

Sustainability Appraisal of Gloucestershire Waste Core Strategy – Strategic Waste Sites

Non-Technical Summary

INTRODUCTION

1. Gloucestershire County Council is the Minerals Planning Authority and Waste Planning Authority for Gloucestershire, which means it has to prepare the Minerals & Waste Development Framework (MWDF) that will replace its currently adopted Minerals Local Plan and Waste Local Plan. The MWDF will comprise a range of planning documents containing policies relating to minerals and waste development in the County. To date, Gloucestershire County Council's Minerals & Waste Planning Policy Team has been working on the preparation of the following documents within the MWDF:
 - A Supplementary Planning Document on Waste Minimisation in Development Projects (Adopted September 2006)
 - The Minerals Core Strategy (Consultation completed on Preferred Options)
 - The Waste Core Strategy (Consultation completed on Preferred Options)
2. The preparation of the MWDF documents is required to be subject to a full Sustainability Appraisal (SA) in line with the Planning and Compulsory Purchase Act 2004 and current Government planning policy (PPS 12¹). The preparation of the MWDF documents must also be in accordance with the requirements of European Directive 2001/42/EC (known as the Strategic Environment Assessment, or 'SEA' Directive).
3. The difference between Strategic Environment Assessment and Sustainability Appraisal is that where SEA is more focused on environmental impacts, sustainability appraisal includes wider ranging considerations, extending to the social and economic impacts as well the environmental impacts. This summary and the full report describe the joint SA/SEA process that has been undertaken in line with the ODPM guidance on SA ("SA Guidance"²). Throughout this summary and the full report SA is used to mean "sustainability appraisal incorporating the requirements of SEA".
4. Land Use Consultants was appointed by Gloucestershire County Council in February 2009 to undertake the next stages of the SA of the Waste Core Strategy comprising two main components:
 - SA Report for the 106 potential waste site options being considered for allocation as Strategic Waste Sites in the Waste Core Strategy.

¹ Planning Policy Statement 12: Local Spatial Planning. Communities and Local Government, 2008

² Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks. ODPM, November 2005.

- SA Report for the short list of site options and other policy options for the Waste Core Strategy options consultation to be held in August 2009.

SUSTAINABILITY APPRAISAL STAGES

5. The ODPM Sustainability Appraisal Guidance specifies a number of stages of work that have to be undertaken. The first three stages of the SA have been completed (i.e. Stages A, B & C). These involved the following:

Stage A – Setting the context and scope

6. Gloucestershire County Council undertook the Scoping stage of the SA for the Waste Core Strategy themselves. The Scoping stage involved gathering baseline evidence for the SA and developing a framework of sustainability objectives against which the documents in the MWDF can be assessed. The Council prepared two reports (Context and Scoping Report) containing all of the information gathered during this stage. The “SA Context Reports” prepared by the Council set out the review of all international, national, regional, county and local plans or programmes that are relevant to the MWDF, including the Waste Core Strategy. The latest update of the SA Context Report (Update 3) was produced in January 2009.
7. In addition to the SA Context Report, the latest update of the SA Scoping Report (Update 3) was also produced in January 2009. This report describes the baseline information and sustainability issues for Gloucestershire in relation to minerals and waste, and the SA Framework. The SA Framework consists of a set of sustainability objectives which state desired outcomes³. The SA objectives are distinct from the objectives of the MWDF – the MWDF’s performance in terms of sustainability is assessed against the SA objectives. The 22 Headline Sustainability Objectives developed for assessing the Strategic Waste Site Options are listed in **Table 1**. These objectives have been refined and amended based on consultation responses. The SA Framework and the specific assumptions used for the appraisal of the 106 potential waste sites are discussed further in **Chapter 3** of the full SA report.

³ The ODPM SA Guidance explains that SA objectives should focus on outcomes, not how the outcomes will be achieved. For example, they should focus on improved biodiversity (the outcome), rather than protection of specific wildlife sites (a means to achieving it).

Table 1 SA Headline Objectives for the Strategic Waste Site Options

SA Objectives
Social
1. To promote sustainable development and sustainable communities and improve the health and well-being of people living and working in Gloucestershire as well as visitors to the County.
2. To educate the public about waste issues and to maximise community participation and access to waste services and facilities in Gloucestershire.
3. To safeguard the amenity of local communities from the adverse impacts of waste development.
Economic
4. To promote sustainable economic development in Gloucestershire giving opportunities to people from all social and ethnic backgrounds.
5. To manage waste in an economically sustainable way through means that represent good value for tax payers in Gloucestershire.
6. To provide employment opportunities in both rural and urban areas of the County, promoting diversification in the economy.
7. To ensure that waste sites do not compromise the safety of commercial or military aerodromes .
Environmental
8. To protect, conserve and enhance biodiversity in Gloucestershire.
9. To protect, conserve and enhance the landscape in Gloucestershire.
10. To ensure that waste sites have the potential for adequate screening and / or innovative design to be incorporated.
11. To protect conserve and enhance Gloucestershire's material, cultural and recreational assets .
12. To protect conserve and enhance geodiversity in Gloucestershire.
13. To protect conserve and enhance townscapes and Gloucestershire's architectural and archaeological heritage .
14. To prevent flooding , in particular preventing inappropriate development in the floodplain and to ensure that waste development does not compromise sustainable sources of water supply.
15. To prevent pollution and to apply the precautionary principle in consultation with waste regulation authorities.
16. To protect and enhance soil / land quality in Gloucestershire.
17. To protect and enhance air quality in Gloucestershire.
18. To protect and enhance water quality in Gloucestershire.
19. To reduce the adverse impacts of lorry traffic on the environment and communities through means such as: a) reducing the need to travel b) promoting more sustainable means of transport e.g. by rail or water c) sensitive lorry routing d) the use of sustainable alternative fuels e) promoting the management of waste in one of the nearest appropriate installations.
20. To reduce waste to landfill and in dealing with all waste streams to actively promote the waste hierarchy (i.e. Prevent, Reduce, Reuse, Recycle, Recover, Dispose) to achieve the sustainable management of waste.
21. To reduce the global use of primary materials and minimise net energy balance requirements.
22. To reduce contributions to and to adapt to Climate Change .

Stage B – Developing and refining options and assessing effects

8. Sustainability considerations have been taken into account throughout the development of the Waste Core Strategy. Gloucestershire County Council prepared SA Reports at both the Issues & Options and Preferred Options stages of the Waste Core Strategy and published them for consultation.
9. The SEA Directive requires “reasonable alternatives” to be taken into account, and so not every possible alternative needs to be considered. In some instances, other policy considerations (e.g. national and regional policies) will pre-determine how the Waste Core Strategy should address specific issues, effectively ruling out some options. The Government Office for the South West’s consultation responses on the Waste Core Strategy Preferred Options required Gloucestershire County Council to consider options for Strategic Waste Sites within the Waste Core Strategy. The Council’s Minerals & Waste Planning Policy Team has carried out a comprehensive exercise to identify all sites in the County with some potential for waste use and has refined the list down to a set of 106 ‘reasonable’ options.

Reasons for selecting the 106 potential waste site options

10. National policy on waste contained in Planning Policy Statement 10⁴ recommends that in searching for areas suitable for new or enhanced waste management facilities, waste planning authorities should consider opportunities for waste to be managed on-site, as well as a broad range of locations, including industrial sites and sites that represent opportunities to co-locate new waste management facilities with existing facilities or complementary activities. Priority should also be given to land that has been previously developed. Therefore, the Council’s Minerals & Waste Planning Policy Team identified an initial long list of potential sites to be considered for allocation in the Waste Core Strategy by looking at:
 - Existing licensed waste management facilities including sewage treatment works;
 - Existing policy allocations for waste management facilities within the Gloucestershire Waste Local Plan;
 - Existing policy allocations for B1, B2 and B8 Employment/Industrial areas/sites within the District Local Plans
 - District Employment Land Reviews
 - Gloucestershire County Council also undertook a ‘call for sites’ exercise inviting stakeholders to put forward potential sites for consideration
11. Gloucestershire County Council then grouped existing and potential waste sites that were close together into ‘clusters’. All sites and clusters of sites less than 2 hectares were discounted based on the assumption that a

⁴ Planning Policy Statement 10: Planning for Sustainable Waste Management. ODPM, 2005.

Strategic Waste Site would need to be large enough to accommodate a waste facility that could manage 50,000 tonnes of waste per year, and facilities larger than this would require a site of at least 2 hectares⁵.

12. In order to ensure there is adequate waste management capacity in suitable locations close to the current and future sources of waste, all of the initial long list of waste sites were screened for their proximity to the principal urban areas, following the approach set out in Policy W2 of the South West Regional Spatial Strategy (GOSW Proposed Changes, July 2008). Policy W2 aims to focus principal waste facilities within, or in close proximity to, Strategically Significant Cities and Towns (SSCTs). Following Policy W2, Gloucestershire County Council defined a 16km buffer around Gloucester and Cheltenham and also considered a limited number of sites in or very close to the RSS named settlements of Cirencester, Coleford, Tewkesbury, Stroud, and Lydney.

Assessing Sustainability Effects

13. For each of the 106 potential waste sites, the Council's planning officers have carried out a detailed Site Assessment, collating information and visiting the sites to consider a number of criteria including landscape, green belt, transport, biodiversity and flood risk. The full list of criteria and processes used will be described in the Council's own Technical Evidence Papers. In order to obtain more specialist knowledge of some of the issues relating to the potential sites, the Council requested specialist input from:
 - The Council's Highways Development Co-ordination team
 - The Council's Public Rights of Way team
 - Gloucestershire Airport and the Ministry of Defence
 - The Council's Ecologist and the Gloucestershire Centre for Environmental Records
 - Gloucestershire Geology Trust at the Geological Records Centre
 - The Council's Archaeology team
 - Gloucestershire's 6 District Councils
 - Halcrow consultants for flood risk assessment.
14. Site Assessments were compiled by the Council for all of the 106 potential sites, setting out the results of the assessment against each criterion, providing photos of the site and a short description of its location and character. The Gloucestershire County Council Site Assessments comprise part of the evidence base, which is made up of technical papers.

⁵ This assumption was based on GCC Waste Management Team's expert opinion as well as the information contained in the Government's guidance document *Planning for Waste Management Facilities*. ODPM, 2004.

15. The Land Use Consultants SA team considers that the Council's site selection and assessment methodology addressed many sustainability considerations contained within the SA Headline Objectives, and that expert knowledge and professional judgement has been used in assessing the suitability of the potential sites to accommodate waste management activities with minimum adverse effects on surrounding uses, communities, landscape and biodiversity.
16. As required by the SEA Directive and the Planning and Compulsory Purchase Act 2004, in addition to the detailed site selection and assessment work undertaken by the Council, all of the 106 potential waste site options have been appraised by the Land Use Consultants SA team against all 22 of the SA Objectives, and the sustainability implications and likely effects were predicted and assessed. The sustainability appraisal of the 106 sites was a desk-based exercise drawing on our own analysis using digital geographical information (i.e. site boundaries and information contained on Ordnance Survey maps) and the extensive data collection and assessment carried out by the Council and associated experts.
17. The detailed method carried out by LUC, including assumptions used in predicting and assessing the potential sustainability effects, is described in **Chapter 3** of the full SA Report. Summaries of the appraisal are set out in **Chapter 4** of the SA Report and the more detailed appraisal forms for each site can be found in **Appendix 2** of the full SA Report.

Stage C – Preparing the Sustainability Appraisal report

18. This document is non-technical summary of the Sustainability Appraisal report. It summarises the information contained in the full SA Report, which sets out the likely significant social, economic and environmental effects of developing each of the 106 potential waste sites considered for allocation as Strategic Waste Sites in the Waste Core Strategy. It outlines the method used for selecting the 106 'reasonable alternatives' and the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of implementing the plan. It has been written to meet all the requirements of the SEA Directive for an environmental report as well as the Planning and Compulsory Purchase Act requirement to prepare a report of the findings of the Sustainability Appraisal. A non-technical summary of the findings is also required to be produced by the SEA Directive.

Stage D – Consulting on the DPD and Sustainability Appraisal Report

19. The output from Stages A to C is the Sustainability Appraisal Report for which this is the non-technical summary. It has been prepared for consultation alongside the Waste Core Strategy in August 2009. Any responses received from consultees on the sustainability effects of the Waste Core Strategy options and the content of the SA report will be considered and addressed in further versions or annexes of the SA Report that will be produced as appropriate to accompany the final Waste Core Strategy for Submission to Secretary of State for adoption.

Stage E – Monitoring Implementation of the Plan

20. Stage E will follow adoption of the Waste Core Strategy. LUC has not been commissioned to undertake the SA monitoring. However, the SEA Directive and SA guidance require that the Sustainability Report includes a description of envisaged measures concerning monitoring. This is discussed further in **Chapter 5** of the full SA Report.

CHARACTERISATION OF GLOUCESTERSHIRE

21. A summary of the characteristics of Gloucestershire and the local environment is provided in the SA Report of the Waste Core Strategy Preferred Options⁶.

SUMMARY OF FINDINGS

22. The findings of the full Sustainability Appraisal of the Gloucestershire Waste Core Strategy Strategic Waste Sites are shown graphically in **Table 3** at the end of this non-technical summary, which sets out the predicted effects of each site against the 22 SA objectives. Our appraisal has attempted to differentiate between significant effects and other more minor effects through the use of symbols, see **Table 2** below.

Table 2 Key to symbols used in predicting potential sustainability effects

Symbol	Type of effect
++	Significant positive effect likely
++ ?	Significant positive effect uncertain
+	Minor positive effect likely
+?	Minor positive effect uncertain
0 or +/- or ++/-- etc	No effect likely, or a mixture of positive and negative effects
-?	Minor negative effect uncertain
-	Minor negative effect likely
--?	Significant negative effect uncertain
--	Significant negative effect likely
?	Effect uncertain due to lack of baseline information or detail regarding type of facility that would be developed
N/A	No effect has been assessed. This is only in relation to Objective 15, as potential pollution effects are already covered under SA Objectives 1, 3, 16-18.

⁶ Waste Core Strategy Preferred Options Sustainability Appraisal Report: Gloucestershire County Council, January 2008.

23. The overall significant effects identified during the Sustainability Appraisal are summarised below.

Significant sustainability effects

24. Some of the potential waste site options are likely to have the following **significant positive effects** (either alone or in combination):

- Efficient use of materials and reduction in the amount of waste going to landfill, by helping to deliver facilities for recycling, composting and recovery of waste;
- Efficient use of materials and reducing the amount of waste going to landfill also assists in reducing contributions to climate change through reductions in carbon dioxide (CO₂) and methane (CH₄).
- Opportunities for major enhancement and/or additional Public Rights of Way routes to be constructed, as identified in the GCC PRoW assessment for the site could have a significant positive effect on recreational assets in the County.
- Avoidance of areas at high risk of flooding.
- Reduction in loss of good quality soil/land through the use of large, previously developed sites.
- Reduced potential for air pollution or contribution to climate change through the opportunity to transport waste using rail or canals, or minimising lorry movements on local roads through direct access onto the strategic highways network.
- Reduced contribution to climate change if energy, including heat, were to be generated from the waste management process and used within nearby development. Waste as a fuel can act as a substitute for fossil fuel energy generation.

25. In general, the majority of **potential significant negative effects**, which may occur from construction and operation of new waste management facilities on the potential waste site options (alone or in combination) are in relation to:

- Landtake (and potential loss of good quality soil/land, Public Rights of Way, or loss, fragmentation or damage to habitat for international or nationally designated nature conservation sites).
- Air emissions from road traffic to and from the new waste sites (including dust, e.g. or waste materials being broken up into particles through the transfer of waste) and emissions (combustion gases, e.g. oxides of nitrogen (NO_x), sulphur dioxide (SO₂) and ammonia (NH₃)) from some recovery facilities.

- Visual impact (on landscape i.e. the Cotswold Area of Outstanding Natural Beauty (AONB), townscape and heritage assets such as Scheduled Ancient Monuments and Listed Buildings)
- Physical damage (to geological or archaeological assets).
- Flood risk through development in areas identified at high risk of flooding.

Mitigation of significant negative effects

26. It is likely that many of these potential effects would be reduced through successful implementation of the development control policies that will be contained within the Waste Core Strategy or an associated DPD requiring good practice techniques by the waste industry, or through the Environmental Impact Assessment that may be required to accompany a planning application for a new large waste facility. It is therefore assumed that the planning application process should ensure that any proposals for waste management facilities on the final allocated Strategic Waste sites will seek to enhance the significant positive effects and mitigate the potential significant negative effects through well designed and operated facilities.

27. Most waste management facilities will also need to meet high standards of design and operation in order to obtain an Environmental Permit (EP) (formerly Pollution Prevention and Control (PPC) Permit) regulated by the Environment Agency. The requirement to meet EP/PPC permitting standards (relating to emissions to air, land and water, energy efficiency, noise, vibration, heat and accident prevention) should ensure that the design and operation of waste facilities minimises most of the potentially significant effects outlined above.

CONCLUSIONS

28. A number of potential significant negative effects were identified during the SA, which mainly relate to the potential for effects on the environment during construction and operation of waste management facilities, visual intrusion of the facility, as well as increased road transport and flood risk. However, as discussed above, a number of these effects should be able to be mitigated by implementation of robust development control policies, or when details are known at the planning application stage.

29. The majority of effects of developing new waste facilities on the potential waste sites are likely to be negligible or in many cases positive, due to the reduction in waste going to landfill and associated efficiencies in resource use and sustainable economic development, along with opportunities for education, community participation and employment. In addition, the location of certain sites could help to reduce the severity of potential negative effects (e.g. on flooding, road transport and loss of good quality soil and land).

Recommendations for reducing the list of potential waste sites

30. In considering which of the 106 potential waste site options should be taken forward for allocation as a Strategic Waste Site, Gloucestershire County Council should take into account the potential significant negative effects identified, and the following recommendations.
31. Habitat loss should be avoided wherever possible, particularly if it is part of an internationally or nationally designated site of nature conservation importance such as a Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar wetland site or a Site of Special Scientific interest (SSSI). Site options where potential significant negative effects have been identified through the SA should not be taken forward into the shorter list of sites included in the Waste Core Strategy for consultation. If they are, they should be subject to screening under the Habitats Regulations to determine whether a significant effect may occur on the integrity of the habitats and species for which a SAC, SPA or Ramsar is designated.
32. Similarly, potential waste site options in Flood Risk Zone 3 should be avoided. PPS25: Development and Flood Risk requires development applicants to carry out an assessment of flood risk and the runoff implications of their proposals. This could be incorporated into the Waste Core Strategy as a requirement of the planning application process for waste development proposals in areas of high risk of flooding. The flood risk assessment should:
 - Identify how much of the site is in flood-plain and how much capacity would need to be replaced.
 - Demonstrate the likely impact of any displaced water on neighbouring or other locations which might be affected subsequent to development
33. Sustainable drainage systems (SuDS) are key to ensuring that long-term flood risk is managed. The incorporation of SuDS in the design and layout of waste management facilities and their circulation areas should help to reduce surface run-off and effects on land drainage in the locality.
34. As such a large number of sites are within 250m of sensitive receptors it will be too difficult to rule them out from further consideration on this basis. Therefore, robust development control policies will need to be included within the Waste Core Strategy or Development Control Policies DPD and implemented at the planning application stage.
35. Sites within the Cotswold AONB should be avoided unless a site-specific expert landscape assessment can be undertaken to prove that significant effects on the AONB are unlikely or could be mitigated. Similarly, due to the lack of information relating to the sensitivity of Landscape Character Areas within Gloucestershire, it is recommended that further expert assessment of potential landscape impacts are undertaken for any sites that make it into the shorter list for further consideration as Strategic Waste Site allocations.

MONITORING OF SUSTAINABILITY EFFECTS

36. The SEA Directive requires that “*member states shall monitor the significant environmental effects of the implementation of plans or programmes... in order to identify at an early stage, unforeseen adverse effects, and be able to undertake appropriate remedial action*” (Article 10.1) and that the environmental report should provide information on “*a description of the measures envisaged concerning monitoring*” (Annex I (i)). The ODPM’s SA Guidance states that monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help guide decision-making.
37. The ODPM’s SA Guidance also states that it is not necessary to monitor all effects. Instead, monitoring should focus on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable prevention or mitigation measures to be implemented. Any monitoring of the Strategic Waste Site allocations should therefore focus on the predicted significant effects only, i.e. those summarised above.
38. The effects of the implementation of the Waste Core Strategy and the Strategic Waste Sites will be influenced by the degree to which other plans forming the MWDF are successfully implemented. For this reason, monitoring the sustainability effects of implementing the Waste Core Strategy and the Strategic Waste Sites allocated within it should be conducted as part of an overall approach to monitoring the sustainability effects of the MWDF as a whole, as well as taking account of broader social, economic and environmental trends. This approach is based on the ODPM’s Good Practice Guidance on monitoring Local Development Frameworks⁷.
39. The Council is required under the Planning and Compulsory Purchase Act to prepare an Annual Monitoring Report to assess the extent to which policies in each MWDF document are being implemented. The Waste Core Strategy is therefore likely to set out its own framework for monitoring, which will identify targets and indicators that will be used to monitor successful implementation of all its policies. This may include targets and indicators that will also be relevant for monitoring the predicted significant sustainability effects process and the significant effects of the Waste Core Strategy. This monitoring framework will be reviewed in the SA of the Waste Core Strategy as a whole (rather than just the potential waste site options as in this report), and proposed measures for monitoring the significant sustainability effects listed above will be identified. The monitoring proposals will include suggested indicators to add to the wider Annual Monitoring Report framework for the MWDF.
40. As stated in the SA Guidance, the data used for monitoring will in many cases be provided by outside bodies (e.g. District Councils, the Environment Agency and Natural England). This has already been evidenced by the

⁷ Local Development Framework Monitoring: A Good Practice Guide. The Office of the Deputy Prime Minister 2004.

additional baseline information provided by the statutory environmental consultees during consultation on the Scoping Report for the SA. It is therefore recommended that Gloucestershire County Council continue the dialogue with statutory environmental consultees and other stakeholders commenced as part of the SA process and MWDF preparation, and work with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable. It should be noted that the sustainability effects to be monitored may need to be revised at subsequent stages of the Waste Core Strategy preparation in response to consultation comments and revisions to the DPD.

Land Use Consultants

23rd April 2009

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Table 3: Summary of SA Findings by SA Objective

Site ID	Site Name	SA Objective 1	SA Objective 2	SA Objective 3	SA Objective 4	SA Objective 5	SA Objective 6	SA Objective 7	SA Objective 8	SA Objective 9	SA Objective 10	SA Objective 11	SA Objective 12	SA Objective 13	SA Objective 14	SA Objective 15	SA Objective 16	SA Objective 17	SA Objective 18	SA Objective 19	SA Objective 20	SA Objective 21	SA Objective 22
2	Swindon Road, Cheltenham and Surrounding Industrial Estates	-?	++	-	++	0	++	-?	0	?	++	0	++	0	N/A	++	+	0	++	+	+	++	
26	Foss Cross Industrial Estate	0	++	0	++	0	-	0	++	0	++	0	++	0	N/A	++	++	0	-/+	+	+	++	
28	Huntsmans Quarry, Naunton	0	++	0	++	0	-	0	0	-?	?	0	++	0	N/A	++	-	0	-	+	+	++	
29	Kingshill North, Cirencester	-?	++	-	0	0	+	-?	++	-?	-	?	++	0	N/A	-	++	0	-/+	+	+	++	
37	Siddington Park Farm	-?	++	-	++	0	-	-?	-?	-	-	+	++	0	N/A	++	+	0	-/+	+	+	++	
51	Cinderford 3, Northern United	-?	++	-	++	0	+	0	-	-	-	++	0	++	N/A	+	+	0	-/+	+	+	++	
52	Cinderford 4, Lightmoor	0	++	0	++	0	-	0	-?	-	-	+/?	0	++	N/A	+	+	0	-/+	+	+	++	
57	Longhope 2	-?	++	-	++	0	+	0	0	-	-	-	0	+	N/A	+	+	0	-/+	+	+	++	
58	Mitcheldean 4	-?	++	-	0	0	+	0	-	0	?	0	++	0	N/A	0	-	0	-	+	+	++	
78	Lydney 7, Hurst Farm	?	++	-	0	0	-	0	-	-	-	0	++	0	N/A	++	+	0	++	+	+	0	
88	Old Station Yard, Newent/Newent 6	?	++	-	++	0	+	0	-	0	?	0	++	0	N/A	+	+	0	-/+	+	+	++	
93	Wilderness Quarry, Mitcheldean	0	++	0	++	0	+	0	0	0	?	0	++	0	N/A	+	+	0	-/+	+	+	++	
129	Sudmeadow Hempsted	-?	++	-	++	0	-	-?	-	0	0	+/?	0	-	0	N/A	+	+	0	++	+	+	++
145	Industrial Estate, Former Moreton Valence Airfield	-?	++	-	++	0	+	0	0	-	?	-	0	++	N/A	++	++	0	+	+	+	++	
163	Saul (Fretherne Nurseries)	-?	++	-	++	0	-	0	-	0	+	?	0	++	N/A	+	+	0	-/+	+	+	++	
177	Site EK1, Chalford Industrial Estate	-?	++	-	0	0	+	0	+	-?	-?	-?	0	++	N/A	+	-	0	-	+	+	++	
179	Site EK11, Salmon Springs Industrial Estate, Painswick Road, Stroud	-?	++	-	++	0	+	0	0	-?	+	0	++	0	N/A	+	+	0	-/+	+	+	++	
187	Site EK19, Inchbrook Industrial Estate, Bath Road, Nailsworth	-?	++	-	++	0	-	0	-	0	+	+	0	++	N/A	+	+	0	-/+	+	+	++	
189	Site EK20, Nailsworth Mill Industrial Estate, Avenue Road, Nailsworth	-?	++	-	++	0	++	0	-	0	+	?	0	++	N/A	+	+	0	-/+	+	+	++	
190	Site EK21, Spring Mill Industrial Estate, Avenue Road, Nailsworth	-?	++	-	++	0	-	0	-	-?	+	0	++	0	N/A	+	+	0	-/+	+	+	++	
191	Site EK22, Frampton Industrial Estate, Bridge Road, Frampton-on-Severn	-?	++	-	++	0	+	0	-	-?	+	0	++	0	N/A	+	-	0	-/+	+	+	++	
193	Site EK24 Cam Mills, Everlands, Cam	-?	++	-	++	0	+	0	0	-?	+	?	0	++	N/A	+	-	0	-	+	+	++	
203	Site EK34, Former MOD Site 4, Hardwicke	-?	++	-	++	0	+	0	0	-?	+	+	0	++	N/A	++	++	0	+	+	+	++	
205	Site EK36, Former MOD Site 6, Hardwicke	-?	++	-	++	0	+	-?	+	0	+	+	0	0	N/A	++	++	0	+	+	+	++	
208	Site EK5, Upper Mills Industrial Estate, Bristol Road, Stonehouse	-?	++	-	++	0	+	0	0	-?	+	0	++	0	N/A	+	-	0	-/+	+	+	++	
209	Site EK6, Ryeford Industrial Area, Stonehouse	-?	++	-	++	0	+	0	-?	-?	+	0	++	0	N/A	++	+	0	+	+	+	++	
246	Malvern View, Bishop's Cleeve	-?	++	-	++	0	+	-?	+	0	+	?	0	++	N/A	++	+	0	-/+	+	+	++	
252	Business/Industrial Park, Tewkesbury/Aschurch	-?	++	-	++	0	++	-?	-?	0	+	?	-	0	N/A	++	0	0	++	+	+	++	
253	Smiths Industrial Estate	-?	++	-	++	0	+	-?	-?	0	0	+	-	0	N/A	++	+	0	+	+	+	++	
272	Wingmoor Farm West, Sites A&B	-?	++	-	++	0	-	-?	0	0	+	?	+	0	N/A	+	+	0	++	+	+	++	
290	Mitcheldean 3	-?	++	-	++	0	+	0	-	0	+	-	-	+	N/A	++	+	0	-/+	+	+	++	
291	Drybrook 4	-?	++	-	0	0	+	0	0	0	+	+	0	-	N/A	+	+	0	-/+	+	+	0	
294	Arle Court/Hatherley Lane/the Reddings	-?	++	-	0	0	++	-?	-	0	+	?	+	0	N/A	++	+	0	+	+	+	++	
295	The Grange, Bishop's Cleeve	-?	++	-	0	0	+	-?	0	0	+	?	+	0	N/A	++	+	0	+	+	+	0	
299	Toddington - Orchard Trading Estate	-?	++	-	++	0	-	0	+	+	-?	+	+	0	N/A	++	+	0	-/+	+	+	++	

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300	Uckington	-?	++?	-	0	0	+	-?	-	0	+	0	0	0	0	N/A	+	0	0	-/+	+	+	++?
309	Andoversford	-?	++?	-	++?	0	-	0	0	-?	-?	0	0	0	0	N/A	++	0	-/+	+	+	+	++?
312	Ullenwood	-?	++?	-	0	0	-	-?	-	-?	++?	0	-	+	++	N/A	++	-	0	-/+	+	+	0
357	Greater Blackfriars	-?	++?	-	++?	0	++	-?	0	0	++?	0	+	+	++	N/A	++	-	0	-	+	+	0
359	Westgate Quay	-?	++?	-	++?	0	++	-?	0	0	++?	0	+	+	++	N/A	+	0	0	+	+	+	0
370	Gardner Denver, Barton Street	-?	++?	-	++?	0	+	-?	++?	0	++?	0	+	+	++	N/A	+	-	0	-/+	+	+	0
371	Olbas & Helipebs, Sisson Road, Gloucester	-?	++?	-	0	0	+	-?	+	0	++?	0	0	0	++	N/A	+	-	0	-/+	+	+	0
382	Goodridge Trading Estate	-?	++?	-	++?	0	+	-?	0	0	0	+	++?	+	+	N/A	+	+	0	++	+	+	++?
388	The Docks, Gloucester	-?	++?	-	0	0	+	-?	0	0	++?	0	-	+	++	N/A	++	0	0	++	+	+	0
389	Eastbrook Road Trading Estate, Eastern Avenue	-?	++?	-	++?	0	++	-?	+	0	++?	0	+	+	++	N/A	++	0	0	+	+	+	++?
409	Gloucester Road - Travis Perkins	-?	++?	-	0	0	++	-?	+	0	-?	0	-	+	++	N/A	+	+	0	+	+	+	0
411	Blaisdon Way	-?	++?	-	0	0	++	-?	0	0	-	+	0	-	++	N/A	+	+	0	-	+	+	0
415	Lansdown and surrounding Industrial Estates	-?	++?	-	0	0	+	-?	0	0	-	+	0	-	++	N/A	+	+	0	-/+	+	+	0
417	Bouncers Lane, Premiere Products	-?	++?	-	++?	0	+	-?	0	0	++?	0	-	+	++	N/A	++	+	0	++	+	+	++?
418	Maid Vale Business Centre, Liddington Trading Estate/Churchill Trading	-?	++?	-	0	0	+	-?	++?	-?	-	+	0	-	++	N/A	++	-	0	-	+	+	++?
420	Battledown Industrial Estate, Hales Road	-?	++?	-	++?	0	++	-?	+	-?	0	+	-	+	++	N/A	+	-	0	-	+	+	++?
421	Cromwell Road - Kohler Mira	-?	++?	-	0	0	++	-?	+	-?	++?	0	+	+	++	N/A	+	-	0	-	+	+	0
422	Prestbury Road and Cleevemont Close	-?	++?	-	0	0	++	-?	+	0	-	+	0	-	++	N/A	+	-	0	-	+	+	0
424	Additional land at Staverton Technology Park	-?	++?	-	0	0	-	-?	++?	0	++?	0	-	+	++	N/A	++	+	0	-/+	+	+	0
433	Aston Down	0	++?	0	0	0	+	0	0	-?	++?	0	+/	0	+	N/A	++	+	0	-/+	+	+	0
436	Mixed Use Land at Ebley Mill (MU2)	-?	++?	-	++?	0	+	0	-	-?	++?	0	-	+	++	N/A	++	+	0	-/+	+	+	0
437	Mixed Use Land at Lister Petter (MU3)	-?	++?	-	++?	0	+	0	-	-	++?	-	+	0	-	N/A	++	+	0	+	+	+	0
439	Phoenix Way, Cirencester	-?	++?	-	0	0	++	-?	0	-?	-?	+/	++?	-	++	N/A	+	+	0	-/+	+	+	0
461	Netheridge STW	-?	++?	-	++?	0	-	-?	0	0	++?	+	+	++?	0	N/A	++	+	0	+	+	+	++?
462	Chosen Hill Reservoirs	-?	++?	-	++?	0	-	-?	0	-	-	-?	0	-	++	N/A	++	-	0	-	+	+	0
464	Coaley STW	-?	++?	-	++?	0	-	0	++?	0	0	-	0	+	++	N/A	+-	-	0	++/-	+	+	0
465	Stanley Downton STW	0	++?	0	++?	0	-	0	0	0	++?	-	0	0	++	N/A	+-	-	0	++/-	+	+	0
468	Hayden STW	-?	++?	-	++?	0	-	-?	0	0	++?	+	+	++?	0	N/A	+-	-	0	-	+	+	++?
472	Lower Lode STW/WRW	0	++?	0	++?	0	-	-?	-	0	++?	0	+-	0	-	N/A	+-	-	0	+-	+	+	++?
502	Brockhampton STW	-?	++?	-	++?	0	-	-?	++?	0	++?	0	0	++	++	N/A	+-	-	0	-	+	+	++?
510	Longhope STW	-?	++?	-	++?	0	-	0	-/+?	-?	?	-	+	+	+	N/A	-	+	0	-	+	+	0
518	Arle Road & Tewkesbury Road Sites	-?	++?	-	++?	0	++	-?	0	0	++?	0	-	+	++	N/A	++	+	0	++	+	+	0
525	Love Lane, Cirencester	-?	++?	-	++?	0	+	-?	0	-?	++?	-	+	+	++	N/A	+-	+	0	-/+	+	+	++?
526	Lydrey Industrial Sites	-?	++?	-	++?	0	-	0	-/+?	0	++?	-	0	-	+	N/A	+-	+	0	++	+	+	++?
527	Cinderford Industrial Sites	-?	++?	-	++?	0	+	-?	0	0	++?	-	0	-	+	N/A	+-	+	0	-/+	+	+	++?
528	Coleford 4 and 5	-?	++?	-	++?	0	+	0	-	-?	++?	0	-	+	++	N/A	+-	+	0	-/+	+	+	++?
530	Newent Business Park & Extension	-?	++?	-	++?	0	+	0	0	0	-	+	+	+	+	N/A	-	+	0	-/+	+	+	++?
531	Sudmeadow Road area	-?	++?	-	++?	0	-	-?	-	0	-	+	-	+	+	N/A	++/-	+	0	++	+	+	++?

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532	Industrial Sites, Bristol Road	-?	++?	-	++?	0	+	-?	-	0	?	-	0	0	*	N/A	++	+	0	*	+	+	+	++?
533	Off Eastern Avenue	-?	++?	-	++?	0	++	-?	-	0	?	-	0	*	--	N/A	++	0	0	++	+	+	++?	
534	Eastern Avenue Trading Estates	-?	++?	-	++?	0	++	-?	-	0	-	+/-	0	*	+	N/A	++	0	0	++	+	+	++?	
535	Canal Corridor	-?	++?	-	++?	0	+	-?	-	0	-	+/-	0	-	0	N/A	++	-	0	++/-	+	+	++?	
536	A38/A430 Junction	-?	++?	-	++?	0	+	-?	-	0	++?	--	++?	+	+/	-	N/A	++	+	0	*	+	+	++?
537	Green Farm and Olympus Parks	-?	++?	-	++?	0	+	-?	-	0	?	--	-?	-	+	N/A	+/	+	0	*	+	+	+	++?
538	Waterwells area	-?	++?	-	++?	0	+	-?	-	0	?	--	0	-	+	N/A	++/-	+	0	++	+	+	++?	
539	Canal Area	-?	++?	-	++?	0	+	-?	-	0	?	+/	-?	+/	-	N/A	++/-	+	0	++	+	+	++?	
540	Barnett Way	-?	++?	-	++?	0	+	-?	-	0	?	-	0	-	+	N/A	++/-	+	0	*	+	+	+	++?
541	Unilever/Walls Area	-?	++?	-	++?	0	+	-?	-	0	0	++?	+	+/	-	N/A	++/-	+	0	++	+	+	++?	
542	Railway Corridor	-?	++?	-	++?	0	++	-?	-	0	-	+/	0	-	+	N/A	++	0	0	++	+	+	++?	
543	Quedgeley	-?	++?	-	++?	0	+	-?	-	0	++?	+/	0	-	+	N/A	++	+	0	++	+	+	++?	
544	Stroudwater Area	-?	++?	-	++?	0	+	0	--	-?	-	--	0	--	+	N/A	+/	++	0	++	+	+	++?	
545	Frampton	-?	++?	-	++?	0	+	0	-	0	-	--	-	--	++	N/A	++/-	++	0	*	+	+	++?	
546	Moreton Valence Airfield	-?	++?	-	++?	0	-	0	++?	0	++?	+/	0	+	++	N/A	++/-	+	0	*	+	+	++?	
547	Sharpness Docks	-?	++?	-	++?	0	-	0	-	0	?	-	0	-	0	N/A	++/-	+	0	++	+	+	++?	
548	Draycott Mills Industrial Estate Area, Cam	-?	++?	-	++?	0	+	0	-	0	?	--	0	+	+	N/A	-	+	0	-/+	+	+	++?	
549	Thrupp Mills I	-?	++?	-	++?	0	+	0	-	0	-	+	0	-	0	N/A	-	+	0	-/+	+	+	++?	
550	Meadow Mill, Eastington	-?	++?	-	++?	0	+	0	--	-?	--	--	--	--	0	N/A	++	+	0	*	+	+	++?	
552	Fromeside Industrial Estate/Cheapside Wharf	-?	++?	-	++?	0	-	0	--	0	0	+/	0	--	-	N/A	+/	+	0	-/+	+	+	++?	
553	Thrupp Mills 2	-?	++?	-	++?	0	+	0	--	-?	--	+	0	--	-	N/A	++	+	0	*	+	+	++?	
554	Woodchester	-?	++?	-	++?	0	+	0	--	-?	?	+/	+	--	+	N/A	+	++	0	-/+	+	+	++?	
555	Hunt's Grove/Hardwicke	-?	++?	-	++?	0	+	-?	-	0	?	--	0	-	+	N/A	-	++	0	++	+	+	++?	
556	Cainscross	-?	++?	-	++?	0	+	0	--	-?	-	-	0	--	-	N/A	++	+	0	*	+	+	++?	
557	Rodborough	-?	++?	-	++?	0	+	0	--	-?	-	-	0	--	-	N/A	++/-	+	0	-/+	+	+	++?	
558	Innsworth Area	-?	++?	-	++?	0	+	-?	-	0	0	--	0	0	--	N/A	++/-	-	0	-	+	+	++?	
559	Gloucester Business Park	-?	++?	-	++?	0	+	-?	--	-?	?	--	0	-	++	N/A	++	++	0	-/+	+	+	++?	
560	Ashville Business Park, Staverton	-?	++?	-	++?	0	+	-?	-	0	?	-	0	+	+	N/A	++/-	-	0	-	+	+	++?	
561	Wingmoor Farm East	-?	++?	-	++?	0	-	-	-	?	-	-/+	-	+	++	N/A	++/-	+	0	++	+	+	++?	
562	Anson & Staverton Parks	-?	++?	-	++?	0	+	-?	-	0	+	++?	+/	0	+	N/A	++/-	+	0	++	+	+	++?	
563	Isbourne Business Park & STW	-?	++?	-	++?	0	-	0	+	+	+	+/	0	+	+	N/A	++/-	-	0	-	+	+	++?	
998	CFS1: Site adjacent to Wingmoor Farm West	-?	++?	-	++?	0	-	-?	0	0	+	++?	--	0	+	N/A	++/-	+	0	*	+	+	++?	
999	CFS2: Toddington Saw Mills	-?	++?	-	++?	0	-	0	+	+	--	-	--	0	+	N/A	++/-	+	0	-	+	+	++?	