

**Waste Core Strategy  
Site Options Consultation**

**Waste Site Assessment**

**Appendix C.9: Site 58 - Mitcheldean**

**October 2009**

*Site Maps and Images*

Site Map



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Aerial Photo



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## Appendix C.9: Site 58 - Mitcheldean

### Site Images



### Locational Information

Site Details			
District	Forest		
Parish	Mitcheldean		
Easting	365914	Northings	218495
Approximate Site Area (hectares)	2		
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 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 small site with a couple of small units and a disused unit to the west. The units appear to be relatively modern and are a mixture of brick and cladding e.g. Stenders Business Centre.</p> <p>Additional Sensitive Receptors: None.</p>		


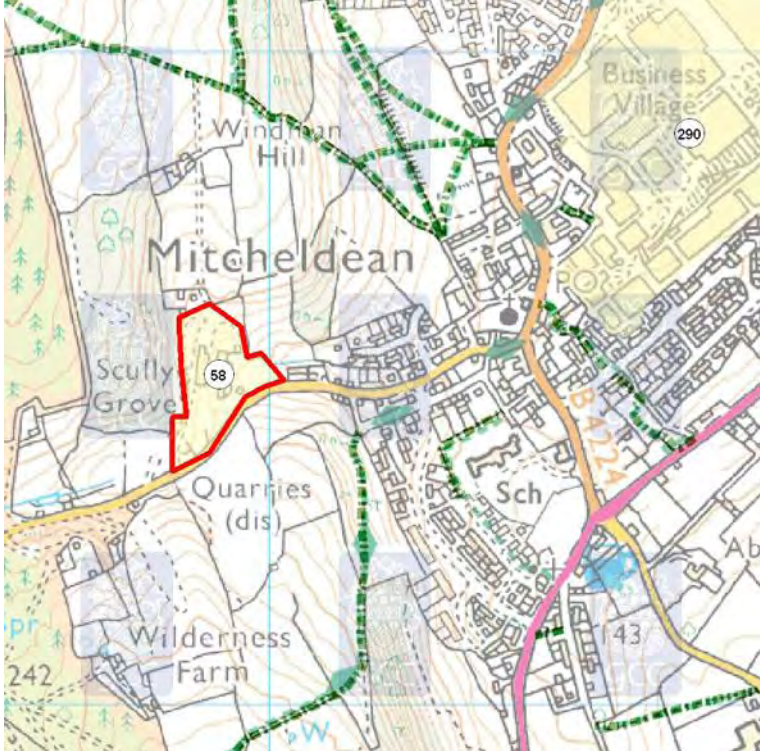
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### Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on partially developed land not within or adjacent to a national landscape designation such as AONB.		
Landscape Character	Ridges and Valleys, Edge Hill.		
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>	The Stenders, B4224, A4136		
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>	Low	Definition	Access via other roads (not involving trips through AONB).
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>	Steep access from Stenders has safety issues, and access routes quite poor as involve going through villages, which include some weight restrictions.		
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.




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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	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	 <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/Wigpool Ironstone Mine SSSI [720m]
Other Internationally & Nationally Designated Sites (wetlands)	None
Ecology Legend	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; margin-right: 5px;"></span> SSSI Site of Special Scientific Interest</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: pink; margin-right: 5px;"></span> Key Wildlife Site - area</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> SAC Site</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Ramsar Site</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> SPA Site</li> </ul>
Constraints Map	

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Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There were on-site and nearby SSSIs with Geological Features recorded: Stenders Quarry [0m] and Scully Grove Quarry [80m]

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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 it is within 100m of the Mitcheldean Conservation Area and there may be setting issues. Were this not the case this site would be designated as + as although there is some potential for buried archaeology, this is not absolutely clear and the possible medieval road on the site (SMR 6779) underlies the modern road which forms the southern boundary of the 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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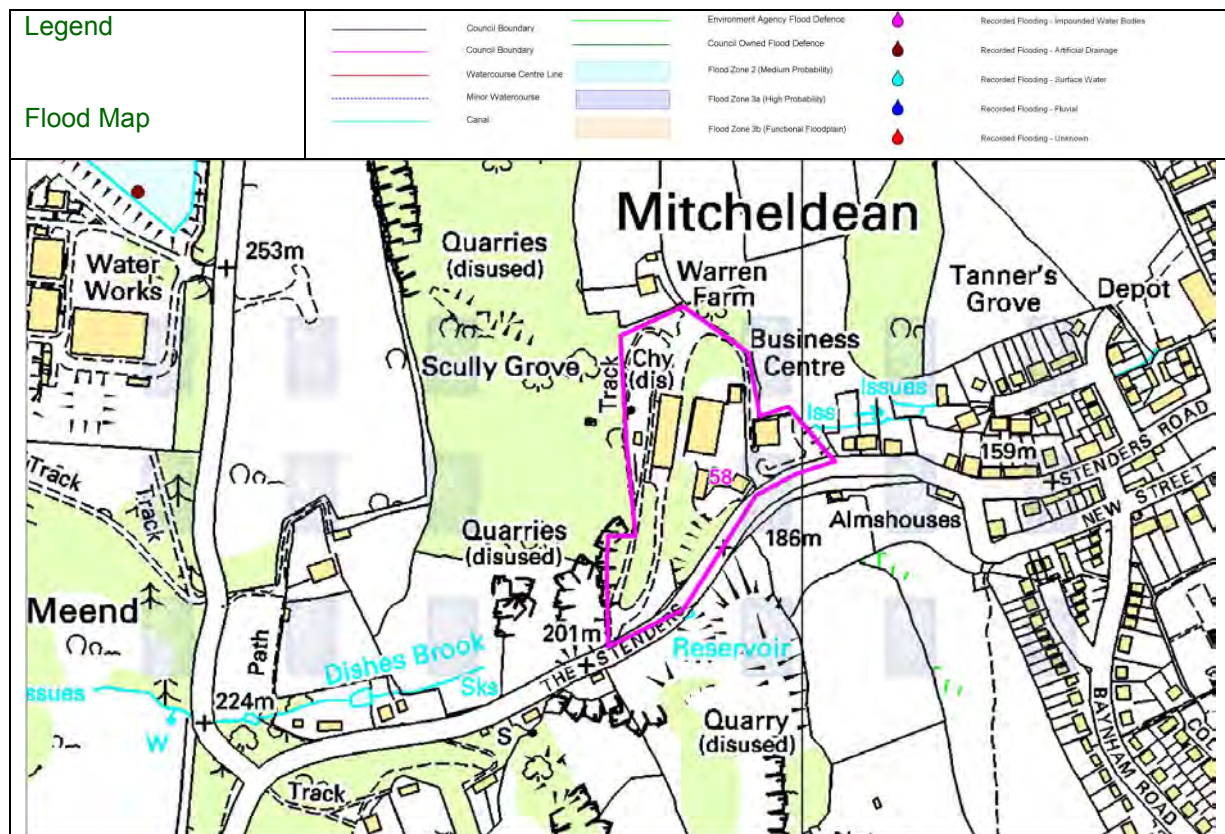
### Flood Risk

*(Based on information provided by Halcrow)*

Site Description	Site lies fully in Flood Zone 1. The OS maps indicate the site forms part of a disused quarry. The Dishes Brook rises to the south west of the site and flows in a westerly direction. At SP 6575 1833 the watercourse sinks and appears to issue again just outside the north eastern boundary of the site at SP 6600 1851. As such the watercourse may be culverted through part of the site. The OS map indicates a reservoir is located to the south of the site within part of the disused quarry.
Watercourse(s)	Dishes Brook
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 Dishes Brook.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies fully in Flood Zone 1. While the Dishes Brook does not show fluvial flood risk, in reality some risk is posed.
Historic Flooding/Flooding From Other Sources	There are no records of historic flooding or flooding from sources including groundwater and surface water have not been recorded on the site. In reality some risk may be posed to the site from the reservoir. This should be investigated as part of a FRA.
Canals (Raised - breach/overtopping)	No canals exist in or adjacent to the site.
Flood Defences (Location/Type/SoP/Residual Risk)	No defences are known to exist in the site.
Culverts (Location/Type/Watercourse/Residual Risk)	The Dishes Brook appears to be culverted through the site. This should be verified as part of a FRA as there may be some residual risk to the site from this culvert.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.
Additional Comments	Flood risk criteria reduced from 5 to 4 because of potential residual risk from culverts.



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### Source Protection Zones (SPZs)

Comments	N/A
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### Groundwater/Aquifer details

Comments	Site 058 is mostly lying over a Minor Aquifer Intermediate 1. A very small part of the site is over a Major Aquifer High (H1). The site is also within 250m of a Minor Aquifer Low.
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### Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

At this stage the deliverability of this site is unknown.

### General Comments

Officer comments: Some modification may be required to the site boundary to remove any potential flood risk areas.

Ecology/Biodiversity/Geodiversity/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.



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### 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.