

**Waste Core Strategy  
Site Options Consultation**

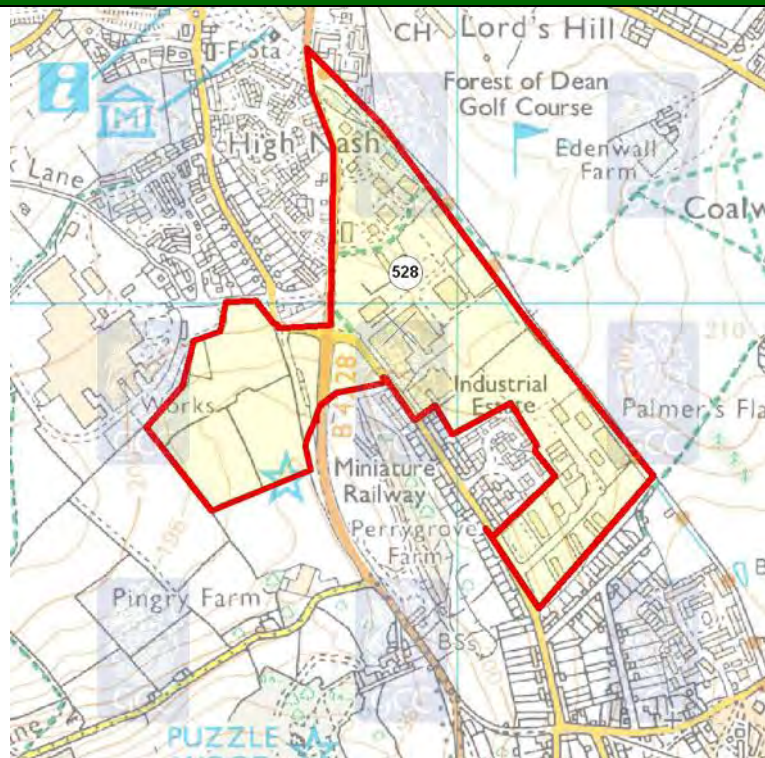
**Waste Site Assessment**

**Appendix C.71: Site 528 - Coleford**

**October 2009**

*Site Maps and Images*

Site Map



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Aerial Photo



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## Site Images



## Locational Information

## Site Details


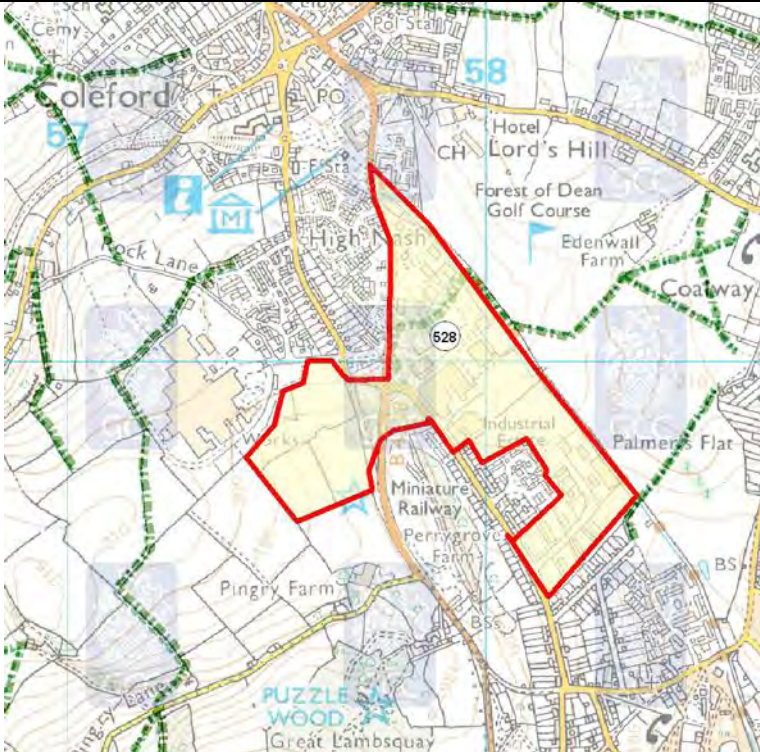
District	Forest		
Parish	Coleford		
Easting	357894	Northings	209894
Approximate Site Area (hectares)	30		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</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	15th December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>This is a large site split into two areas. The smaller of the two areas is to the west of the B4228 and is vacant land. The area to the east of the B4228 contains a mixture of industrial and business uses such as M Tech Engineering, Jewsons, Tarmac, Travis and Perkins, Polymer Products, Shell Petrol Station, Morgan Engineering Ltd, and Sugar and Spice. Access from the B4228 is good as is the internal road network. In proximity: housing, Glaxo Smith Kline.</p> <p>Additional Sensitive Receptors: Church, surgery, school, club, golf course, football ground, play area.</p>		

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### Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on land that has been mostly developed and is less than 900m from the Wye Valley AONB.		
Landscape Character	Limestone Hills, Coleford & Christchurch Hills.		
Green Belt			
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.		
Highways (Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)			
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>	Tufthorn Av & B4228		
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>	Approaching B roads have sub-standard alignments and there are HGV issues.		
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.

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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	 <b>Public Right of Way</b>
PRoW Map	

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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.	

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Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
Score	--
Score Definition	Overall impact on biodiversity could be potentially negative or uncertain including potential impact on an internationally designated site.
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	Wye Valley & Forest of Dean Bat Sites SAC/Old Bow & Old Ham Mines SSSI [75m]
Other Internationally & Nationally Designated Sites (wetlands)	None
Ecology Legend	<div> <div></div> SSSI Site of Special Scientific Interest           <div></div> Key Wildlife Site - area           <div></div> SAC Site           <div></div> Ramsar Site           <div></div> SPA Site         </div>
Constraints Map	

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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.

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### Archaeology and the Historic Environment

*(Based on information provided by Gloucestershire County Council's Archaeology team)*

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 the site of a possible pre-modern iron mine (SMR 6758) and smelting waste (SMR 23534), which may indicate an early iron smelting site.

### Contaminated Land

*(Based on information provided by the appropriate district council)*

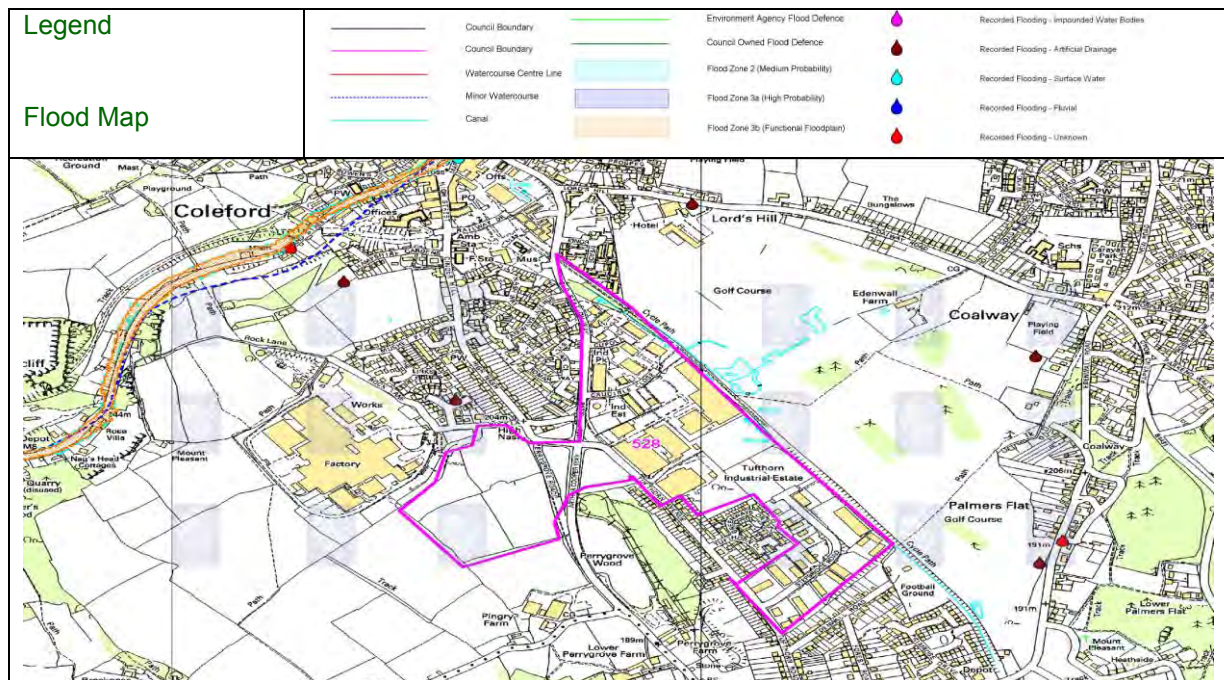
Comment	No information was made available in relation to potential contamination on this site.
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### Flood Risk

*(Based on information provided by Halcrow)*

Site Description	Site lies fully in Flood Zone 1. A drain runs along the eastern boundary of the site being culverted for part of its course. Along the north eastern edge of the site a drain.
Watercourse(s)	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	Flooding from sources including groundwater and surface water have not been recorded on the site. A small impounded water body is located east of the site separated from the site by a cycle path which appears to be raised above the site. In reality some risk is posed.
Canals (Raised - breach/overlapping)	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 running along the eastern boundary of the site appears to be culverted in places. In reality some risk is posed and should be investigated as part of a FRA.
Score	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	none.

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### Source Protection Zones (SPZs)

#### Comments

Site 528 is partially lying over a Zone III Total Catchment and is within 250m of a Zone II Outer Protection Zone.

### Groundwater/Aquifer details

#### Comments

Site 528 is lying over a Major Aquifer High (H1), Major Aquifer High (H3) and Minor Aquifer High (H3). The site is also within 250m of a Minor Aquifer Low.

### 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. There are also some nearby sensitive receptors which would need to be considered as well as adjacent beverage factory.

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.

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

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### 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.