

EAST HERTS COUNCIL

ENVIRONMENT SCRUTINY COMMITTEE – 26 FEBRUARY 2008

REPORT BY EXECUTIVE MEMBER
FOR PLANNING POLICY AND TRANSPORT

11. HERTFORDSHIRE WASTE DEVELOPMENT PLAN: WASTE SITE
SPECIFIC ALLOCATIONS PREFERRED OPTIONS CONSULTATION
DOCUMENT: JANUARY 2008

WARD(S) AFFECTED: ALL

'D' RECOMMENDATION – that, in respect of the Hertfordshire Waste Development Plan: Waste Site Specific Allocations Preferred Options Consultation Document: January 2008, Hertfordshire County Council be advised that East Herts Council:

- acknowledges the need for a suitable range of waste disposal facilities in appropriate locations;
- acknowledges the need, within reasonable travelling distance, for the following facilities:
 - (i) disposal/processing/treatment of residual waste;
 - (ii) clean facilities in the form of material reclamation plants to sort co-mingled material or part sorted streams;
 - (iii) facilities for processing separated biodegradable waste.
- acknowledges that without adequate localised facilities, it will either not be able to comply with the Hertfordshire Waste Partnership Strategy and meet Government targets, or will only be able to do so at a high financial cost to East Herts residents.
- raises no objection in principle to the listed Preferred Areas, subject to relevant planning and environmental criteria being met, with the exception of Mead Lane Gas Works Hertford.
- objects to the Mead Lane Gas Works Site being identified as a Preferred Site, due to potential detrimental impact on adjoining existing and proposed local residents and conflict with the East

Herts Local Plan policies of mixed use, comprising housing and B1 uses, in the centre of the Mead Lane area, which includes the Gas Works Site.

- raises no objection in principle, to the listed quarry sites suitable for inert waste recycling, and future landfill, on the basis that landfilling is required for the restoration or re-profiling of such sites, until work is completed in accordance with planning permissions, restoration schemes and conditions, and there may be relatively short term opportunities for waste management facilities.
- raises no objection in principle to the safeguarding of all existing listed waste management sites, subject to the maintenance of relevant and adequate planning and environmental controls.
- raises no objection in principle to the listed Employment Areas being identified for waste development facilities, including a potential extension to the north of the existing Sunnyside Site at Buntingford, subject to relevant planning and environmental criteria being met on all such sites. Any such use of employment land on a policy basis, for clean waste management purposes, would need to pay considerable attention to the potential impact on adjoining residents and occupiers, and vehicular access and highway issues.
- submits this report and the detailed comments contained in Appendix C on page 103, as its response to the Preferred Options Consultation Document.
- endorses the accompanying sustainability Appraisal and Appropriate Assessment Reports.

1.0 Purpose/Summary of Report

1.1 This report sets out a proposed East Herts Council response to Hertfordshire County Council's Consultation document relating to the Waste Development Plan: Waste Site Specific Allocations Preferred Options Document: January 2008. The Council's response will then be submitted to the County Council, prior to the end of the consultation period on 10 March 2008.

2.0 Contribution to the Council's Corporate Priorities/Objectives

2.1 **What we build, where we build**

Priority: Care for and improve our natural and built environment.

2.2 **Shaping now, shaping the future**

Priority: Safeguard and enhance our unique mix of rural and urban communities ensuring sustainable, economic and social opportunities including the continuation of effective development control and other measures.

3.0 Background

3.1 This East Herts Council Non-Key report is one of three which respond to three separate but concurrent Hertfordshire County Council Waste Development Plan Consultation Documents. The three Waste Development Plan Documents (DPD's) are at different stages of preparation:

- Core Strategy DPD – Submission Version
- Development Policies DPD – Preferred Options
- Site Specific Allocations DPD – Preferred Options

3.2 Hertfordshire County Council is in the process of preparing the Hertfordshire Waste Development Plan. This new Plan will replace the current Hertfordshire Waste Local Plan, adopted by the County Council in 1999.

3.3 HCC is the Minerals and Waste Planning Authority. The County Council will prepare a Minerals and Waste Development Framework for Hertfordshire, under the same process as East Herts Council will prepare a District-wide Local Development Framework (LDF). The Planning and Compulsory Purchase Act 2004 requires the County Council to prepare such documents, in order to deliver the spatial planning strategy for the future of minerals and waste planning in the County.

3.4 The new Waste Development Plan will comprise a portfolio of Development Plan Documents (DPD's):

- **Core Strategy DPD:** which sets out the spatial vision and strategic objectives for waste planning in the county. This document will contain the core policies needed to implement the

overall objectives. The other waste development plan documents must be in conformity with it.

- **Development Policies DPD:** which will contain detailed generic development policies that will be used in the decision making for waste planning applications.
- **Site Specific Allocations DPD:** which will identify sites for waste management facilities based on an assessment of criteria. This document will include maps and planning briefs for the development of specific sites.

3.5 This Non-Key report deals with the third of the above documents – the Site Specific Allocations DPD.

4.0 Report

Waste Site Specific Allocations Document

- 4.1 The Site Allocations Document sets out the County Council's preferred locations for future waste management facilities for all types of waste (municipal, commercial, industrial and construction waste). **Appendix A** on page 85 shows the structure of the Waste Site Specific Allocations Preferred Options Consultation Document. A list of sites has been identified using a site selection methodology. **Appendix B** on pages 87 – 102 includes the County Council's list of East Herts sites that have been assessed and scored positively against the criteria. All sites have been subjected to an Appropriate Assessment screening (under the Habitats' Directive) and judged against the proposed Core Strategy and Sustainability Appraisal.
- 4.2 Currently, approximately 500,000 tonnes of municipal waste are generated per annum in Hertfordshire and about three times as much commercial, industrial and construction waste.
- 4.3 It is not the role of the Waste Development Framework to identify the technologies that are to be used on any site within the County, although it will give a broad indication of the types of processes that might be suitable (e.g. open air, covered, where scale may be restricted by transport etc). This will largely be dependent on the proposals brought forward by the industry, particularly in respect of commercial/industrial and construction/demolition waste.
- 4.4 The site selection methodology has been based on Government guidance and best practice and the subject of consultation. Planning Policy Statement (PPS) 10 – Planning for Sustainable

Waste Management, provides guidance on what authorities should do with regard to identifying sites and sets out criteria to be used to assess them.

4.5 In identifying the list of potential sites two key considerations within PPS10 have been taken into account:

- Opportunities for on-site management of waste where it arises;
- A broad range of locations including industrial sites, looking for opportunities to co-locate facilities together with complementary activities.

4.6 Using this methodology, a “long” list of 63 sites was identified and were subject to an informal public consultation in November 2005. Sites were identified from the following sources:

- All waste Local Plan Sites
- All existing mineral and waste sites in the County
- Omission sites from the previous Waste Local Plan
- Sites put forward by industry or other stakeholders
- All employment land allocations in the County
- All sewage treatment works in the County

4.7 Employment land in the County as identified in District Local Plans has also been reviewed and judged in terms of 3 categories:

1. unsuitable for waste management uses due to the policy for the area or nature of existing employment uses;
2. likely to be suitable when judged against broad criteria;
3. has inherent policy support or other benefits that warrant further, more detailed investigation.

(Locations in the latter category were incorporated in the list of 63 for further evaluation).

4.8 The County Council acknowledge that there may be additional employment land within the County that may come forward, as being suitable for location of waste management facilities, and it is intended that this will be judged on a case by case basis against criteria based development policies.

- 4.9 Finding suitable sites within the County for waste facilities is difficult. In order for the County Council to identify sufficient future waste capacity and to meet the needs of different types of waste (e.g. construction, commercial, hazardous, municipal), a broad range of locations need to be in the preferred options list. All existing waste management facilities (with permanent planning permission) are also listed as being safeguarded. The County Council considers these sites may have future potential for expansion or intensification, subject to planning considerations.
- 4.10 All identified employment land is included and categorised as set out in paragraph 4.7 above. The County Council anticipate that some future capacity may be met from within employment land allocations. The County Council acknowledge, however, that it is not in a position to identify and therefore allocate specific plots. For this reason, it is intended that employment land falling into categories 2 and 3 be identified as Areas of Search for future waste management facilities.
- 4.11 To ensure that all other potential sites are considered at an early stage a further round of consultation was carried out with the waste industry and other major landholders. This resulted in additional sites being put forward for evaluation. These sites have now been judged in the same way as those originally identified.
- 4.12 In order to update the site selection study, further tests have been carried out on all the sites. Each site has been:
- evaluated against the site selection methodology;
 - subject to Appropriate Assessment screening (in accordance with Habitat's Directive);
 - assessed against core strategy principles and related to the growth areas identified in the Regional Spatial Strategy;
 - subject to Sustainability Appraisal;
 - subject to a strategic flood risk assessment.
- 4.13 Given the addition of some sites, promoted by industry and the re-evaluation of the previous site list the total number of sites has changed, and now amounts County-wide to 72. The County Council's list of sites for East Herts is at **Appendix B** on pages

County Council Overall Recommendations

- 4.14 The County Council has agreed that the sites identified in the site selection study and divided in the Consultation Document into the following four categories, should go forward for further detailed consideration and consultation:
- preferred areas/site allocations;
 - quarry sites suitable for inert waste recycling and future landfill;
 - waste management sites to be safeguarded, and
 - sites identified to be considered on a policy basis.
- 4.15 There is a policy presumption in favour of landfill or re-profiling activities at the quarry sites identified, together with such waste management development as is required to facilitate these activities, in particular inert waste recycling and associated recycling activities, or the quarry sites identified are put forward as preferred areas for waste management use for inert waste recycling.
- 4.16 There is a policy presumption in favour of waste management development at Employment Sites and Business Parks provided other relevant planning and environmental criteria area met.
- 4.17 Existing waste management development sites are safeguarded and a policy presumption made in favour of future waste development at these locations. This would include those where there is insufficient space or capacity or further development or co-location of waste facilities without the demolition of the existing facilities in whole or part.
- 4.18 No decision is made on the number and size of facilities required to manage municipal waste generated in the Hertfordshire County area, until a full review has been undertaken of the options available.
- 4.19 As indicated in the County Council's list at **Appendix B** on pages 87 – 102, nearly all the identified sites are existing sites of one type or another.
- 4.20 The existing landfill/quarry sites are intended to continue such operations until work is completed in accordance with planning permissions and relevant restoration schemes and conditions. Landfilling is required for restoration and some re-profiling may be required or there are relatively short-term opportunities for location of waste management facilities.

- 4.21 All existing waste management sites are safeguarded. This includes Household Waste Recycling Centres (HWRC's)/landfill household waste/inert waste recycling sites; sewage treatment works; waste transfer stations; and more special operations such as tyre and end of life vehicle recycling.
- 4.22 Sixteen of the District's designated Local Plan Employment Areas are identified as acceptable in principle for waste development management, subject to other relevant planning and environmental criteria being met. Ten of the District's designated Employment Areas are considered unsuitable for waste uses.
- 4.23 There are a limited number of potential new or expanded existing Preferred Sites in East Herts. The two main potential 'new' permanent sites are Sunnyside/Buntingford Business Park, (which includes the East Herts Council Buntingford Service Centre) at Buntingford, and Mead Lane Gas Works Hertford.

East Herts Council Proposed Response

- 4.24 In a response to an earlier Waste Development Plan consultation in 2004, East Herts Council advised Hertfordshire County Council that it:
- '(i) acknowledges the need to deal with a greater proportion of the waste generated by the County within the County;
 - (ii) generally supports the location of appropriate waste management facilities within the District but that such facilities must be appropriately and sensitively located.'
- 4.25 East Herts Council, therefore, acknowledges the need for a suitable range of waste disposal facilities in appropriate locations.
- 4.26 The Herts Waste Partnership Strategy calls for a marked increase in the collection of materials for recycling or composting (of one form or another), along with alternative treatment for the residual waste, including energy from waste. The Strategy considers the need to collect a wider range of materials in order to meet Government targets and reduce the use of landfill, particularly for biodegradable matter. The financial penalties for failing to meet these requirements are stringent and will fall on local authorities.
- 4.27 East Herts Council acknowledges the need, within reasonable travelling distance, for the following facilities:

- (i) disposal/processing/treatment of residual waste;
- (ii) clean facilities in the form of material reclamation plants to sort co-mingled material or part sorted streams;
- (iii) facilities for processing separated biodegradable waste.

4.28 East Herts Council acknowledges that without adequate localised facilities, it will either not be able to comply with the Hertfordshire Waste Partnership Strategy and meet Government targets, or will only be able to do so at a high cost to East Herts residents.

4.29 In respect of the four categories of sites listed in paragraphs 4.14 and 4.19 to 4.23 above, and detailed in **Appendix B** to this report on pages 87 – 102, it is proposed East Herts Council responds as set out below, in paragraphs 4.30 to 4.39. In addition there are more specific comments on the County Council's Schedule of Sites contained in **Appendix C** to this report on pages 103 to 106.

Preferred Areas/Site Allocations

4.30 East Herts Council raises no objection in principle to the listed Preferred Areas, subject to relevant planning and environmental criteria being met, with the exception of Mead Lane Gas Works Hertford.

4.31 The vacant former gas works site, immediately east of Marshgate Drive, forms part of the much larger Mead Lane Employment Area. Due to its previous use, the site is understood to be contaminated land in need of treatment.

4.32 The East Herts Local Plan envisages a transition of land uses from west to east in the Mead Lane area, from residential in the west (west of Marshgate Drive) to mixed use (housing/office/light industry – immediately east of Marshgate Drive) to industrial/commercial eastwards for the remainder of the area.

4.33 In addition to the existing residential properties in Spencer Street, 312 flats have planning permission west of Marshgate Drive, in addition to the 112 flats recently built in Mill Road.

4.34 The area is currently severely hampered by poor vehicular access, contamination and conflict with neighbouring uses.

- 4.35 The undeveloped brownfield land, including the gas works site, closest to the residential area would be better suited to a mix of housing and B1 uses, whereas the area further east along Mead Lane could accommodate a much broader range of uses, including waste management facilities, inside buildings. Indeed the Mead Lane Employment Area is identified in Waste Plan Employment Areas list.
- 4.36 East Herts Council objects to the Mead Lane Gas Works Site being identified as a Preferred Site, due to potential detrimental impact on adjoining existing and proposed local residents and conflict with the East Herts Local Plan policies of mixed use, comprising housing and B1 uses, in the centre of the Mead Lane area, which includes the Gas Works Site.

Quarry sites suitable for inert waste recycling and future landfill

- 4.37 East Herts Council raises no objection in principle, to the listed sites, on the basis that landfilling is required for the restoration or re-profiling of such sites, until work is completed in accordance with planning permissions, restoration schemes and conditions, and there may be relatively short term opportunities for waste management facilities.

Existing safeguarded sites

- 4.38 East Herts Council raises no objections in principle to the safeguarding of all existing listed waste management sites, subject to the maintenance of relevant and adequate planning and environmental controls.

Employment Areas to be considered on a policy basis

- 4.39 East Herts Council raises no objections in principle to the listed Employment Areas being identified for waste development facilities, including a potential extension to the north of the existing Sunnyside Site at Buntingford, subject to relevant planning and environmental criteria being met on all such sites. Any such use of employment land for clean waste management purposes, would need to pay considerable attention to the potential impact on adjoining residents and occupiers, and vehicular access and highway issues.

Adjacent Sites in Adjoining Districts

- 4.40 Identified sites in adjoining Districts, in close proximity to the East Herts District boundary, are existing sites of one type or another, which are proposed to be maintained/safeguarded for such purposes. As with some East Herts sites, the County Council consider that some of these adjacent sites may have potential for

limited expansion (i.e. Cumberlow Green Farm, on the A507 road between Cottered and Baldock, near Rushden in North Herts).

- 4.41 It is not considered at this stage that these adjacent sites have or would have significant detrimental planning or environmental impact on East Herts or its communities.
- 4.42 In order to allow flexibility in waste collection service delivery across District boundaries, it is considered that in principle the provision of appropriate waste facilities in adjoining towns and Districts should be supported.

Sustainability, Appraisal and Appropriate Assessment

- 4.43 All policies and proposals in Development Plan Documents must be subject to sustainability appraisal (SA), including Strategic Environment Assessment (SEA). This has been carried out at each production stage of the Core Strategy and the conclusions have informed the current submission version spatial strategy and policies.
- 4.44 The SA was undertaken independently by Land Use Consultants (LUC), a consultancy engaged by the County Council. A summary of the conclusions of the SA report is contained at **Appendix D** to this report on page 107.
- 4.45 The overall conclusions of the SA/SEA are that:
- i) There is much to commend in the Waste Site Allocations DPD (Preferred Options), which has clearly been prepared with sustainability principles in mind;
 - ii) In identifying and selecting potentially suitable sites for waste management development, HCC has followed Government guidance (e.g. PPS10), and sought to protect Hertfordshire's local environmental assets, encourage development within existing industrial locations and on previously developed land;
 - iii) In selecting the preferred site allocations HCC has sought to minimise the potential sustainability effects in Hertfordshire as far as possible, while meeting society's need for waste management.
- 4.46 In addition to SA/SEA, where a land use plan either alone or in combination with other plans or projects is likely to have a significant effect on European nature conservation sites (Special Areas of Conservation and Special Protection Areas) an 'appropriate assessment' must be made of the implications of the plan for the site

in relation to the conservation objectives for the site, in accordance with requirements of the European Habitats Directive.

- 4.47 There are a number of Special Protection Areas (SPA) and Special Area of Conservation (SAC) in Hertfordshire, and so an appropriate assessment screening was carried out in order to establish whether a full appropriate assessment was needed. There are three European site designations in East Hertfordshire: Wormley, Hoddesdon – Park Woods SAC; Lee Valley SPA; and the Lee Valley Ramsar Site.
- 4.48 The Appropriate Assessment Screening report stated that in order to reduce the possibility of significant adverse impacts on sites of European Habitat Importance, the Core Strategy should ensure that all of the objectives are fully met by the implementation of relevant policies.
- 4.49 Following the completion of the initial Appropriate Assessment Screening, an Appropriate Assessment Screening Report Addendum has been undertaken, to test whether the Core Strategy Preferred Options are likely to have a significant effect on any European nature conservation site. The Report identifies a number of potential impacts and the Core Strategy takes account of the findings and addresses recommendations within specific policy proposals.
- 4.50 The more specific recommendations set out within the Appropriate Assessment Screening are being addressed within the Development Policies and Site Specific Documents.
- 4.51 It is considered that East Herts Council accept the conclusions of the Sustainability Appraisal and Appropriate Assessment and generally endorse both reports.
- 4.52 The County Council has made copies of the documents available for public inspection at County Hall, Hertford, District and Borough Offices, and all libraries within Hertfordshire. The documents can also be viewed on the County Council's website at www.hertsdirect.org/wasteplanningconsultation
- 4.53 A set of documents has been placed in the East Herts Council Members lounge at Wallfields, Hertford.

5.0 Consultation

5.1 Given the cross-cutting nature of this document, internal consultation has taken place with relevant Executive Members, the Council's Planning Policy, Development Control, Environmental Health, Environmental Services and Property Teams.

6.0 Legal Implications

6.1 The Waste Site Specific Allocations Development Plan Document, when finally adopted by the County Council will form part of the Minerals and Waste Development Framework for Hertfordshire, which forms part of the statutory Development Plan, along with the Regional Plan and the East Herts Local Development Framework. The Site Specific Allocations Document will, therefore, be used for future waste and spatial planning, and in the determination of planning applications.

7.0 Financial Implications

7.1 Waste collection is one of the Council's statutory functions. The provision of waste management facilities has an effect on the financial arrangements for this service. The provision of further waste facilities within the County and within the District could assist in minimising waste collection costs and enable greater input to recycling schemes.

8.0 Human Resource Implications

8.1 There are no known human resource implications.

9.0 Risk Management Implications

9.1 There is a need for the County Council to provide a timely and robust Waste Development Plan, which provides a framework of waste planning policies and suitable waste sites.

9.2 Without such a plan there is a risk that East Herts Council will either not be able to comply with the recently agreed Hertfordshire Waste Partnership Strategy to 2024, and meet Government targets, or will only be able to do so at a high financial cost to East Herts residents. This would have an impact on scheme implementation at a District level, with consequential impact on District performance targets and costs, and potential serious impact on implementation of the Waste Partnership Strategy.

Appendices to this report:

Appendix A – Structure of the Waste Site Specific Allocations Preferred Options Consultation Document January 2008 (Pages 85 – 86)

Appendix B – County Council's List of East Herts Sites (Pages 87 – 102)

Appendix C – East Herts Council Comments on Hertfordshire County Council's List of Sites and Inset Maps (Pages 103 – 106)

Appendix D – Sustainability Appraisal Report – Summary of Conclusions. (Page 107)

Background Papers

Hertfordshire Waste Local Plan 1995-2005

Hertfordshire County Council Waste Development Plan Documents – January 2008:

- Waste Core Strategy: Submission Version Document;
- Waste Development Policies: Preferred Options Document;
- Waste Site Allocations: Preferred Options Document;
- Relate Technical Appendices, Strategic Environmental Assessment (SEA)/Sustainability (SA) and Appropriate Assessment (AA) screening reports.

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Chapter 1 Introduction

Minerals and Waste Local Development Framework
Consultation and community engagement
Nomination of sites for waste development plan documents
Ways to make a submission

Chapter 2 Policy framework and drivers

National guidance
PPS7 – Sustainable development in rural areas [2004]
PPS9 – Biodiversity and geological conservation [2005]
PPS10 – Planning for sustainable waste management [2005]
PPS12 – Local development frameworks [2004]
PPS25 – Development and flood risk [2006]
Regional Spatial Strategy

Chapter 3 Consultation results

Waste Core Strategy Issue – Site location
Waste Core Strategy Issue – Site assessment
Waste Core Strategy Issue – Transport
Waste Core Strategy Issue – Facility numbers
Waste Core Strategy Issue – Green Belt
Waste Core Strategy Issue – Brownfield land
Waste Core Strategy Issue – Local designations
Waste Core Strategy Issue – Landraise
Waste Core Strategy Issue – Mineral voids

Chapter 4 The site selection study

Entec report summary
Initial methodology of the draft Site Selection Issues and Options Paper
Revised methodology
Stakeholder consultation
Planning guidance
Detailed revised methodology
Applying the methodology
Initial screening

The approach to the initial screening
Strategic flood assessment
Application of the criteria
Sites identified as potential Preferred Areas for waste management development
Waste arisings and waste capacity study
Facilities required
Facility footprints
Overall recommendations of the Entec report
Figure 1 – Summary of the site selection process

Appendix A – Site assessment matrices
Appendix B – Site allocations monitoring plan
Appendix C – Lists and maps by district showing:

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

1. Preferred Areas/Site Allocations

Mead Lane Gas Works Hertford – Inset Map 023 Site ID No: HPO 011

This site is identified on Inset Map 023, page 76 but not included in List of Sites, page 64. See objection in main report, paragraphs 4.30-4.36.

The Sustainability Appraisal Report Appendices for this site states:

- 6b. 'There are no sensitive land uses within 250 metres however there was no data available as to the number of households nearby so the effect is uncertain'.

This appraisal ignores the existing residential properties in Spencer Street, and 312 flats, which have planning permission west of Marshgate Drive. In addition 112 flats have recently been built on the former East Herts Council Depot in Mill Road.

Presdales Pit, Ware – List of Sites, page 64, Site ID No: HPO 014, Inset Map 26

Site is 'east' of Hertford, not 'west' as stated in Comments. It may be more appropriate to refer to as 'south of Ware'.

It is unclear what is being proposed for the site, whether landfill or some other waste disposal facilities (built or otherwise). Comments indicate 'quarry which has not been restored to previous levels', and 'most likely potential is an extension around existing highways depot'.

2. The Sustainability Appraisal Report Appendices for the site states:

- '2a. The site is ... adjacent to a potential rail depot.'

It is unclear why there is reference to a potential rail depot.

Sunnyside Buntingford, List of Sites, page 64, Site ID No: HPO 016,

Inset Map 27

The Sunnyside Site, which includes the East Herts Council Buntingford Service Centre, is included in three parts of the County Council's List of Sites. It is identified as a Preferred Site; an Area of Search as designated Employment Land; and a Safeguarded Site as an existing facility, in the form of the East Herts Council Depot. The County Council consider there is potential for further expansion, within the existing Employment Area and on adjacent despoiled land to the north, currently outside the designated Employment Area.

East Herts Council agrees in principle with this assessment, subject to relevant planning and environmental criteria being met. Any waste management facilities should be for clean waste management purposes, and pay considerable attention to the potential impact on adjoining residents and occupiers and vehicular access and highway issues.

2. Areas of Search (designated Employment Land to be considered against Waste Core Strategy Policy 3)

Three references in left hand column to Local Plan March 1993 should be changed to East Herts Local Plan Second Review, April 2007.

Goodliffe Nursery/Goodliffe Park, east of Stansted Road, Bishop's Stortford, List of Sites, page 65, Site ID No: ELAS 183, Inset Map 36

It is unclear why there are two separate entries in the List of Sites, which appear to cover the same area.

London Road and Twyford Road, Bishop's Stortford, List of Sites, page 66, Site ELAS 189 (and ELAS 188 on Inset Map 48)

Northern half of site identified in the East Herts Local Plan for B1 Business Use and residential development (Policy BIS14). The site has planning permission and is under construction for such purposes.

Comments from seventh sentence onwards, commencing with words 'With regard to the northern half', should be deleted.

South of A120 and immediately west of the River Rib, List of Sites, page 67

Add Standon as village location to site description. No Inset Map reference or Site ID No. in List of Sites.

Woodside, Dunmow Road, Bishop's Stortford, List of Sites, page 67, Site ID No: ELAS 185, Inset Map 36

It is unclear why there are two separate entries in the List of Sites, which appear to cover the same area.

3. Safeguarded Sites (Existing Facilities)

Cole Green Service Station, List of Sites, page 68, Inset Map 21

No ID No. in List of Sites. Inset Map 021 refers to HPO 009, which is the ID No. given to next entry in Safeguarded Sites List, for Council Depot – East Herts (Buntingford).

4. Sites considered unsuitable for waste uses

Five references in left hand column to Local Plan March 1993 should be changed to East Herts Local Plan Second Review, April 2007.

Broadmeads, Ware

Delete from List of Unsuitable Sites. Planning permission granted on appeal for residential development, which is now under construction.

5. Inset Maps

Inset Map – 023 – Mead Lane Area, Hertford

Yellow notation on map: 'SAO84 Mead Lane', which is not included in List of Sites.

Inset Map – 036 – Woodside Industrial Estate, Dunmow Road, Bishop's Stortford

Blue notation should be amended from 'Woodfield' to 'Woodside'.

Inset Map – 038 – North of Hertford

Yellow hatched areas (Safeguarded Site) and yellow notations on map: 'SA086' and 'SA087' 'North of Hertford', identified on Inset Map 038, but not included in List of Sites.

Inset Map – 048 – Twyford Road/London Road, Bishop's Stortford

Blue hatching and blue notation relating to 'ELAS 188 Twyford Road Business Centre East', should be deleted as site has planning permission and under construction for housing and B1 development.

Appendix D
Agenda Item 11

Waste Site Specific Allocations Document
Sustainability Appraisal Report – Summary of Conclusions

1. There is much to commend in the Waste Site Allocations DPD (Preferred Options), which has clearly been prepared with sustainability in mind. In identifying and selecting potentially suitable sites for waste management development, HCC has followed Government guidance (e.g. in PPS 10), and sought to protect Hertfordshire's local environmental assets, encourage development within existing industrial locations and on previously developed land. The SA team also provided advice on the methodology, and it is considered that in selecting the preferred site allocations HCC has sought to minimise the potential sustainability effects in Hertfordshire as far as possible, while meeting society's need for waste management.
2. A number of potential significant negative effects were identified during the SA for many of the proposed Waste Site Allocations, which mainly relate to effects of waste management facilities development on the built and natural environment through air pollution or disturbance, the impacts of increase waste related traffic on climate change, and the health and the potential effects on ground and surface water from pollution. The severity of these impacts will depend very much on the type of development proposed. However, it is considered that the proposed Waste Site Allocations have been selected following a robust method, taking into account sustainability considerations, and are generally likely to represent the most sustainable locations for future waste development in Hertfordshire. As noted in **Chapter 7**, the SA findings also identified a small number of the preferred sites, which may be unsuitable for certain types of facility.
3. A number of the potential significant effects could be mitigated or avoided through measures implemented later in the planning process and through enforcement of policies contained within the Hertfordshire Waste Core Strategy and Development Policies DPDs. In addition, the requirement to meet PPC¹ permitting standards that are regulated by the Environment Agency should ensure that design and operation of the waste facilities minimise any potentially significant effects. The PPC standards cover emissions to air, land and water, energy efficiency, noise, vibration and heat and accident prevention.

¹ Pollution Prevention and Control (PPC) is a regulatory regime for controlling pollution from certain industrial activities.