

# **Project Transform**

## **Site Appraisal for Energy from Waste Facility**

Final Report

20 October 2008

Entec UK Limited



---

Report for

---

**Main Contributors**

John Hall  
Kirsty Tydeman  
Nick Williams

---

**Issued by**

.....  
John Hall

---

**Approved by**

.....  
Ian Cromie

---

**Entec UK Limited**

Canon Court  
Abbey Lawn  
Abbey Foregate  
Shrewsbury SY2 5DE  
England  
Tel: +44 (0) 1743 342000  
Fax: +44 (0) 1743 342010

h:\projects\project subfiles\23107 nor coventry, solihull and warwickshire waste pfi\docs\site selection report\updated draft for issue 290908\rr011i2.doc

# Project Transform

## Site Appraisal for Energy from Waste Facility

Final Report

20 October 2008

Entec UK Limited



Certificate No. FS 13881



Certificate No. EMS 69090

In accordance with an environmentally responsible approach, this document is printed on recycled paper produced from 100% post-consumer waste, or on ECF (elemental chlorine free) paper

---

## Copyright and Non-Disclosure Notice

The contents and layout of this report are subject to copyright owned by Entec (© Entec UK Limited 2008) save to the extent that copyright has been legally assigned by us to another party or is used by Entec under licence. To the extent that we own the copyright in this report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report.

The methodology (if any) contained in this report is provided to you in confidence and must not be disclosed or copied to third parties without the prior written agreement of Entec. Disclosure of that information may constitute an actionable breach of confidence or may otherwise prejudice our commercial interests. Any third party who obtains access to this report by any means will, in any event, be subject to the Third Party Disclaimer set out below.

---

## Third Party Disclaimer

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Entec at the instruction of, and for use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. Entec excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability.

---

# Contents

---

<b>1.</b>	<b>Introduction</b>	<b>1</b>
1.1	Background	1
1.2	Site Requirements	1
1.3	Scope of this Report	2
1.4	Structure of this Report	2
<b>2.</b>	<b>Site Selection and Appraisal Methodology</b>	<b>3</b>
2.1	Overview	3
2.2	Site Identification and Appraisal Criteria	3
2.2.1	Part 1: Identification of Areas of Search for Potentially Suitable Sites	3
2.2.2	Part 2: Identification of Potentially Suitable Sites	4
2.2.3	Part 3: The Assessment of Potential Sites	4
<b>3.</b>	<b>The Identification and Appraisal of Potential Sites</b>	<b>7</b>
3.1	Part 1: Identification of Areas of Search for Potentially Suitable Sites	7
3.1.1	Application of Planning Constraints	7
3.2	Part 2: Identification of Potentially Suitable Sites	8
3.3	Part 3: The Appraisal of Potential Sites	8
3.4	Summary of Findings	15
3.5	The Candidate Sites	16
3.5.1	Sol03 – Former Arden Brickworks, Bickenhill, Solihull	16
3.5.2	Cov01 – Land to the East of the existing Energy from Waste Facility, Coventry	18
3.5.3	War47 – Land at Coleshill WWTW	20
3.5.4	Summary of Detailed Appraisals	22
<b>4.</b>	<b>Conclusions</b>	<b>25</b>
Table 3.1	Sources of Information Used to Map Spatial Constraint Criteria	7
Table 3.2	Sites Discounted as Having Inadequate Space to Accommodate a Facility	9
Table 3.3	Summary of Site Evaluations	11
Table 3.4	Summary of Site Search Exercise	15

---

Table 3.5	Summary of Detailed Site Appraisals – Candidate Sites	23
Plate 2.1	Establishing the Evaluation Matrix Criteria	5
Figure 3.1	Sites Considered for Potential Waste Use	
Figure 3.2	Sites Considered for Potential Waste Use	
Figure 3.3	Sites Considered for Potential Waste Use	
Figure 3.4	Sites Considered for Potential Waste Use	
Figure 3.5	Candidate Site – Cov1	
Figure 3.6	Candidate Site – Sol3	
Figure 3.7	Candidate Site – War47	
Schedule A	Site Analysis Matrix – Evaluation Criteria	
Schedule B	Schedule of all Identified & Assessed Sites	
Schedule C	Site Assessments	

---

# 1. Introduction

---

## 1.1 Background

Project Transform is a partnership between Coventry City Council, Solihull Borough Council and Warwickshire County Council formed to develop the strategic infrastructure needed for waste management across the three authorities for the next twenty five years. Project Transform is commencing the procurement of strategic infrastructure to meet landfill diversion targets and the recovery of value from in excess of 300,000 tonnes of household wastes per year.

The existing Coventry and Solihull Energy from waste Plant provides strategic capacity and, was the subject of a Plant Condition Report in 2005. This addressed the residual life of a large number of components within the existing facility and whilst some residual life was indicated, this would be accompanied by increasing maintenance costs and reliability issues. The report found that the existing facility would not be suitable for a further twenty five years of operation and unlikely to be able to cater for all of the waste required to be treated throughout the period of the Project Transform PFI.

The demolition and replacement of the existing facility on the existing 2.50 hectare site was considered unacceptable as this process, likely to take three years, would mean that the authorities would have no option but to export waste outside the Project Transform area or send the wastes to landfill contrary to the national waste strategy and landfill diversion targets. This would have the potential to incur significant financial penalties.

Project Transform is seeking therefore to replace the existing Energy from Waste (EfW) facility with a new facility. Land adjacent to the existing facility is within the ownership of Coventry City Council and this was identified as a potential site. The land is, however, currently in Green Belt and so Project Transform commissioned this report to establish if alternative sites were available.

## 1.2 Site Requirements

One of the first tasks was to establish site size requirements need i.e. minimum requirements in terms of land take. Available guidance provided by the Department of Communities and Local Government and the Environment Agency provides a reasonably consistent basis for the assessment of the area needed to accommodate a strategic scale EfW facility. A summary of this evidence is provided in Box 1.

**Box 1 Facility Area Requirements****ODPM Planning for Waste Management Facilities : A Research Study 2004, p154**

Large scale thermal treatment: 250 000 tonnes per annum would require 2 – 5 ha

**Environment Agency Waste Technology Data Centre**

Incineration – mass burn: over 80,000 tonnes per annum would require 3 – 5 ha possibly larger with landscaping

It was considered that the facility being proposed by Project Transform would require a minimum site area of 3 hectares. This site size has been adopted for the purposes of the site assessment.

### 1.3 Scope of this Report

This site search and appraisal exercise comprises two elements:

- A search of potentially available sites across the three authorities;
- A detailed evaluation of the potential sites including site visits; land availability and ownership status etc.

The methodology used to identify and appraise the potentially suitable sites is derived from the established principles of national waste planning policy. The approach also conforms to the principles and policies contained within the statutory development plans across the study area and as such, its focus has been on the acceptability of sites in planning policy terms. In this regard, emphasis has been placed on the potential suitability of a site in terms of environmental considerations (e.g. landscape, heritage, conservation, flood risk etc), operational factors (e.g. accessibility, proximity to existing waste management facilities, potential for CHP) and economic and social aspects.

### 1.4 Structure of this Report

After this brief introduction, the report has been structured as follows:

- A brief summary of the search and appraisal methodology (Section 2);
- A description of the study findings (Section 3);
- Concluding comments (Section 4).

---

## 2. Site Selection and Appraisal Methodology

---

### 2.1 Overview

The appraisal methodology contains three key parts:

- **Part 1:** Identification of areas of search for potentially suitable sites;
- **Part 2:** Identification of potentially suitable sites within these areas of search;
- **Part 3:** The appraisal of sites identified under Part 2.

### 2.2 Site Identification and Appraisal Criteria

#### 2.2.1 Part 1: Identification of Areas of Search for Potentially Suitable Sites

The applied methodology establishes the existence and availability of potentially suitable areas of search within which the availability and suitability of vacant or derelict sites, under-used land and sites allocated for employment uses could be evaluated.

Annex E of PPS10 sets out guidance on the factors that should be considered when testing the suitability of potential sites - these factors, along with environmental considerations set out in the relevant development plans have been taken into account in the development of the planning constraints. For the study area these constraints are categorised according to whether they represent:

**Areas of exclusionary constraint**, where development is unacceptable in principle and the land is therefore discounted from the area of search. In relation to the study area these include:

- Internationally and nationally important nature conservation sites such as Sites of Special Scientific Interest (SSSIs);
- Internationally and nationally important archaeological designations such as Scheduled Monuments (SMs) and registered battlefields;
- Designated development plan allocations (with the exception of general industrial allocations and special policy areas).

**Areas of discretionary constraint** which, although ideally avoided, could offer potential subject to there being no suitable unconstrained sites available. In relation to the study area these include:

- Locally important nature conservation or cultural heritage sites such as local nature reserves or conservation areas;

- Nationally significant amenity designations such as areas of outstanding natural beauty or Green Belt.

The mapping of these planning constraints enabled a sequential approach to site identification initially focusing upon unconstrained areas prior to consideration of areas of discretionary constraint including Green Belt.

### 2.2.2 Part 2: Identification of Potentially Suitable Sites

Potentially suitable land was identified through:

- A review of the sites considered under the previous work conducted by Warwickshire CC<sup>1</sup> and by RPS Consultants;
- Inspection of the existing employment areas and allocations within the relevant development plans;
- Existing waste facilities;
- Where available, reference to site data prepared in respect of returns to the National Land Use Database (NLUD);
- Inspection of recent map bases and aerial photographs;
- Those sites within current waste uses or suggested by officers of each of the three waste planning authorities;
- By visiting existing industrial/ employment areas to identify potential sites.

Sites identified in this way are only considered further where they meet the site size criteria.

### 2.2.3 Part 3: The Assessment of Potential Sites

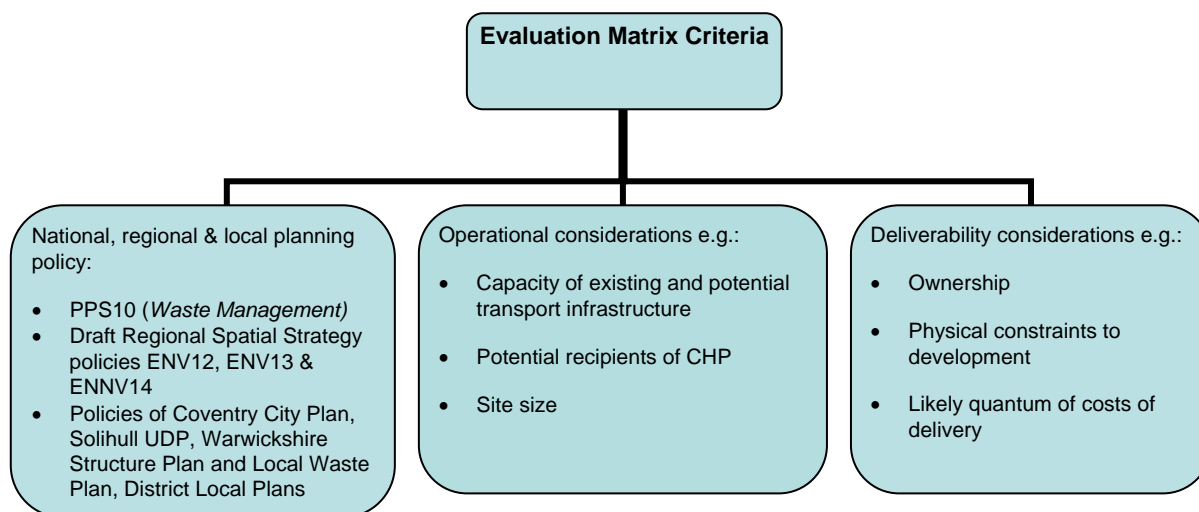
Annex E of PPS10 sets out guidance on the factors that should be considered when testing the suitability of potential sites. To this end the site evaluation criteria in **Schedule A** reflect the desire to avoid development in certain locations and also relate to the ability to secure safe and adequate access and the impact upon the amenity of adjacent and nearby land uses. Although failure to meet these criteria does not preclude development outright, other sites or areas that do not negatively impact on these criteria may be considered more favourable in planning or operational terms.

Plate 2.1 below illustrates graphically, how the evaluation criteria were established.

---

<sup>1</sup> Warwickshire CC commissioned RPS to inform the implementation of its Municipal Waste Management Strategy through a site search for potential waste facilities.

**Plate 2.1**     **Establishing the Evaluation Matrix Criteria**



The scale of effect for the detailed assessment criteria has been assessed **qualitatively** through both desk-based and on-site appraisal. Broadly speaking, the following grading system was used:

- A - locating the facility at this location would move significantly towards a criterion;
- B - locating the facility at this location would move marginally towards a criterion;
- C - locating the facility at this location would have no effect (or a neutral effect) on a criterion;
- D - locating the facility at this location would move marginally away from a criterion;
- E - locating the facility at this location would move significantly away a criterion.

Alternative ways of measuring sites against the site-specific objectives are available, but are considered to be less appropriate. In particular, **quantitative** scoring methods (where a score is given to each objective) do not encourage an expert decision to be taken on the inherent acceptability of a particular discretionary objective. There is a temptation to simply add up the scores for each location and compare scores between locations to define the most appropriate sites. This approach is considered to be flawed as individual significant effects that might preclude development have the potential of being lost within an overall score.



## 3. The Identification and Appraisal of Potential Sites

### 3.1 Part 1: Identification of Areas of Search for Potentially Suitable Sites

#### 3.1.1 Application of Planning Constraints

The first step in the search and appraisal exercise was to apply planning constraints to the study area to establish the basis for the sequential approach. This identifies:

- Areas unconstrained by policy that should form the primary focus of the search;
- Constrained areas to be addressed should the unconstrained areas fail to yield a feasible site;
- Those that should be excluded from further consideration.

Where available, these constraints were identified and mapped onto a GIS model. Table 3.1 provides a schedule of both exclusionary and discretionary constraints.

**Table 3.1 Sources of Information Used to Map Spatial Constraint Criteria**

Planning Constraint	Source of Data for Mapping
<b><u>Exclusionary</u></b>	
Special Areas of Conservation (SAC)	Natural England web-site ( <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a> )
Sites of Special Scientific Interest (SSSI)	Natural England web-site ( <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a> )
National Nature Reserves (NNRs)	Natural England web-site ( <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a> )
Sites of Scientific Interest (SSI)	Natural England web-site ( <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a> )
Areas of Outstanding Natural Beauty (AONB)	Digitised layer on the Magic web-site ( <a href="http://www.magic.org.uk">www.magic.org.uk</a> )
Registered Battlefield	Digitised layer on the Magic web-site ( <a href="http://www.magic.org.uk">www.magic.org.uk</a> )
Scheduled Ancient Monuments (SAMs)	Digitised layer on the Magic web-site ( <a href="http://www.magic.org.uk">www.magic.org.uk</a> )
Historic Parks and Gardens (grade I and II*)	Digitised layer on the Magic web-site ( <a href="http://www.magic.org.uk">www.magic.org.uk</a> )
Listed Buildings (grade I and II*)	Digitised layer on the Magic web-site ( <a href="http://www.magic.org.uk">www.magic.org.uk</a> )
Non-employment land-use allocations	Digitised layer obtained from Solihull & Coventry

---

**Table 3.1 (continued) Sources of Information Used to Map Spatial Constraint Criteria**


---

<b>Planning Constraint</b>	<b>Source of Data for Mapping</b>
<b><u>Discretionary</u></b>	
Green Belt	Digitised layer obtained from three client authorities
Areas of Flood Risk	Digitised layer obtained from three client authorities
Historic Parks and Gardens (grade II)	Digitised layer on the Magic web-site (www.magic.org.uk)
Listed Buildings (grade II)	Digitised layer on the Magic web-site (www.magic.org.uk)
Conservation Areas	Digitised layer on the Magic web-site (www.magic.org.uk)

---

## **3.2 Part 2: Identification of Potentially Suitable Sites**

The identification of potentially suitable sites was undertaken within the unconstrained areas identified in Part 1 as well as within those areas affected by discretionary constraints.

Reference to a combination of sources (development plans, digitised site layers, maps and aerial photos) focused, in accordance with PPS10, upon existing employment land and other areas with previously developed characteristics. This process identified some eighty sites or areas of interest to be investigated and tested - the results of which are set out in the remainder of this report.

## **3.3 Part 3: The Appraisal of Potential Sites**

Each of the candidate sites was subject to a site visit to ascertain whether there was sufficient vacant or underused land available to accommodate the facility. A schedule of those sites that failed to meet this requirement and were therefore discounted is at Table 3.2. A complete list of all sites considered by the study is at **Schedule B**.

In each case where about three hectares of land was estimated to be available, boundaries were delineated on a map base and the site taken forward for further assessment. Sites were discarded where it was found, upon mapping the boundaries, that they comprised less than three hectares.

Figures 3.1, 3.2, 3.3 and 3.4 provide the site locations.

**Table 3.2 Sites Discounted as Having Inadequate Space to Accommodate a Facility**

<b>Site Ref.</b>	<b>Study Site Name</b>	<b>Local Planning Authority</b>
<b><u>Warwickshire</u></b>		
War13	Midland Quarry, Nuneaton	Nuneaton and Bedworth
War18	Wellesbourne Business Park	Stratford upon Avon
War21	Glebe Farm, Rugby	Rugby
War22	Paynes Lane, Rugby	Rugby
War23	Griff Clara & Bermuda Park	Nuneaton and Bedworth
War24	Attleborough Fields Industrial Estate	Nuneaton and Bedworth
War26	ex Continental Tyres, Haynes Way, Swift Valley, Rugby	Rugby
War28	Helmsdale Business Park, Nuneaton	Nuneaton and Bedworth
War29	Whitacre Road, Nuneaton	Nuneaton and Bedworth
War30	Cauldwell Park, Nuneaton	Nuneaton and Bedworth
War31	Aston Park, Nuneaton	Nuneaton and Bedworth
War32	Camphill Industrial Estate, Nuneaton	Nuneaton and Bedworth
War33	Carlyon Road Industrial Estate, Nuneaton	Nuneaton and Bedworth
War34	Fourways Industrial Estate, Nuneaton	Nuneaton and Bedworth
War35	Station Project / Butlers Leap, Rugby	Rugby
War36	Bayton Road Industrial Estate	Nuneaton and Bedworth
War37	Middlemarch Business Park	Warwick
War38	Wellesbourne Business Park, Wellesbourne	Stratford upon Avon
War39	Kineton Road Industrial Estate, Southam	Stratford upon Avon
War40	Heathcote Industrial Estate, Whitnash	Warwick
War41	Avon Industrial Estate, Stratford On Avon	Stratford upon Avon
War42	Tachbrook Park, Leamington	Warwick
War43	Birmingham Road, Studley	Stratford upon Avon
War44	Brickyard Lane, Studley	Stratford upon Avon
War45	Land North of Great Alne	Stratford upon Avon
War46	Tything Road, Alcester	Stratford upon Avon

**Table 3.2 (continued) Sites Discounted as Having Inadequate Space to Accommodate Facility**

<b>Site Ref.</b>	<b>Study Site Name</b>	<b>Site Ref.</b>
<b><u>Solihull</u></b>		
Sol1	Stanley Way	Solihull
Sol2	Bickenhill Lane	Solihull
Sol4	Highlands Road, Hillfield Park	Solihull
Sol5	Haslucks Green Road	Solihull
Sol6	Sub Station, Ravenshaw Way	Solihull
<b><u>Coventry</u></b>		
Cov3	Binley Industrial Estate	Coventry
Cov4	Binley Business Park	Coventry
Cov5	New Century Park	Coventry
Cov6	Cross Point Business Park	Coventry
Cov7	Aldermans Green Business Park	Coventry
Cov9	Prologis Park, Keresley	Coventry
Cov11	Coventry Business Park	Coventry
Cov12	Westwood Business Park	Coventry
Cov13	Banner Park	Coventry
Cov16	Fletchworth Gate	Coventry
Cov17	Charter Avenue Industrial Estate	Coventry
Cov18	Torrington Avenue Industrial Estate	Coventry
Cov21	Couthaulds Way	Coventry
Cov22	Walsgrave Triangle	Coventry
Cov23	Ibstock Road	Coventry
Cov24	Gallagher Business Park	Coventry
Cov25	Blackburn Road Industrial Estate	Coventry
Cov26	Station Street Business Park	Coventry
Cov27	Whitmoor Park / Foleshill Park	Coventry
Cov28	Godiva Trading Estate	Coventry

Of the eighty sites considered by the study, some twenty two were identified as having at least three hectares of developable land and were taken forward for assessment against the criteria in **Schedule A**. Evaluations of the individual sites against these criteria were informed:

- Through site work, an evaluation of the suitability of the site taking into account physical access, the local highway network, the proximity and number of residential properties and the presence of potential customers for CHP;
- Through desk work to evaluate current planning status and conformity to the policy considerations for waste facilities set out in national, regional and waste policy;
- Contact with a range of consultees to evaluate whether the site is available for the development of an EfW. These included Council officers (planning, property and economic development), business links and investment agencies as well and landowners and/or their agents.

Table 3.3 summarises the findings of assessments and the basis for sites being discounted or taken forward for further consideration. Individual site assessments are at **Schedule C**.

**Table 3.3 Summary of Site Evaluations**

Site Ref: LPA	Main Attributes and Issues	Evaluation
War01 Former Peugeot Works, Ryton-on-Dunsmore Rugby, Warwickshire	A large brownfield site well related to the main sources of arisings. Large B8 consent on northern part of site with further B2/B8 planned. Waste would not fit with landowner plans. Potential for CHP also not of interest at this time. Alan Sargent, Senior Vice President – Development, Prologis, 0121 224 8766	Unavailable for waste uses. Discounted from further consideration
War02 Malpass Farm, Rugby Rugby, Warwickshire	An employment allocation about to be 'unlocked' by the new Western Rugby Relief Road upon completion of which the site's accessibility will be greatly enhanced. Rugby is remote from main concentrations of arisings in Coventry and Solihull.  Site is considered to have an operational future by owner Cemex. An application for an MBT is to be lodged shortly. Site unavailable confirmed by William Gagie, Property Manager, 01283 734779	Unavailable. Discounted from further consideration.
War03 Long Marston Depot Stratford upon Avon, Warwickshire	A large former Royal Engineers Depot very remotely located. The site currently features on the Government's shortlist of proposed EcoTowns being promoted by St Modwen.  Location is unsuitable as it not in close proximity to the main areas of arising, poor accessibility and poor highway network.	Unsuitable – extremely remote and poorly connected. Unavailable given current aspirations and discounted from further consideration.
War04 Southam Cement Works Stratford upon Avon, Warwickshire	A brownfield site with ongoing quarrying operations remotely located well away from the main sources of arising.  Site is considered to have an operational future by owner Cemex. An application for an MBT has been lodged. Site unavailable as confirmed by William Gagie, Cemex 01283 734779	Unavailable. Discounted from further consideration.
War05 Judkins East, Nuneaton Nuneaton and Bedworth, Warwickshire	Co-located with household waste recycling centre, landfill and quarrying operations.  Site close to being consented for 150,000 tpa 'soils hospital' subject to a s.106 to address traffic implications. Development would create significant HGV traffic in Nuneaton town centre. Nuneaton is comparatively remote from main concentrations of arisings in Coventry and Solihull.	Unsuitable – poor quality highway network and associated poor amenity. Likely to be unavailable due to alternative proposals. Discounted from further consideration.

**Table 3.3 (continued) Summary of Site Evaluations**

<b>Site Ref: LPA</b>	<b>Main Attributes and Issues</b>	<b>Evaluation</b>
War06 Judkins West, Nuneaton	Co-located with household waste recycling centre, landfill operations. Site at rear of spoil heap and landfill. Adjacent to un-restored deep quarry.	Unsuitable – developable area and poor quality highway network and associated poor amenity. Discounted from further consideration.
Nuneaton and Bedworth, Warwickshire	Area of developable land is uncertain and location is unsuitable as it not in close proximity to the main areas of arising, poor accessibility and poor highway network.	
War07 Holly Lane, Atherstone	Large greenfield business and distribution park with only one greenfield plot remaining undeveloped. Site is within control of Aldi and has recently (2007) been subject to an application for an extended head office. North Warwickshire DC advise that the site is not on the market and features within Aldi's national expansion plans. Response from Aldi not yet received but unlikely to be available for waste uses.	Unavailable. Discounted from further consideration.
N. Warwickshire, Warwickshire		
War08 Birch Coppice, Nr. Tamworth	Only one plot of sufficient size (4ha) left. A brownfield site well related to strategic highway network but somewhat remote from main sources of arising.	Unavailable for waste uses. Discounted from further consideration.
N. Warwickshire, Warwickshire	Site owned by IM Properties and an extension is being promoted as a strategic location through the WMRSS. IM Properties objecting to nearby small waste proposal.  Owner's agent states that waste is 'out of the question' at this time. Mike Eagleton 0121 236 1636.	
War09 EMR Kingsbury	Visited 3 <sup>rd</sup> July 2008. Well related to strategic highway network but somewhat away from the main sources of arising in Solihull and, particularly, Coventry. An extensive area of waste and other poor quality uses adjacent to a large petroleum depot that may well constrain further development of any nature – position to be clarified with the HSE.	Unsuitable – local highway network, residential amenity and health and safety concerns. Discounted from further consideration.
N. Warwickshire, Warwickshire		
War10 Hams Hall	A good sized regularly shaped site within a large distribution park and with good highway links. Site is within the control of BMW and forms extension land to their existing engine plant to the west. Geoff Brown, North Warwickshire DC 01827 719310.	Unavailable. Discounted from further consideration.
N. Warwickshire, Warwickshire		
War11 Hams Hall B	A large green belt site to the north of the Hams Hall distribution park. Within the ownership of E.ON who have had ambitions for a large warehouse development – an outline application was refused in 2006.  E.ON advise that they intend to hold the site in reserve for strategic promotion purposes. Mark Maisey - UK Property Manager 02476183877.	Unavailable. Discounted from further consideration.
N. Warwickshire, Warwickshire		
War12 Packington Landfill	A very large operational but predominantly restored landfill with marked changes in level in the Green Belt. Restored areas of site discounted from consideration so opportunities are be limited to the fringes of the site within Stonebridge Road and Packington Lane.  Site un-accessed. Aerial photographs show no clear opportunities and area at entrance recently developed for composting facility.	Unavailable. Discounted from further consideration.
N. Warwickshire, Warwickshire		
War14 Baddesley Colliery East	An area of colliery spoil to the junction of Coleshill Road and Merevale Lane and currently subject to waste proposals by Merevale Estates.  Site is away from the main sources of arising and connected by long highway routes via the A5. Local highway network is relatively poor	Unsuitable – remote and poorly connected. Discounted from further consideration.
N. Warwickshire, Warwickshire		

**Table 3.3 (continued) Summary of Site Evaluations**

<b>Site Ref: LPA</b>	<b>Main Attributes and Issues</b>	<b>Evaluation</b>
War15 Baddesley Colliery West N. Warwickshire, Warwickshire	A large area of hard-standing consented for motor storage and distribution depot under a 1996 consent. Site is away from the main sources of arising and connected by long highway routes via the A5. Local highway network is relatively poor. Significant sensitive receptors within 250m of much of site	Unsuitable –remote and poorly connected. Discounted from further consideration.
War16 Rock Farm WWTW Warwick, Warwickshire	Former settlement beds close to the main urban area to the south of Middlemarch Business Park and Coventry Airport. Located within the Green Belt. Access from Stoneleigh Road of very poor standard. – improvements or alternatives unlikely. Proximity to airport make the site particularly sensitive.	Unsuitable – poor access, proximity to airport. Discounted from further consideration.
War17 Coventry (Finham) WWTW Warwick, Warwickshire	Operational WWTW close to the main urban area to the south east of Airport. Located within the Green Belt. Access is of relatively poor standard. Within flight path to airport makes the site unacceptable. Also required for operational development by Severn Trent.	Unsuitable – poor access, proximity to airport. Discounted from further consideration.
War19 BAD Kineton Stratford upon Avon, Warwickshire	All useable land lies within a secure MoD site. Site remote from main sources of arisings but with good connections to the M40. There are no known plans for disposal by Defence Estates.	Unavailable. Unsuitable – remote from arisings. Discounted from further consideration.
War20 Long Marston Airfield Stratford upon Avon, Warwickshire	A disused airfield very remotely located. Location is unsuitable as it not in close proximity to the main areas of arising, poor accessibility and poor highway network.	Unsuitable – extremely remote and poorly connected. Discounted from further consideration.
War25 Central Park, Rugby Rugby, Warwickshire	A large greenfield distribution park allocation close to Junction 1 of the M6 but away from the main sources of arising. Waste would not fit with landowner plans. Potential for CHP also not of interest at this time. Alan Sargent, Senior Vice President – Development, Prologis, 0121 224 8766.	Unavailable for waste uses. Discounted from further consideration
War27 Bermuda Industrial Estate, Nuneaton Nuneaton and Bedworth, Warwickshire	A vacant brownfield site containing a derelict distribution depot that is well related to the highway network but located away from the centre of the study area. Not on the market. Confirmed by Nuneaton & Bedworth Business Link.	Unavailable. Discounted from further consideration.
War47 Land at Coleshill WWTW North Warwickshire, Warwickshire	A vacant area of brownfield land within an existing WWTW close to the main urban area and offering potential to co-locate with a sewage sludge incinerator that already provides power via an existing grid connection. There is scope to serve customers in wider Hams Hall area. Site is surplus to Severn Trent needs who are investigating feasibility of removal from Green Belt. Adam Tustain, Principal Valuer 07766 781406 HGV access would be via a recently consented access. Site is located within a sensitive Green Belt corridor along the M42 and the Council has no plans to review boundaries in this location.	Available and assessed as suitable. Site specific conditions and constraints to be evaluated further.

**Table 3.3 (continued) Summary of Site Evaluations**

<b>Site Ref: LPA</b>	<b>Main Attributes and Issues</b>	<b>Evaluation</b>
Sol03 Former Arden Brickworks, Bickenhill Solihull	<p>Brownfield site within the Green Belt. Reasonably well located in relation to the sources of arisings in the main urban areas. Proposal would co-locate with an existing household waste recycling facility that is earmarked for expansion. Some potential for CHP given proximity to NEC and Birmingham Airport.</p> <p>Site is in private ownership (McLean Estates) and leased to a demolition contractor. Site is available although the nature of this 'availability' is uncertain. Mr McLean 07836 549322</p> <p>Site to rear of National Motorcycle Museum and facility would be highly visible from M42 and compromise openness of Green Belt. Rear of site covered by mineral restoration conditions and a Regionally Important Geological Site. Requires further evaluation.</p>	Currently assessed as available and suitable. Site specific conditions and constraints to be evaluated further.
Cov01 Land to east of Existing EfW Coventry	<p>Greenfield site (partly redundant allotments) within the Green Belt in the main urban areas and well located to the sources of arisings. Proposal would replace an existing EfW and co-locate with an existing large household waste recycling facility. Current facility provides energy to nearby customers and replacement facility would have access to infrastructure. Plenty of scope for other customers (Jaguar, nearby business parks and city centre).</p> <p>Site is within ownership of Coventry City Council and is available.</p> <p>Site access is not ideal but can be improved. There is also the potential to improve the function of the local Green Belt through 'land swap', restoration of current EfW site and other environmental improvements.</p> <p>Issues associated with flood risk, nature conservation, contamination and redundancy of the allotments require further evaluation.</p>	Available and assessed as suitable. Site specific conditions and constraints to be evaluated further.
Cov02 Land at Whitley Business Park Coventry	<p>Greenfield site although ideally located in MUA.</p> <p>Waste contrary to owner's objectives and wouldn't be available for waste currently. Jade Mosey CCC 024 7683 1234. Confirmed by Paul Smith, St Modwen 0121 222 9400.</p>	Unavailable for waste uses. Discounted from further consideration
Cov08 Arena Park Coventry	<p>Brownfield site in regeneration area to east of the Ricoh Arena. Site adjacent to newly constructed housing and retail park. Unsuitable due to amenity.</p>	Unsuitable – residential amenity. Discounted from further consideration.
Cov10 Land at Great Heath Coventry	<p>Brownfield site in regeneration area to north of city centre. Adjacent site allocated as a mixed use proposal (including a residential element) within the City Plan. Site located in a highly urbanised and densely populated area. Local highway network is congested and of a poor standard for HGV traffic.</p>	Unsuitable – residential amenity and local highway network. Discounted from further consideration.
Cov14 Land West of Whitmore Park Coventry	<p>Recently cleared brownfield site formerly housing a large manufacturing use. Aside from an industrial use to the east, the site sits within a populated area. Local highway network is congested and links to the strategic road network are of poor quality for HGVs. Good relationship to sources of arising.</p>	Unsuitable – residential amenity and local highway network. Discounted from further consideration.

**Table 3.3 (continued) Summary of Site Evaluations**

Site Ref: LPA	Main Attributes and Issues	Evaluation
Cov15 Land North of Jaguar, Allesley Coventry	A large greenfield site (under agriculture) controlled by Jaguar and earmarked as expansion land for the Allesley Facility.  Unavailable for any other purpose.	Unavailable. Discounted from further consideration
Cov19 Bannerbrook Park, Tile Hill Coventry	A vacant cleared site.  Under the control of a consortia of four housebuilders. Consented for redevelopment.	Unavailable. Discounted from further consideration
Cov20 Vantage Park Coventry	Brownfield site in regeneration area to north of city centre. Site within highly urbanised environment with nearby residential receptors. Site proposals are incompatible with waste – being marketed for offices, leisure and hotel uses.	Unsuitable – residential amenity – and unavailable. Discounted from further consideration

### 3.4 Summary of Findings

Table 3.4 summarises the findings of the site search exercise.

**Table 3.4 Summary of Site Search Exercise**

Area of Search	All Sites Identified (Long List)	Sites > 3ha (Short List)	Short-listed Sites Discounted		Candidate Sites
			Unavailable	Unsuitable	
Areas without Spatial Planning Constraints	71	22	11	11	0
Areas with Discretionary Constraints (incl. Green Belt)	10	8	2	3	3
Areas with Exclusionary Constraints	Development would be inappropriate – not considered				
<b>TOTAL</b>	<b>81</b>	<b>30</b>	<b>13</b>	<b>14</b>	<b>3</b>

Against the sequential approach to the preferred areas of search, there are no candidate sites identified that are unaffected by spatial policy constraints - each of these seventeen short-listed sites are either unavailable or unsuitable for the proposal.

As a consequence, attention falls upon those areas affected by the discretionary constraints set out in Table 3.1 above. This includes sites within the Green Belt.

The five short-listed sites affected by discretionary constraints are all located within the Green Belt. Of these, War11 Hams Hall B and Packington Landfill are unavailable whilst War09 EMR Kingsbury, War16 Rock Farm WWTW and War17 Coventry (Finham) WWTW are assessed as being unsuitable. Three sites assessed were identified as having potential and requiring further assessment (see Figures 3.5 to 3.7). These are:

- Sol03 – Former Arden Brickworks, Bickenhill, Solihull;
- Cov01 – Land to the East of the existing Energy from Waste Facility, Coventry;
- War47 – Land at Coleshill WWTW.

The attributes and constraints affecting each site are now described in more detail.

## 3.5 The Candidate Sites

### 3.5.1 Sol03 – Former Arden Brickworks, Bickenhill, Solihull

#### Description

An 8.00 hectare brownfield site comprising the former Arden Brickworks located to the south of the A45 Coventry Road, some 500 m to the east of Junction 6 of the M42. The northwestern area of the site comprises an existing household waste recycling centre screened from the Coventry Road by mature vegetation. The eastern and south-eastern area of the site is occupied by the offices and yard of a demolition contractor, Armac Environmental Limited. Beyond this to the south east an area of hard-standing previously accommodated the brickworks (the brick chimney remains) and an extensive area of stockpiled soils and aggregate within former mineral workings. The southern area the site comprises a flooded and un-restored clay pit.

#### Conformity to National Policy / Regional Spatial Strategy

The site conforms to national and regional policy as it is a previously developed site already in waste use and located in relative proximity to the main urban area and therefore, the sources of arisings.

The site is allocated with the Solihull UDP for an extended waste facility and discussions are currently ongoing to extend the operations at the household waste recycling centre. These expanded operations are likely to be modest in scale and much less significant than the strategic requirements of Project Transform.

The site is not connected to any major service infrastructure so consequently, the opportunity to provide CHP and energy to nearby customers is not yet established. Potential customers in the area comprise Birmingham Airport and its associated businesses and infrastructure and the National Exhibition Centre.

#### Site Constraints

The principal planning constraint relates to the site's location in the Green Belt. A strategic EfW and associated stack would be apparent in landscape terms and the site does comprise an 'island' of development beyond the M42 away from the main urban area. Its impact upon the openness of the Green Belt would be significant and officers of Solihull Borough Council

advise that they are highly unlikely to consider any change in Green Belt boundaries in this location in the event of a review being undertaken as part of its Core Strategy. .

A large proportion of the site (about a third) is covered by a Regional Site of Geological Importance. Whilst not of national importance, the preservation of its most important features would be of concern as part of any redevelopment proposals.

There would appear to be no particular wildlife sensitivities within the site (there are certainly no designations) although both the eastern and western boundaries look to comprise habitats of some value. In view of the areas' Green Belt status and therefore lack of development pressures, no Borough-wide surveys have been commissioned.

### **Access**

The site access is good and readily able to be improved. Access is restricted to westbound traffic although roundabouts within 500m in both directions mean that this is relatively unproblematic.

### **Amenity**

There are few sensitive receptors close to the site boundary. The nearest residential property is Pasture Farm some 150m to the east. The site's southern and south-eastern boundaries extend to about 200m from about 20 residential properties on Old Station Road. Approximately 200m to the west is the major tourist attraction of the National Motorcycle Museum.

### **Deliverability and Availability**

The site is owned by a small local company McLean Estates with a significant area leased to Armac Environmental Limited. Contact with McLean suggests that the wider site would be available for development but probably on a lease rather than being for sale. Availability will rely upon third parties and is, therefore, problematic.

### **Overall Conclusions**

This site represents an opportunity to further develop an existing waste use on previously developed land and is supported by an allocation in the UDP. However, the existing facilities are relatively small scale and the UDP envisages an extension to these facilities as opposed to significant new waste infrastructure. The site is in a relatively remote location away from a significant number of residential properties. Site access is unproblematic.

Although located close to potential customers, infrastructure to deliver CHP does not currently exist and may be costly to establish.

The site is within a sensitive area of Green Belt. The visual impact of an EfW in this location is likely to be significant and readily visible across the surrounding area and to drivers on the M42. It would have a material impact upon the perception of the openness of the Green Belt. It is significant that this area would not be considered should there be any future need to review Green Belt boundaries in Solihull.

In summary, the site suffers from a number of weaknesses which, whilst not insurmountable, mean that the site presents significant uncertainty and planning risks.

### **3.5.2 Cov01 – Land to the East of the existing Energy from Waste Facility, Coventry**

#### **Description**

A 7.00 hectare site (9.6 hectares including the existing waste site) primarily comprising former and derelict allotments that have lain vacant since at least the 1970s. The site is located, at its closest point, about 150m west of the A4114 London Road and enclosed to the north by the West Coast Main Line railway which is carried on a high embankment. To the west and north, and adjacent to the site, is an existing household waste recycling centre with the existing EfW across the River Sherbourne beyond.

Adjacent to the southern boundary is Coventry City Council's Whitley Depot. To the east and across a wide track are the allotments that are in use. These are of longstanding and were laid out between 1906 and 1914.

#### **Conformity to National Policy / Regional Spatial Strategy**

The site conforms to regional policy as a waste facility would co-locate with an existing household waste recycling centre located within the main urban area and therefore, within an area of significant arisings.

The existing EfW is already connected to major service infrastructure and provides energy to customers to the north of the railway line. An extension to this infrastructure would bring many very significant customers within reach in the City Centre located 2km away.

The site is however in Green Belt.

#### **Site Constraints**

The principal planning policy constraint relates to the site's location in the Green Belt. While the site is partly screened by the railway embankment and vegetation, any stack would likely be visible from the wider residential areas of the City. However, there would be a broadly neutral impact upon the openness of the Green Belt in view of the stack associated with the current EfW.

City Council planners advise that they are considering the review of Green Belt boundaries in this location through the preparation of their Local Development Framework. The Council has commissioned consultants to undertake a review of the Green belt but the report has yet to be published. The need for Green Belt revisions has been established through implications of the Regional Spatial Strategy.

In revising these boundaries, Council planners advise that there are particular issues that will need to be taken into account:

- The safeguarding of the River Sherbourne corridor to maintain 'separation' and support the linear habitat that it provides. This is sensitive as previous Green Belt boundary revision to deliver the household waste recycling centre means that built development already straddles the river;
- The enhancement of this currently largely inaccessible area to provide a useful urban resource to the surrounding population;

- The “trade off” of development areas to ensure that as much useful green space is provided. The removal of the existing EfW provides an opportunity to achieve this.

The site is covered by a Coventry Nature Conservation Site. Whilst not of national importance and in relatively poor condition, the preservation of its most important features and habitats will be of concern as part of any redevelopment proposals.

The area of flood risk associated with the River Sherbourne lies at the sites western and south-western boundaries. Whilst its extent is still to be clarified by the Council’s Strategic Flood Risk Assessment, the change in ground levels in this location mean that development should not be constrained.

### **Access**

The site access is the existing EfW and household waste recycling centre is relatively good. Access is restricted to southbound traffic although roundabouts within 1,000m in both directions mean that this is relatively unproblematic although not ideal. The deceleration lane is substandard and space for improvement is unavailable due to a railway bridge.

There is an opportunity to provide an improved access through the Council’s Whitley Depot to the south east. If provided the site would be accessed off the London Road (at this point the A4082) and directly accessible from both directions. HGV access should be unproblematic and subject to the reconfiguration of the Whitley Depot operations there will be no conflict with other users.

### **Amenity**

There are a number of sensitive receptors close to the site boundary. The nearest residential area is Whitley Village to the south west of the site’s south-eastern extent. It is estimated that there are about 75 residential properties located between 150m and 300m in this area. Other residential areas are situated at least 250m away from the site and across the major corridors of the London Road dual carriageway and the West Coast Mainline embankment.

### **Deliverability and Availability**

The site and the access through the Whitley Depot are both owned by the City Council. The site is available.

### **Overall Conclusions**

This site represents an opportunity to co-locate with an existing waste use within an area with established strategic waste infrastructure. The site’s greenfield status is not ideal although the opportunity for co-location, the potential for the “land swap” between developable areas and the long term redundancy of its previous use all stack in its favour.

The existing EfW already supplies energy to nearby customers and there are opportunities to significantly widen infrastructure and gain new customers.

Whilst the Green Belt location is sensitive, the visual impact of the proposed development upon the openness of the Green Belt should be broadly neutral upon removal of the current EfW. It is significant that this area is being considered by the Council as an area of Green Belt boundary review. The development proposals and wider land management issues should enable the key land use issues and objectives of this review to be met.

An improved access is under consideration and this would appear to be possible given the Council's ownership of both the site and the access route through the Whitley depot. HGV access should be unproblematic.

Very significantly, the site is available and in the ownership of one of the Project Transform partners – Coventry City Council. .

In summary, although the suffers from a number of weaknesses that will require further work to minimise or eliminate risk, the potentially major issues of availability, spatial location, potential impact and CHP are satisfied. There is also prospect that Green Belt and access issues can be addressed.

### **3.5.3 War47 – Land at Coleshill WWTW**

#### **Description**

The site lies within Severn Trent's WWTW at Coleshill. These largely comprise former settlement beds that have re-vegetated to varying degrees. Although about 20 hectares is available this is split across three distinct areas either side of the River Tame. The site of most interest comprises at least 4.5 hectares located within a curve of the A446 Lichfield Road forming its western boundary across which lies the M42. The northern and southern boundaries comprise the River Tame and a railway line respectively. To the east is the operational WWTW with an existing sewage sludge incinerator located about 200m to the north east.

#### **Conformity to National Policy / Regional Spatial Strategy**

The site conforms to regional policy as a waste facility would co-locate with an existing sludge incinerator and a WWTW located close to the main urban area and therefore, within an area of significant arisings.

The existing incinerator already has a grid connection and contributes power to, or draws from, the grid as required. An extension to this infrastructure onto the site would allow power to be exported from the facility.

The site is previously developed but, is located in the Green Belt.

#### **Site Constraints**

The principal planning policy constraint relates to the site's location in the Green Belt. The site is open overlooked by nearby residential areas however the development will be readily apparent to users of the M42 and will have a cumulative effect with the existing incinerator and the Hams Hall Distribution Park beyond.

The Green Belt location is sensitive. It contributes to the openness of the M42 corridor and development will be readily apparent to users of the M42 and have a cumulative effect with the existing incinerator and the Hams Hall Distribution Park beyond. District Council planners advise that they are not expecting to consider the review of Green Belt boundaries in this location. Ultimately this will be determined by the emerging RSS however NWDC advise that boundary review is likely to arise in other locations such as around the growth centre of Nuneaton and primarily to meet the need for housing land.

The north western area of the site lies within an area of flood risk, although about 3.5 hectares is either free from risk or only subject to risk under an extreme event.

The site is not covered by any nature conservation designations although its re-vegetated nature of the site may indicate some wildlife sensitivity that will need to be incorporated into development proposals.

### **Access**

Highway access has been a sensitive issue for the current WWTW with the importation of sludge to the incinerator limited to pipeline. An additional access onto the A446 trunk-road is unlikely to be permissible to the Highway Authority so HGV access would be through the Hams Hall Distribution Park and Rail Freight Terminal via a recently consented access.

### **Amenity**

There are eight semi-detached dwellings adjacent to the site's southern boundary and the residential area of Water Orton located across the M42 about 300m to the south west. These aside, there are no other sensitive receptors nearby.

### **Deliverability and Availability**

The site is known to have been the subject of development activity. Severn Trent has been promoting alternative uses in the context of a review of Green Belt boundaries. Such a move is unlikely to be successful unless the proposed use cannot be accommodated in a non-Green Belt location. It is understood that Severn Trent are currently evaluating their options. The site is not on the market nor is it being actively promoted at this time – its availability is therefore uncertain.

### **Overall Conclusions**

This site represents an opportunity to co-locate with an existing waste uses on previously developed land within an area with established strategic waste infrastructure.

The nearby existing sludge incinerator already supplies energy to nearby customers and there are opportunities to extend the grid connection onto the site.

The Green Belt location within the openness of the M42 corridor is sensitive. Significantly, North Warwickshire DC advise that they do not expect to revise Green Belt boundaries in this location. No other significant constraints have been identified.

A recently improved access to the WWTW is adequate to serve the facility via the wider Hams Hall Distribution Park. HGV access should be unproblematic.

Severn Trent are known to be promoting alternative uses in the context of a review of Green Belt boundaries. Given the sensitivity of its Green Belt location, this is likely to be difficult and Severn Trent are currently evaluating their options. The site is not on the market and its availability is therefore uncertain

In summary, the site has many positive attributes although it is in a particularly sensitive Green Belt location. This therefore represents a very significant risk to any intensification of waste uses on the site.

### 3.5.4 Summary of Detailed Appraisals

Table 3.5 summarises the key attributes and constraints of the two candidate sites. Text in black denotes a specific attribute, whilst that in red highlights where a site is constrained or disadvantaged.

Table 3.5 Summary of Detailed Site Appraisals – Candidate Sites

Site	Planning Policy Fit	Practical Deliverability	Strategic/Locational Fit	Other Constraints/ Attributes
Sol03 – Former Arden Brickworks, Bickenhill, Solihull	<ul style="list-style-type: none"> <li>Co-location with existing waste use. Allocated for expansion</li> <li>Brownfield site</li> <li>Fits with spatial policy of Regional Spatial Strategy</li> <li>Some potential for CHP. No current infrastructure linkages</li> <li>Green Belt but no non-Green Belt sites identified</li> <li>No intent by Council to review Green Belt in this location</li> </ul>	<ul style="list-style-type: none"> <li>Site is privately owned. Leased to a third party. Availability very uncertain</li> <li>Well served by strategic highway network</li> </ul>	<ul style="list-style-type: none"> <li>Fits with spatial policy of Regional Spatial Strategy</li> <li>Well related to major sources of arisings</li> </ul>	<ul style="list-style-type: none"> <li>Site located away from sensitive land uses (few residential receptors) – mitigation likely to be possible</li> <li>Would be highly visible from a wider area. Mitigation unlikely</li> <li>Site located away from sensitive land uses – mitigation likely to be possible</li> <li>Potential constraints due to Regionally Important Geological Site</li> </ul>
Cov01 – Land to the East of the existing Energy from Waste Facility, Coventry	<ul style="list-style-type: none"> <li>Co-location with existing waste use</li> <li>Greenfield site</li> <li>Fits with spatial policy of Regional Spatial Strategy</li> <li>Already provides energy and with excellent potential for CHP expansion</li> <li>Green Belt but no non-Green Belt sites identified.</li> <li>Council intend to review Green Belt in this location</li> </ul>	<ul style="list-style-type: none"> <li>Site available. Owned by City Council.</li> <li>Current access is less than ideal. However alternative improved access arrangements are available and deliverable</li> </ul>	<ul style="list-style-type: none"> <li>Fits with spatial policy of Regional Spatial Strategy</li> <li>Well related to major sources of arisings</li> </ul>	<ul style="list-style-type: none"> <li>Site located further away from sensitive residential receptors to west than existing facility (few other sensitive receptors) and mitigation likely to be possible</li> <li>Stack would be visible within the urban area. Likely to have a neutral impact as new facility would replace 'like with like'. Is significant screening around the site.</li> <li>Site located relatively close to residential receptors. Mitigation to a standard in excess of current conditions should be possible</li> <li>Potential constraints as Nature Conservation Site. Potential compensation through restoration of existing site.</li> </ul>

Table 3.5 (continued) Summary of Detailed Site Appraisals – Candidate Sites

Site	Planning Policy Fit	Practical Deliverability	Strategic/Locational Fit	Other Constraints/ Attributes
War47 – Land at Coleshill WWTW	<ul style="list-style-type: none"> <li>• Co-location with existing waste use. Allocated for expansion</li> <li>• Brownfield site</li> <li>• Fits with spatial policy of Regional Spatial Strategy</li> <li>• Good potential for CHP. Nearby infrastructure linkages</li> <li>• Sensitive Green Belt location with no intent by Council to review boundaries in this location</li> </ul>	<ul style="list-style-type: none"> <li>• Site owned by Severn Trent whose plans are uncertain. Site not on the market</li> <li>• Acceptable HGV access</li> </ul>	<ul style="list-style-type: none"> <li>• Fits with spatial policy of Regional Spatial Strategy</li> <li>• Well related to major sources of arisings</li> </ul>	<ul style="list-style-type: none"> <li>• Site located away from sensitive land uses (few residential receptors) – mitigation likely to be possible</li> <li>• Would be highly visible within the M42 corridor. Mitigation unlikely</li> </ul>

---

## 4. Conclusions

---

This report has presented the results of a site search within the Project Transform area that has looked at land in excess of 3 hectares where there is potential to develop a strategic EfW facility.

Desk based mapping and assessment has been supplemented by site evaluations and the result has been three candidate sites, capable of meeting the needs of Project Transform. All are situated in the Green Belt and no non Green Belt sites have been identified that are available.

The assessment has concluded that whilst there is an element of planning risk associated with each site, considering key issues of availability, spatial location, environmental impact, CHP potential and the potential to overcome policy conflicts, site Cov01 – Land to the East of the existing Energy from Waste Facility, Coventry offers the best potential.

---

# **Schedule A**

## **Site Analysis Matrix – Evaluation Criteria**

5 Pages

---

---

# **Schedule B**

## **Schedule of all Identified & Assessed Sites**

3 Pages

---

---

<b>Site Ref.</b>	<b>Study Site Name</b>
War1	Former Peugeot Plant, Ryton
War2	Malpass Farm, Rugby
War3	Former Long Marston Depot
War4	Cemex Site, Southam
War5	Judkins East, Nuneaton
War6	Judkins West, Nuneaton
War7	Land at Holly Lane, Atherstone
War8	Birch Coppice
War9	EMR Kingsbury
War10	Hams Hall
War11	Hams Hall B
War12	Packington Landfill
War13	Midland Quarry
War14	Baddesley Colliery East
War15	Baddesley Colliery West
War16	Rock Farm WWTW
War17	Coventry (Finham) WWTW
War18	Wellesbourne Business Park
War19	BAD Kineton
War20	Long Marston, Airfield
War21	Glebe Farm, Rugby
War22	Paynes Lane, Rugby
War23	Griff Clara & Bermuda Park
War24	Attleborough Fields Industrial Estate
War25	Central Park, Coton, Rugby
War26	ex Continental Tyres, Haynes Way, Swift Valley, Rugby
War27	Bermuda Industrial Estate, Nuneaton
War28	Helmsdale Business Park, Nuneaton
War29	Whitacre Road, Nuneaton

---

---

<b>Site Ref.</b>	<b>Study Site Name</b>
War30	Cauldwell Park, Nuneaton
War31	Aston Park, Nuneaton
War32	Camphill Industrial Estate, Nuneaton
War33	Carlyon Road Industrial Estate, Nuneaton
War34	Fourways Industrial Estate, Nuneaton
War35	Station Project / Butlers Leap, Rugby
War36	Bayton Road Industrial Estate
War37	Middlemarch Business Park
War38	Wellesbourne Business Park, Wellesbourne
War39	Kineton Road Industrial Estate, Southam
War40	Heathcote Industrial Estate, Whitnash
War41	Avon Industrial Estate, Stratford On Avon
War42	Tachbrook Park, Leamington
War43	Birmingham Road, Studley
War44	Brickyard Lane, Studley
War45	Land North of Great Alne
War46	Tything Road, Alcester
War47	Coleshill WWTW
Sol1	Stanley Way
Sol2	Bickenhill Lane
Sol3	Former Brickenhill Brickworks
Sol4	Highlands Road, Hillfield Park
Sol5	Haslucks Green Road
Sol6	Sub Station, Ravenshaw Way
Cov1	Land to East of Existing EfW
Cov2	Land at Whitley Business Park
Cov3	Binley Industrial Estate
Cov4	Binley Business Park
Cov5	New Century Park
Cov6	Cross Point Business Park
Cov7	Aldermans Green Business Park
Cov8	Arena Park
Cov9	Prologis Park, Keresley
Cov10	Land at Great Heath (Allocations H8-33 / E6-14)

---

---

<b>Site Ref.</b>	<b>Study Site Name</b>
Cov11	Coventry Business Park
Cov12	Westwood Business Park
Cov13	Banner Park
Cov14	West of Whitmoor Park
Cov15	Land at Jaguar, Allesley
Cov16	Fletchworth Gate
Cov17	Charter Avenue Industrial Estate
Cov18	Torrington Avenue Industrial Estate
Cov19	Bannerbrook Park
Cov20	Vantage Point
Cov21	Couthaulds Way
Cov22	Walsgrave Triangle
Cov23	Ibstock Road
Cov24	Gallagher Business Park
Cov25	Blackburn Road Industrial Estate
Cov26	Station Street Business Park
Cov27	Whitmoor Park / Foleshill Park
Cov28	Godiva Trading Estate

---

---

# **Schedule C**

## **Site Assessments**

30 Pages

---