 29 January (verbal report to be given). Following on from this the County will actively pursue the identification of the most sustainable sites for the possible location of future waste management facilities.
- 5.2 In some respects, the site selection process will be dependent on the outcome of the Issues and Options Consultation (e.g. smaller number of larger sites or a larger number of smaller sites, use of brownfield land etc.). However, the criteria used to "sieve" potential locations has proved robust and it is likely that similar criteria would be used in the Review of the Plan once the strategic approach has been determined.
- 5.3 Research is also being carried to establish best practice in site identification by other authorities, particularly those with similar Green Belt constraints to Hertfordshire.

6. Conclusion/Recommendation

- 6.1 That the Panel endorse the approach being taken for developing a site selection process as set out in this paper, including:
- i) survey of the existing identified sites to establish whether they remain available for waste management uses or should be safeguarded for such use;
 - ii) research into best practice;
 - iii) evaluation of the responses to the Issues and Options paper in terms of the strategic approach to site selection;
 - iv) adoption of the criteria for assessing the suitability of specific sites as set out in para 3.1 except where modified by (iii) above
 - v) consultation with officers in the District and Borough Councils as to the suitability of potential areas of search/specific sites.