



Waste Core Strategy Site Options Consultation

Waste Site Assessment

Appendix C.72: Site 530 - Newent Business Park & Extension

October 2009

Appendix C.72: Site 530 - Newent Business Park & Extension

Site Maps and Images

Site Map



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Aerial Photo



Imagery copyright Getmapping PLC. www.getmapping.com

Appendix C.72: Site 530 - Newent Business Park & Extension

Site Images



Locational Information

Site Details

District	Forest		
Parish	Newent		
Easting	372974	Northing	225681
Approximate Site Area (hectares)	9		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was listed in Forest of Dean District Council's Review and identified in the Forest of Dean Local Plan.		
Date of WPA officer visit	11th December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is split into two areas, the first being Newent Business Park and the second to the south is vacant land. The majority of the units on the Business Park are relatively new. One of the dominant occupiers is Freemans of Newent (farm fresh chickens). Also on site are Newent Autos. The site has good access and within close proximity to the B4215. There are residential areas to the west. Also in proximity is a water works, and farmland. The site appears to be very open and it maybe challenging to improve the screening.</p> <p>Additional Sensitive Receptors: None.</p>		

Appendix C.72: Site 530 - Newent Business Park & Extension

Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on land that has been mostly developed and is not within or adjacent to a national landscape designation such as AONB.		
Landscape Character	Unwooded Vale, The Severn Vale.		
Green Belt			
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.		
Highways <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i>			
Routes to access Strategic Network <i>This denotes the assumed roads that would be used in order for vehicles to travel to and from the proposed site and the wider road network.</i>	Gloucester St, B4215, B4221		
Proximity to Strategic Highway Network <i>Assessment of the proximity of the site to different types of road (as specific entrance points are not known have made assumptions about where entrance might be), with reference to the GCC Advisory Freight Route Map (notwithstanding obvious changes arising from new roads etc).</i>	Medium	Definition	Access from (or in close proximity to) routes identified for local journeys (A and B roads).
Sustainable Transport <i>Potential for operational access to the site to be by (or involve) non-road modes of transport, based on broad consideration of distance from water/rail and general location, rather than knowledge that it may or may not be technically practical.</i>	Low	Definition	Site has no potential for rail and/or water transport (generally considered too far from nearest water/rail).
Employee Accessibility <i>Potential for employees to be able to access the site using non-car modes.</i>	Medium	Definition	Site has some residential areas within close proximity, and/or is reasonably close to a fairly frequent bus route (route of 2-hrly or more frequent, as marked in red on GCC PT map).
Other Transport Issues <i>This column comments on any other relevant transport issues for the site, which will have partly arisen from discussions with area/stakeholder managers.</i>	Possible visibility issues on B4215, may need improving.		
Recommendation <i>This category provides an overall view of the potential of the site to be used as a strategic waste facility in transport terms.</i>	Possible	Definition	Site has some concerns from a transport perspective, and could still be taken forward depending on views of other disciplines, but may require significant mitigation.

Appendix C.72: Site 530 - Newent Business Park & Extension

Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	--
Score Definition	Major adverse impact on the Public Rights of Way Network – potential closure of the route or major deviation / re-route required.
Additional Comments	Diversion may be necessary - No enhancements likely.
Map Legend	 Public Right of Way
PRoW Map	

© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The site lies outside all safeguarding zones.
NB. Where a site lies across more than one safeguarding zone the entire site has been defaulted to lowest height category for consultation.	

Appendix C.72: Site 530 - Newent Business Park & Extension

Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
Score	0
Score Definition	Overall impact on biodiversity could be potentially negative, uncertain or positive. Identified important ecological constraint up to and including 250 metres distant.
Additional Comments	Scores with * indicate designated aquifer fed/surface water/flood water dependent site(s) over 1km distant which may be affected, site as named above.
Nearby Internationally & Nationally Designated Sites Recorded	None
Other Internationally & Nationally Designated Sites (wetlands)	None
Ecology Legend	 SSSI Site of Special Scientific Interest  Key Wildlife Site - area  SAC Site  Ramsar Site  SPA Site
Constraints Map	

© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

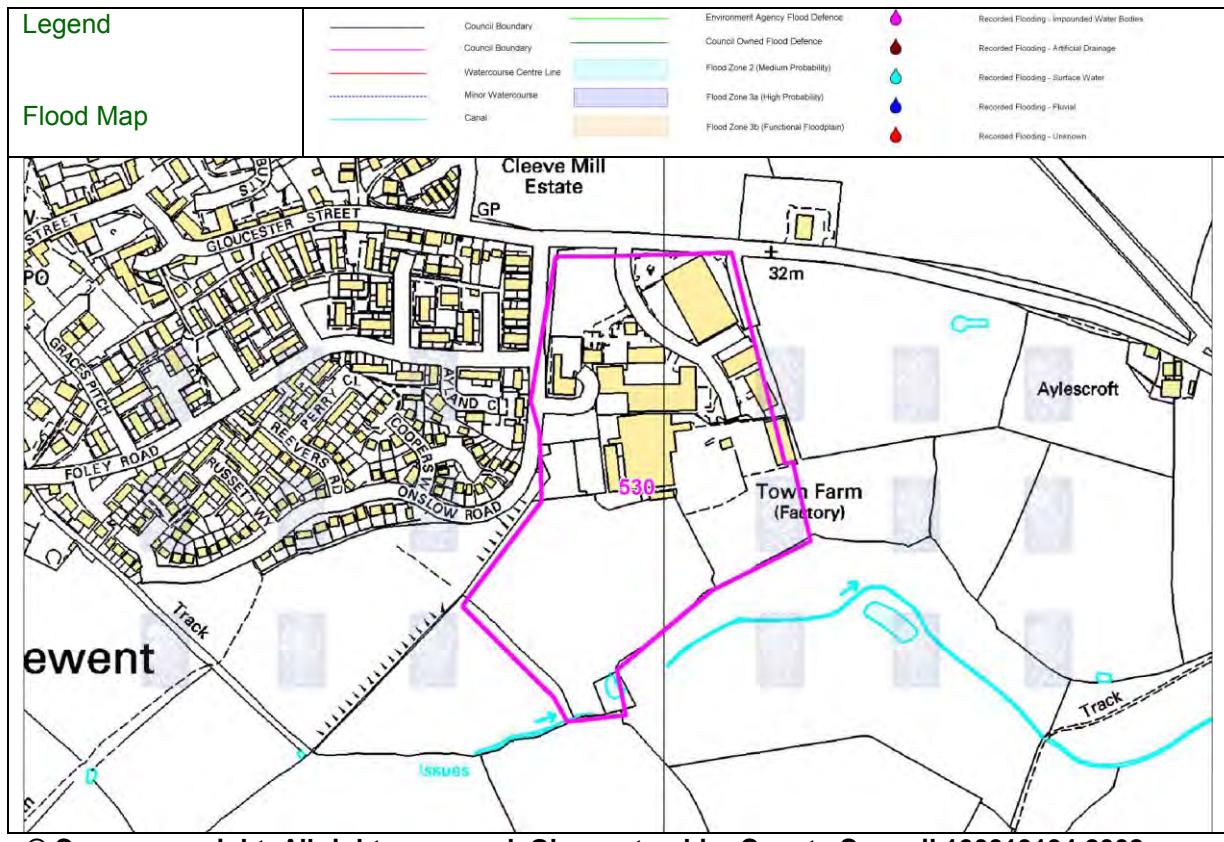
Appendix C.72: Site 530 - Newent Business Park & Extension

Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	-
Score Definition	The site fulfils one or more of the following:- * Provides a setting to designated sites (category 1) * Contains known significant archaeological remains.
Additional Comments	Designated as - as contains evidence for Roman cremations (SMR 14400) and iron smelting (SMR 14400, 20050).

Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
Comment	No information was made available in relation to potential contamination on this site.

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	Site lies fully in Flood Zone 1. A drain enters the south western corner of the site and forms the site boundary for approximately 30m before becoming culverted. A pond is located towards the southern boundary of the site at SP 7295 2547.
Watercourse(s)	Unnamed Drain
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	No Flood Zones have been produced for the unnamed drains
Fluvial Flood Risk Posed to Site (including climate change)	Site lies fully in Flood Zone 1. While the drain does not show fluvial flood risk, in reality some risk is posed.
Historic Flooding/Flooding From Other Sources	There are no records of historic flooding and flooding from sources including groundwater and surface water have not been recorded on the site.
Canals (Raised - breach/overtopping)	No canals exist in or adjacent to the site.
Flood Defences (Location/Type/SoP/Residual Risk)	No defences are known to exist in the site.
Culverts (Location/Type/Watercourse/Residual Risk)	The drain towards the southern boundary of the site appears to be culverted within the site. This should be verified as part of a FRA.
Score	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	None.

Appendix C.72: Site 530 - Newent Business Park & Extension



Source Protection Zones (SPZs)

Comments	N/A
----------	-----

Groundwater/Aquifer details

Comments	Site 530 is lying over a Major Aquifer Intermediate 1. The site is also within 250m of a Major Aquifer High (HU).
----------	---

Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

Where possible the various landowners were contacted to establish deliverability. To date no landowners have expressed any interest in promoting the site for residual MSW treatment and some landowners have not responded or could not be identified.

General Comments

Officer comments: There are likely to be some deliverability issues associated with the site.
PROW/Ecology/Biodiversity/Archaeology: Further consultation would be required in order to assess any potential impacts upon the above mentioned areas.

Contaminated Land: Further investigative work may be required.

Groundwater/Aquifer: Information would be required from the Environment Agency as to the potential impacts upon the above mentioned areas.

Appendix C.72: Site 530 - Newent Business Park & Extension

Potential for Further Discussion within the WCS

If the site was found to be deliverable then it would have potential for further discussion within the WCS. However, due to the location outside of 'Zone C' it could only be considered in the context of a site for delivering a relatively small scale facility which could support waste infrastructure.