

Appendix B - List of East Herts Sites

District	Site	Map	ID No	Comments	Source
Preferred Site Allocations					
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

District	Site	Map	ID No	Comments	Source
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

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Areas of Search (designated Employment land to be considered against WCS Policy 3)					
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	<p>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.</p> <p>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.</p>	Local Plan

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				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.	
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.	Local Plan

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				<p>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.</p>	
<p>East Hertfordshire Local Plan Second Review, April 2007</p>	<p>Haslemere Industrial Estate</p>	<p>48</p>	<p>ELAS 181</p>	<p>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.</p> <p>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.</p>	<p>Local Plan</p>

District	Site	Map	ID No	Comments	Source
East Hertfordshire Local Plan 1986-2001, Adopted First Review, March 1993	London Rd and Twyford Rd, Bishop's Stortford	48	ELAS 189	<p>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.</p> <p>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.</p>	Local Plan

District	Site	Map	ID No	Comments	Source
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
East Hertfordshire Local Plan Second Review, April 2007	Raynham Rd/Dunmow Rd Industrial Estate Bishop's Stortford	36	ELAS 182	<p>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.</p> <p>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.</p>	Local Plan

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				The Raynham Road element of the Raynham Road/Dunmow Road Industrial employment allocatio 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.	
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

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East Hertfordshire Local Plan Second Review, April 2007	Windsor Industrial Estate, Ware Road, Hertford	26	ELAS 180	Industry compromising 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
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.	

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				<p>It is understood that the derelict parts of the site are contaminated as the previous uses on the sties were as a gas works and a tar works. The site would therefore need to be decontaminated regardless of the proposed use, and this will increase the cost of development, making the site less attractive for commercial developers. There are a number of residential uses within the employment area, which will lead to conflict with neighbouring uses, particularly if adjacent land is to be developed for industrial or warehouse uses requiring 24-hour operation. In its current condition Mead Lane is a poor quality employment area, but this could be rectified through intervention, both from the public and private sector.</p>	
				<p>At present it is estimated that there are approximately 11ha of land currently available for development in this area but this is unlikely to come forward without the constraints being addressed. The undeveloped brownfield land closest to the residential area would be better suited to a mixture of housing, office or light industrial development, whereas the site further east along Mead Lane could accommodate a much broader range of uses. Further investigation into the solutions to the highway problems affecting this area is essential before a decision can be made as to its future use.</p>	

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Safeguarded Sites (Existing Facilities)					
East Herts/Welwyn	Birchall Lane, Welwyn Garden City	20	HPO 008	Temporary Planning Permission for inert waste recycling.	HCC
East Herts	A H Nicholls & Sons Ltd, Pembridge 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	HPO 009	Site used for End of Life Vehicle disposal (district approval).	HCC
East Herts	Council Depot - East Herts (Buntingford)	27		District Council Depot.	HCC
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

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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 Berkhampstead	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

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Sites considered unsuitable for waste uses					
East Hertfordshire Local Plan 1986-2001, Adopted First Review, March 1993	Sainsbury's Food Distribution Depot Buntingford			<p>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.</p> <p>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.</p>	
East Hertfordshire Local Plan Second Review, April 2007	Park Rd/Harris Lane (Glaxo) Ware			<p>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.</p>	

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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.	

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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.	

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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.	