



Waste Core Strategy Site Options Consultation

Waste Site Assessment

Appendix C.98: Site 557 - Rodborough

October 2009

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Site Maps and Images

Site Map



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Aerial Photo



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Appendix C.98: Site 557 - Rodborough

Site Images



Locational Information

Site Details

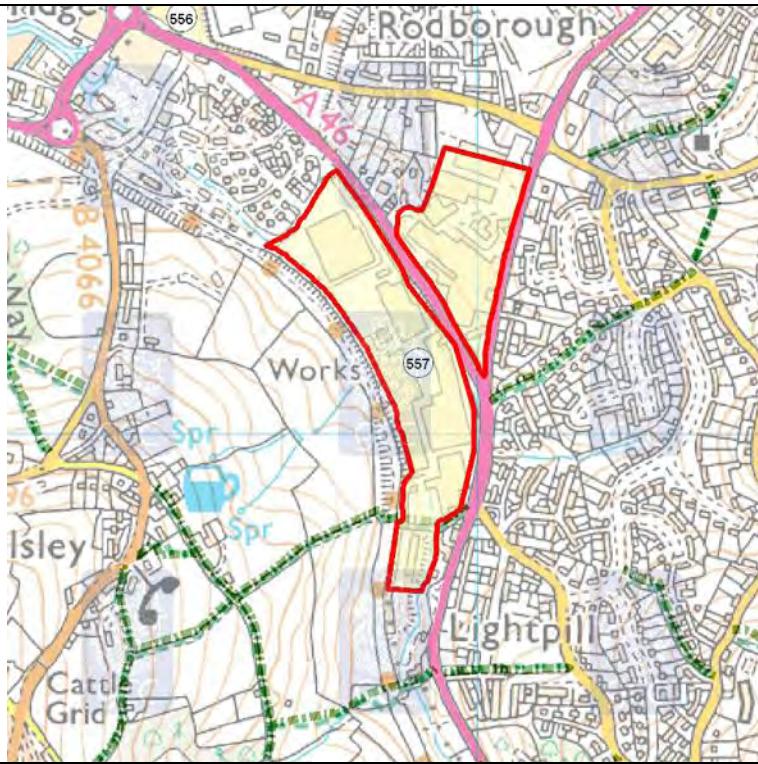
District	Stroud		
Parish	Rodborough		
Easting	383915	Northing	204167
Approximate Site Area (hectares)	10		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was identified in the Stroud Local Plan.		
Date of WPA officer visit	25th November 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>This site consists of two separate sites either side of the A46 Dudbridge Road. The western side is at a lower level than the road, the eastern side (also known as Daniels Industrial Estate) is at a higher level than the road. The eastern side appears to be mainly occupied by BPI Polythene Products and contains several large buildings and some silos. There is quite a large building currently under construction. The eastern side is partially accessed from the Dudbridge Road (for Springfield Engineering) and partially accessed from the A46 Bath Road for the rest of the site. Other businesses include manufacturing, engineering, plant hire, food companies. There is reasonable access from the A46, although potentially problematic for turning right. Focus DIY retail nearby also many residential areas. Being situated on side of a hill, there is likely to be constraints on the level of screening possible.</p> <p>Other sensitive Receptors: Club.</p>		

Appendix C.98: Site 557 - Rodborough

Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on land that has been developed and is less than 25m from the Cotswolds AONB.		
Landscape Character	Stroud Urban, Secluded Valleys.		
Green Belt			
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.		
Highways <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i>			
Routes to access Strategic Network <i>This denotes the assumed roads that would be used in order for vehicles to travel to and from the proposed site and the wider road network.</i>	A46		
Proximity to Strategic Highway Network <i>Assessment of the proximity of the site to different types of road (as specific entrance points are not known have made assumptions about where entrance might be), with reference to the GCC Advisory Freight Route Map (notwithstanding obvious changes arising from new roads etc).</i>	Medium	Definition	Access from (or in close proximity to) routes identified for local journeys (A and B roads).
Sustainable Transport <i>Potential for operational access to the site to be by (or involve) non-road modes of transport, based on broad consideration of distance from water/rail and general location, rather than knowledge that it may or may not be technically practical.</i>	Low	Definition	Site has no potential for rail and/or water transport (generally considered too far from nearest water/rail).
Employee Accessibility <i>Potential for employees to be able to access the site using non-car modes.</i>	Medium	Definition	Site has some residential areas within close proximity, and/or is reasonably close to a fairly frequent bus route (route of 2-hrly or more frequent, as marked in red on GCC PT map).
Other Transport Issues <i>This column comments on any other relevant transport issues for the site, which will have partly arisen from discussions with area/stakeholder managers.</i>	Access would need some work, close to a number of residences.		
Recommendation <i>This category provides an overall view of the potential of the site to be used as a strategic waste facility in transport terms.</i>	Possible	Definition	Site has some concerns from a transport perspective, and could still be taken forward depending on views of other disciplines, but may require significant mitigation.

Appendix C.98: Site 557 - Rodborough

Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	--
Score Definition	Major adverse impact on the Public Rights of Way Network – potential closure of the route or major deviation / re-route required.
Additional Comments	Diversion may be necessary - No enhancements likely.
Map Legend	 Public Right of Way
PRoW Map	

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Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The site lies outside all safeguarding zones.
NB. Where a site lies across more than one safeguarding zone the entire site has been defaulted to lowest height category for consultation.	

Appendix C.98: Site 557 - Rodborough

Ecology/Biodiversity <i>(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))</i>	
Score	--*
Score Definition	Overall impact on biodiversity could be potentially negative or uncertain including potential impact on an internationally designated site Scores --* indicate designated aquifer fed/surface water/flood water dependent site(s) over 1km distant which may be affected (where chosen waste technology and development design poses a risk to the water environment)
Additional Comments	Scores with * indicate designated aquifer fed/surface water/flood water dependent site(s) over 1km distant which may be affected, site as named above.
Nearby Internationally & Nationally Designated Sites Recorded	Rodborough Common SAC/SSSI [635m], Selsey Common SSSI [585m]
Other Internationally & Nationally Designated Sites (wetlands)	Severn Estuary SAC/SPA/Ramsar/SSSI [14,600m]
Ecology Legend	 SSSI Site of Special Scientific Interest  Key Wildlife Site - area  SAC Site  Ramsar Site  SPA Site
Constraints Map	

Appendix C.98: Site 557 - Rodborough

Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	<p>There were nearby SSSIs with Geological Features recorded at: Rodborough Common [640m], Selsey Common [585m]</p> <p>There was a Geological Local Site recorded within 250m of the site boundary:</p> <p>Dudbridge Railway Cutting [GGT Site 124]</p> <p>A rare exposure of Early Juraasic 'Dyram Mudstone Formation', which are unaffected by typical Stroud landslipping and foundering. The site is capped by the 'Marlstone Rock Formation' contributing to a partial plateau east of the old railway.</p>

Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	--
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * Contains a SAM, or non-designated remains of national importance * Contains a Listed Building * Is within a Conservation Area * Is within a Registered Park or Garden of Special Historic Interest * Is within a Registered Battlefield
Additional Comments	Designated as -- as the site is within the Stroud Industrial Heritage Conservation Area, and contains a single listed industrial building. (SMR 3448) The site has already been subject to recent industrial development which may have affected the setting of the Listed Buildings and the extent to which the Conservation Area designation would impede further industrial development (subject to certain constraints) is not clear.

Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Stroud District Council identified the site and adjoining area as a site of potential concern. The following comments have been added "No remediation plans have been considered for the site" and "Re-development would provide an opportunity for investigation and remediation of the site."

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	The Nailsworth Stream flows from south to north through the centre of the site. The watercourse is culverted through a section of the site.
Watercourse(s)	Nailsworth Stream
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Flood Zone data is derived from JFLOW and confidence in the outlines is low due to misalignments which are evident. In particular, the effect of the culvert is not taken into account and the Flood Zones appear severely misaligned in the centre of the site. Flood Zone 3a used to represent 3b. Flood Zone 2 has been used to represent the 100 year climate change scenario which is based on the JFLOW modelled outlines.
Fluvial Flood Risk Posed to Site (including climate change)	It is difficult to determine the actual level of risk using the existing Flood Zone information. Should this site be considered, detailed modelling would be required to provide a better appreciation of flood risk.
Historic Flooding/Flooding From Other Sources	Fluvial flooding has been recorded to the south of the site.

Appendix C.98: Site 557 - Rodborough

Canals (Raised - breach/overtopping)	No canals exist in or adjacent to the site.	
Flood Defences (Location/Type/SoP/Residual Risk)	No defences are known to exist in the site.	
Culverts (Location/Type/Watercourse/Residual Risk)	Parts of the watercourse are culverted through the site. Detailed modelling indicates there may be some residual risk to the site. The residual risk from blockage should be investigated as part of a FRA.	
Score	--	
Score Definition	Site is mainly in Flood Zone 3b (Historical flood risk, flood risk from other sources and residual risk has been incorporated into the determination of the suitability score).	
Additional Comments	The site is split into two parts and the part to the north east lies fully in Flood Zone 1, and would be suitable for development if considered on its own. If the southern site is considered further, a Level 2 SFRA will be required to improve the Flood Zone data in this area.	
Legend		
Flood Map		

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Source Protection Zones (SPZs)	
Comments	N/A
Groundwater/Aquifer details	
Comments	Site 557 is lying over a Minor Aquifer High (HU) and partially a Minor Aquifer Intermediate 1. The site is also within 250m of a Minor Aquifer Low, a Major Aquifer High (HU) and a Major Aquifer High (HI).

Appendix C.98: Site 557 - Rodborough

Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The landowners for the site have been contacted. They have responded but have not provided a firm answer as to whether or not their site is available for residual MSW treatment. Therefore the deliverability of the site remains unknown.

General Comments

Officer Comments: There are likely to be deliverability and potential issues with existing use classes associated with this site. The site would need significant modification to remove any areas not of B1, B2, B8 uses and areas of flood risk. There are sensitive receptors which would also need consideration.

Landscape/PRoW/Ecology/Biodiversity/Archaeology/Geodiversity: Further consultation would be required in order to assess any potential impacts upon the above mentioned areas.

Contaminated Land: Further investigative work may be required.

Groundwater/Aquifer: Information would be required from the Environment Agency as to the potential impacts upon the above mentioned areas.

Potential for Further Discussion within the WCS

If the site was found to be deliverable then the [amended] site would have potential for further discussion within the WCS. However, due to the location outside of 'Zone C' it could only be considered in the context of a site for delivering a relatively small scale facility which could support waste infrastructure.