

Extract from Eunomia's Alternative Sites Assessment – February 2012

1.0 Introduction

This report investigates potential sites for a waste management depot to service Cotswold District Council (CDC). It has used and built upon work previously done by Eunomia for CDC and for the Gloucestershire Joint Waste programme.

1.1 Proposed Use and Size of the Site

The site would need to be suitable for a waste service depot including the following elements:

- Office provision - office space for manager, supervisors and admin staff plus storage for workwear, H&S items etc;
- Welfare provision – crew canteen, drying room, toilets;
- Bunded fuel storage – for frontline vehicles, supervisor vehicles, forklifts and loading shovel;
- Vehicle wash facilities;
- Parking - for waste collection vehicles, staff vehicles and bulk loading vehicle; and
- Facilities for the storage and bulking of materials.

Previous work carried out by Eunomia for CDC as part of the Gloucestershire Joint Waste Project suggests 0.55 hectares (1.36 acres) as an indicative 'ideal' landtake (though features of specific sites can result in larger or smaller amounts of land being required).

Anticipated vehicle requirements would be 28-29 (including 24 front line collection vehicles), with associated daily vehicle movements being 56-76.

It should be noted that the majority of the landtake requirements for the depot are for vehicle parking (both collection and staff vehicles), internal roads/walkways and vehicle turning. As such sites without substantial buildings are preferential in many respects.

2.0 Methodology

2.1 Long List

The selection process started with a 'bottom-up' site search using a number of available sources:

- CDC Officers (local knowledge)
- National Land Use Database

- Gloucestershire Minerals & Waste Development Framework
 - Waste Core Strategy
 - Minerals Local Plan
- CDC Local Plan

Sites were included within the long list if they were within or just outside the CDC boundary. The long list included 92 potential sites. The long list was then assessed against three key criteria. All sites were scored with a simple 'yes' or 'no' against these three criteria, with any site scoring a 'no' being ruled out of further consideration. These criteria were:

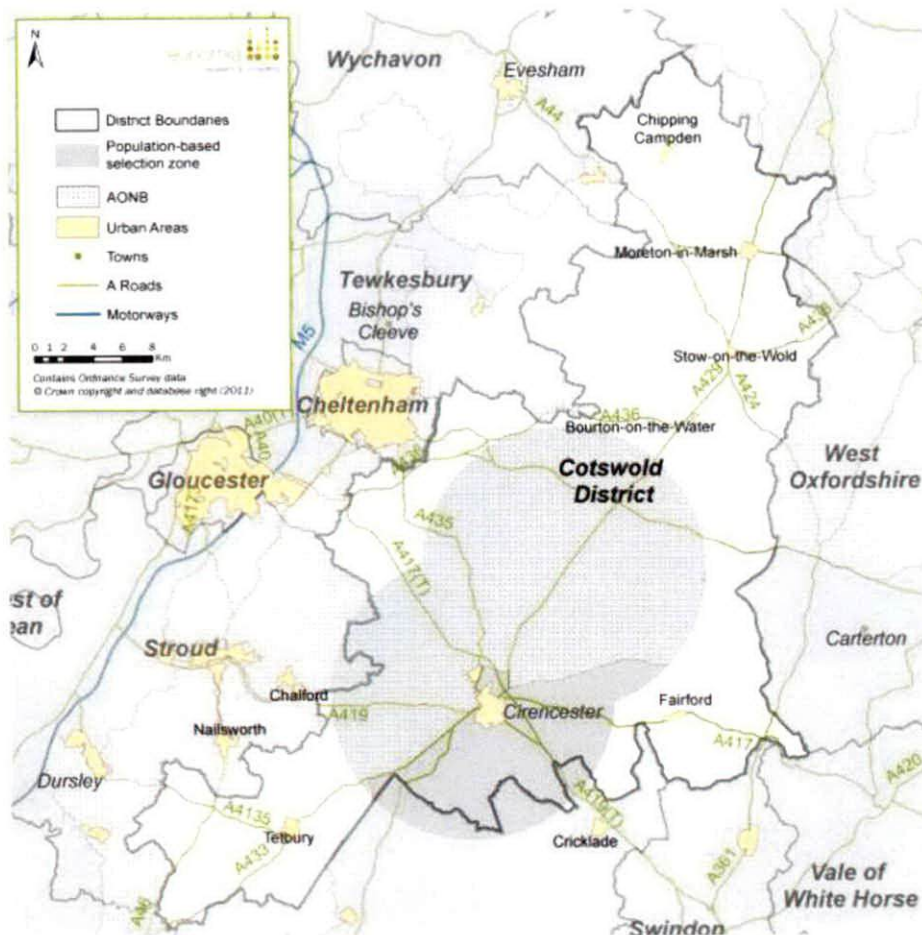
- Physical Space – 0.55 hectares is the indicative landtake for the waste depot, and therefore was used a minimum necessary for a site to be listed;
- Road Access – good road access is critical for the proposed development. Once sites were listed, the distance required on local roads, and the quality of those local roads was assessed. If a site was more than 4 miles from an 'A' road, then it was rejected due to poor access; and
- Location – within a reasonable distance of the key population centres of the district (see below) .

In terms of defining a geographical area within which a depot could efficiently serve the households within the district, population centres were analysed. Two methods were used to examine the population centre of the district: the population centre and the population density centre. The population centre point was calculated using the number of households reported in Waste Data Flow 2009/2010 and apportioned to wards using the 2001 population census.

The population density centre point was calculated on the number of households per hectare. This point is skewed towards Cirencester in the south of the district because the density peaks much higher there than in the rest of the district.

For both these centre points a radius of 6 miles was mapped each, with the combined area ('lozenge' shape) felt to represent the area within which the depot would efficiently serve the households of the district (see Figure 1). The combined area was used so that sites were included that would be most efficient for serving the Cirencester concentration of population, but also sites that could reach the district's population in every direction within a reasonable time, without having any disproportionately long journey times.

Figure 1: The Population-based Selection Zone



2.2 First Filter

To consider the sites coming through the long list process in further detail a matrix of key planning criteria were drawn up:

- Access
- Existing Site Infrastructure
- Existing / Planned Uses
- Sensitive Receptors / Neighbours

These criteria were scored according to a simple 'traffic light' system whereby green indicates no anticipated issue, orange indicates a potential issue and red suggests there is a significant issue such that would make the prospect of planning remote. A site receiving a red score for any criteria was 'deselected'. This assessment was done at a relatively high-level (i.e. desk-based). Where any of the criteria were judged to be anything other than green, the overall traffic light is orange or red.

2.3 Short List

In addition to those criteria considered at the 'first filter' stage, the following:

- Availability
- Landscape and Visual Impact
- Ecology
- Archaeology
- Environmental Issues
- Flood Risk
- Noise / Dust / Litter / Odour

Again a traffic light system was used, with a detailed description against each criterion. Following further desk-based analysis Eunomia carried out site visits to the majority of the short-listed sites (feedback from CDC had eliminated some further sites from consideration). In the course of the site visits, Eunomia also found a number of sites/plots within or in close proximity to the sites already identified. In some cases, the area (landtake) criterion was revisited, as the area used in the earlier filters had been the whole industrial estate and the site visit focussed on individual plots that could be suitable. In some instances these plots were smaller than the minimum ideal (0.55 hectares) but were still considered worthy of further consideration due to favourable overall characteristics (e.g. shape of the plot and the surrounding area). A final analysis was carried out to compare sites and propose a broad ranking of suitability.

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4.0 Conclusions

The process followed reduced the number of sites from 92 to a top 5. This was determined by:

- Desktop assessment of the criteria for each phase;
- A search for available plots within identified sites;
- A day of site visits; and
- Discussion with CDC.

The short list of sites was discussed in a meeting with CDC on Friday 3 February. The next step in the site selection process is to investigate availability of the following sites:

- Site 37b – Broadway Lane Industrial Estate;
- Site 37d – Broadway Lane Industrial Estate;
- Site 28 – Andoversford Industrial Estate;
- Site 25b – Field to the East of the Burford Road Junction;
- Site 6 – Foss Cross Recycling Centre;
- Site 91 – Elkstone Dairy; and
- Site 92 – Cotswold Agricultural Centre.

(END)