

**Waste Core Strategy  
Site Options Consultation**

**Waste Site Assessment**

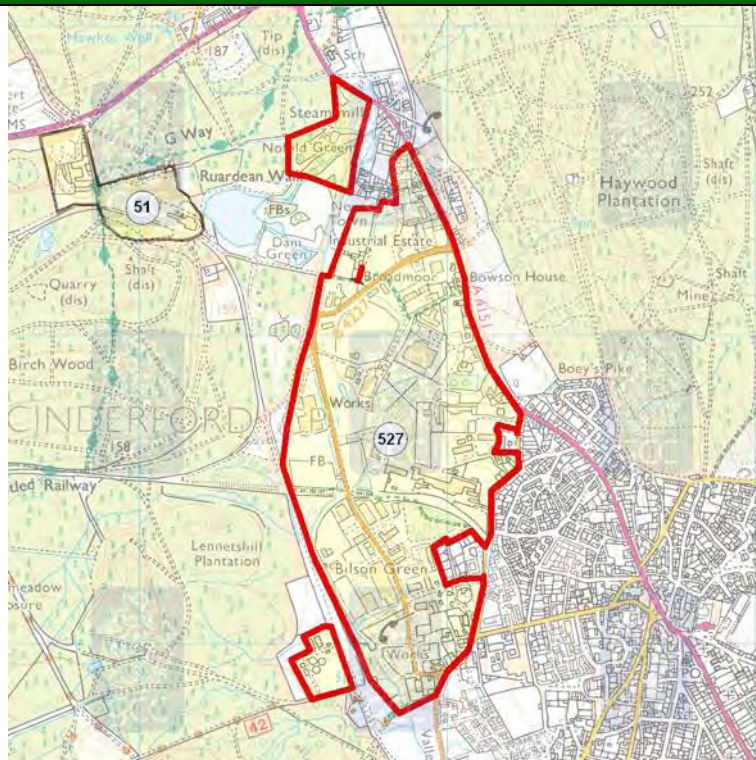
**Appendix C.70: Site 527 - Cinderford Industrial Sites**

**October 2009**

## Appendix C.70: Site 527 – Cinderford Industrial Sites

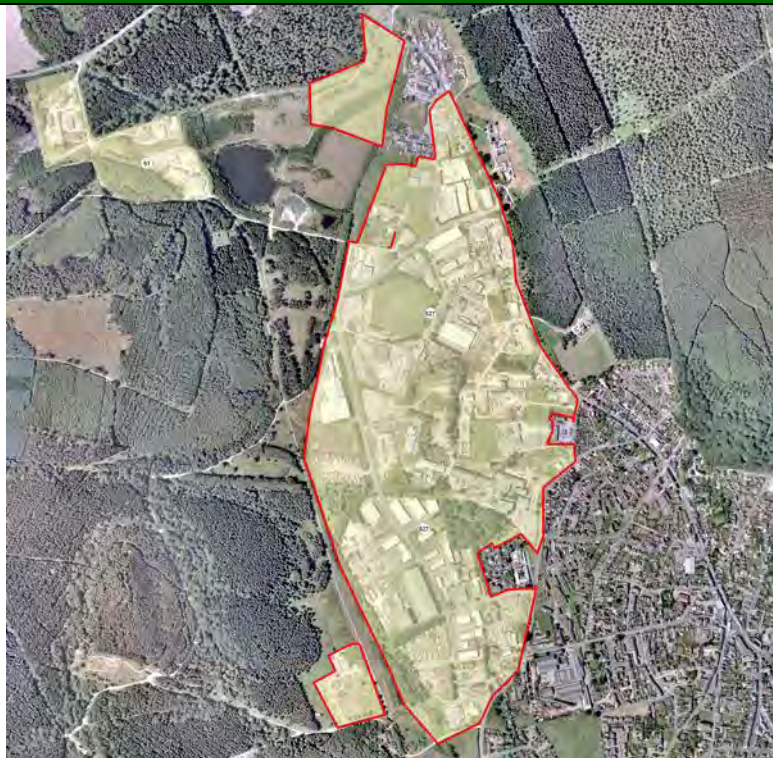
### Site Maps and Images

Site Map



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Aerial Photo



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## Site Images



## Locational Information

### Site Details

|   |   |           |        |
|---|---|-----------|--------|
| District  | Forest  |           |        |
| Parish  | Cinderford  |           |        |
| Easting   | 364819  | Northings | 214694 |
| Approximate Site Area (hectares)  | 91  |           |        |
| Reasons for inclusion<br><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, was a site within 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>The site is a large industrial estate. The units on the site range in size and age. Along the western boundary there are a number of newer units. There is a large amount of vacant land on the industrial estate which appears to be used as storage etc. To the north of the site there is a small area called Steam Mills. The site hosts: Biffa Waste Services, Severn Trent Water, FAB Recycling Specialist BMW Dismantlers, Burdens, Leoni, and Englehard Sales Ltd. Access from the main road is good. Some of the internal roads are of poor quality. There is no public vehicle access to Steam Mills. There are areas of housing to the south east.</p> <p>Additional Sensitive Receptors: School, 3 playgrounds, 2 playing fields, rehabilitation centre, adult training centre, 2 clubs.</p> |           |        |



## Appendix C.70: Site 527 – Cinderford Industrial Sites


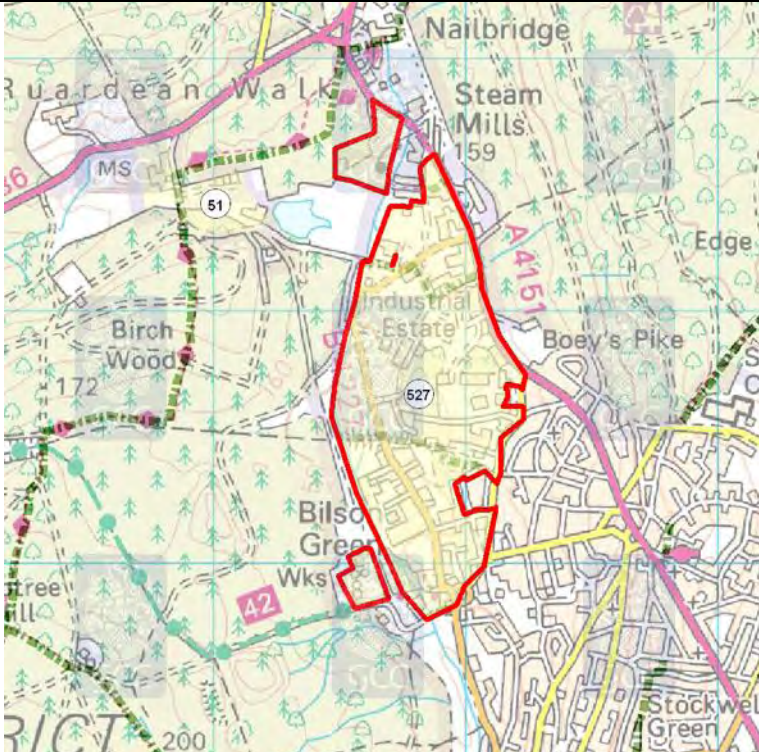
### Site Assessment Factors/Criteria for Consideration

| Landscape           |  |
|---------------------|--|
| Comments            | The site is located on land that has been mostly developed and is not within or adjacent to a national landscape designation such as AONB. |
| Landscape Character | Wooded Syncline & Settled Forest Margin, Cinderford & Ruspidge.  |

| Green Belt |  |
|------------|--|
| Comments   | The site is outside of the Gloucester/Cheltenham Green Belt. |

| Highways<br>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)   |  |            |   |
|---|--|------------|---|
| Routes to access Strategic Network<br><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>  | B4227 & A4151  |            |   |
| Proximity to Strategic Highway Network<br><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<br><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<br><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<br><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>   | Steam Mills is very busy already and all traffic passes the school. This site would be better once the new link road is built. |            |   |
| Recommendation<br><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<br>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team) |   |
|--|---|
| Score  | --  |
| Score Definition   | Major adverse impact on the Public Rights of Way Network – potential closure of the route or major deviation / re-route required. |
| Additional Comments  | Diversion may be necessary - No enhancements likely.  |
| Map Legend   |  <b>Public Right of Way</b>                      |
| PRoW Map   |    |

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| Aerodrome Safeguarding<br>(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. |   |

## Appendix C.70: Site 527 – Cinderford Industrial Sites

| Ecology/Biodiversity<br>(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  | <div> <div style="display: inline-block; width: 15px; height: 15px; background-color: green; margin-right: 5px;"></div> SSSI Site of Special Scientific Interest           <div style="display: inline-block; width: 15px; height: 15px; background-color: pink; margin-right: 5px; margin-left: 10px;"></div> Key Wildlife Site - area           <div style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px; margin-left: 10px;"></div> SAC Site           <div style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px; margin-left: 10px;"></div> Ramsar Site           <div style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px; margin-left: 10px;"></div> SPA Site         </div> |
| Constraints Map   |   |

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| Geodiversity<br>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre) |  |
|---|--|
| Comments  | There were no recorded geological features on the site or within 250m of its boundary. |

## Appendix C.70: Site 527 – Cinderford Industrial Sites

### 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:-<br>* Provides a setting to designated sites (category 1)<br>* Contains known significant archaeological remains. |
| Additional Comments | Designated as - principally as the site contains evidence for the Forest of Dean extractive industries and related sites.  |

### 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. |
|---------|--|

### Flood Risk

*(Based on information provided by Halcrow)*

|                  |  |
|------------------|--|
| Site Description | <p>The site consists of three parts. The largest part of the site (referred to as 527a) is located in Cinderford. A minor watercourse, Old Engine Brook, flows beneath Steam Mills Road before flowing along the western boundary of the site. The watercourse then enters the site at SO 6454 1496 (by Forest Vale Road) and continues to flow parallel to the road as it continues through the site. A series of drains are located to the west of the site boundary all of which appear to converge on the western boundary at SO 6454 1432. Downstream of this point, the watercourse is referred to as the Cinderford Brook and continues to flow along the western site boundary, intermittently entering the site as it continues on its course. Within the site itself, a series of unnamed minor watercourses and drains can be identified on the OS maps. An impounded water body is located to the west to the site at Dam Green.</p> <p>Site 527b is located to the north west of site 527a. The site lies mainly in Flood Zone 1 but affected in the NE corner by Flood Zones 2, 3a and 3b. The Old Engine Brook flows along the eastern boundary of the site. A series of drains are located within the site. The central drain feeds into the reservoir located to the south west of the site.</p> <p>Site 527c is located to the south west of site 527a on the site of a sewage works. The site lies fully in Flood Zone 1. Cinderford Brook flows parallel to the eastern boundary of the site but does not enter the site itself. A series of drains are located both to the north and south of the site.</p> |
| Watercourse(s)   | <p>a) Old Engine Brook/Cinderford Brook<br/>a) Unnamed Minor Watercourses<br/>b) Old Engine Brook/Cinderford Brook &amp; Unnamed drains<br/>b) Unnamed drains</p>  |
| Flood Zone       | <p>1, 2, 3a and 3b<br/>1<br/>1, 2, 3a and 3b<br/>1</p>   |

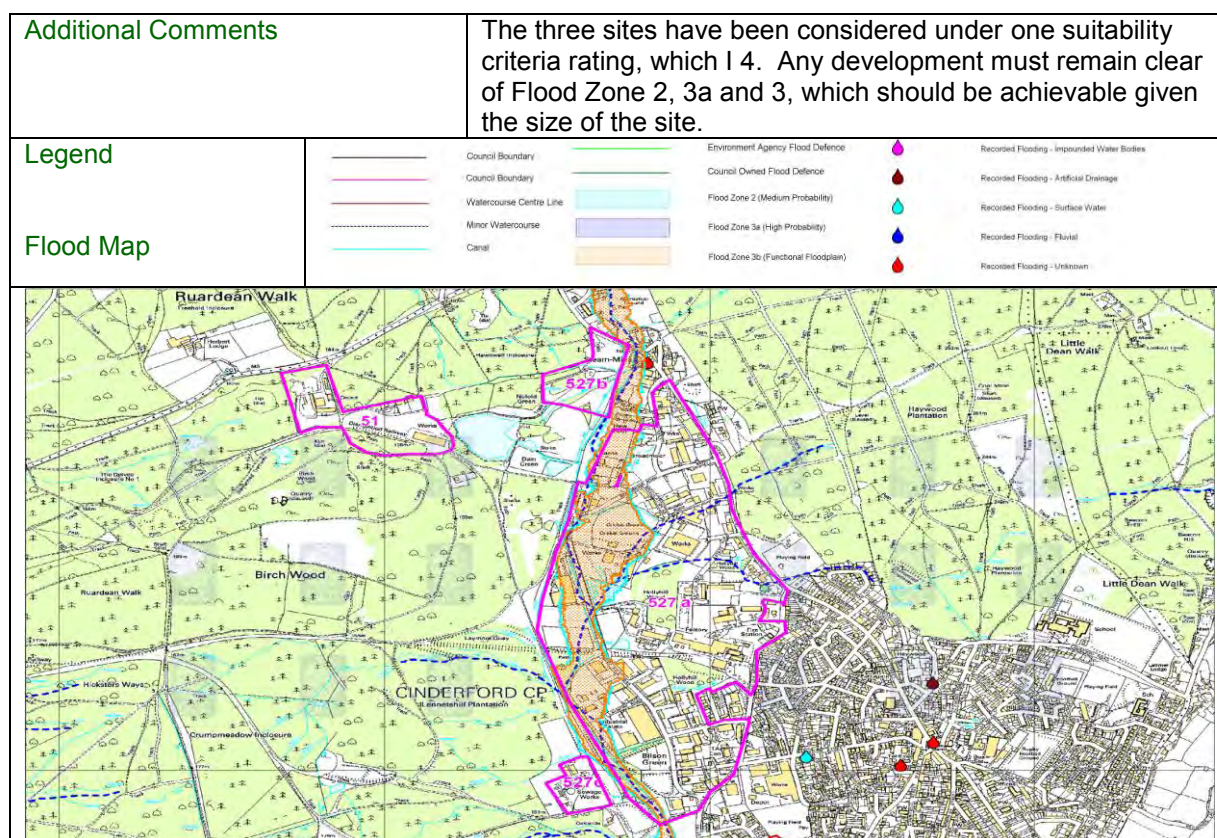


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|   |  |
|---|--|
| Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information) | <p>JFLOW modelled outlines. Low confidence. Misalignments evident in existing Flood Zone maps. The presence of the culverted sections of watercourse have not been considered within the existing Flood Zone maps. Extent and depth of Flood Zones 2, 3a and 3b should be confirmed as part of FRA. Flood Zone 2 has been used to represent the 100 year climate change scenario. This is not deemed robust as misalignments are evident in the Flood Zone maps. No Flood Zones have been produced for the unnamed minor watercourses.</p> <p>JFLOW modelled outlines. Low confidence. Misalignments evident in existing Flood Zone maps. No Flood Zones have been produced for the unnamed drains.</p> <p>No Flood Zones have been produced for the unnamed drains.</p>                                   |
| Fluvial Flood Risk Posed to Site (including climate change)                                       | <p>Site lies predominantly in Flood Zone 1. The western part of the site lies within Flood Zones 2, 3a and 3b.</p> <p>While the unnamed minor watercourses and drains do not show fluvial flood risk, in reality some risk is posed.</p> <p>While the unnamed drains do not show fluvial flood risk, in reality some risk is posed. The eastern boundary of the site is marginally affected by Flood Zones 2, 3a and 3b from the Old Engine Brook/Cinderford Brook in the north eastern corner.</p> <p>While the unnamed drains do not show fluvial flood risk, in reality some risk is posed.</p>   |
| Historic Flooding/Flooding From Other Sources   | <p>There are no records of historic flooding and flooding from other sources including groundwater and surface water have not been recorded on the site. The impounded water body to the west of the site may present some residual risk from breach or overtopping. This should be investigated as part of a FRA.</p> <p>There are no records of historic flooding and flooding from other sources including groundwater and surface water have not been recorded on the site. The impounded water body to the west of the site may present some residual risk from breach or overtopping. This should be investigated as part of a FRA.</p> <p>There are no records of historic flooding and flooding from other sources including groundwater and surface water have not been recorded on the site.</p> |
| 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)  | <p>The Old Engine Brook/Cinderford Brook is culverted for sections through the site. It is evident from the OS maps that the minor watercourses and some of the drains are also culverted through parts of the site. The locations of culverted sections of watercourse should be confirmed as part of an FRA. Without detailed modelling it is not possible to infer the residual risk present by the culverts. This should be investigated as part of a FRA.</p> <p>No culverts are known to exist in the site.</p> <p>No culverts are known to exist in the site</p>  |
| Score   | +  |
| Score Definition  | Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.   |



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### Source Protection Zones (SPZs)

**Comments** Site 527 is within 250m of a Zone III Total Catchment.

### Groundwater/Aquifer details

**Comments** Site 527 is lying over a Minor Aquifer Low and Minor Aquifer High (HU).

### Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

Where possible the various landowners were contacted to establish deliverability. To date no landowners have expressed any interest in promoting the site for residual MSW treatment and some landowners have not responded or could not be identified.

### General Comments

**Officer comments:** There are likely to be some deliverability issues associated with the site. The site may be part of Cinderford regeneration scheme and further advice on this would be required. There are also some nearby sensitive receptors which would need to be considered. The site boundary would need modification to remove areas of flood risk.

**PRoW/Ecology/Biodiversity/Archaeology:** 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.

## Appendix C.70: Site 527 – Cinderford Industrial Sites

### 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.