

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

Appendix C.8: Site 57 - Longhope

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


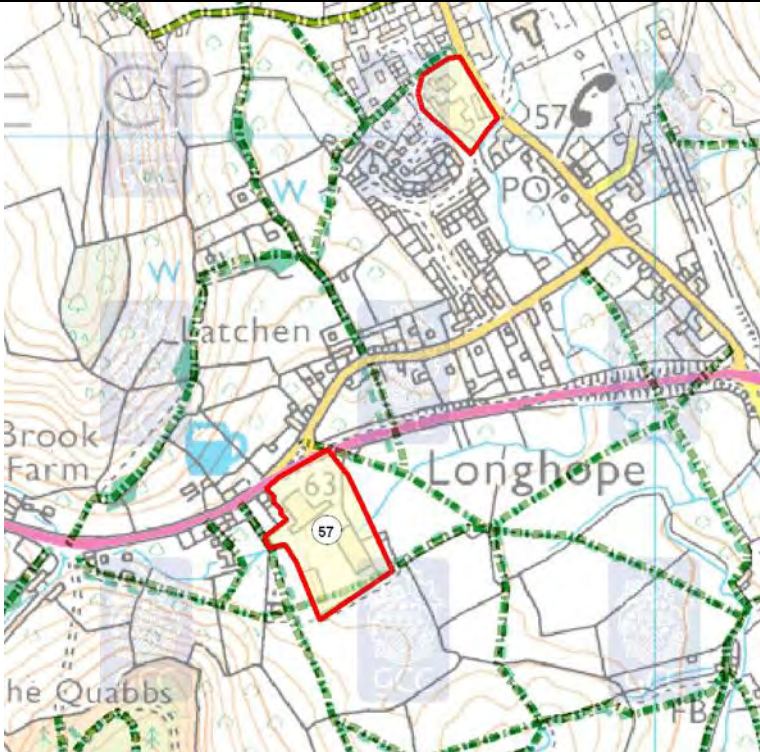
District	Forest		
Parish	Longhope		
Easting	368607	Northings	218624
Approximate Site Area (hectares)	3		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</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>The site is split into two separate areas.</p> <p>AREA 1 - Is located on the A4136 and is the larger of the two areas. It is used by Robert Read Commercials Ltd for vehicle sales.</p> <p>AREA 2 -The smaller area is located within the village of Longhope. The units are generally small in size. This area contains e.g. businesses such as James Constance and Sons Ltd, Ultra View Windows and Longhope Motor Services.</p> <p>Additional Sensitive Receptors: School, tennis courts.</p>		

Appendix C.8: Site 57 - Longhope

Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on developed land not within or adjacent to a national landscape designation such as AONB.		
Landscape Character	Ridges and Valleys, Breakheart 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>	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>	Acceptable access onto A4136.		
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.

Appendix C.8: Site 57 - Longhope

Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	-
Score Definition	Impact on the Public Rights of Way network with some minor re-routing required.
Additional Comments	Slight diversion may be required - 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.	

Appendix C.8: Site 57 - Longhope

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 250metres 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></div> SSSI Site of Special Scientific Interest <div></div> Key Wildlife Site - area <div></div> SAC Site <div></div> Ramsar Site <div></div> SPA Site </div>
Constraints Map	

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Appendix C.8: Site 57 - Longhope

Geodiversity

(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)

Comments	There were nearby SSSIs with Geological Features recorded: Longhope Hill [645m] and Hobb's Quarry [720m]
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Archaeology and the Historic Environment

(Based on information provided by Gloucestershire County Council's Archaeology team)

Score	0
Score Definition	The site contains no known historical or archaeologically significant remains, but * Provides a setting for significant remains * Has the potential to contain significant remains, which are known in the vicinity
Additional Comments	All recorded archaeological sites are within the northeastern of the two potential sites designated as 057. This site has been designated as a 0 as it contains what appear to be the surviving structure of a 19th century saw mill (SMR 21341). More detailed analysis would be required to determine the full significance of these remains.

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	The site is split into two areas. The first site (referred to as Site 57a) is located to the east of Saw Mills. A minor watercourse, Longhope Brook, rises to the west of the site and flows in a westerly direction. On the western boundary of the site the watercourse enters a culvert and is then culverted through the extent of the site, emerging just outside the eastern boundary at SO 6861 1849. Flood Zone 2 extends onto the western part of the site affecting just under 50% of the site. Flood Zones 3a and 3b marginally affect the site along the western and northern boundaries. Site 57b is located within Longhope itself adjacent to Old Monmouth Road. A minor watercourse (Longhope Brook) flows beneath Old Monmouth Road before flowing round the south eastern boundary of the site .
Watercourse(s)	Longhope Brook
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	JFLOW modelled outlines. Low confidence. Misalignments evident in Flood Zone maps. In addition, the Flood Zones do not appear to take into account the presence of the culvert. The extent and depth of flooding of Flood Zones 2, 3a and 3b should be verified by a FRA, taking into account the presence of the culvert. The 100 year climate change scenario is not deemed robust as it is based on the JFLOW Flood Zone 2, which appears inaccurate. JFLOW modelled outlines. Low confidence. Misalignments evident in Flood Zone maps. The extent and depth of flooding of Flood Zones 2, 3a and 3b should be verified by a FRA. The 100 year climate change scenario is not deemed robust as it is based on the JFLOW Flood Zone 2, which appears inaccurate.

Appendix C.8: Site 57 - Longhope

Fluvial Flood Risk Posed to Site (including climate change)	<p>Flood Zone 2 extends onto the western part of the site affecting just under 50% of the site. Flood Zones 3a and 3b marginally affect the site along the western and northern boundaries. The remainder of the site is located within Flood Zone 1.</p> <p>Flood Zones 2, 3a and 3b marginally affect the eastern side of the site. The remainder of the site is located within Flood Zone 1. The 100 year climate change scenario is not deemed robust as it is based on the JFLOW Flood Zone 2, which appears inaccurate. The extent and depth of the 100 year climate change event should be verified as part of a FRA.</p>			
Historic Flooding/Flooding From Other Sources	<p>There are no records of historic flooding or flooding from sources including groundwater and surface water have not been recorded on the site.</p> <p>There are no records of historic flooding or flooding from sources including groundwater and surface water have not been recorded on the site. There are some recorded incidents of flooding to the south east of the site. The exact cause of flooding is unknown.</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 Longhope Brook is culverted through the site and may present some residual risk to the site. The presence of the culvert should be considered as part of an FRA.</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.			
Additional Comments	The two sites have been considered under one suitability assessment criteria.			
Legend	<table><tr><td><ul style="list-style-type: none">Council BoundaryCouncil BoundaryWatercourse Centre LineMinor WatercourseCanal</td><td><ul style="list-style-type: none">Environment Agency Flood DefenceCouncil Owned Flood DefenceFlood Zone 2 (Medium Probability)Flood Zone 3a (High Probability)Flood Zone 3b (Functional Floodplain)</td><td><ul style="list-style-type: none">Recorded Flooding - Impounded Water BodiesRecorded Flooding - Artificial DrainageRecorded Flooding - Surface WaterRecorded Flooding - FluvialRecorded Flooding - Unknown</td></tr></table>	<ul style="list-style-type: none">Council BoundaryCouncil BoundaryWatercourse Centre LineMinor WatercourseCanal	<ul style="list-style-type: none">Environment Agency Flood DefenceCouncil Owned Flood DefenceFlood Zone 2 (Medium Probability)Flood Zone 3a (High Probability)Flood Zone 3b (Functional Floodplain)	<ul style="list-style-type: none">Recorded Flooding - Impounded Water BodiesRecorded Flooding - Artificial DrainageRecorded Flooding - Surface WaterRecorded Flooding - FluvialRecorded Flooding - Unknown
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Flood Map				

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 057 is lying over a Minor Aquifer Intermediate 1. 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)

At this stage the deliverability of this site is unknown.

General Comments

Officer comments: The site boundary would need amending to remove the areas of flood risk.

PRow/Archaeology/Ecology/Biodiversity/Geological: Further consultation may be required as to any potential impacts upon the above mentioned features.

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.

Potential for Further Discussion within the WCS

It was felt that should the flood risk area be removed and each part of the site considered separately then the site would be too small to merit any further consideration. Therefore this site should not be taken forward into the WCS.
