

# **Development Sites—Water Treatment and Water Supply Summary**

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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.

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

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.

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.

| <b>Policies which allocate development</b>  | <b>Description and area/ capacity</b>  | <b>LA Comments (WW Welsh Water, STW Severn Trent Water)</b>  |
|---|--|--|
| 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. STW capacity- no issues  |
| 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.  |

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| 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   |
| 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, WTW capacity available when required.          |
| 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- WTW capacity available                          |
| 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 WTW 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 WTW 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 WTW   |

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|  |  | has capacity or that this will be provided as required   |
| 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  |
| 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 WTW 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 Tufthorn 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   |
| 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 WTW 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 WTW 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 WTW capacity issues identified but development permitted and no objections from ST   |
| AP 70 Foley Road, Newent                                 | Housing allocation now permitted 4.6ha 120   | Site with planning permission- WTW capacity issues but development   |

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|   | dwelling   | permitted and no objections from STW, latest comment is that WFD improvements are planned and that any additional capacity will be built in  |
| 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, WTW 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, WTW 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   |
| 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 STW 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 there is sufficient capacity at the WTW, some downstream flooding issues so modelling required by STW. This allocation- 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 WTW is adequate for housing planned  |
| 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 sufficient capacity should be available  |
| 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 sufficient capacity should be available  |
| AP 86 Former George Hotel Mitcheldean - Housing Allocation    | Redevelopment and conversion for housing 0.3ha   | Comments for this catchment (Longhope and Mitcheldean) are that sufficient capacity should be available No objection raised for current application on this site (28 apartments and conversion of barn)  |

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| AP 87 Employment Intensification/<br>Retention Vantage Point Mitcheldean | Retention of employment site 28.4ha  | Employment site- already in use  |
| AP 89 The Victoria Hotel, Newnham on<br>Severn and land adjoining        | Conversion and redevelopment for housing<br>0.35ha                                     | Capacity will be available at WTW, hydraulic modelling of sewer<br>network recommended   |
| AP 90 Land North of Newnham on Severn<br>and adjoining Unlawater Lane    | New housing site on undeveloped land 2.2ha   | Additional capacity available at WTW, hydraulic modelling of sewer<br>network recommended  |
| AP 91 Land adjoining A48 and Bigstone<br>Meadow, Tutshill                | New housing site 2.6ha   | WW water supply modelling required re adequacy of supply, WTW<br>and sewerage OK.  |
| AP 92 Land adjacent Wyedean School,<br>Sedbury                           | New housing site (now permitted, 110 units)<br>3.6ha                                   | WW required condition re water supply, no objections re WTW or<br>sewerage, reply to plan consultation is as above but site has<br>permission subject to appropriate conditions. |
| AP 93 Land adjoining Miners Arms, Sling -<br>Housing Allocation          | New housing site (20 units) 0.6ha  | No issues identified- WTW capacity adequate  |
| AP 94 New Dunn Business Park   | Safeguarding existing employment area for<br>employment use 5.15ha                     | Existing employment uses safeguarded   |
| AP 95 Housing Allocation Off Gloucester<br>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<br>1.4ha                                   | Employment site in use at present to be retained   |
| AP 98 Whitecroft Scovill   | Mixed employment and housing on employment<br>site 3.5ha to include up to 30 dwellings | Mixed allocation- no specific information (drains to Lydney and if<br>needed additional capacity will be provided)   |
| 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<br>permitted (21) 1.2ha total             | No issues identified   |

