



Waste Core Strategy Site Options Consultation

Waste Site Assessment

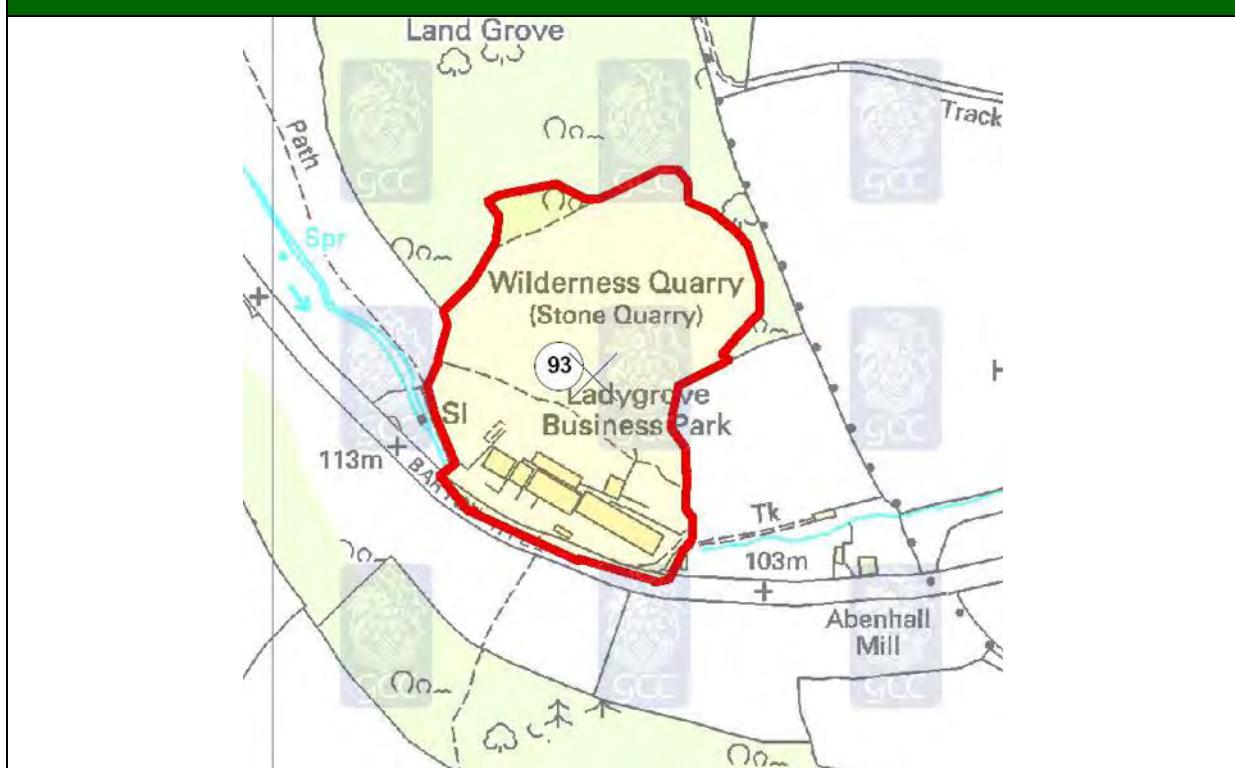
Appendix C.12: Site 93 - Wilderness Quarry, Mitcheldean

October 2009

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Site Maps and Images

Site Map



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Aerial Photo



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Site Images



Locational Information

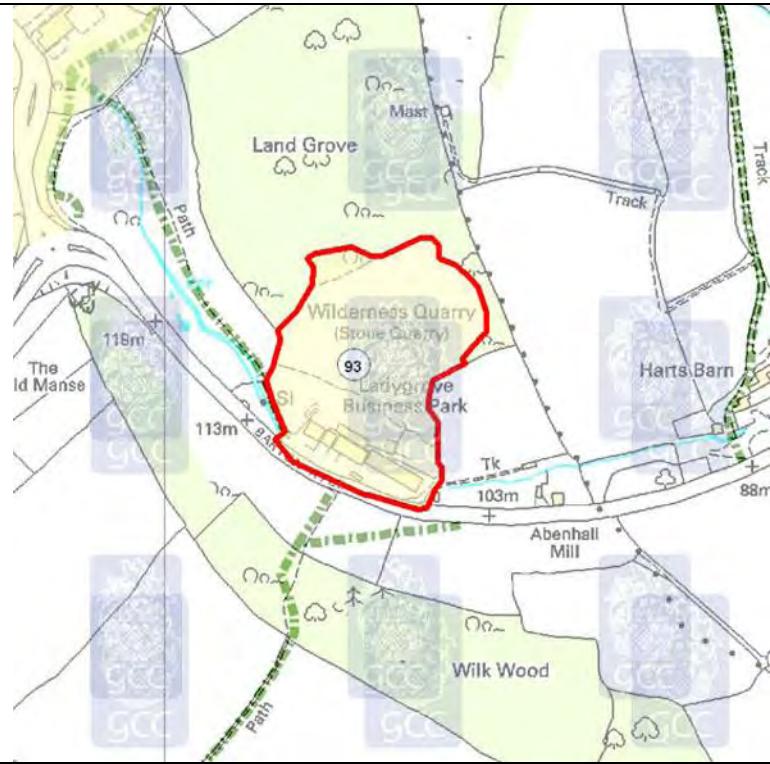
Site Details			
District	Forest		
Parish	Mitcheldean		
Easting	367214	Northing	218516
Approximate Site Area (hectares)	4		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was a site in the Gloucestershire Waste Local Plan and contains existing waste management facilities.		
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 relatively small site which is split into two areas. The first at the front of the site is Ladygrove Business Park. There is a row of small units in front of which there is car parking. The second is an area to the rear of the site is Wilderness Quarry, which comprises of the quarry and the remnants of Wilderness Recycling. Uses on site apart from the quarry include Highview Electronics, MTP Services, and Eveleigh Conservatories.</p> <p>Additional Sensitive Receptors: None.</p>		

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Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on land that has been quarried and/or developed and is not within or adjacent to a national landscape designation such as AONB.		
Landscape Character	Ridges & Valleys Breakheart Hill.		
Green Belt			
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.		
Highways <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i>			
Routes to access Strategic Network <i>This denotes the assumed roads that would be used in order for vehicles to travel to and from the proposed site and the wider road network.</i>	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>	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>	Already used for stone extraction, but access substandard and could be some issues if heavy traffic increase.		
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	0
Score Definition	Presence of Public Rights of Way network but no re-routing required.
Additional Comments	No diversion necessary - No enhancements likely.
Map Legend	 Public Right of Way
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	0
Score Definition	Overall impact on biodiversity could be potentially negative, uncertain or positive. Identified important ecological constraint up to and including 250 metres distant.
Additional Comments	Scores with * indicate designated aquifer fed/surface water/flood water dependent site(s) over 1km distant which may be affected, site as named above.
Nearby Internationally & Nationally Designated Sites Recorded	None
Other Internationally & Nationally Designated Sites (wetlands)	None
Ecology Legend	<ul style="list-style-type: none"> SSSI Site of Special Scientific Interest Key Wildlife Site - area SAC Site Ramsar Site SPA Site
Constraints Map	

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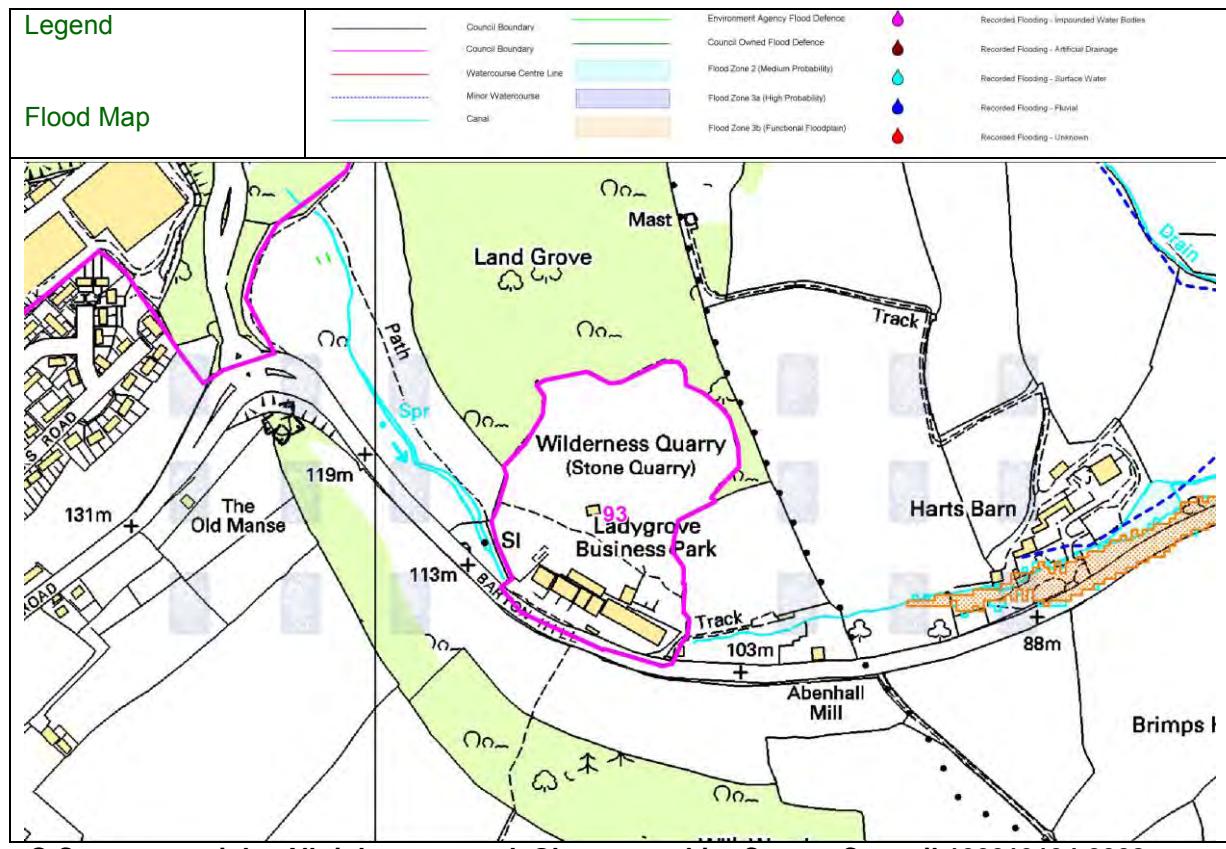
Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	The site contains SSSIs with Geological Features recorded: Land Grove Quarry [0m] Other features of known geodiversity importance to the site: Wilderness Quarry, in addition to the SSSI notification, is an important site for both small and large scale structures (sedimentary and tectonic).

Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	++
Score Definition	The site fulfils one or more of the following:- * No known historical or archaeological remains * Has no known archaeological potential * Previous development is known to have removed archaeological deposits from all or part of the site
Additional Comments	All of this site is within a post-medieval quarry.

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

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	Site lies fully in Flood Zone 1. A minor unnamed watercourse rises to the west of the site, becoming culverted at the south western boundary of the site at SP 6711 1845. The watercourse is then culverted beneath the site before emerging just outside of the south eastern boundary of the site at SP 6729 1839.
Watercourse(s)	Unnamed Minor Watercourse
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 minor watercourse in the vicinity of the site. JFLOW modelled flood outlines exist for the watercourse further downstream although these are significantly misaligned.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies fully in Flood Zone 1. While the unnamed minor watercourse does not show fluvial flood risk, in reality some risk is posed.
Historic Flooding/Flooding From Other Sources	There are no records of historic flooding and flooding from sources including groundwater and surface water have not been recorded on the site.
Canals (Raised - breach/overtopping)	No canals exist in or adjacent to the site.
Flood Defences (Location/Type/SoP/Residual Risk)	No defences are known to exist in the site.
Culverts (Location/Type/Watercourse/Residual Risk)	The watercourse appears to be culverted beneath the site along the southern boundary. This should be verified as part of a FRA. The residual risk to the site from the culvert should be investigated as part of a FRA.
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 to 4 because of potential residual risk from culvert.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 093 is lying over a Minor Aquifer Intermediate 1 and Minor Aquifer High (H1). The site is also within 250m of a Minor Aquifer High (H3).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The landowners for a majority of the site have been contacted but have not responded. The remaining landowners could not be identified.

General Comments

Officer comments: There potentially could be deliverability issues associated with the site. The site boundary would need to be modified to remove areas of potential flood risk.

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

Contaminated Land: Further investigative work may be required.

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

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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.