

Development Sites - Water Treatment and Water Supply Summary

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1. Water treatment and water supply summary

1.1 The following is a policy by policy summary of the waste water and sewerage infrastructure issues at the present time which may affect the proposed allocations in the published AP. The information is drawn from the Infrastructure Delivery Plan (IDP), and from comments from the agencies involved. Generally comments have been received or are taken from the IDP which cover most of the large sites where housing is proposed. Comments made in conjunction with planning applications are also taken into account although these relate to individual sites and not to the overall picture in the settlement/ catchment concerned. Although these may need to be treated with caution, in cases where the information appears up to date and covers the main site or sites in the settlement/ catchment, then these are assumed to apply to the policy as in the AP as well as to the development which is the subject of the application being commented on. In some cases there are overall comments for settlements generally which represent the best information available.

1.2 The table shows some cases where improvements to infrastructure are required though these are in all cases able to be delivered according to the available information. Others are listed where further investigation is necessary. In a few instances there may need to be improvements in infrastructure and these can be provided by the water company. Developers are able to bring forward provision where it may not be available in step with the development concerned and possible sites where the water company have raised the issue are noted below. None of the allocated sites are believed to be unduly constrained although investment in drainage infrastructure is necessary most obviously in the case of the major development at Lydney

1.3 A large number of the policies identify or protect existing uses, often as a means to secure the continued employment use of a site. In these cases the policy supports the evolution of the sites and it is likely that the drainage requirements would be similar to those already existing. When there is a change, for example due to a particular use which requires a planning permission having a specific need then this cannot be anticipated by the AP and the individual planning application will need to be assessed. The policy CSP1 of the CS provides the overall planning context against which all development proposals should be assessed.

1.4 There are sites where a variety of developments are supported by individual AP policies and it is therefore only possible to generally anticipate the precise nature of the eventual development. Policies that are included in the AP where this applies are all able to be implemented but because of the range of uses supported by them a correspondingly wide range of applications are possible. These will need to be assessed at the application stage albeit against the general principle that the policy supports a particular general outcome. Examples of this range may be sites where a proportion of tourist accommodation is supported by the policy but is not a requirement. Other examples include employment sites where the designation is employment generating uses. This deliberately covers a wide range and may lead to a correspondingly wide range of applications where individual consequences need to be considered. Some employment uses may be major water users for example. The situation is more certain in the case of housing developments where the allocations are for housing and all specify an approximate number which forms the basis for the evaluations below.

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Policies which allocate development	Description and area/ capacity	comments
AP 11 Transport Yards near Blakeney - Caircant and Dene Close near Blakeney	Allocation for uses similar to existing 1.42ha	Existing depot allocated to remain in employment use- infrastructure requirements similar to current needs unless site were to accommodate residential (showpeople) use which policy would support. In this case individual application will need to be assessed.
AP 12 Stone End Farm Churcham	Allocation to protect existing use 1.8ha	Existing fully occupied employment site protected for continuation of use, infrastructure requirement unlikely to change under the policy
AP 13 Hartpury College	Policy to support future development- subject to drainage	Policy support for evolution of College providing an overall framework. Proposals for specific developments will need to be considered on individual basis.
AP 17 Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses.	mixed development may involve additional housing and other accommodation 9ha	WW- off site sewers may be required, WTW is overloaded and requires improvement. Trade effluent would need consent Policy supports mixed development conditional on various requirements which would include satisfactory drainage. Would require further assessment at submission of applications as the precise mix and location of the uses is not known. Likely to be phased because of the comprehensive nature of the proposed changes and this phasing will need to be compatible with infrastructure provision.
AP 18 Taurus Crafts near Lydney	Policy to support uses similar to existing 6.6ha	Policy to support some additional or intensified use within areas already developed, may bring modest additional infrastructure requirement but no issues identified in recent development proposal (now implemented)

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Policies which allocate development	Description and area/ capacity	comments
AP 19 Aylburton Business Park	Policy to support employment uses 1.4ha	Expansion and retention of small employment site- no issues assumed
AP 20 Former Lightmoor Colliery, near Cinderford	Policy to support existing or allow new tourism based use 3.7ha	Continuation of existing use with no additional implications or change to increased tourism/ recreation- any issues will need to be considered at time of application if change to tourism/ recreation is proposed.
AP 21 Staunton Court	Policy to support continuing employment use 3.4ha	Site already in use for purposes identified in policy.
AP 22 The Hawthorns, Corse	Policy to support continuing employment use 2.9ha	Site already in use
AP 23 National Diving and Activity Centre, Tidenham	Policy to support existing recreation/ tourism uses 21.3ha	Self contained rural site already in use, identified for additional development. Proposals likely to be assessed on a case by case basis as their precise nature cannot be anticipated by the policy.
AP 24 Cannop Depot	Policy supports existing uses or enables greater emphasis on tourism/ recreation with possible accommodation 2.2ha	Site already in use, policy may support change to greater recreation emphasis- self contained rural site, subject to assessment of individual applications.
AP 25 Whitemead Park	Policy supports existing uses and possible intensification 15.6ha	Self contained rural site already in use for the purposes for which it is allocated- policy supports some intensification/ redevelopment. Will need detailed assessment dependant on the nature of proposals
AP 32 24 High Street, Cinderford and related area	Redevelopment of retail/ residential uses 0.3ha	Small site identified to ensure redevelopment retains retail use.
AP 33 Station Street, Cinderford Housing Allocation	Additional housing on previously developed land 4.5ha	Possible need for hydraulic modelling to determine the in combination effects of this site and others upstream

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Policies which allocate development	Description and area/ capacity	comments
AP 34 Cinderford Football Club	Additional housing on land not previously built on 2.6ha housing	Possible need for hydraulic modelling to determine the in combination effects of this site and others upstream- based on comments for other Cinderford sites
AP 35 Forest Vale, Cinderford - Employment Area	Policy to support intensification within existing employment area 77.9ha	Employment allocation within area already in use for the same purpose.
AP 36 Valley Road, Cinderford	Allocation for housing on former employment site and for employment 2.6ha (1.4ha housing)	Possible need for hydraulic modelling to determine the in combination effects of this site and others upstream based on comments for other Cinderford sites
AP 39 Lydney Town Centre, Retail and mixed use including Public Space	Mixed use allocation in centre 1.9ha	Part permitted- no additional issues identified
AP 40 Hill Street Lydney	Residential allocation for former business premises and mixed redevelopment 1.1ha	No additional information- general comment is that the STW has capacity
AP 43 Pine End Works and Land to the North	Mixed employment, recreation, tourism and residential allocation 10.6ha	No additional information- general comment is that the STW has capacity
AP 44 Lydney Industrial Estate	Employment intensification on existing employment area 24ha	Existing employment area- allocated for continued employment use
AP 47 East of Lydney	Mixed allocation for new neighbourhood 90ha approx	Major development with planning permission, some sewer infrastructure already upgraded general comment is that the STW has capacity
AP 48 Employment Uses Including Foundry Site	Employment allocation partly on previously developed land 5.7ha	Employment uses mainly on existing or former employment land
AP 49 Mead Lane Lydney	New employment allocation 6.5ha net	Employment site- greenfield

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Policies which allocate development	Description and area/ capacity	comments
AP 50 Mead Lane (existing employment area)	Employment intensification on existing employment site 22ha approx	Existing employment area
AP 51 Railway Station Area	Mixed redevelopment to include residential employment and rail station improvements 2.2ha	Possible small residential component-general comment is that the STW has capacity
AP 53 Holms Farm-Housing Site	Housing allocation 1.8ha	Housing site previously permitted-general comment is that the STW has capacity
AP 55 Lawnstone House	Mixed redevelopment includes housing 0.15ha/ 8 flats	Welsh Water- no problems network or WTW
AP 56 Former Courts and Police Station	Mixed redevelopment 0.51ha	WW Small site no issues envisaged
AP 57 King's Head Public House	Conversion to residential 12 dwellings	WW no problems network or WTW
AP 58 Land at Berry Hill	Mixed development may include residential element up to 80 units	WW WTW domestic flows OK, trade effluent will require consent. FS pipe capacity may be a constraint requiring additional investment
AP 59 Land Adjoining Suntory Factory Coleford	Employment allocation 6.7ha	WW Trade effluent subject to consent and sewerage network may need reinforcement.
AP 60 Tuffthorn Avenue and Pingry Farm - Employment sites	Employment allocation includes intensification of existing land 1.4ha undeveloped 21ha approx. developed	WW Trade effluent subject to consent and sewerage network may need reinforcement.
AP 61 Staunton Road, Coleford Employment / Hotel Site	Redevelopment for employment or hotel 1.7ha	WW Trade effluent subject to consent and sewerage network may need reinforcement.
AP 62 Land At Poolway Farm, Coleford	Residential allocation 3.2ha	WW no problems with network or WTW

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Policies which allocate development	Description and area/ capacity	comments
AP 66 Newent Town Centre Mixed Development Allocation	Mixed development including residential 1.1ha	Mixed development likely to include an element of housing- general comments for Newent suggest improvement needed at STW but no physical constraints on providing these.
AP 67 Community Centre; Lewall Street	New community building 0.35ha	Community building
AP 68 Watery Lane, Newent	Housing allocation, now permitted 1.1ha 30 dwellings	Site with planning permission STW issues identified in general comment but development permitted with no objections from ST
AP 69 Southend Lane Newent	Housing allocation now permitted 1.5ha 25 dwellings	Site with planning permission general STW capacity issues identified but development permitted and no objections from ST
AP 70 Foley Road, Newent	Housing allocation now permitted 4.6ha 120 dwellings	Site with planning permission- STW capacity issues but development permitted and no objections from ST
AP 71 Gloucester Road Newent	Employment allocation 4.2ha	Employment allocation on greenfield site
AP 72 Ross Road Newent	Mixed use development and redevelopment includes housing 3.0ha	Sewer modelling may be required as it is in other locations at Newent, STW requires additional work to increase capacity
AP 73 Extra Care Accommodation, Cleeve Mill Lane	Housing allocation (extra care) now permitted 0.53ha	Sewer modelling may be required as it is in other locations at Newent, STW requires additional work to increase capacity
AP 75 New Road and High Street Bream	Housing allocation now part permitted (14 dwellings) total 1.6ha	No issues identified- subject to hydraulic modelling
AP 76 Land Off Ryelands Road Bream	Housing allocation now permitted in part (9 dwellings) 0.67ha total	No issues identified- subject to hydraulic modelling

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AP 77 High Street, Drybrook	Housing allocation 50 dwellings 1.8ha	Needs to be considered in context of other downstream development (eg Cinderford)- which needs to be the subject of hydraulic modelling.
AP 78 Drybrook Farm	Housing allocation now permitted (18 dwellings) 0.6ha	No specific comments and site has permission, renewed in 2013 when ST had no objections.
AP 79 Land off Church Road, Longhope	Housing allocation now permitted (15 dwellings) 1.0ha	Comments for this catchment (Longhope and Mitcheldean) are that improvements needed at STW, some downstream flooding issues so modelling required by ST. this allocation however- no objection to scheme for 30 when it was considered as part of a planning application
AP 80 Transport Depot A4136	New employment site and safeguarding of existing depot for employment 4.3ha total, 2.2ha already developed	Employment site part in use and part new allocation for employment- general comment for settlement highlights STW constraint
AP 81 Longhope Industrial Estate	Mixed redevelopment may include housing (up to 10 indicative capacity) 0.8ha	Mixed development on existing employment site- general comments for settlement highlight STW constraint no physical constraints on making any improvements needed
AP 82 Former Tinplate Works, Lydbrook	Housing allocation (26 permitted) 0.9ha	WW WTW out of capacity- sewerage OK, nb development as allocated has valid planning permission
AP 84 Land off Bradley Court Road (Vantage Point) Mitcheldean	Housing allocation on current employment site 1.7ha 40 dwellings	Comments for this catchment (Longhope and Mitcheldean) are that improvements needed at STW, some downstream flooding issues so modelling required by ST.

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AP 85 Old Coach Depot, Mitcheldean - Housing Allocation	Housing allocation on vacant employment site 0.4ha	Comments for this catchment (Longhope and Mitcheldean) are that improvements needed at STW, some downstream flooding issues so modelling required by ST.
AP 86 Former George Hotel Mitcheldean - Housing Allocation	Redevelopment and conversion for housing 0.3ha	Comments for this catchment (Longhope and Mitcheldean) are that improvements needed at STW, some downstream flooding issues so modelling required by ST. However no objection raised for current application on this site (28 apartments and conversion of barn)
AP 87 Employment Intensification/ Retention Vantage Point Mitcheldean	Retention of employment site 28.4ha	Employment site- already in use
AP 89 The Victoria Hotel, Newnham on Severn and land adjoining	Conversion and redevelopment for housing 0.35ha	Additional capacity will be needed at STW, hydraulic modelling of sewer network recommended
AP 90 Land North of Newnham on Severn and adjoining Unlawater Lane	New housing site on undeveloped land 2.2ha	Additional capacity will be needed at STW, hydraulic modelling of sewer network recommended
AP 91 Land adjoining A48 and Bigstone Meadow, Tutshill	New housing site 2.6ha	WW water supply modelling required re adequacy of supply, WTW and sewerage OK.
AP 92 Land adjacent Wyedean School, Sedbury	New housing site (now permitted, 110 units) 3.6ha	WW required condition re water supply, no objections re WTW or sewerage
AP 93 Land adjoining Miners Arms, Sling - Housing Allocation	New housing site (20 units) 0.6ha	No issues identified- STW capacity adequate

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AP 94 New Dunn Business Park	Safeguarding existing employment area for employment use 5.15ha	Existing employment uses safeguarded
AP 95 Housing Allocation Off Gloucester Road Staunton/Corse	New housing allocation (20 units) 1.1ha	no site specific information, no general issues identified
AP 97 Lydney Road, Whitecroft	Safeguard and redevelop land for employment 1.4ha	Employment site in use at present to be retained
AP 98 Whitecroft Scovill	Mixed employment and housing on employment site 3.5ha to include up to 30 dwellings	Mixed allocation- no specific information
AP 99 Housing Site Ash Way	New housing site (12 units) 0.4ha	No issues identified
AP 100 Netherend Farm, Woolaston	New housing site (36 units), part previously permitted (21) 1.2ha total	No issues identified modelling recommended

