



Waste Core Strategy Site Options Consultation

Waste Site Assessment

Appendix C.11: Site 88 - Old Station Yard, Newent

October 2009

Appendix C.11: Site 88 - Old Station Yard, Newent

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.11: Site 88 - Old Station Yard, Newent

Site Images



Locational Information

Site Details

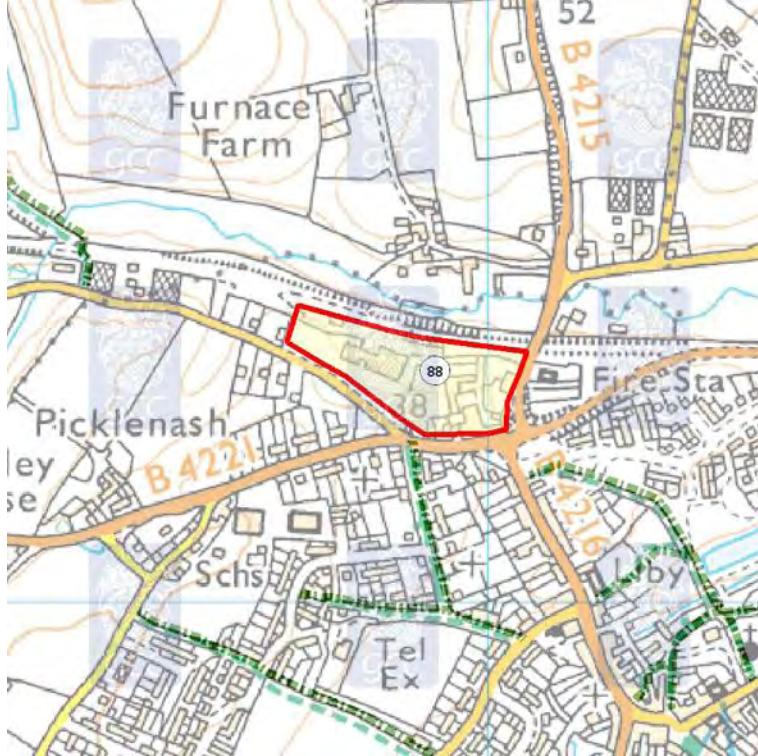
District	Forest		
Parish	Newent		
Easting	371907	Northing	226297
Approximate Site Area (hectares)	3		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site contains existing waste management facilities and has been identified in the Forest of Dean Local Plan.		
Date of WPA officer visit	15th December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>This is a small industrial estate with two accesses. The units on the site are relatively old.</p> <p>The major businesses on the site are LFI (Ladder and Fencing Industries), and GTM (Precision Engineering Company).</p> <p>Additional Sensitive Receptors: Youth and community centre, fire and ambulance stations, two schools, church, club, youth centre.</p>		

Appendix C.11: Site 88 - Old Station Yard, Newent

Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on developed land 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>	B4221/B4215		
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>	Not good access, nearby traffic signals are close to their capacity. Horsefair La has poor access including substandard junction.		
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>	Not Take Forward	Definition	Consider that site has no potential in transport terms and recommend it is not considered further. In general terms the Not Take Forward category will comprise those sites with a Low or Poor answer for Strategic Highway Access and a Low score for Sustainable Transport, although the overall view for each site will also depend on other relevant local factors

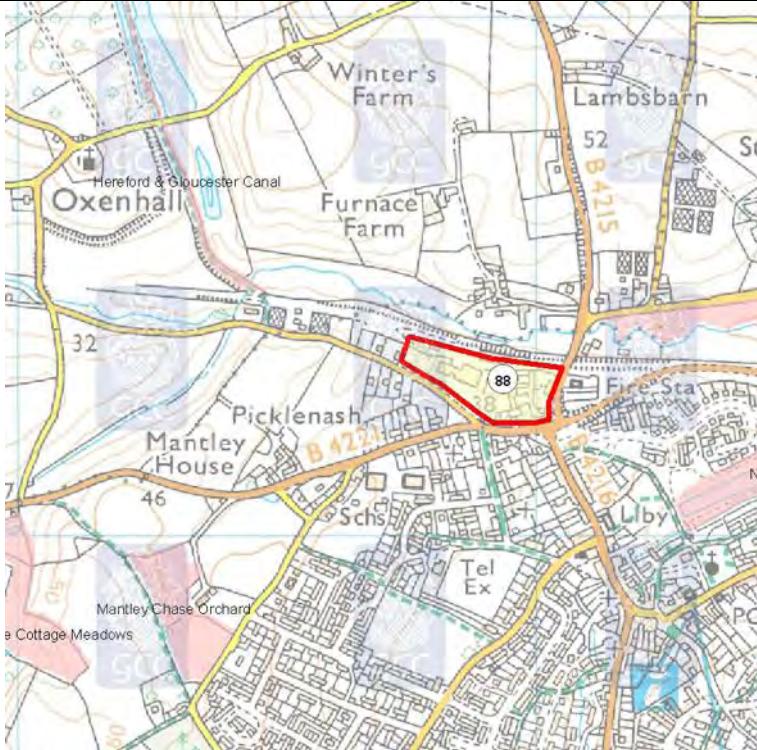
Appendix C.11: Site 88 - Old Station Yard, Newent

Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity for existing route to be enhanced.
Additional Comments	No Path.
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.11: Site 88 - Old Station Yard, Newent

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	<ul style="list-style-type: none"> 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.

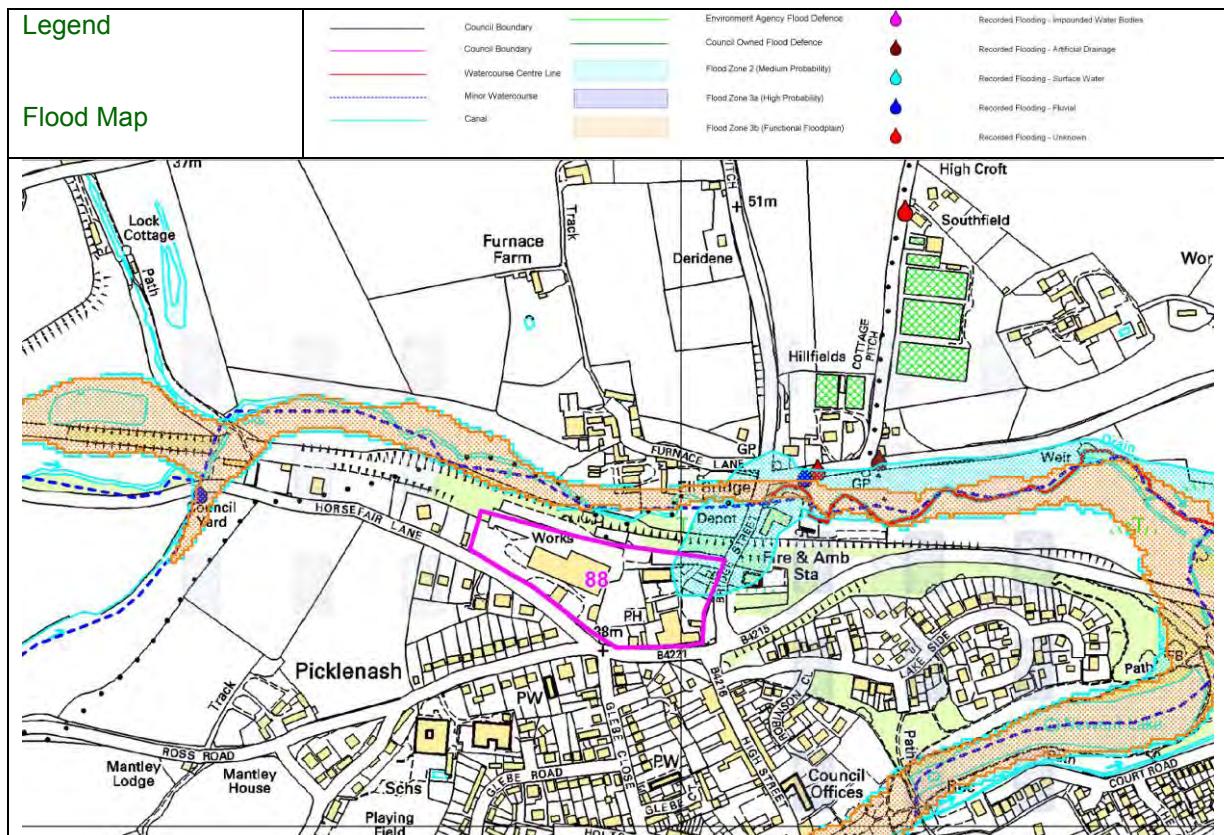
Appendix C.11: Site 88 - Old Station Yard, Newent

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 the site is within 100m of Newent Conservation Area and there may be setting issues, although the site has already been developed as industrial units. Were this not the case the site would be designated as + as the disused railway (SMR 5893) and canal (SMR 5303) which form northern limit of site and unlikely to be an issue, nor is the proximity to a number of listed buildings in Newent.

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 predominantly in Flood Zone 1. A minor watercourse, Ell Brook runs parallel to the northern boundary of the site. An embankment is located on the right bank of the watercourse and forms the site boundary. Flood Zone 2 extends into a small part of the north eastern corner of the site.
Watercourse(s)	Ell Brook
Flood Zone	1, 2
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	JFLOW modelled outlines. Low confidence. Misalignments evident in existing Flood Zone maps. Flood Zones 2, 3a, 3b and the 100 year climate change scenario should be modelled as part of a FRA to verify extents and levels within the affected parts of the site.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies mainly in Flood Zone 1, though Flood Zones 2 affects the site in the north eastern corner. The 100 year climate change scenario is not deemed robust as it is based on the JFLOW Flood Zone 2, which appears inaccurate. Climate change is expected to increase the intensity and duration of rainfall events, which may cause increased surface water flood risk in the existing urban areas, which may be conveyed to other areas of the site.
Historic Flooding/Flooding From Other Sources	One historic flood outline exists from 1968 affecting the north eastern corner of the site. No other records of flooding from other sources such as groundwater and surface water have been recorded within the site.
Canals (Raised - breach/overtopping)	No canals exist in the site however a disused canal is located approximately 320m from the western boundary of the site.
Flood Defences (Location/Type/SoP/Residual Risk)	No defences are known to exist in the site although an embankment has been identified from the OS maps which runs parallel to the northern edge of the site.
Culverts (Location/Type/Watercourse/Residual Risk)	No culverts are known to exist in the site.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.
Additional Comments	None.

Appendix C.11: Site 88 - Old Station Yard, Newent



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

Source Protection Zones (SPZs)

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

Groundwater/Aquifer details

Comments	Site 088 is lying over a Major Aquifer High (HU), Major Aquifer High (H2) and Major Aquifer Intermediate 1. The site is also within 250m of a Major Aquifer High (H1).
----------	--

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

At this stage the deliverability of the site is unknown.

Appendix C.11: Site 88 - Old Station Yard, Newent

General Comments

Officer comments: The site appeared to be reasonably well-occupied and some research would be required in relation to deliverability of the site. The site boundary would need amending to remove any potential flood risk areas. Further research would also be required in relation to sensitive receptors.

Ecology/Biodiversity/Archaeology: Further consultation would be required in order to assess any potential impacts upon the above mentioned sites.

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.

Potential for Further Discussion within the WCS

Gloucestershire County Council's Highways Development Coordination officers recommended that the site is not considered any further within the WCS, therefore it is felt that this site should not be taken forward into the WCS.