



Waste Core Strategy Site Options Consultation

Waste Site Assessment

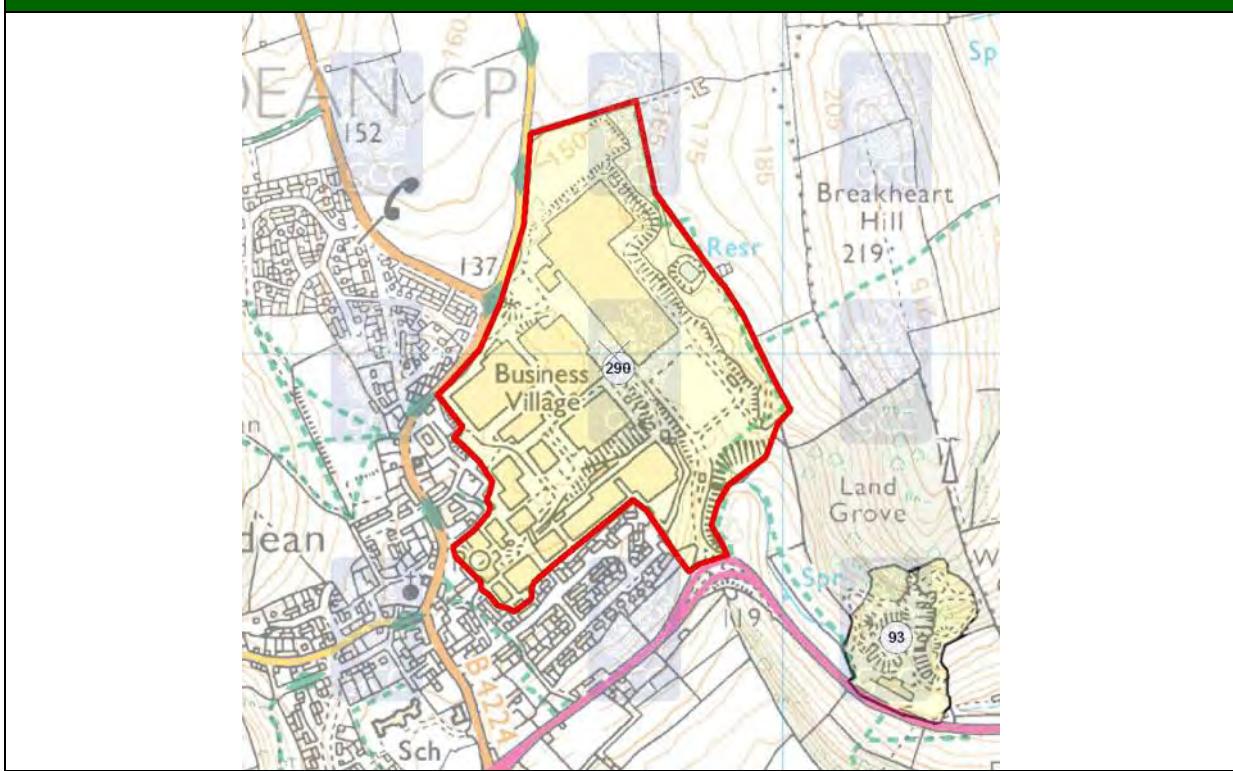
Appendix C.31: Site 290 - Mitcheldean

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

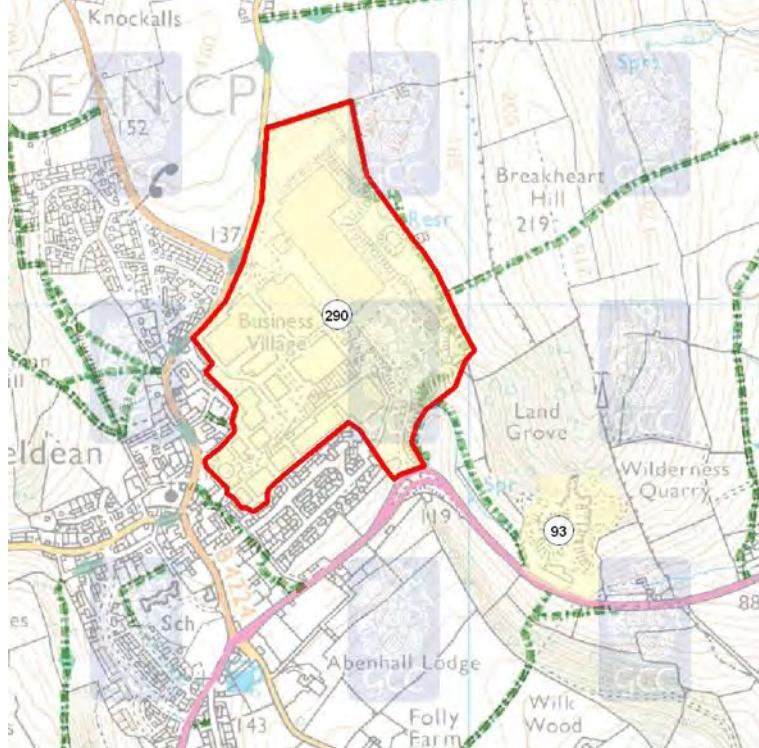
Site Details			
District	Forest		
Parish	Mitcheldean		
Easting	366700	Northing	218974
Approximate Site Area (hectares)	29		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in 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 a relatively large site with secure access from the A4136. There are a variety of uses on the site ranging from distribution to offices. There is a range of building sizes and styles, but all of the units on the site are red brick. Uses on site include: Range Warehouse, Royal Forest of Dean College workshops and Two Rivers Housing. There is some housing nearby.</p> <p>Sensitive Receptors: Church, surgery, playground, community centre.</p>		

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Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on land that has been 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>	u/c & 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>	If accessed directly from A4136 should be OK.		
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.

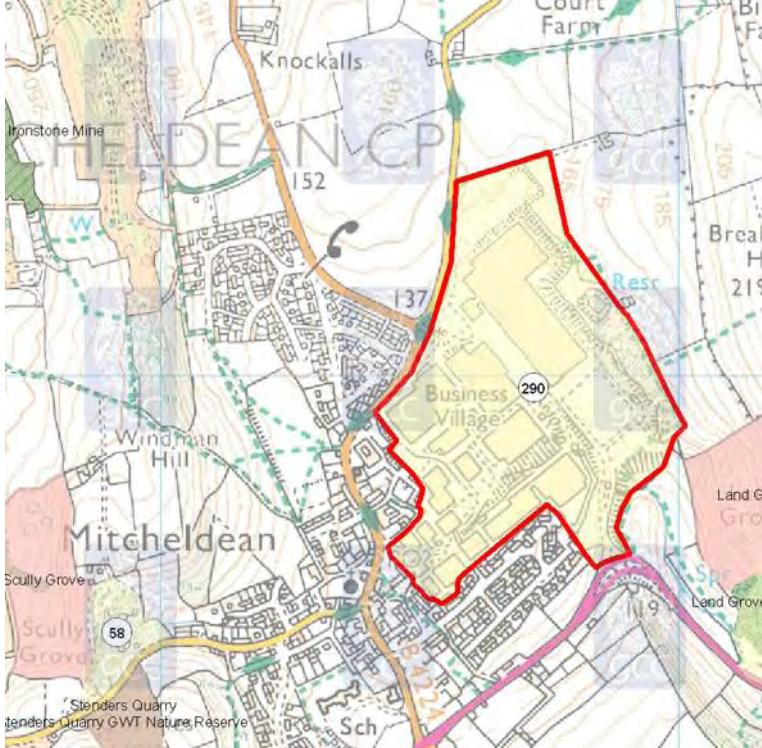
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Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
Score	-
Score Definition	Impact on the Public Rights of Way network with some minor re-routing required.
Additional Comments	Diversion under discussion.
Map Legend	 Public Right of Way
PRoW Map	

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Aerodrome Safeguarding <i>(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))</i>	
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 [750m]
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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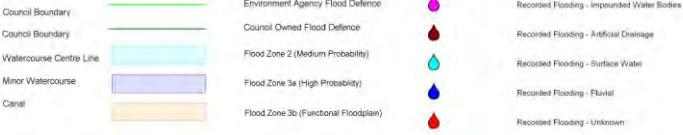
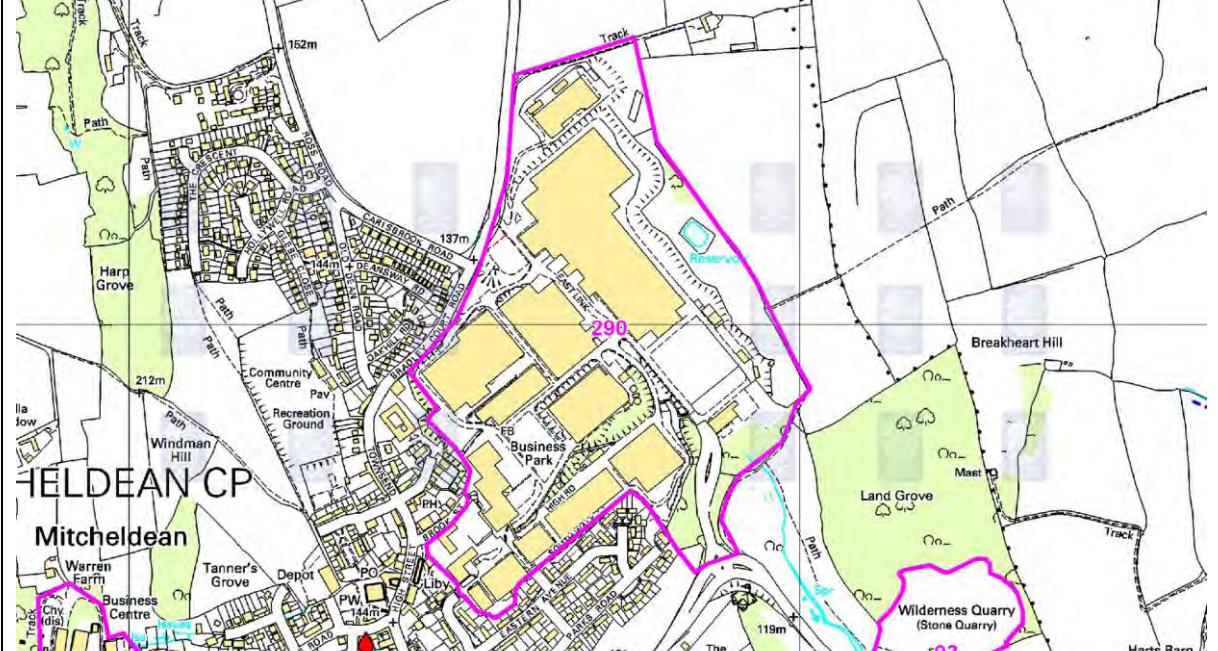
Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	<p>There were nearby SSSIs with Geological Features recorded: Land Grove Quarry [210m] and Stenders Quarry [525m]</p> <p>RIGS on the site:</p> <p>A linear exposure forming the boundary of the former Rank Xerox industrial estate. Its value lies in the exposure of both sandstone and mudstone beds providing evidence of changing environments during the Devonian, and in the structural dip of the beds, providing evidence of tectonic movements during the Carboniferous. Important to the understanding of regional geological structure.</p>

Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	--
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * Contains a SAM, or non-designated remains of national importance * Contains a Listed Building * Is within a Conservation Area * Is within a Registered Park or Garden of Special Historic Interest * Is within a Registered Battlefield
Additional Comments	Designated as -- as part of the site contains part of the Mitcheldean Conservation Area - this only affects a very small part of the southwestern part of the site and the extent to which this would be an issue in any proposed development is not clear. This site would otherwise be designated as 0.

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. Along the south eastern boundary a watercourse rises and flows away from the site. A reservoir is located towards the north eastern site boundary at SP 6684 1913.
Watercourse(s)	Unnamed 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. However, Flood Zones have been produced for the same watercourse a short distance downstream, and these are quite large in extent.
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. Any risk will be marginal as the watercourse flows away from the site and is only located within the site itself for a short distance.
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 there may be a risk of overtopping or breach from the reservoir. This should be investigated further as part of a FRA.

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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)	No culverts are known to exist in the site.
Score	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	None.
Legend	 <p>Legend items:</p> <ul style="list-style-type: none"> Council Boundary Environment Agency Flood Defence Flood Zone 2 (Medium Probability) Flood Zone 3a (High Probability) Flood Zone 3b (Functional Floodplain) Minor Watercourse Watercourse Centre Line Canal Recorded Flooding - Impounded Water Bodies Recorded Flooding - Artificial Drainage Recorded Flooding - Surface Water Recorded Flooding - Fluvial Recorded Flooding - Unknown
Flood Map	

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Source Protection Zones (SPZs)	
Comments	N/A

Groundwater/Aquifer details	
Comments	Site 290 is lying over Minor Aquifer High (H3) and Minor Aquifer Intermediate 1. The site is also within 250m of a Minor Aquifer High (H1).

Land Ownership and General Deliverability Issues (Based on research undertaken in-house)	
The landowners for the site have been contacted. They have responded but have not provided a firm answer as to whether or not their site is available for residual MSW treatment. Therefore the deliverability of the site remains unknown.	

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General Comments

Officer Comments: Further information would be required in relation to deliverability of this site. There are nearby sensitive receptors which would also need to be considered.

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

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

Potential for Further Discussion within the WCS

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. .