



Waste Core Strategy

Technical Evidence Paper WCS-O

Call for Sites

Living Draft

October 2009

Contents

Section 1: Introduction

Section 2: Call for Sites in Newsletter No. 9

Section 3: Sites submitted by Industry / Landowners

Section 4: Sites submitted by the Waste Disposal Authority (WDA)

1. Introduction

1. Following consultation on Gloucestershire's Waste Core Strategy (WCS) Preferred Options (31st January to 13th March 2008) Government Office for the South West (GOSW) made the recommendation that Strategic sites for the management of waste, with a particular focus on residual Municipal Solid Waste (MSW), should be included in the WCS. Up to this point the Waste Planning Authority (WPA) had been following guidance in Planning Policy Statement 12 (PPS12 - 2004) that Core Strategies should not include sites. This had also been the consistent advice of GOSW. However a revision to PPS12 called 'Local Spatial Planning' was published in June 2008, and this states that Core Strategies may now contain sites for strategic development proposals¹.

2. This report outlines the process by which the waste industry and the County Council in its role as Waste Disposal Authority have brought forward sites for potential inclusion in the WCS.

3. The WCS Technical Evidence Paper *WCS-N Site Selection Methodology* looks at the selection criteria used to prepare a list of suitable sites as a starting point for investigation. This report should be read in conjunction with that report.

¹ PPS12 (2008), Paragraph 4.6.

2. 'Call for Sites' in Newsletter No.9



4. As part of the process of continuous stakeholder involvement in the preparation of the WCS, the Mineral and Waste Planning Policy team have been producing a series of information newsletters. These are produced regularly and are mailed to the extensive list of over 1300 stakeholders on our database. Newsletter No.1 was produced in October 2004. Following the Preferred Options consultation No.9 was issued in the summer of 2008. It included:

- An update on National policy changes i.e. the new PPS12;
- The advice from GOSW in terms of their response to the WCS Preferred Options consultation;
- A discussion about the future facilities needed in Gloucestershire to deal with household waste;
- A discussion about the National and Regional policy requirements in terms of looking at locations for waste sites;
- A 'call for sites';
- A timetable outlining prospective changes to the Minerals & Waste Development Scheme (MWDS).

5. The call for sites asked for 'possible sites on which new household waste facilities could be located'. The following details were requested: Site name, site size, OS based site map, ownership details, current site use. The call for sites consultation or 'call period' ran for six weeks ending on the 6th August.² The WPA made it clear in the newsletter that '...putting a site forward does not guarantee we will allocate it, or support its development in the future. All sites will need be judged against planning policies and other issues of importance'.

6. Sites meeting the criteria in terms of size (2 ha or above), draft RSS policy³, and PPS10 criteria were added⁴ to the list of sites for WPA consideration. These sites were then subject to technical assessment and independent Sustainability Appraisal.

The following table provides an indicative view as to how and when sites were assessed:

² This was not a strict deadline i.e. it was always clear that submissions made later than this date would be accepted. A significant number of submissions did arrive well after the deadline.

³ Policy W2 of the draft RSS (2006) and also included in RSS Proposed Changes (2008). See Technical Evidence Paper WCS-N Site Selection Methodology (2009), Page 6, Paragraphs 13 & 14.

⁴ Some sites have been added in by extending existing cluster sites or individual sites.

Work Programme	Indicative Date
M&W Newsletter No. 9 published – including 'Call for Sites'	Summer 2008
Technical assessment of 104* WPA sites (including site visits) and suitable sites through 'Call for Sites' process	Autumn 2008 to January 2009
Initial SA of 104* sites by independent Consultants	Mid January to Mid March 2009
Sieve of sites based on technical assessments and SA	Late March to Summer 2009
Consultation on 'Options' (including an SA Report and Habitat Regulations Assessment (HRA) Screening Report on the Options)	October / November 2009
<p>*104 was the initial number, this increased to 106 that were subject to SA and 110 on which technical work was done.</p> <p>For further details up to WCS Adoption see the Revised Minerals & Waste Development Scheme 2008 – 2011 at: http://www.gloucestershire.gov.uk/MWDS</p>	

7. A number of sites were proposed by interested parties by the indicative deadline of 6th August 2008, while some others have come forward since then. As the WPA is effectively in evidence gathering mode, at least until the publication of site options in August 2009, it has taken the view to consider such sites. The WPA were eager to receive sites as early as possible, as this would allow for thorough consideration through the technical and SA process. No doubt the formal 'Options' consultation in October / November 2009 will generate further evidence which will assist the WPA in the preparation of the Submission version of the WCS.

8. Some sites detailed in this report were chosen by the WPA as a result of technical work undertaken on them. These sites were found to be technically suitable but, following guidance in PPS10⁵, the WPA needed to establish if they were deliverable i.e. if the landowner was willing for a waste use on the site. Landowners were contacted by letter and responded either positively or negatively. It is important to note that some of the sites that came in to the process through the 'call for sites' were also picked up through the WPA's technical process.

⁵ PPS10, Page 11, Paragraph 18.

3. Sites submitted by Industry / Landowners

9. The following is a comprehensive list of sites submitted either as a result of a response to Newsletter 9 or to letters sent to landowners by the WPA following technical work. Note: For ease of reference, the submitted sites in this table are grouped by District / Borough – this does not reflect the order in which they were submitted or any order of importance.

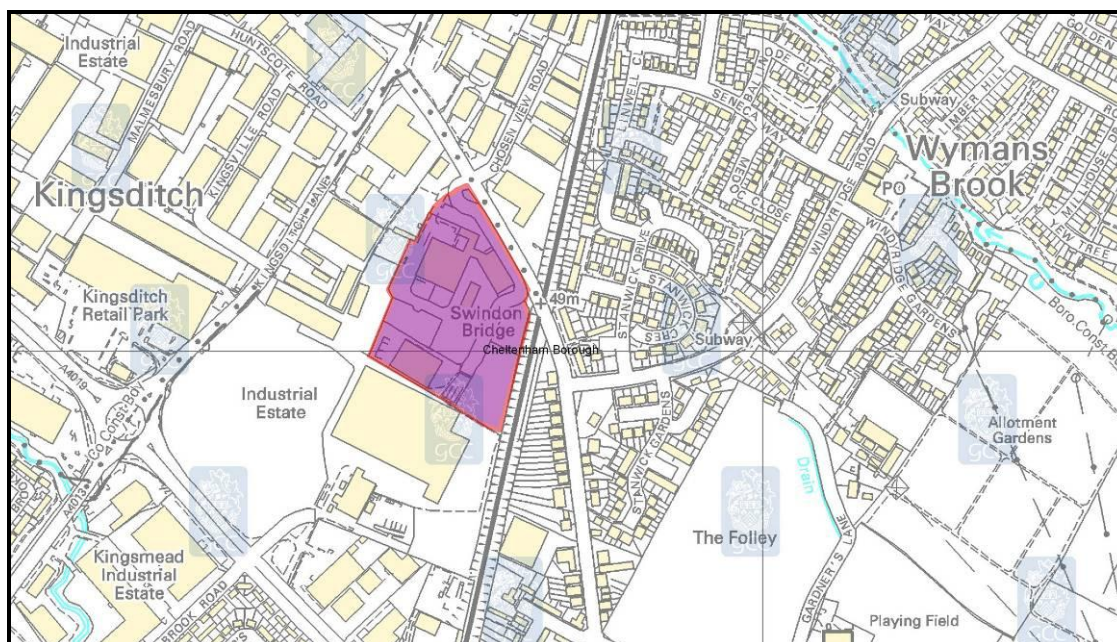
Cheltenham Borough
Land at Swindon Road Depot, Cheltenham
Sports ground off Grace Gardens, Cheltenham
Cotswold District
Land at Foss Cross Industrial Estate, Cotswold
Site at Welsh Way, Sunhill, Cotswold
Kingshill North near Cirencester, Cotswold
Forest of Dean District
Land at Harbour Road Lydney, Forest of Dean
Land at Forest Vale Industrial Estate, Cinderford, Forest of Dean
Hurst Farm, Lydney, Forest of Dean
Vantage Point Business Village, Mitcheldean, Forest of Dean
Lydney Industrial Estate, Forest of Dean
Gloucester City
Netheridge Sewage Treatment Works, Gloucester
Land north of Railway Triangle, Myers Road, Gloucester
Hempsted Landfill, Gloucester
Site near Hempsted Landfill, Gloucester
The Former Brickhouse, Sudmeadow Road, Gloucester
Land off Sudmeadow Road, Gloucester
Stroud District
Land adjacent to Quadrant Business Centre, Quedgeley, Stroud
Javelin Park, Stroud
MoD Quedgeley East, Stroud
Land at Moreton Valence, Stroud
Site at Sharpness Docks, Stroud
Land south of Sharpness Docks, Stroud
Land adjacent to Frampton Landfill, Stroud
Nastend Farm, Stroudwater Business Park, Stonehouse, Stroud
Tewkesbury Borough
Wingmoor Farm West, Tewkesbury
The Park nr Wingmoor Farm West, Tewkesbury

Area south west of 'The Park' Wingmoor Farm West, Tewkesbury
HRC – Wingmoor Farm West, Tewkesbury
Gun Club nr Wingmoor Farm West, Tewkesbury
Gun Range nr Wingmoor Farm West, Tewkesbury
Wingmoor Farm East, Tewkesbury
Current MRF Site – Wingmoor Farm East, Tewkesbury
Central area – Wingmoor Farm East, Tewkesbury
Area south west of landfill – Wingmoor Farm East, Tewkesbury
Land at North East Northway, Tewkesbury
Land at Cursey Lane, Tewkesbury
Saw Mill at Evesham Road, Toddington, Tewkesbury
Sewage Treatment Works, Toddington, Tewkesbury
Malvern View Business Park Extension Area, Bishops Cleeve, Tewkesbury
Land at Rudford, Tewkesbury
Land at Brockhampton, Tewkesbury
Easter Park, Ashchurch/Tewkesbury Industrial Estate, Tewkesbury
Note: All Gloucestershire Waste Local Plan sites were also submitted by the County Council as Waste Disposal Authority (WDA). This is detailed in Section 4 of this report.

10. The following schedules, including ArcGIS produced indicative maps, provide the details of the submissions as well as the WPA's consideration of them:

Sites in Cheltenham Borough

Land at Swindon Road Depot, Cheltenham



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

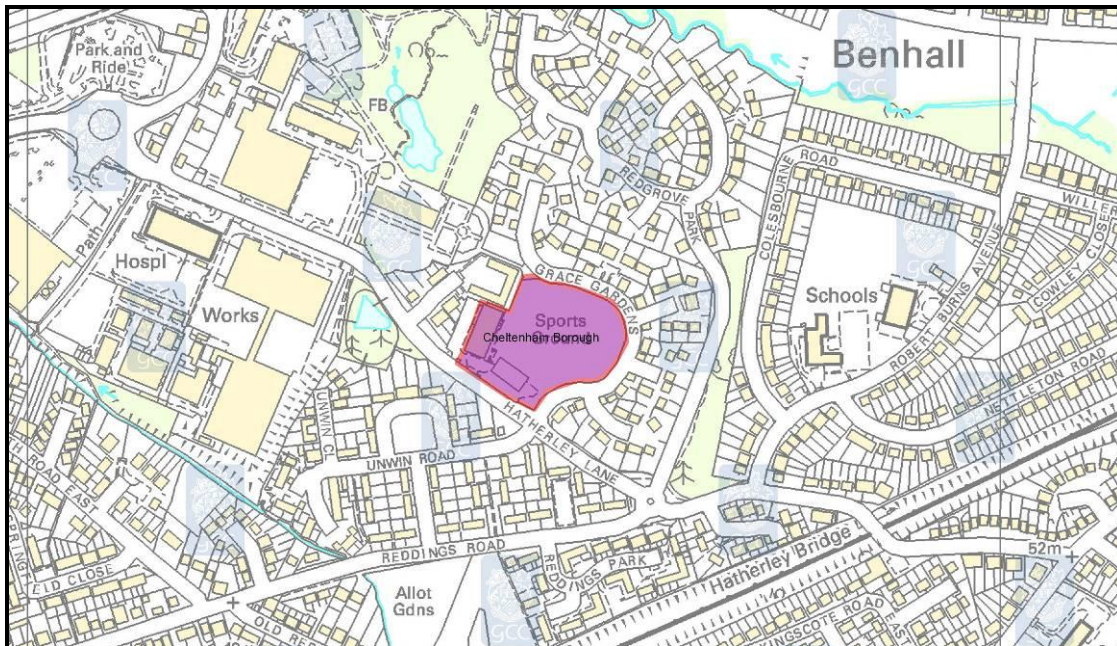
- **Proposed by:** Cheltenham Borough Council.
- **Detailed Location:** Waste depot at Swindon Road, Cheltenham.
- **Site Area:** c.2.4 ha.
- **Ownership Details:** Cheltenham Borough Council.
- **Current Use:** Borough Waste depot.

WPA Consideration

The site was selected for inclusion in an initial long list of sites by the WPA. Selection was in accordance with principles in PPS10 and the larger site has been tested through technical work and Sustainability Appraisal. This is detailed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*.

The WPA do not intend to take this site forward as a Strategic site in the Waste Core Strategy due to the fact that an initial request for inclusion from Cheltenham Borough was withdrawn in an email of 25 August 2009.

Sports ground off Grace Gardens, Cheltenham



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

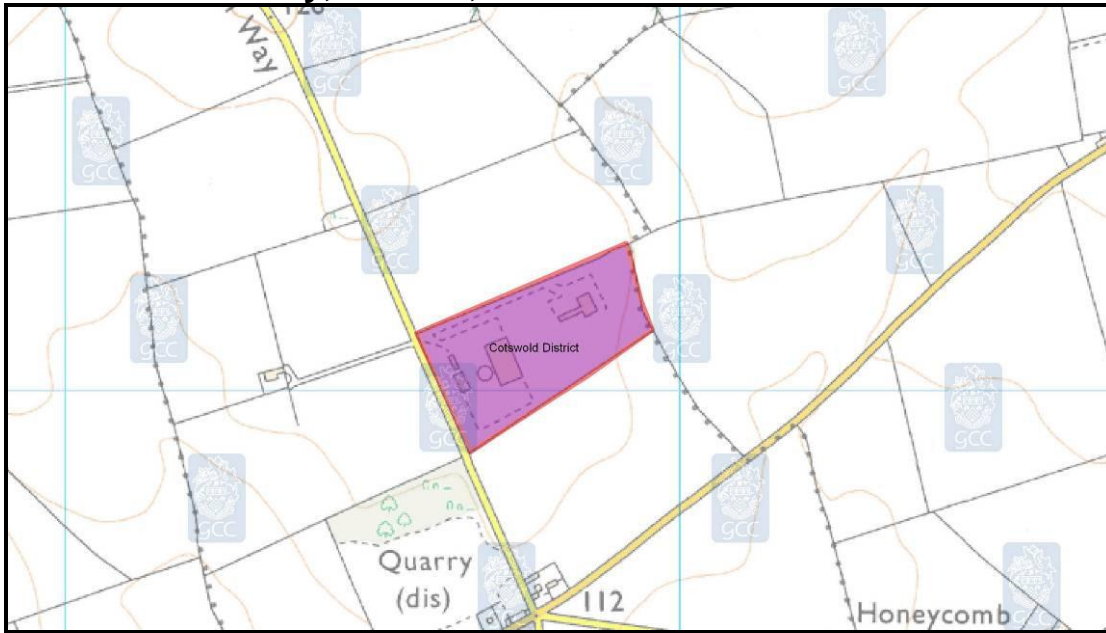
- **Proposed by:** Mr David Bill.
- **Detailed Location:** Sports ground/pitch off Grace Gardens, Benhall, Cheltenham.
- **Site Area:** c.1.5 ha.
- **Ownership Details:** David Bill / Manor by the Lake.
- **Current Use:** Sports ground/pitch.

WPA Consideration

The WPA do not intend to take this site forward as a Strategic site in the Waste Core Strategy due to the fact that it is too small and likely to have other significant planning constraints.

sites. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Site at Welsh Way, Sunhill, Cotswold



Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Agricultural Supply Co. (Fairford)
- **Detailed Location:** Site at Sunhill, Welsh Way, near Poulton, GL7 5SW, Cotswold District.
- **Site Area:** 6.5 ha.
- **Ownership Details:** Not given.
- **Current Use:** Composting site.

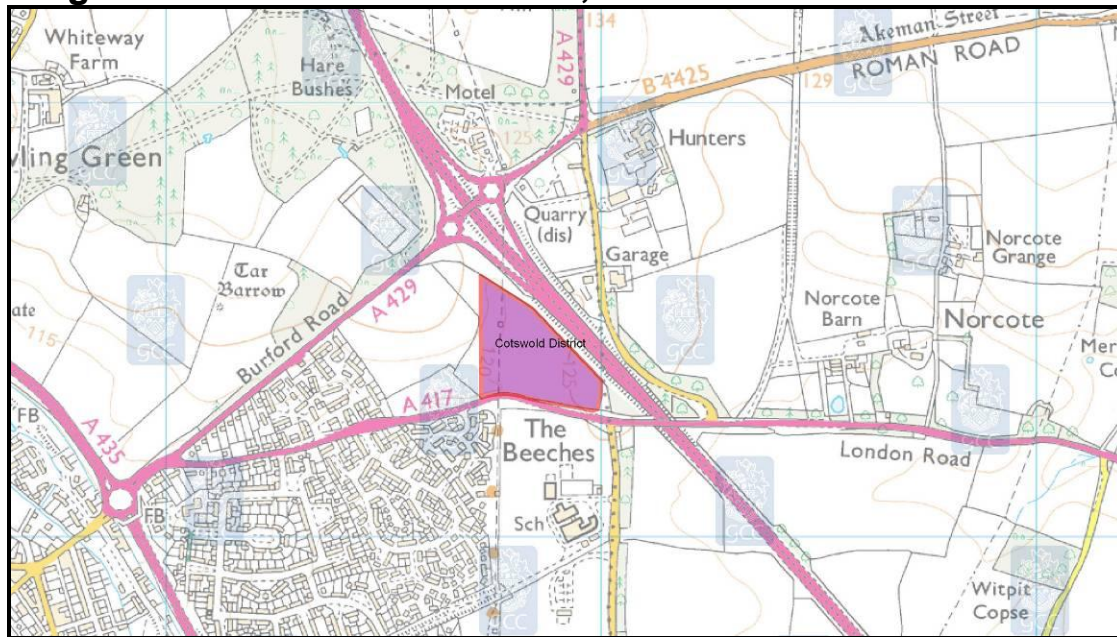
WPA Consideration

The WPA do not intend to take this site forward as a Strategic site in the Waste Core Strategy. However, it should be noted that the Sunhill site is not ruled out for waste management, performing as it does an important role as a local scale composting facility.

The main reason for the intension not to take this forward is as follows:
Following the sequential approach in draft RSS Policy W2 the site is located outside the 16 km radius of the fringe of Cheltenham and Gloucester (the County's SSCTs Strategically Significant Cities and Towns) and is not close (within 500m) to the following RSS named settlements: Cinderford, Cirencester, Coleford, Lydney, Stroud and Tewkesbury.

The above statement is without prejudice to any current permitted use of the site or intended future development.

Kingshill North near Cirencester, Cotswold



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Robert Hitchins Ltd.
- **Detailed Location:** Land at Kingshill North, north of London Road, Cirencester.
- **Site Area:** c. 5 ha.
- **Ownership Details:** Robert Hitchins Ltd (assumed).
- **Current Use:** Unavailable.

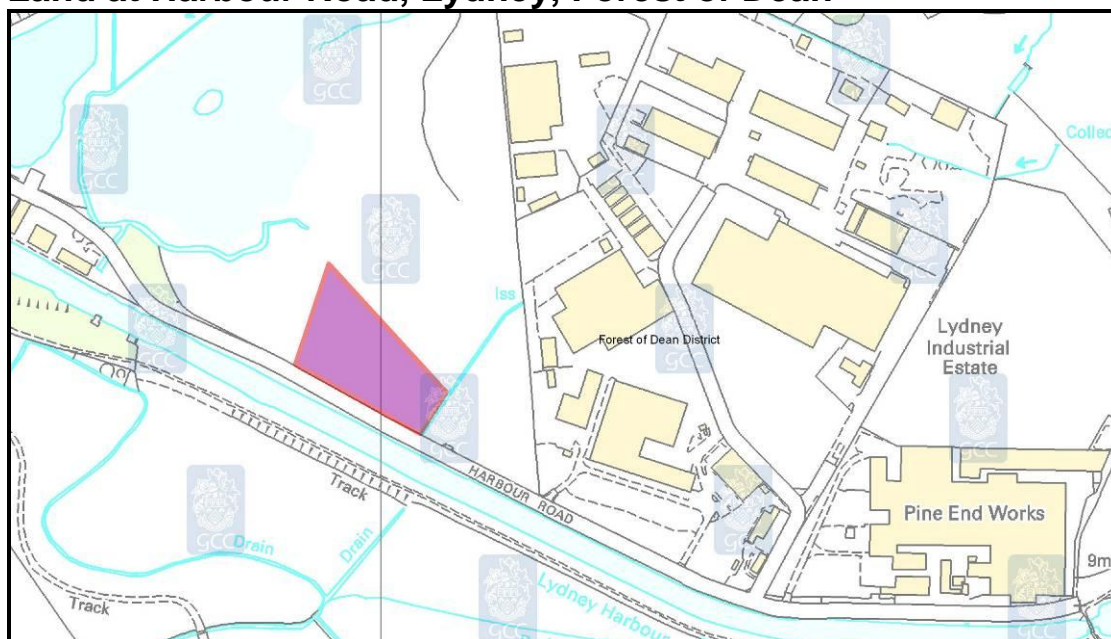
The site was selected for inclusion in an initial long list of sites by the WPA. Selection was in accordance with principles in PPS10 and the larger site has been tested through technical work and Sustainability Appraisal. This is detailed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*.

The WPA do not intend to take this site forward as a Strategic site due to the fact that, although the site owners initially expressed an interest in putting the site forward, they failed to provide clear confirmation that they officially wanted it to be included. The WPA are happy to consider further representations from the landowners through the WCS Site Options consultation.

The above statement is without prejudice to any future development of waste management facilities on this site.

Sites in the Forest of Dean District

Land at Harbour Road, Lydney, Forest of Dean



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

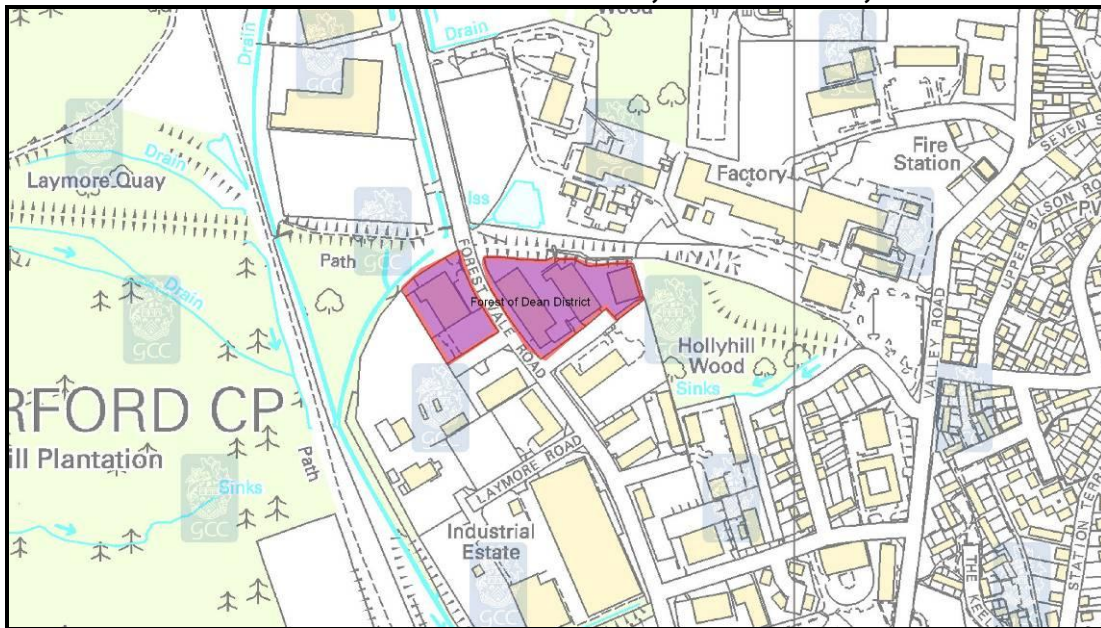
- **Proposed by:** Bendall (Lydney Land Resources Ltd).
- **Detailed Location:** Site off Harbour Road, Lydney.
- **Site Area:** c.1.3 ha.
- **Ownership Details:** Lydney Land Resources Ltd.
- **Current Use:** Waste recycling and industrial area.

WPA Consideration

The site was selected for inclusion in an initial long list of sites by the WPA. It was part of a larger parcel of land in that area of Lydney which includes the industrial estate off Harbour Road and the paper mill to the North West. Selection was in accordance with principles in PPS10 and the larger site has been tested through technical work and Sustainability Appraisal. The WPA do not intend to take this site forward as a Strategic site due to the fact that this 1.34 ha site on its own falls below the 2ha threshold for site size detailed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*.

The above statement is without prejudice to any future development of waste management facilities on this site.

Land at Forest Vale Industrial Estate, Cinderford, Forest of Dean



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

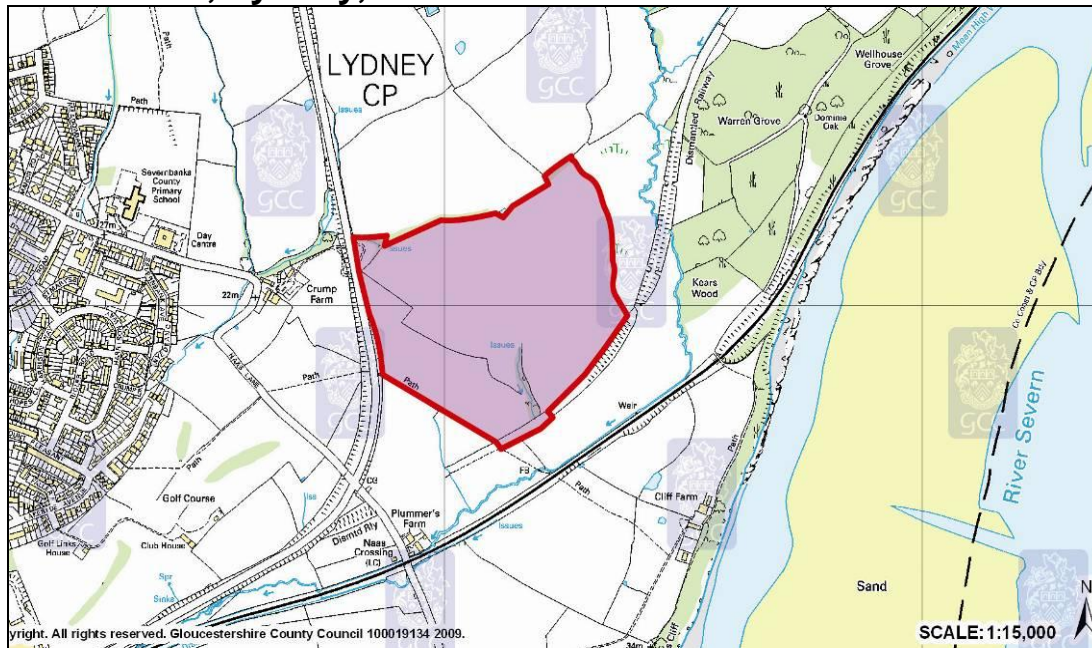
- **Proposed by:** Dorian Wragg – Head of Commercial BMJ International Ltd.
- **Detailed Location:** Area west of Hollyhill Wood, Cinderford.
- **Site Area:** 2 parcels of land. c.0.57 ha & c.0.91 ha. Also a large area of land – the entire Vantage Point Business Village at Mitcheldean.
- **Ownership Details:** BMJ International Ltd (assumed).
- **Current Use:** Industrial units (assumed).

WPA Consideration

The sites were selected (as part of a larger cluster site) for inclusion in an initial long list of sites by the WPA. Selection was in accordance with principles in PPS10 and the larger site has been tested through technical work and Sustainability Appraisal. This is detailed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*.

The WPA do not intend to take these site forward due to the fact that they are too small. This statement is without prejudice to any future development of waste management facilities on this site.

Hurst Farm, Lydney, Forest of Dean



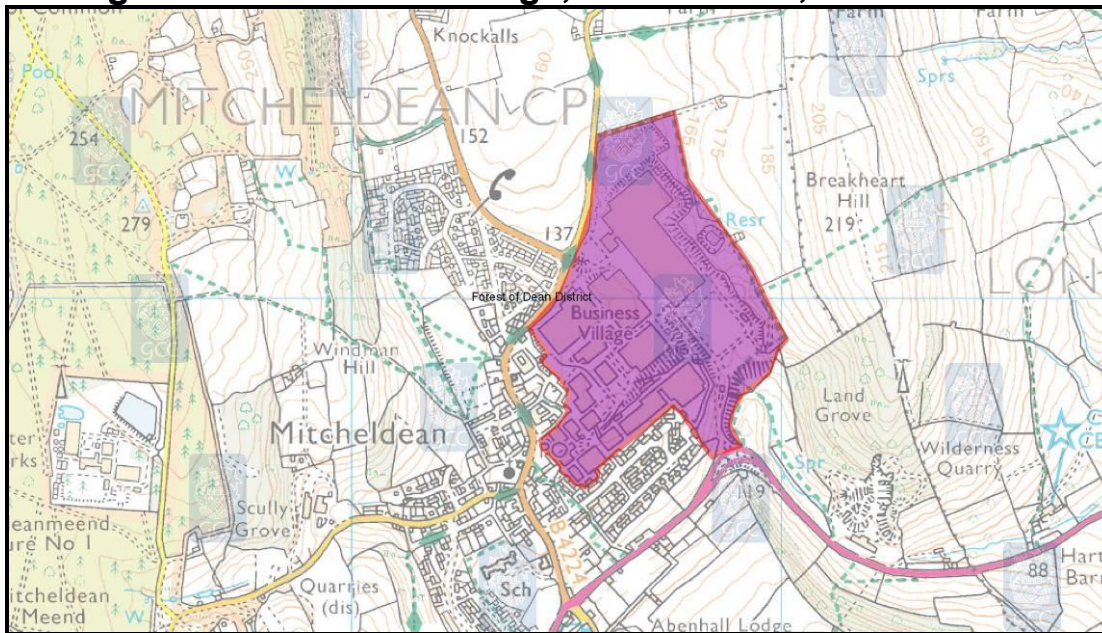
- **Proposed by:** Robert Hitchins Ltd.
- **Detailed Location:** Land north east of Lydney, south of A48.
- **Site Area:** c.20 ha.
- **Ownership Details:** Robert Hitchins Ltd.
- **Current Use:** Mixed use allocation site. The majority of the site is open fields with a small industrial estate at Hurst Farm.

WPA Consideration

The site was selected for inclusion in an initial long list of sites by the WPA. It was part of a larger parcel of land (Site 078). Selection was in accordance with principles in PPS10 and the site has been tested through technical work and Sustainability Appraisal. This is detailed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*.

The WPA are minded to include this site in the WCS Site Options consultation document as a site which is suitable for a smaller scale facility or for transfer to support other centralised sites. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Vantage Point Business Village, Mitcheldean, Forest of Dean



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Robert Hitchins Ltd.
- **Detailed Location:** Vantage Point Business Village
- **Site Area:** Very large area – entire business village.
- **Ownership Details:** Robert Hitchins Ltd.
- **Current Use:** Large multiple unit business park/village

WPA Consideration

The site was included as a larger cluster site in an initial long list of sites by the WPA. Selection was in accordance with principles in PPS10 and the larger site has been tested through technical work and Sustainability Appraisal. This is detailed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*.

The WPA do not intend to take the large area at Vantage Point Business Village, Mitcheldean forward due the fact that, although the site owners initially expressed an interest in putting the site forward, they failed to provide clear confirmation that they officially wanted it to be included. The site is quite well occupied with various business uses and deliverability / availability for waste is thus uncertain. The WPA will welcome any further representations the site owners may have through the WCS Site Options consultation process. This statement is without prejudice to any future development of waste management facilities on this site.

(c) Crown Copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

SCALE: 1:15,000

- **Proposed by:** Ash property & Co / Beachley Property
- **Detailed Location:** Land at Lydney Industrial Estate, north of Harbour Road.
- **Site Area:** c.28 ha.
- **Ownership Details:** Ash property & Co / Beachley Property (Assumed)
- **Current Use:** A mix of old industrial units and vacant land. Existing waste transfer station on this site.

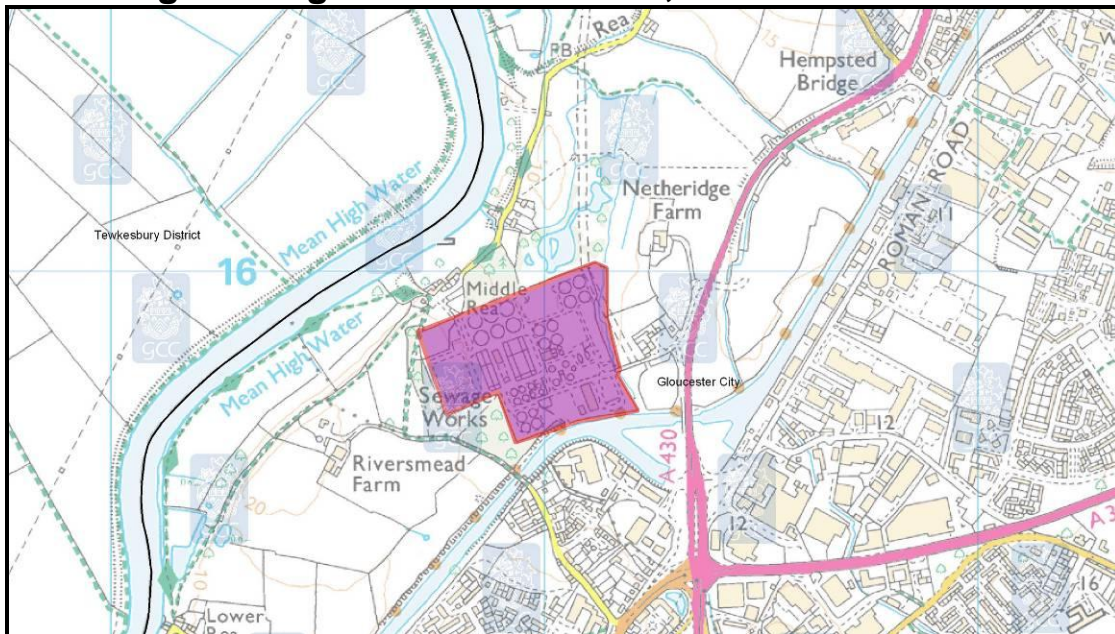
This site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).

18

Sites in Gloucester City

Netheridge Sewage Treatment Works, Gloucester



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Severn Trent Water
- **Detailed Location:** Between Riversmead Farm and Netheridge Farm, off A430, Gloucester.
- **Site Area:** Entire site = c.11.9 ha. Potential available area (outside of the part of the site which is vulnerable to flooding = c. 8.5 ha.
- **Ownership Details:** Severn Trent Water.
- **Current Use:** Sewage Treatment Works utilising Combined Heat and Power (CHP).

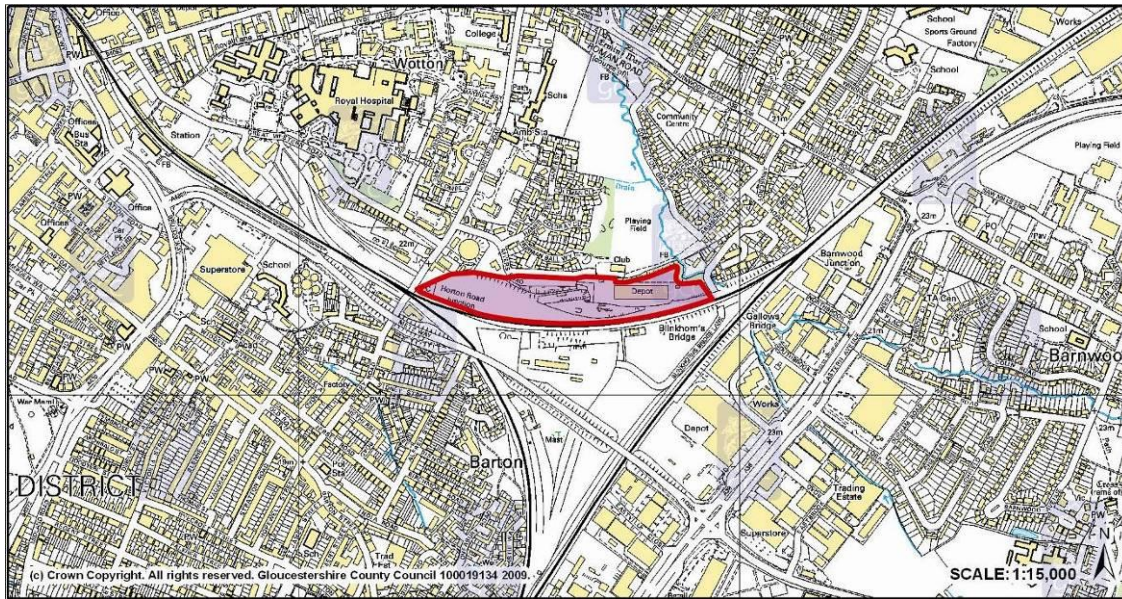
WPA Consideration

This site (No. 461) was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Land north of Railway Triangle, Myers Road, Gloucester



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Allstone Sand & Gravel Ltd.
- **Detailed Location:** Site off Myers Road, Gloucester, to the north of the former WLP site 'The Railway Triangle'.
- **Site Area:** Allstone site plus BRB land together = c.5 ha.
- **Ownership Details:** Allstone Sand & Gravel Ltd.
- **Current Use:** The 'Allstone' site is used for waste transfer, skip hire and aggregate sales. The former BRB land is predominantly redundant, but there are other small businesses operating on this land close to Myers Road e.g. second and car sales, fencing, road surfacing.

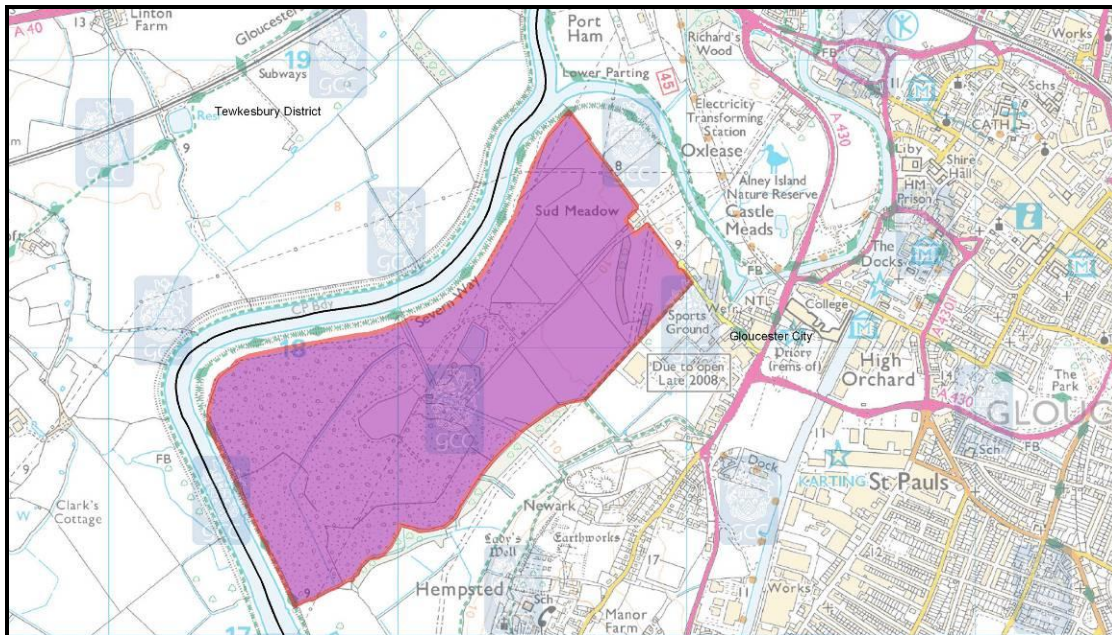
WPA Consideration

This site has already been selected for inclusion in an initial long list of sites by the WPA, as part of a larger 'cluster' site which includes the whole of the Railway Triangle and parts of the Railway Corridor off Great Weston Road. This is in line with principles in PPS10. This is further discussed in Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Hempsted Landfill, Gloucester



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Cory Environmental Ltd.
- **Detailed Location:** Landfill and Household Recycling Centre (HRC), North West of Hempsted Village. Site plans were submitted and are on file.
- **Site Area:** c.90 ha.
- **Ownership Details:** Owned by Cory Environmental Ltd.
- **Current Use:** Landfill, HRC.

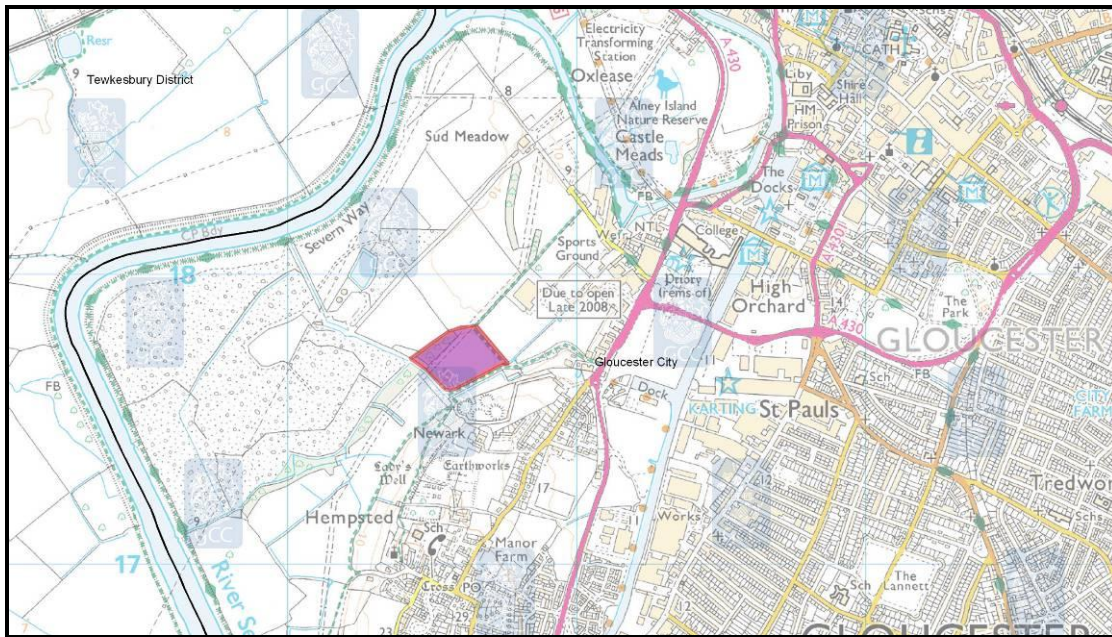
WPA Consideration

As a former Gloucestershire Waste Local Plan site (Strategic Site No. 3) this site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10, and was tested through technical work and Sustainability Appraisal. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. At a meeting between the Minerals and Waste Planning Policy Team and representatives of Cory Environmental on 21 April 2009, Cory were asked to identify more specific parcels of land within Hempsted landfill and surroundings that could be suitable to house a residual waste treatment facility or facilities. Cory responded with a letter dated 18 May 2009 which detailed that they wished the entire landfill area to be considered as a strategic allocation ancillary to a strategic site (namely a c.4 ha area of land on the south east border of the landfill – see the schedule below).

The WPA do not intend to take this site forward as a Strategic site, even as a site which is *ancillary* to a strategic site. If this land is to be allocated in the future it will be through an additional DPD which deals with sites needed for landfill disposal. Despite some locational advantages of the Hempsted landfill, Cory have not identified a physically suitable area of land within the landfilled (or to be landfilled) area, that could accommodate a strategic facility. Additionally, there are significant concerns over flooding as detailed in Level 1 and Level 2 SFRA.

The above statement is without prejudice to any future development of waste management facilities on this site. Any planning applications will have to be tested against the Gloucestershire SFRA and a specific Flood Risk Assessment (FRA) for the proposed development.

Site near Hempsted Landfill, Gloucester



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

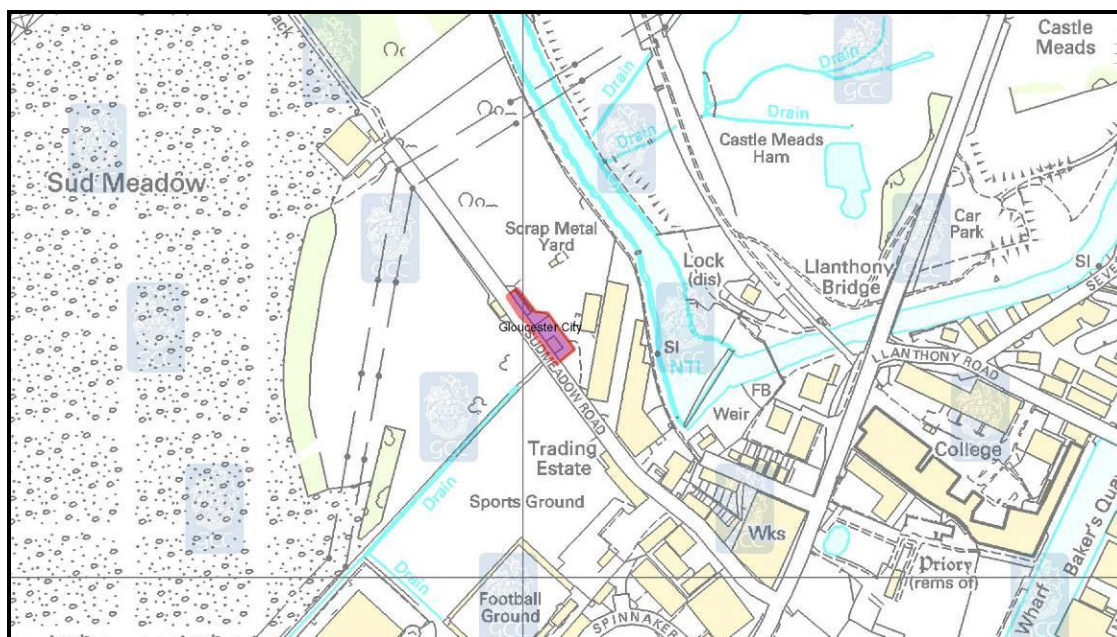
- **Proposed by:** Cory Environmental Ltd.
- **Detailed Location:** Area of open ground, north east of Hempsted Village off access road to landfill. Site plans were submitted and are on file.
- **Site Area:** c.4 ha.
- **Ownership Details:** Owned by Cory Environmental Ltd.
- **Current Use:** No current use, but this site was to be the site for the relocated HRC serving Gloucester.

WPA Consideration

This site was originally identified as part of a large cluster site (Site No.129) which was selected for inclusion in an initial long list of sites by the WPA, in line with the principles in PPS10. Thus it has been tested through technical work and Sustainability Appraisal. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. The WPA do not intend to take this site forward as a Strategic site given that there are significant concerns over flooding as detailed in Level 1 and Level 2 SFRA. On this matter the Environment Agency has indicated that they would back the position of the County Council.

The above statement is without prejudice to any future development of waste management facilities on this site. Any planning applications will have to be tested against the Gloucestershire SFRA and a specific Flood Risk Assessment (FRA) for the proposed development.

The Former Brickhouse, Sudmeadow Road, Gloucester



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

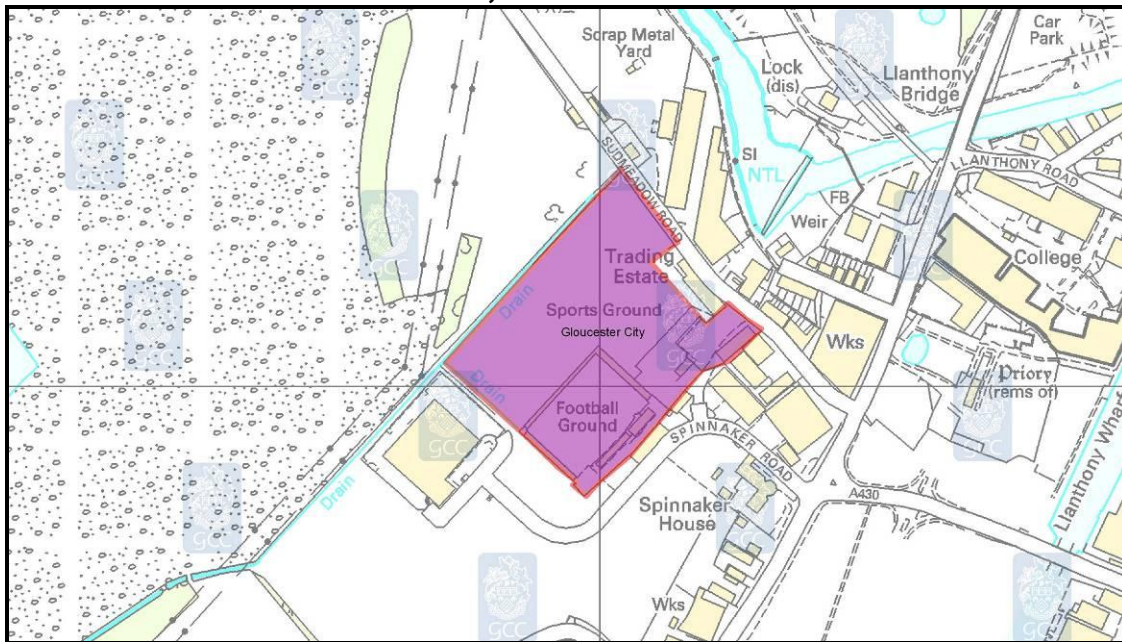
- **Proposed by:** Keyway Ltd.
- **Detailed Location:** Off Sudmeadow Road, North East of former Gloucester City football ground. Site plans were submitted and are on file.
- **Site Area:** c.0.19 ha.
- **Ownership Details:** Not given by agent.
- **Current Use:** Waste use, scrap metal yard / skip hire etc.

WPA Consideration

The WPA do not intend to take this site forward as a Strategic site due to the fact that it is too small (under 2 ha). The detail on this matter is contained in Technical Evidence Paper WCS-N *Site Selection Methodology*. Additionally, according to Gloucestershire's Strategic Flood Risk Assessment (SFRA) (September 2008) the site is entirely in the functional floodplain (Zone 3b). (See PPS25 Table D1 Page 24). The only appropriate uses on this site are 'water compatible' uses and 'essential infrastructure'. (See PPS25 Table D2 Pages 25 & 26).

The above statement is without prejudice to any current permitted use of the site or intended future development. In relation to flood risk, any future planning applications will have to be tested against the Gloucestershire SFRA and a specific Flood Risk Assessment (FRA) for the proposed development.

Land off Sudmeadow Road, Gloucester



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Keyway Ltd
- **Detailed Location:** Off Sudmeadow road, North West of Spinnaker House. Site includes football ground in South West corner. Site plans were submitted and are on file.
- **Site Area:** c.5 ha.
- **Ownership Details:** Not given by agent.
- **Current Use:** Former football ground and other open grassy areas.

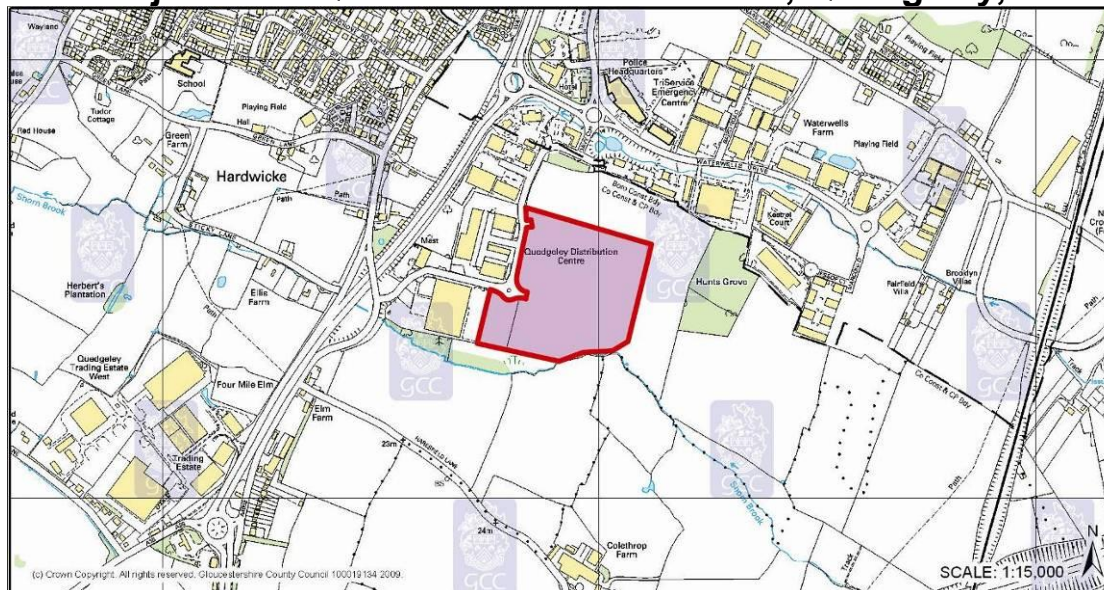
WPA Consideration

The WPA do not intend to take this site forward as a Strategic site due to the fact that, according to Gloucestershire's Strategic Flood Risk Assessment (SFRA) (September 2008), the site is entirely in the functional floodplain (Zone 3b). (See PPS25 Table D1 Page 24). The only appropriate uses on this site are 'water compatible' uses and 'essential infrastructure'. (See PPS25 Table D2 Pages 25 & 26).

The above statement is without prejudice to any future development of waste management facilities on this site. Any planning applications will have to be tested against the Gloucestershire SFRA and a specific Flood Risk Assessment (FRA) for the proposed development.

Sites in Stroud District

Land adjacent to Quadrant Business Centre, Quedgeley, Stroud



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Ashtenne.
- **Detailed Location:** Land east of the Quadrant Business Centre, west of Hunts Grove.
- **Site Area:** c.9 hectares.
- **Ownership Details:** Ashtenne.
- **Current Use:** Clear site, previously developed land with ready access.

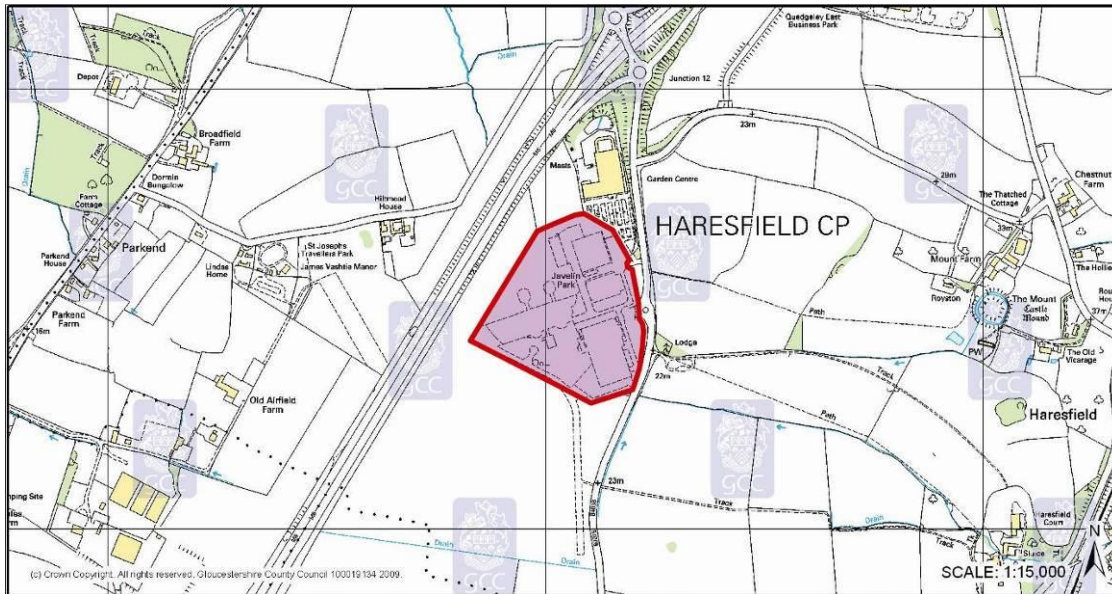
WPA Consideration

This site (as part of the larger cluster site No. 555) was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Javelin Park, Stroud



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Gloucestershire County Council, Cory Environmental Ltd, Graftongate / Consi.
- **Detailed Location:** Former RAF airfield site, just south of J12 of the M5 on the B4008. Site plans were submitted and are on file.
- **Site Area:** c.11 ha.
- **Ownership Details:** c.4.8 ha are owned by Gloucestershire County Council, the remainder is owned by Graftongate / Consi.
- **Current Use:** Cleared site, no current use, but B8 permissions exist.

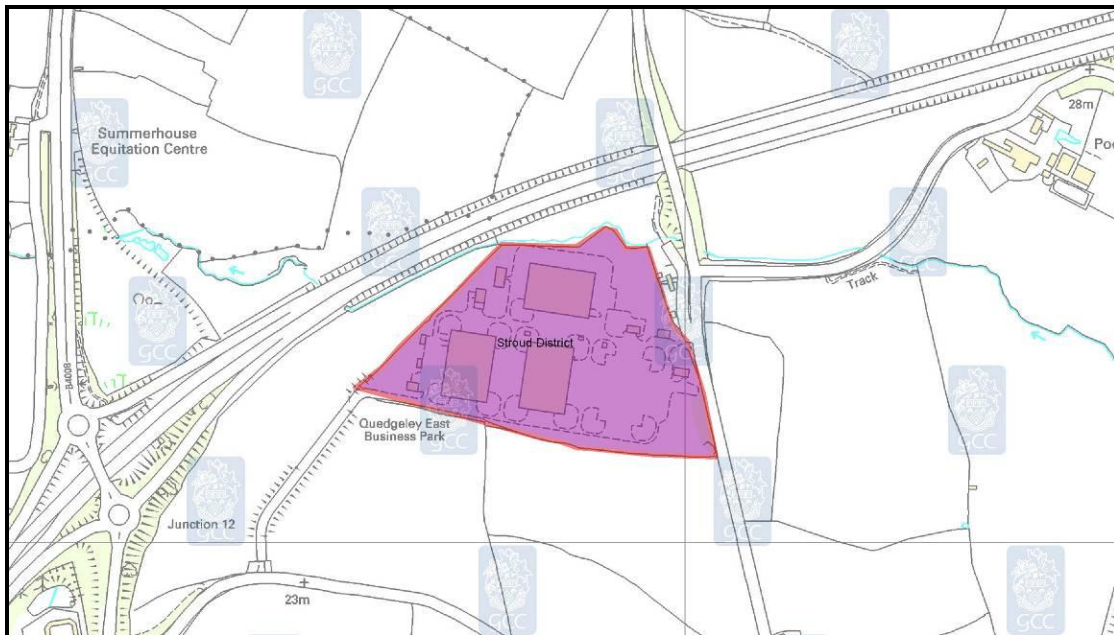
WPA Consideration

As a former Gloucestershire Waste Local Plan site (No.4) this site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

MoD Quedgeley East, Stroud



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Cory Environmental Ltd.
- **Detailed Location:** Former RAF site, North East of J12 of the M5. Site plans have been submitted and are on file.
- **Site Area:** c.11 ha.
- **Ownership Details:** St Modwen.
- **Current Use:** A variety of uses including storage.

WPA Consideration

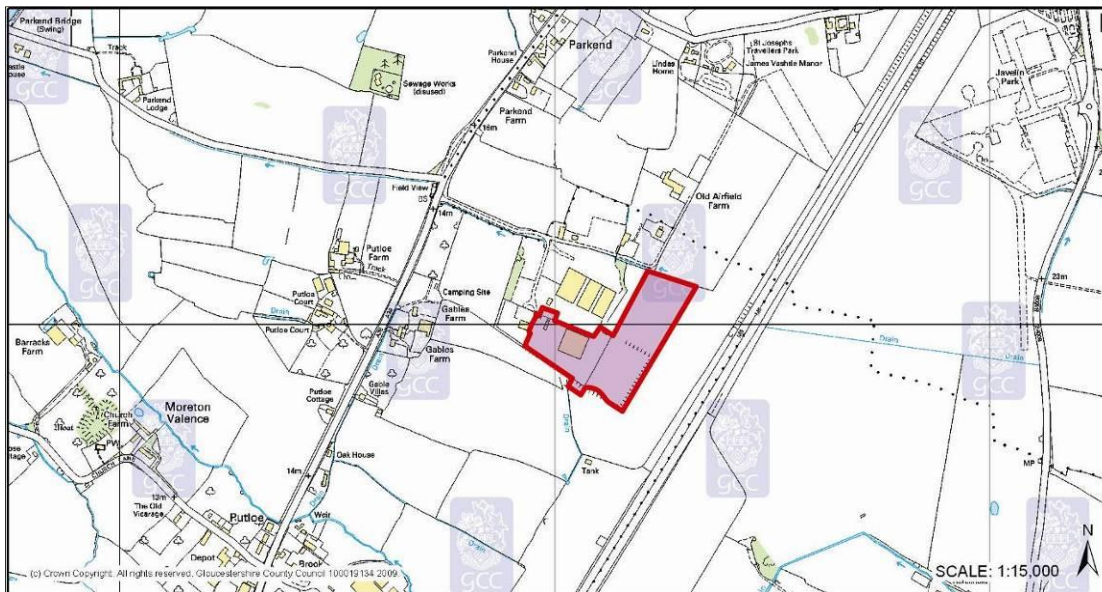
This site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).

The WPA do not intend to take this site forward as a Strategic site due to the fact that the land owner is currently unwilling to consider a waste use on this site.

The above statement is without prejudice to any future development of waste management facilities on this site.

Land at Moreton Valence, Stroud



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Smith's (Gloucester) Ltd.
- **Detailed Location:** Smith's (Gloucester) Ltd existing Resource Recovery Centre site at Moreton Valence, Stroud District, also land immediately to the North. Site plans were submitted and are on file.
- **Site Area:** c. 5.6 ha.
- **Ownership Details:** Roger Dickenson of Gable Farm, Moreton Valence.
- **Current Use:** Commercial & Industrial and Construction & Demolition Waste recovery / recycling and transfer.

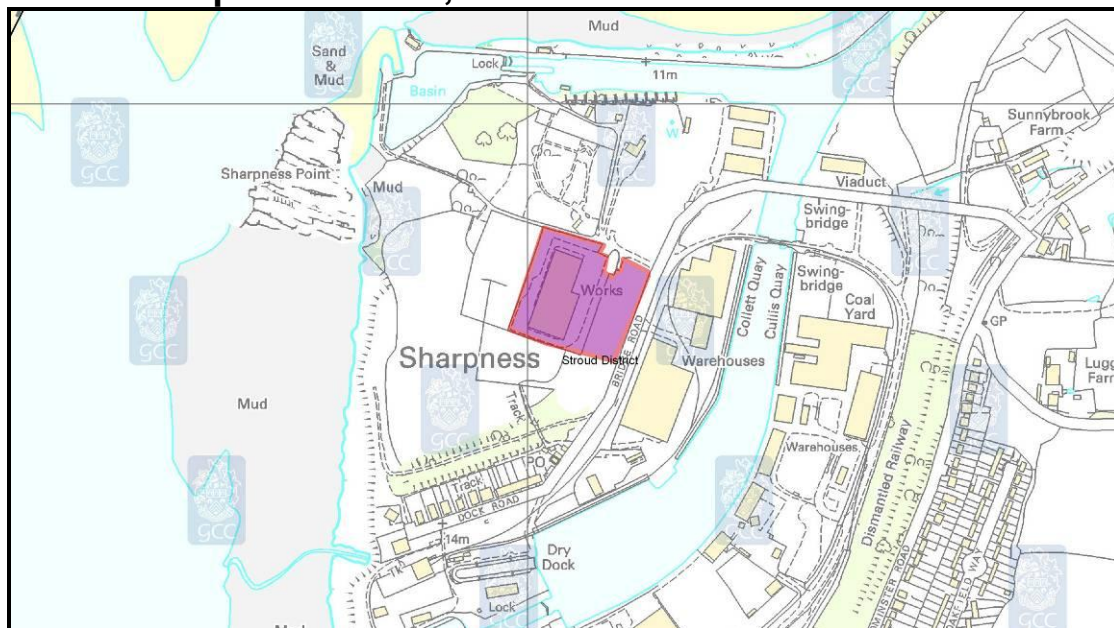
WPA Consideration

As a former Gloucestershire Waste Local Plan site (Local Site No.19) this site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Site at Sharpness Docks, Stroud



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** New Earth Solutions Group Ltd.
- **Detailed Location:** Works building and land off Bridge Road, Sharpness Docks.
- **Site Area:** c. 2.3 ha.
- **Ownership Details:** British Waterways
- **Current Use:** The works building is currently being used for a large in-vessel composting facility (IVC) operated by New Earth Solutions.

WPA Consideration

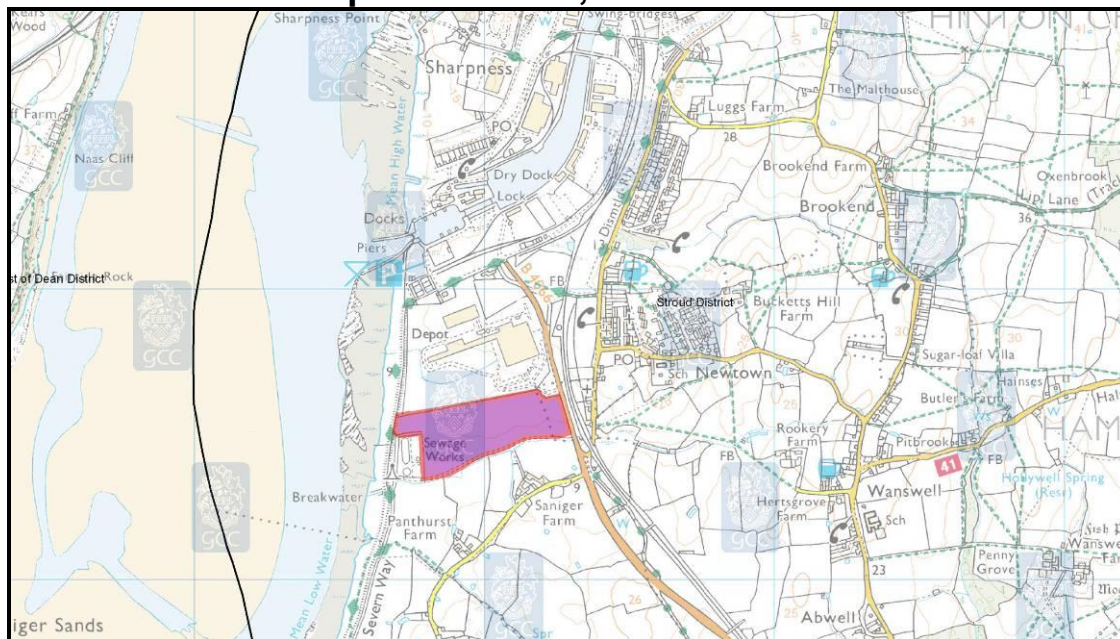
This site (as part of the larger cluster site No. 555) was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).

The majority of the site has planning consent for an IVC facility and the additional land does not appear to provide enough flexibility for the development of a strategic site. The WPA are not minded to include this site in the WCS Site Options consultation document due to the fact that the landowners – British Waterways have indicated that they are unwilling for this to happen.

The above statement is without prejudice to any current use of the site for waste management or future development of waste management facilities on this site.

Land south of Sharpness Docks, Stroud



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

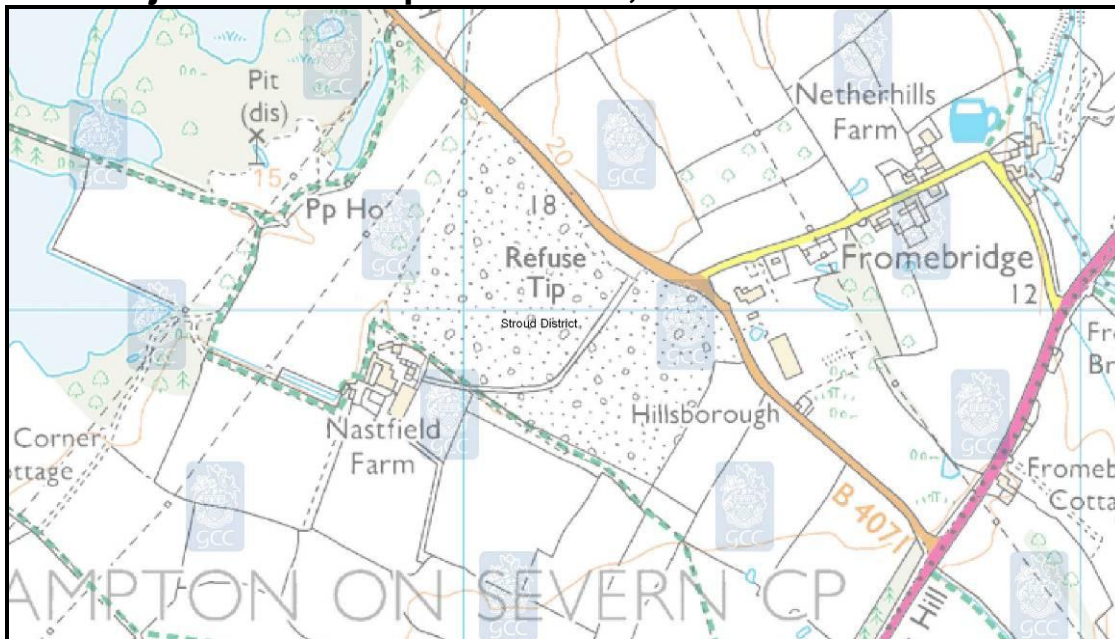
- **Proposed by:** Mr. Conor Flanagan of Hunterpage on behalf of Mr Andrew Pearce.
- **Detailed Location:** Land north of Saniger Farm and south of existing industrial development at Sharpness Docks.
- **Site Area:** c. 9.7 ha.
- **Ownership Details:** Mr Andrew Pearce.
- **Current Use:** Farm land.

WPA Consideration

This site was not initially selected for inclusion in the initial long list of sites by the WPA, due to the fact that it is not allocated for employment land in Stroud's Local Plan. Bearing this in mind and given the potential availability of other previously developed industrial land close by at Sharpness docks, the WPA are not minded to include this site in the WCS Site Options consultation document. The WPA are happy to consider further representations from the landowners through the WCS Site Options consultation.

The above statement is without prejudice to any future development of waste management facilities on this site.

Land adjacent to Frampton Landfill, Stroud



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** The Frampton Estate.
- **Detailed Location:** Land adjacent to restored landfill site off the Perry Way off A38, Stroud.
- **Site Area:** The exact area is undetermined, thus no area shaded in map above.
- **Ownership Details:** The Frampton Estate.
- **Current Use:** Farmland.

WPA Consideration

This land (or a part of it) (as part of the larger cluster site No. 545) was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on landscape issues.

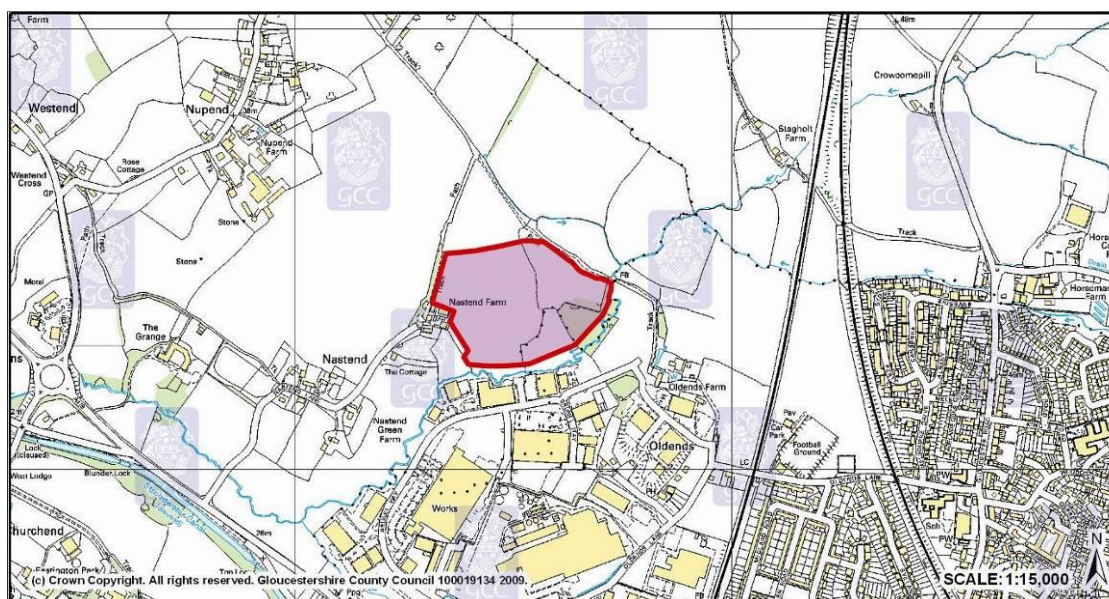
Agents for the owners initially submitted a large poorly mapped area in close proximity to Frampton landfill site as a response to the call for sites. When the WPA asked for clarification as to a more defined land parcel that could be used for the treatment of residual waste - a response was not received.

The WPA are not minded to include this site in the WCS Site Options consultation document. The owners are welcome to make further comments or further progress their site through the consultation on WCS site options should they wish to do so. This site may have

a future role to play in the lower end of the waste hierarchy and this could be facilitated either through a criteria based policy approach in the emerging WCS, or through a possible future waste DPD that will focus on disposal options.

The above statement is without prejudice to any current permitted use of the site or intended future development.

Nastend Farm, Stroudwater Business Park, Stonehouse, Stroud



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Gloucestershire County Council.
- **Detailed Location:** Farm land directly north of Stroudwater Business Park, Stonehouse.
- **Site Area:** c. 8.5 ha.
- **Ownership Details:** The site is owned by Gloucestershire County Council.
- **Current Use:** Grazing / farm land, but allocated for employment use in Stroud's Local Plan.

WPA Consideration

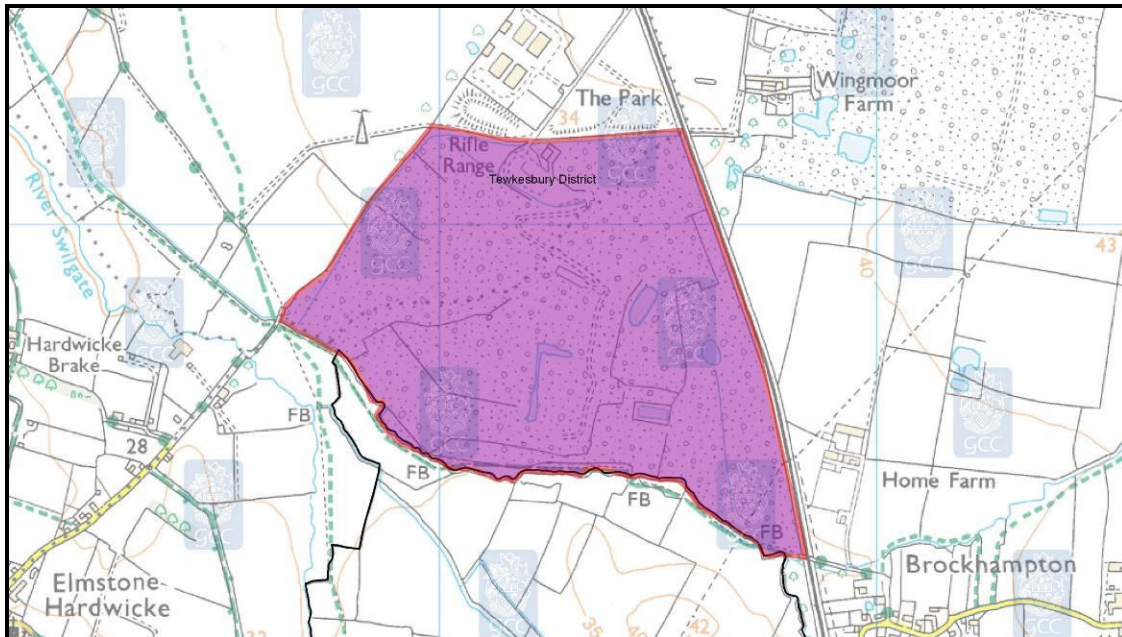
This site (as part of the larger cluster site No. 544) was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Sites in Tewkesbury Borough

Wingmoor Farm West, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Cory Environmental Ltd.
- **Detailed Location:** Wingmoor Farm West, Bishops Cleeve. Site plans were submitted and are on file.
- **Site Area:** c. 62 ha.
- **Ownership Details:** Owned by Cory Environmental Ltd.
- **Current Use:** Landfill and other waste uses.

WPA Consideration

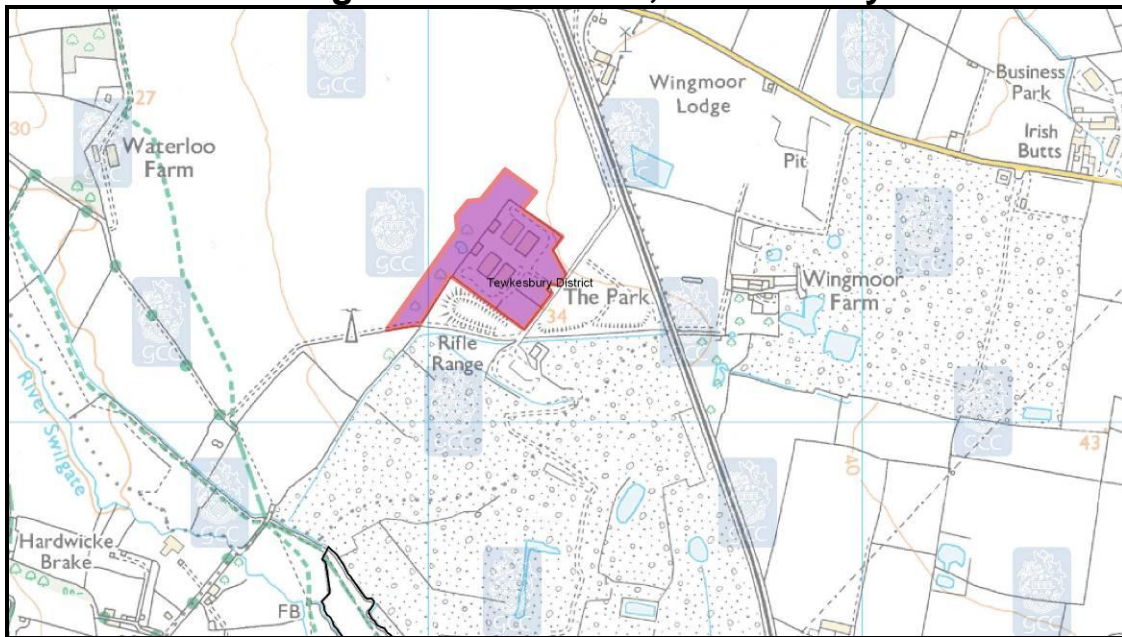
As a former Gloucestershire Waste Local Plan site (No.1 A - Area of Search) this site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10, and was tested through technical work and Sustainability Appraisal. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. At a meeting between the Minerals and Waste Planning Policy Team and representatives of Cory Environmental on 21 April 2009, Cory were asked to identify more specific parcels of land within Wingmoor Farm West that could be suitable to house a residual waste treatment facility or facilities. Cory responded a letter dated 18 May 2009 which detailed:

- (a) The majority of the landfill at Wingmoor West as 'Land ancillary to strategic sites'.
- (b) 4 specific sites labelled as the 'Wingmoor Strategic Site', including:
 - A. Land south west of 'The Park'.
 - B. The site of the currently operational Household Recycling Centre (HRC).
 - C. The Gun Club land
 - D. The Gun Range land.
- (c) 'The Park' as 'The Park Strategic Site'.

In terms of (a) – the WPA are not minded to allocate the entire landfill in the Waste Core Strategy, even as a site which is *ancillary* to a strategic site. If this land is to be allocated in the future it will be through an additional DPD which deals with sites needed for landfill disposal.

In terms of (b and c) – the WPA's comments are given in separate schedules which follow below:

The Park near Wingmoor Farm West, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Cory Environmental Ltd.
- **Detailed Location:** Wingmoor Farm, Bishops Cleeve, just north of the Cory landfill (Wingmoor Farm West) Site plans were submitted and are on file.
- **Site Area:** c. 4 ha.
- **Ownership Details:** Wellington Park Properties.
- **Current Use:** Previously developed land / waste storage / waste uses.

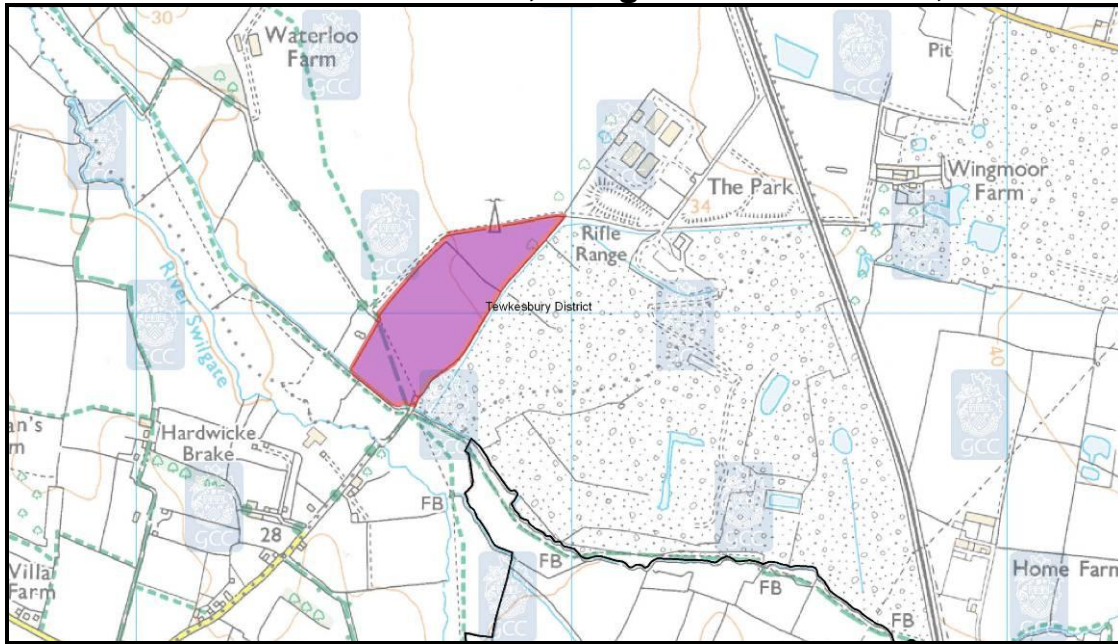
WPA Consideration

As a former Gloucestershire Waste Local Plan site (Strategic Site No.1 B) this site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Area south west of 'The Park', Wingmoor Farm West, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Cory Environmental Ltd.
- **Detailed Location:** Wingmoor Farm, Bishops Cleeve, just north of the Cory landfill (Wingmoor Farm West) Site plans were submitted and are on file.
- **Site Area:** c. 9 ha.
- **Ownership Details:** William Gilder.
- **Current Use:** Grazing land and scrub.

WPA Consideration

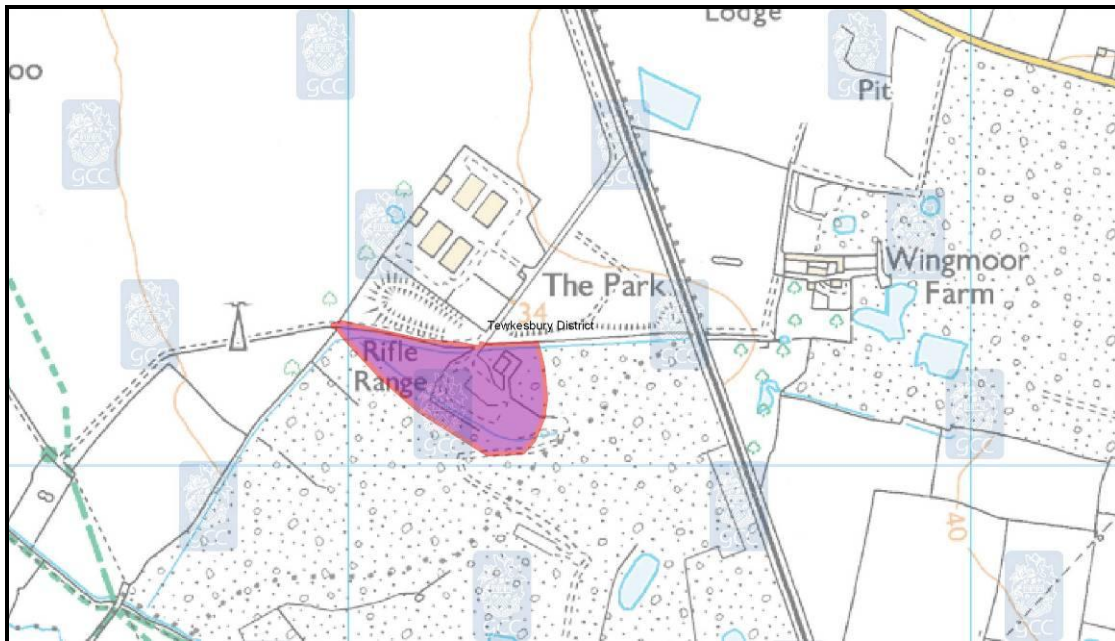
Applications for waste management on the northern part of this site have been received in the past. In 2004 TEG Environmental plc submitted an application for an IVC facility, which was refused on Green Belt and Best Practical Environmental Option (BPEO) grounds.

It has been tested by means of:

- Technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

HRC area, Wingmoor Farm West, Tewkesbury



- **Proposed by:** Cory Environmental Ltd.
- **Detailed Location:** Household Recycling Centre (HRC), Wingmoor Farm West Bishops Cleeve. Site plans were submitted and are on file.
- **Site Area:** c. 3.2 ha.
- **Ownership Details:** Cory Environmental Ltd.
- **Current Use:** Household Recycling Centre.

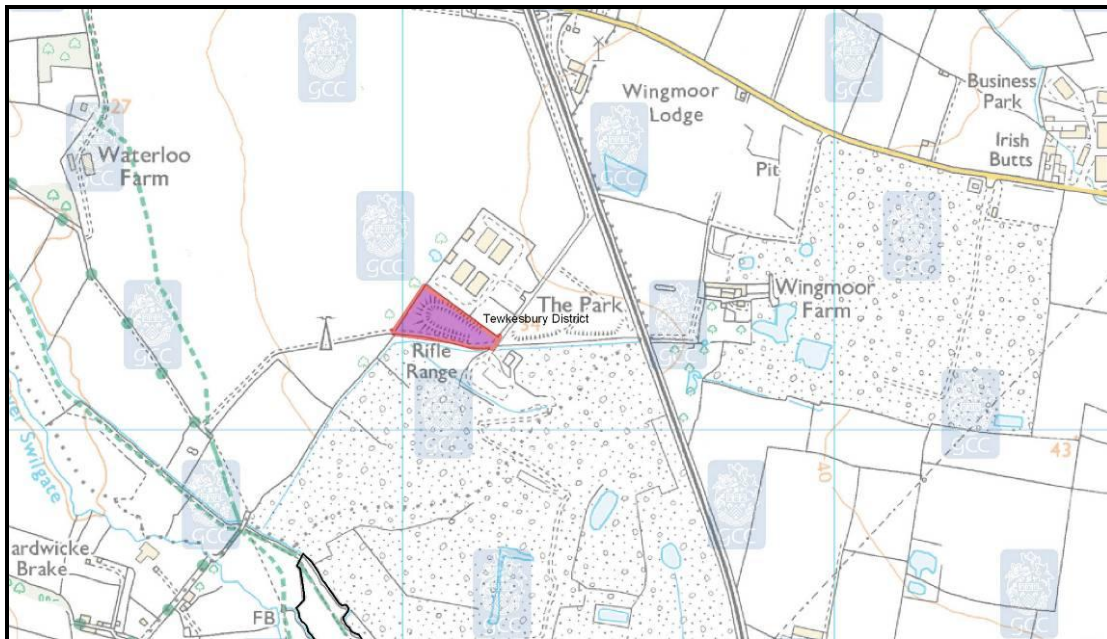
WPA Consideration

As part of a former Gloucestershire Waste Local Plan site (No.1 A - Area of Search) this site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Gun club near Wingmoor Farm West, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Cory Environmental Ltd.
- **Detailed Location:** South of 'The Park', Wingmoor Farm West, Bishops Cleeve. Site plans were submitted and are on file.
- **Site Area:** c.1.7 ha.
- **Ownership Details:** Tewkesbury Borough Council are the owners, but it is leased to a private gun club.
- **Current Use:** The land is used as a private gun club / rifle range.

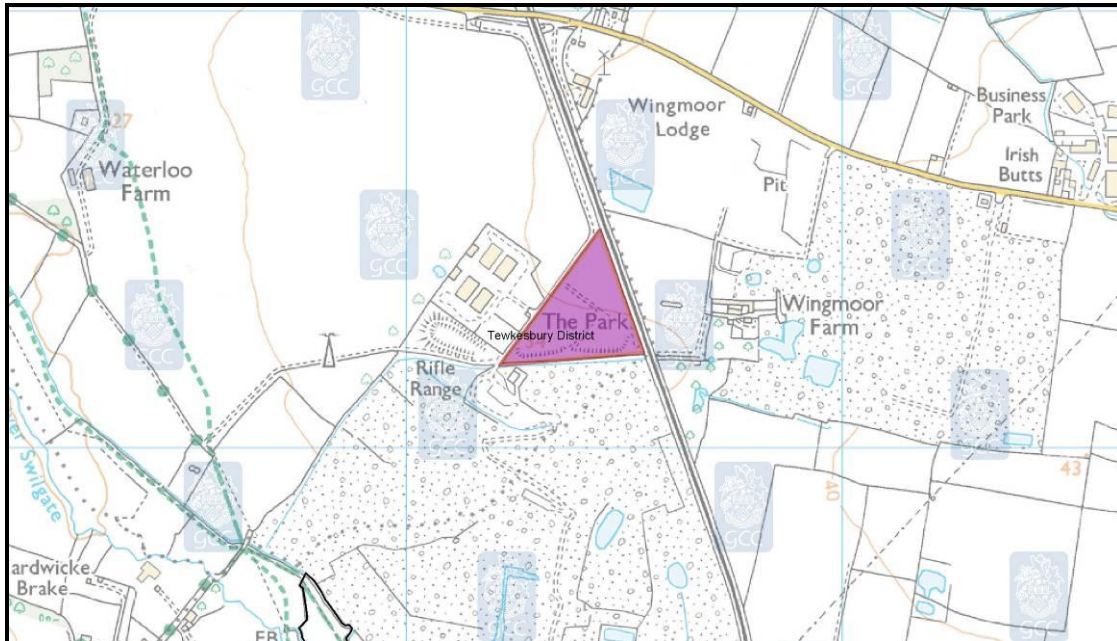
WPA Consideration

As part of a former Gloucestershire Waste Local Plan site (No.1 A - Area of Search) this site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

The WPA do not intend to take this site forward as a Strategic site due to the fact that the landowners (Tewkesbury Borough Council) are not willing to release the land for a waste management use as it is tied into a long term lease with a private gun club. Additionally the site (on its own) is not large enough to accommodate a strategic waste facility.

Gun range near Wingmoor Farm West, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Cory Environmental Ltd.
- **Detailed Location:** Land west of 'The Park', Wingmoor Farm West, Bishops Cleeve. Site plans were submitted and are on file.
- **Site Area:** c.5.3 ha
- **Ownership Details:** Tewkesbury Borough Council are the owners, but it is leased to a private gun club.
- **Current Use:** The land is used as a private gun club.

WPA Consideration

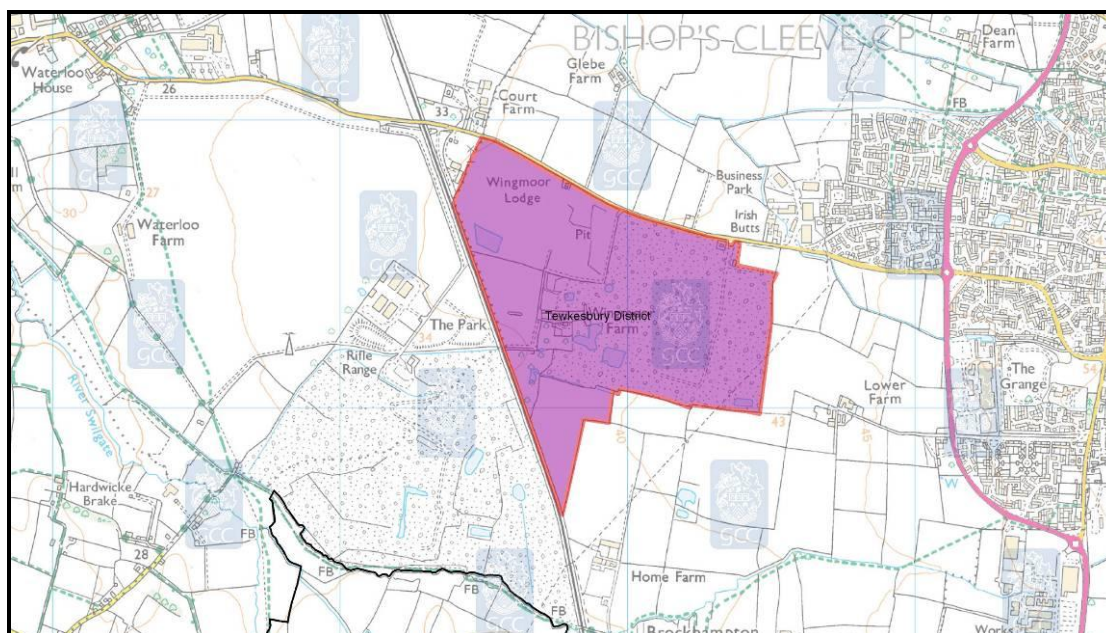
As part of a former Gloucestershire Waste Local Plan site (No.1 A - Area of Search) this site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

Through exchanges of correspondence with officers from Tewkesbury Borough Council and a site meeting on 15th July 2009 it was confirmed that the land would be potentially available as a waste management solution providing that agreements were reached with the current gun club.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Wingmoor Farm East, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Grundon Waste Management Ltd.
- **Detailed Location:** Wingmoor Farm East landfill site, Stoke Orchard Road, Bishops Cleeve.
- **Site Area:** c. 48 ha.
- **Ownership Details:** Grundon Waste Management Ltd.
- **Current Use:** Landfill and other waste uses.

WPA Consideration

As a former Gloucestershire Waste Local Plan site (No.2 Area of Search) this site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

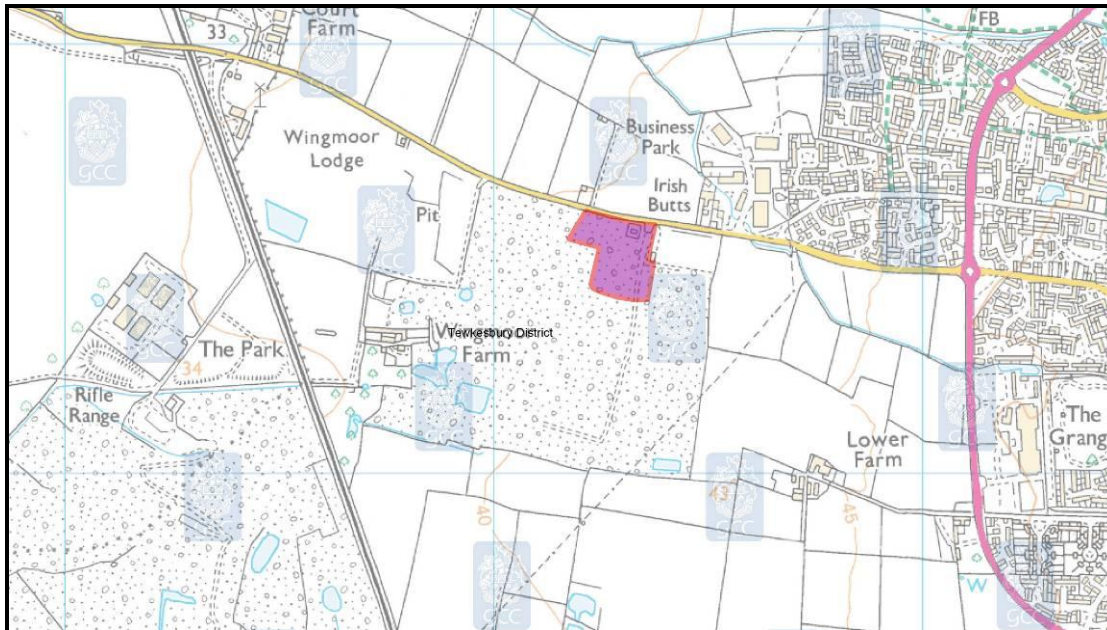
- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).

As a former Gloucestershire Waste Local Plan site (No.2 Area of Search) this site was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10, and was tested through technical work and Sustainability Appraisal. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. In a letter from the WPA to Grundon the company were asked to identify a more specific parcel (or parcels) of land within Wingmoor Farm East that could be suitable to house a residual waste treatment facility or facilities. Grundon responded with a letter dated 14th April 2009 which detailed 3 areas that they considered suitable. These areas are:

- A: The current MRF site adjacent to the rugby ground.
- B: The central non-landfilled area.
- C: The southern area with a long boundary adjacent to the railway line.

The WPA are not minded to allocate the entire landfill in the Waste Core Strategy. If this land is to be allocated in the future it will be through an additional DPD which deals with sites needed for landfill disposal. Comments on the 3 specific parcels are given in the schedules below:

Current MRF Site, Wingmoor Farm East, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

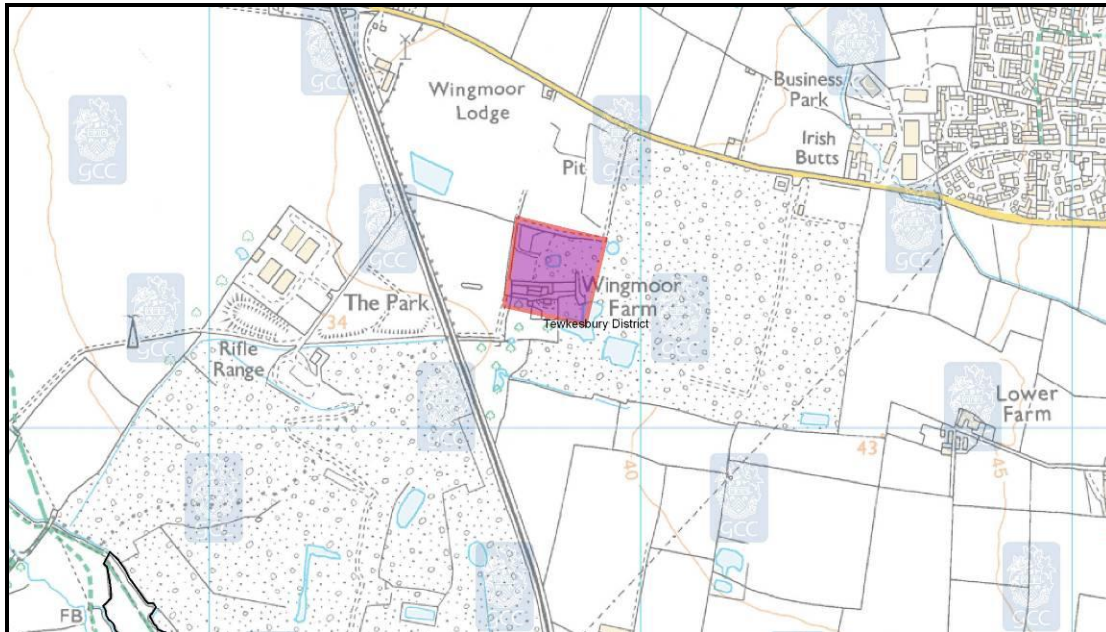
- **Proposed by:** Grundon Waste Management Ltd.
- **Detailed Location:** Current site of MRF building adjacent to rugby ground, Wingmoor Farm West, Bishops Cleeve.
- **Site Area:** c.2.5 ha.
- **Ownership Details:** Grundon Waste Management Ltd.
- **Current Use:** Site entrance area, MRF building (permitted but not currently operational) and other waste uses.

WPA Consideration

As a former strategic site in the Waste Local Plan, (Site No.2) the entire landfill site (c.72 ha) was initially selected for inclusion in the long list of sites by the WPA. This was in line with principles in PPS10. It was tested through technical work and Sustainability Appraisal. This is further discussed in Technical Evidence Paper WCS-N *Site Selection Methodology*. On 14th April 2009 Grundon Waste Management Ltd submitted a letter to the WPA (with an attached plan) indicating the specific areas that would be suitable and which they would be prepared to make available for residual MSW facilities. The northern area close to the rugby ground (labelled Area A in the WCS Site Options consultation document) has been subject to additional technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Central area, Wingmoor Farm East, Tewkesbury



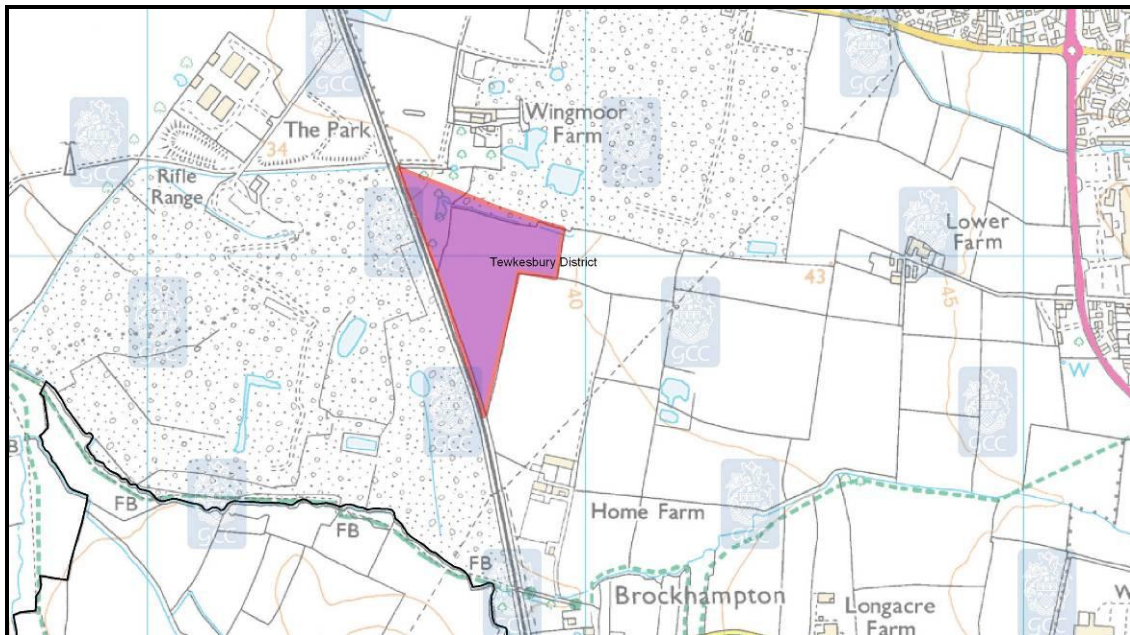
- **Proposed by:** Grundon Waste Management Ltd.
- **Detailed Location:** Central area, Wingmoor Farm West landfill, Bishops Cleeve.
- **Site Area:** c.3.3 ha.
- **Ownership Details:** Grundon Waste Management Ltd.
- **Current Use:** Waste management activities / uses associated with Landfill (both hazardous and non hazardous).

WPA Consideration

As a former strategic site in the Waste Local Plan, (Site No.2) the entire landfill site (c.72 ha) was initially selected for inclusion in the long list of sites by the WPA. This was in line with principles in PPS10. It was tested through technical work and Sustainability Appraisal. This is further discussed in Technical Evidence Paper WCS-N *Site Selection Methodology*. On 14th April 2009 Grundon Waste Management Ltd submitted a letter to the WPA (with an attached plan) indicating the specific areas that would be suitable and which they would be prepared to make available for residual MSW facilities. The central area (labelled Area B in the WCS Site Options consultation document) has been subject to additional technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Area south west of landfill, Wingmoor Farm East, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

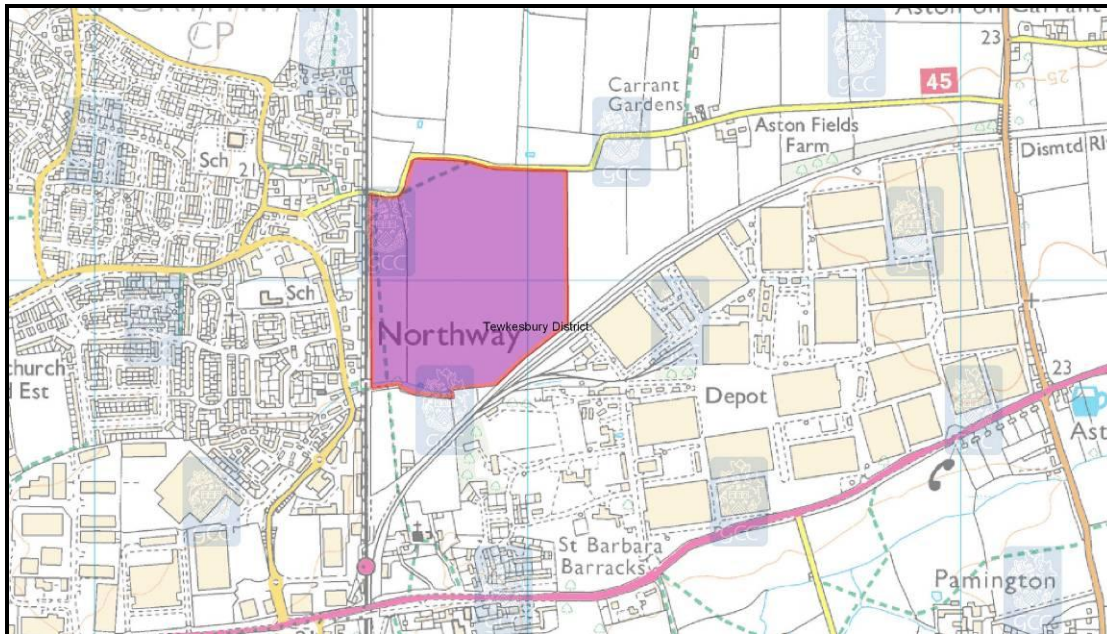
- **Proposed by:** Grundon Waste Management Ltd.
- **Detailed Location:** Southern section of Wingmoor Farm West landfill, Bishops Cleeve.
- **Site Area:** c.9 ha.
- **Ownership Details:** Grundon Waste Management Ltd.
- **Current Use:** Open farm land and waste management activities / uses associated with landfill.

WPA Consideration

As a former strategic site in the Waste Local Plan, (Site No.2) the entire landfill site (c.72 ha) was initially selected for inclusion in the long list of sites by the WPA. This was in line with principles in PPS10. It was tested through technical work and Sustainability Appraisal. This is further discussed in Technical Evidence Paper WCS-N *Site Selection Methodology*. On 14th April 2009 Grundon Waste Management Ltd submitted a letter to the WPA (with an attached plan) indicating the specific areas that would be suitable and which they would be prepared to make available for residual MSW facilities. The south western area, adjacent to the railway line (labelled Area C in the WCS Site Options consultation document) has been subject to additional technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

Land at North East Northway, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

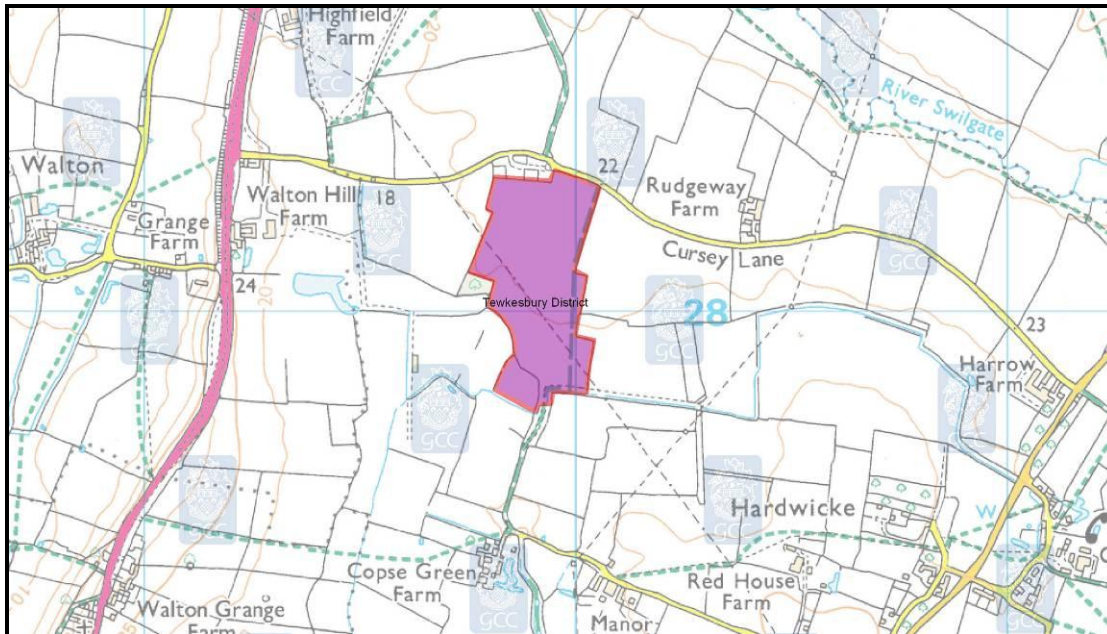
- **Proposed by:** Robert Hitchens.
- **Detailed Location:** Large area north west of St Barbara MoD Barracks, Ashcurch / Tewkesbury.
- **Site Area:** c.20 ha.
- **Ownership Details:** Robert Hitchens (presumed).
- **Current Use:** Green field, undeveloped site.

WPA Consideration

This site was not initially selected for inclusion in the initial long list of sites by the WPA, due to the fact that it is not allocated for employment land in Tewkesbury's Local Plan. The WPA are not minded to include this site in the WCS Site Options consultation document for the above reason and due to the fact that although the site owners initially expressed an interest in putting the site forward, they failed to provide clear confirmation that they officially wanted it to be included in the WCS Site Options consultation. However the WPA are happy to consider further representations from the landowners through the consultation process.

The above statement is without prejudice to any future development of waste management facilities, or other future uses on this site.

Land at Cursey Lane, Northway, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

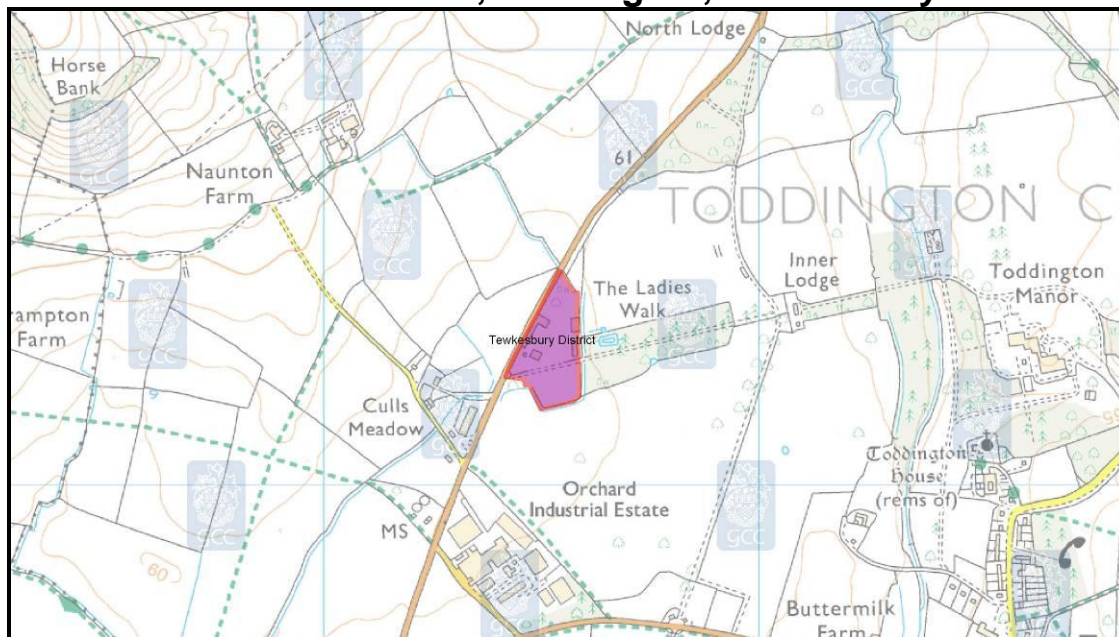
- **Proposed by:** Robert Hitchins.
- **Detailed Location:** Land north east of Hardwicke between Rudgeway Farm and Walton Hill Farm.
- **Site Area:** c.11 ha.
- **Ownership Details:** Robert Hitchins (presumed).
- **Current Use:** Green field, agriculture.

WPA Consideration

This site was not selected for inclusion in an initial long list of sites by the WPA due to the fact that it is not allocated for employment in Tewkesbury's Local Plan. The WPA do not intend to take this site forward as a Strategic site for the above reason and due to the fact that the site owners have not confirmed whether they wish it to be considered. The WPA are happy to consider further representations from the landowners through the WCS Site Options consultation.

The above statement is without prejudice to any future development of waste management facilities or other development on this site.

Saw Mill at Evesham Road, Toddington, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Owner: Mr William Gilder / Gilders Transport Ltd.
- **Detailed Location:** Site at Evesham Road Toddington, Tewkesbury District.
- **Site Area:** 3.5 ha.
- **Ownership Details:** Gilders Transport Ltd & William Gilder.
- **Current Use:** Saw mill, pallet making, other employment uses.

WPA Consideration

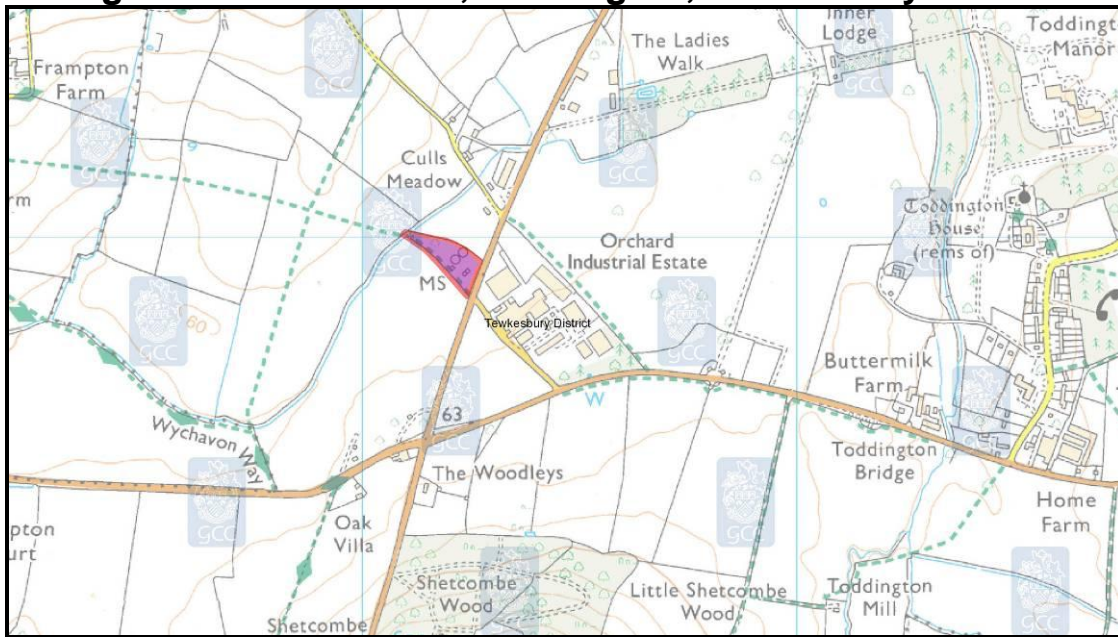
This site has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).

The WPA considers that, as the site is in the Cotswold AONB and was recommended not to go forward as a result of the County Highways assessment, it will not be included as a site in the WCS Site Options consultation document.

The above statement is without prejudice to any current permitted use of the site or intended future development.

Sewage Treatment Works, Toddington, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

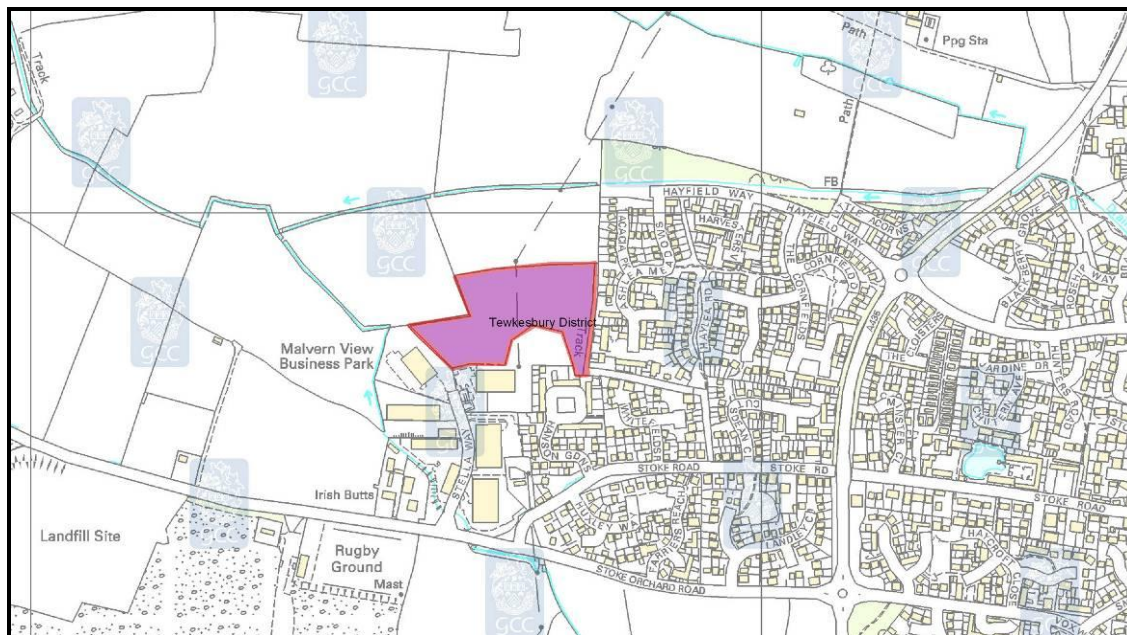
- **Proposed by:** Orchard Trading Estate Management Ltd.
- **Detailed Location:** North west of Orchard Trading Estate, Toddington, Tewkesbury District.
- **Site Area:** c.1 ha on the plan sent on 31/03/09 and c.2.8 ha (if the land to the north east of the STW is included).
- **Ownership Details:** Orchard Trading Estate Ltd has granted a 20 year option for a 50 year lease to Winchcombe Waste Management Services Ltd.
- **Current Use:** Previously heavily vegetated, but now clear site, partially disused STW but still used for limited sewage treatment operations.

WPA Consideration

The WPA considers that, the site is not sufficiently large for a Strategic site. Additionally, given that a large part of the site is in Flood Zone 2 (and under a Climate Change scenario this could be considered to be Flood Zone 3a), it is not suitable for inclusion as a Strategic site, however a future waste management use is not ruled out on this site. The above statement is without prejudice to any current permitted use of the site or intended future development.

In relation to flood risk, any future planning applications will have to be tested against the Gloucestershire SFRA and a specific Flood Risk Assessment (FRA) for the proposed development.

Malvern View Business Park Extension Area, Bishops Cleeve, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Cleevewood Properties Ltd.
- **Detailed Location:** Extension area north of Malvern View Business Park, Stoke Orchard Road, Bishops Cleeve.
- **Site Area:** c. 2.5 ha.
- **Ownership Details:** Cleevewood Properties Ltd.
- **Current Use:** No current use, overgrown with trees and shrubs.

WPA Consideration

The WPA do not intend to take this site forward as a Strategic site due to the fact that, although it is just over 2 ha in size, the site is too constrained, not an easy shape to accommodate waste development and potentially problematic with sensitive receptors (particularly residential properties) very close by.

The above statement is without prejudice to any current permitted use of the site or intended future development.

Land at Rudford, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

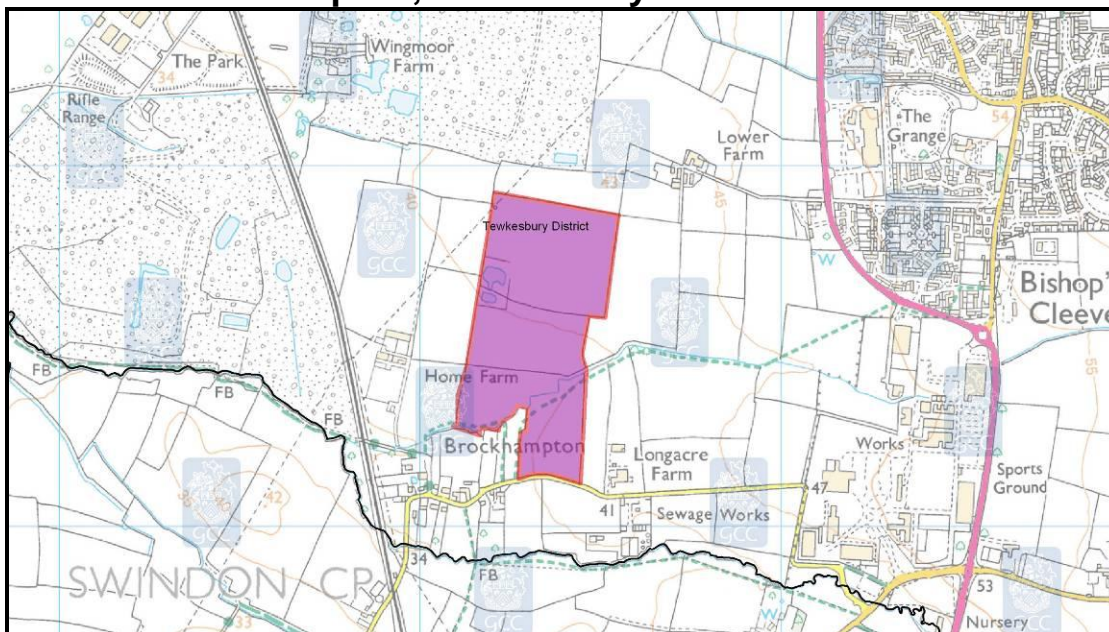
- **Proposed by:** Mr P. Duncliffe as agent.
- **Detailed Location:** New Bliss Farm on B4215 from Highnam to Newent. Site plans were submitted and are on file.
- **Site Area:** c.0.33ha.
- **Ownership Details:** Not given by agent.
- **Current Use:** Agricultural buildings, agricultural uses.

WPA Consideration

The WPA do not intend to take this site forward as a Strategic site due to the fact that it is under 2 ha. The detail on this matter is contained in Technical Evidence Paper WCS-N *Site Selection Methodology*.

The above statement is without prejudice to any current permitted use of the site or intended future development.

Land at Brockhampton, Tewkesbury



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2009.

- **Proposed by:** Mr P. Duncliffe as agent.
- **Detailed Location:** Land North East of the village of Brockhampton and South of Wingmoor Farm (Grundon landfill site). Site plans were submitted and are on file.
- **Site Area:** c.23 ha.
- **Ownership Details:** Not given by agent.
- **Current Use:** Agricultural land.

WPA Consideration

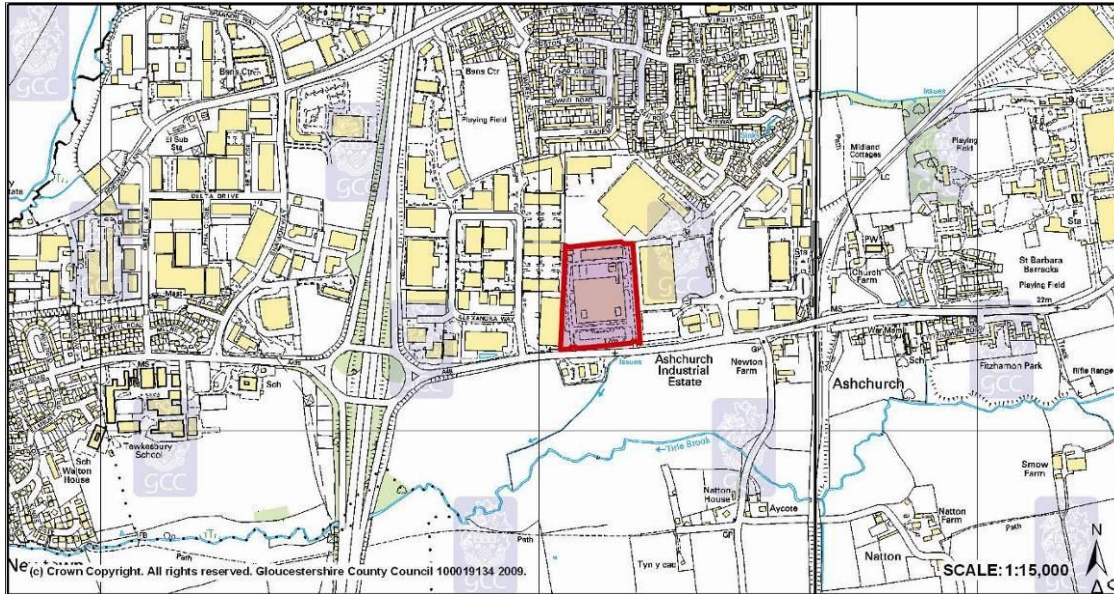
The WPA recognises that this site may have future disposal potential, but do not intend to take this site forward as a Strategic site through this process for the following reasons:

The agent has stated that the site at Brockhampton has been included 'for the purposes of inert soils and not for Municipal Waste streams'. It is not clear if this is for inert handling or disposal. In this site selection process, the WPA's primary focus is on potential Strategic sites for waste treatment (primarily of MSW), but such sites are likely to have the potential for other mixed waste recovery such as Commercial and Industrial (C&I) waste streams. Thus disposal options are not the focus in this particular site selection process, but there is a clear awareness that there are disposal needs that need to be addressed through the WCS.

This site may have a future role to play in the lower end of the waste hierarchy and this could be facilitated either through a criteria based policy approach in the emerging WCS, or through a future waste DPD that will focus on disposal options.

The above statement is without prejudice to any current permitted use of the site or intended future development.

Easter Park, Ashchurch/Tewkesbury Industrial Estate, Tewkesbury



- **Proposed by:** The Easter Group.
- **Detailed Location:** Centrally located north of A46, within Ashchurch / Tewkesbury Industrial Estate, Tewkesbury.
- **Site Area:** c. 3.5 ha.
- **Ownership Details:** The Easter Group.
- **Current Use:** Former industrial sheds but currently cleared land.

WPA Consideration

This site (as part of the larger cluster site No. 252) was selected for inclusion in the initial long list of sites by the WPA, in line with the principles in PPS10. This is further discussed in WCS Technical Evidence Paper WCS-N *Site Selection Methodology*. It has been tested by means of:

- Initial technical work on water resources, flood risk, contaminated land, geodiversity, archaeology, ecology / biodiversity, landscape, highways & access, Public Rights of Way (PROW), sensitive receptors, aerodrome safeguarding, planning status and land ownership.
- Independent Sustainability Appraisal (SA).
- Further technical work on highways and landscape issues.

The WPA are minded to include this site in the WCS Site Options consultation document. As a site in the WCS Site Options consultation document this site has been subject to further independent SA and Habitat Regulations Assessment (HRA) screening.

4. Sites submitted by the Waste Disposal Authority (WDA)

On 17.12.2008 the WDA submitted the following:

WDA response to WPA Call for Sites

WDA position on Gloucestershire's residual municipal waste arisings that will Require landfill/residual treatment

Gloucestershire County Council as the Waste Disposal Authority (WDA) submits the following response to the Waste Core Strategy (WCS) Call for Sites process. The WDA has addressed a number of points in relation to its position on the management of Gloucestershire's residual municipal waste. It should be noted that the WDA is preparing to commence the procurement of a long term residual waste solution in early 2009 with the objective to divert residual municipal waste from landfill.

Broad description of WDA Site(s) requirements

Proximity to waste arisings

The WDA wants to ensure that managing Gloucestershire's waste follows the proximity principle as far as possible in order to reduce the environmental impact of waste management. The residual municipal waste solution may be a centralised or a dispersed solution (see paragraph 1.3), but regardless, the overall aim should be to minimise traffic movements in the county.

Where practicable and representing best value for money, the WDA would encourage the siting of residual municipal waste facilities and any supporting infrastructure (i.e. network or transfer facilities), close to municipal waste arisings. Therefore residual municipal waste arisings should be dealt with in areas that relate to concentrations of waste arisings/greater population, which in Gloucestershire's case, is likely to be in the vicinity of the M5 corridor centred around Gloucester/Cheltenham and adjacent areas with good transport links.

In the event that residual municipal waste or any residues are transported outside Gloucestershire, the network or transfer facilities (supporting infrastructure) should act to minimise traffic movements.

Annual capacity/throughput of facilities

The WDA submitted an Outline Business Case to Defra as an application for PFI credits. Within this business case, it was forecast (based on 2006/07 data) that Gloucestershire residents will generate over 150,000 tonnes of residual municipal waste by 2020 – this is based on achieving a minimum 60% recycling and composting target (as set in the County's Joint Municipal Waste Management Strategy). Based on sustaining this recycling and composting level and the demographic changes (population increasing and housing increasing) it was predicted that residual municipal waste arisings will increase to 175,000 tonnes by 2040.

To give an indication of the relative amounts of residual municipal waste generated in the county, the table below shows tonnage data for 2007/08.

Tonnes to Landfill	Cheltenham	39,651.90
	Cotswold	22,321.07
	Forest	22,087.25
	Gloucester City	39,026.21
	Stroud	27,560.78
	Tewkesbury	26,290.17
	HRC*	25,059.45
Tonnes to Landfill Total		201,996.82

*Household Recycling Centre

The WDA, as outlined in the National Waste Strategy for England, 2007, would encourage the WPA to consider the treatment of non-municipal waste i.e. small business waste, at the WDA residual municipal waste facility(ies), where deemed appropriate and beneficial to the environment.

Number of sites required to deal with residual municipal waste

There are a number of options available for the delivery of residual municipal waste capacity for Gloucestershire's residual waste. These include, but are not limited to:

- a) a single centralised facility which would accept residual municipal waste;
- b) a dispersed solution which would comprise of more than one facility, possibly 2 or 3 facilities, that would accept residual municipal waste. In this scenario the distribution of the facilities and number will depend on suitability of locations, planning deliverability, and the affordability of the solution.
- c) An out of county solution where strategic sites are required for transfer of residual waste.

The WDA is open to either a centralised or a dispersed solution for the treatment of residual municipal waste. Therefore the WDA would urge the WPA to identify an appropriate range of sites in the Waste Core Strategy to allow the delivery of the options above.

Waste Technologies & Land Take

The WDA is technology neutral and will encourage a range of technologies to be offered by bidders. GCC does not rule out any type of technology brought forward as a solution, as long as it is able to meet the county's needs e.g. diverts waste from landfill.

On 10th October 2007 GCC's Cabinet approved a shortlist of five waste technology scenarios. These were:

- Energy from Waste (EfW) with Combined Heat & Power (CHP).
- Mechanical Biological Treatment (MBT) producing a biologically stabilised material that is sent to landfill.
- Mechanical Biological Treatment (MBT) producing a fuel sent to a dedicated CHP.
- Autoclave producing recyclates and an active fibre fuel that is sent to a dedicated CHP.

- Advanced Thermal Treatment (ATT) with syngas used to produce electricity and recovery of heat energy (CHP).

These were recognised, at the time, as able to provide a solution for Gloucestershire.

In line with Waste Strategy for England 2007 and the Renewables Obligation, the WDA is open to technologies that can recover energy. Therefore the WDA would like the WPA to consider sites that could have potential for the development of combined heat and power e.g. possible outlets for heat or fuels (biogas, refuse derived fuel) generated from the waste treatment process.

Therefore a number of sites will need to be available to allow bidders to propose:

- Larger one site solutions (5 hectares or greater in size); and
- Smaller site solutions (approximately 2 hectares in size).

This will ensure a greater range of competition for the WDA in its procurement, which is more likely to produce a value for money solution for the county.

Call for Sites: possible locations/sites for waste management

The WDA requests that the WPA re-considers the merits and disadvantages of the sites included in the Gloucestershire Waste Local Plan and consider whether these sites should go forward in the WCS. The WDA requests that Javelin Park, WLP Strategic Site No. 4, is taken forward as this was identified by the WDA as a preferred strategic waste site based on planning and operational criteria. The WDA is currently negotiating for the southern part of Javelin Park.

The WDA would request the WPA consider whether the site area identified for any possible WCS allocation is practical in terms of the size and the footprint of the range of waste facilities being considered by the WDA (see paragraph 1.4).

To summarise, the WDA requests that the WPA considers:

- Sites that are close to centres of population/greatest accumulation of waste;
- Sites that can cope with different waste uses (e.g. waste treatment, waste transfer);
- Sites that can treat the necessary capacities of residual municipal waste produced in the county;
- Sites that can cope with a range of residual municipal waste technologies
- Sites that can provide flexibility for the treatment of municipal waste and small business waste;
- A range of various sized sites to allow for transfer networks, a centralised solution or a dispersed solution; and
- Consideration of sites that already exist in the Waste Local Plan.

WPA Consideration:

- All WLP sites were considered in the process. This is discussed further in Technical Evidence Paper WCS-N Site Selection Criteria.

- All* WLP sites, including Strategic Site No.4, Javelin Park were been take forward for inclusion in the long list of 104** sites.

* Not including sites such as Phoenix House (WLP Local Site 9) and Moreton in Marsh (WLP Local Site 8) which have not been taken forward due to being under the 2ha threshold or outside the 16km radius from Gloucestershire SSCTs. However this is without prejudice to any potential future development of waste management facilities on these sites.

** See footnote on page 5 on site numbers.

The following is a list of the former Waste Local Plan sites/areas of search which are included wholly or in part in the WCS Site Options consultation document (October 2009):

Site number	Site name	Included in WCS Site Options consultation document
WLP Site 1	Wingmoor Farm West including 'The Park'	Parts of Wingmoor Farm West plus the whole of 'The Park' plus an area of extension
WLP Site 2	Wingmoor Farm East	Parts of
WLP Site 4	Industrial Estate, former Moreton Valence Airfield (Javelin Park)	Whole site
WLP Site 15	Lydney Industrial Estate	Parts of plus areas of extension
WLP Site 18	Foss Cross Industrial Estate	Whole site
WLP Site 19	Old Airfield, Moreton Valence	Whole site plus area of extension

 **recycle** for Gloucestershire



Minerals & Waste Planning Policy
Environment Directorate
Gloucestershire County Council
Shire Hall
Gloucester
GL1 2TH

www.gloucestershire.gov.uk

October 2009

