

Examination of the Welwyn Hatfield Local Plan

Council's Statement - Stage 8 Hearing session

Southern Settlements

Settlement: Cuffley

Policy Number: SADM33

Site References: HS29 (Cuf12), HS30 (Cuf7)

Matter number: N/A

Issues: Odour, Archaeology

Question Numbers: Q226-227



**SADM33 Site HS29 (Cuf12) Land north of Northaw Road East /
Site HS30 (Cuf7) Wells Farm, Northaw Road East.**

226) Does the odour pollution from the nearby anaerobic digestion plant weight against the suitability of these sites for residential development?

Welwyn Hatfield Response

- a) The sites have not been found unsuitable for allocation for housing due to the proximity of the anaerobic digestion plant.
- b) The anaerobic digestion plant is situated to the east of the railway line and operates under licence from the Environment Agency, planning permission having been granted by the Hertfordshire County Council as the waste and minerals planning authority. The planning permission is subject to a number of planning conditions, intended to ensure that the anaerobic digester does not harm the residential amenity of any nearby dwellings. An odour assessment was submitted with the planning application. This set out the predicted worst case odour impact. This found that the potential odour from the anaerobic digester would be generally insignificant.
- c) As part of an environmental permit (required from the Environment Agency before the plant could operate) an odour management plan was also required. This set out measures to control odour on site.
- d) Any odour nuisance arising from its operation (should it arise) would be the subject of investigation and enforcement by the relevant bodies and the proximity of the anaerobic digestion plant does not render these proposed sites as unsuitable for allocation.

226) Are there archaeological considerations that could affect the delivery of this site?

Welwyn Hatfield Response

- a) The HELAA 2016 (**HOU/19**) notes the presence of an Area of Archaeological Significance AAS37 to the south of Northaw Road East (for both sites).
- b) As part of the plan making process, and in response to the Local Plan consultation in 2015, HCC Archaeology as part of the Hertfordshire County Council response, identified no site for the areas identified in the consultation, for which archaeology was considered to be a constraint on the principle of development.
- c) HCC Archaeology considered it unlikely that the areas detailed in the 2015 consultation include, or have the potential to include, heritage assets with archaeological interest of sufficient scale and significance for there to be a risk that archaeology could be a constraint on the principle of development. (Sites

Cuf7 and a larger site **Cuf5**, of which **Cuf12** forms part of were identified in Appendix B of the consultation document).

- d) It was recommended that, in accordance with the NPPF, the Planning Authority requests that pre-application archaeological assessments should be included within proposals for sites, if they are formally adopted as a development site. Such assessments would, depending upon the size and location of the proposals, range in scope from additional desk-based research, to more extensive archaeological field survey and evaluation.
- e) Table 17 of the draft plan notes the requirement for pre-application investigations due to the proximity of an Area of Archaeological Significance, with recording and preservation if required for both **HS29 (Cuf12)** and **HS30 (Cuf7)**.