



## **Waste Core Strategy Site Options Consultation**

### **Waste Site Assessment**

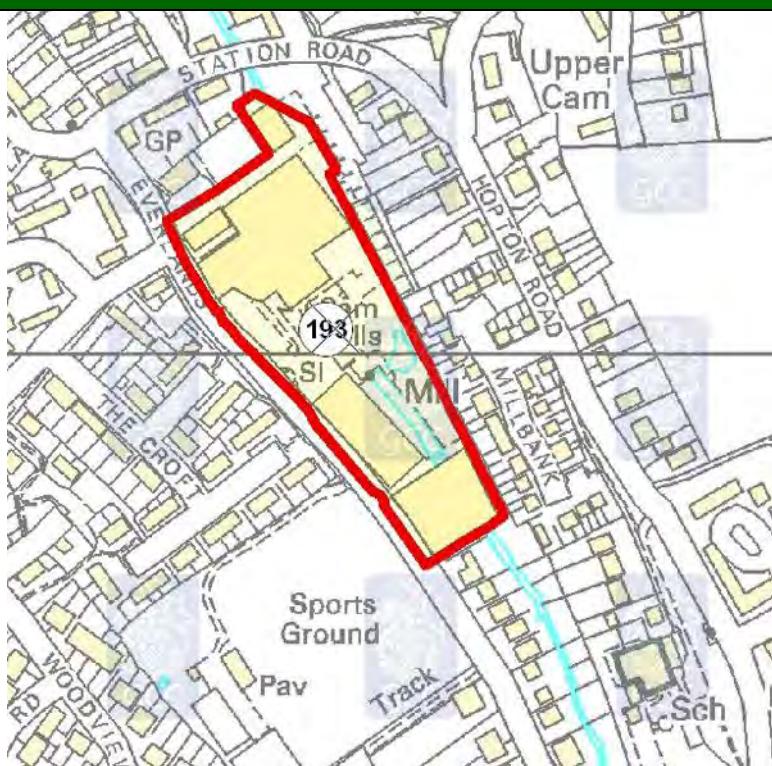
**Appendix C.22: Site 193 - Cam Mills, Everlands, Cam**

**October 2009**

## Appendix C.22: Site 193 - Cam Mills, Everlands, Cam

### *Site Maps and Images*

#### Site Map



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#### Aerial Photo



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### Site Images



### Locational Information

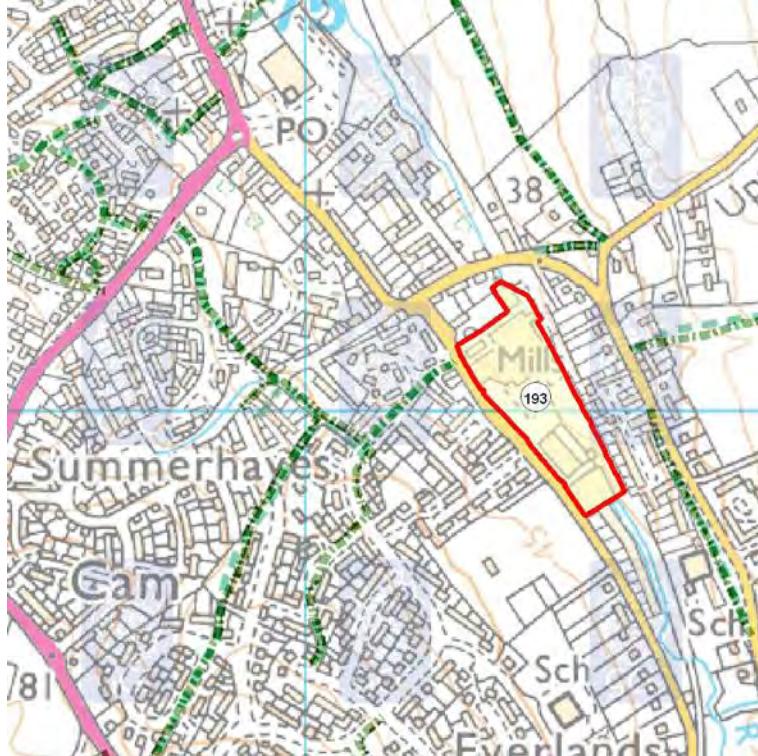
Site Details			
District	Stroud		
Parish	Cam		
Easting	375288	Northing	200013
Approximate Site Area (hectares)	2		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was identified in the Stroud Local Plan.		
Date of WPA officer visit	12th September 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>Three or four larger buildings (mostly red brick – industrial mill-style buildings). The site is generally well maintained &amp; tidy. Businesses include Cam Wollen Mills – Milliken. Opposite and on most sides, the site is surrounded by residential properties.</p> <p>Additional Sensitive Receptors: Two schools, tennis court, sports ground, bowls club.</p>		

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### Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on developed land that lies within 800m of the Cotswolds AONB.		
Landscape Character	Dursley, Cam and Uley Valleys, Rolling Hills and Valleys, Escarpment 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>	Everlands, A4135		
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>	Low	Definition	Access via other roads (not involving trips through AONB).
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 issues, with river and valley. Plans for traffic calming on both approaches.		
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>	Not Take Forward	Definition	Consider that site has no potential in transport terms and recommend it is not considered further. In general terms the Not Take Forward category will comprise those sites with a Low or Poor answer for Strategic Highway Access and a Low score for Sustainable Transport, although the overall view for each site will also depend on other relevant local factors

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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity for existing route to be enhanced.
Additional Comments	No Path.
Map Legend	 <b>Public Right of Way</b>
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.	

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Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
Score	0
Score Definition	Overall impact on biodiversity could be potentially negative, uncertain or positive. Identified important ecological constraint up to and including 250metres distant.
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	None
Other Internationally & Nationally Designated Sites (wetlands)	None
Ecology Legend	 SSSI Site of Special Scientific Interest  Key Wildlife Site - area  SAC Site  Ramsar Site  SPA Site
Constraints Map	

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Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

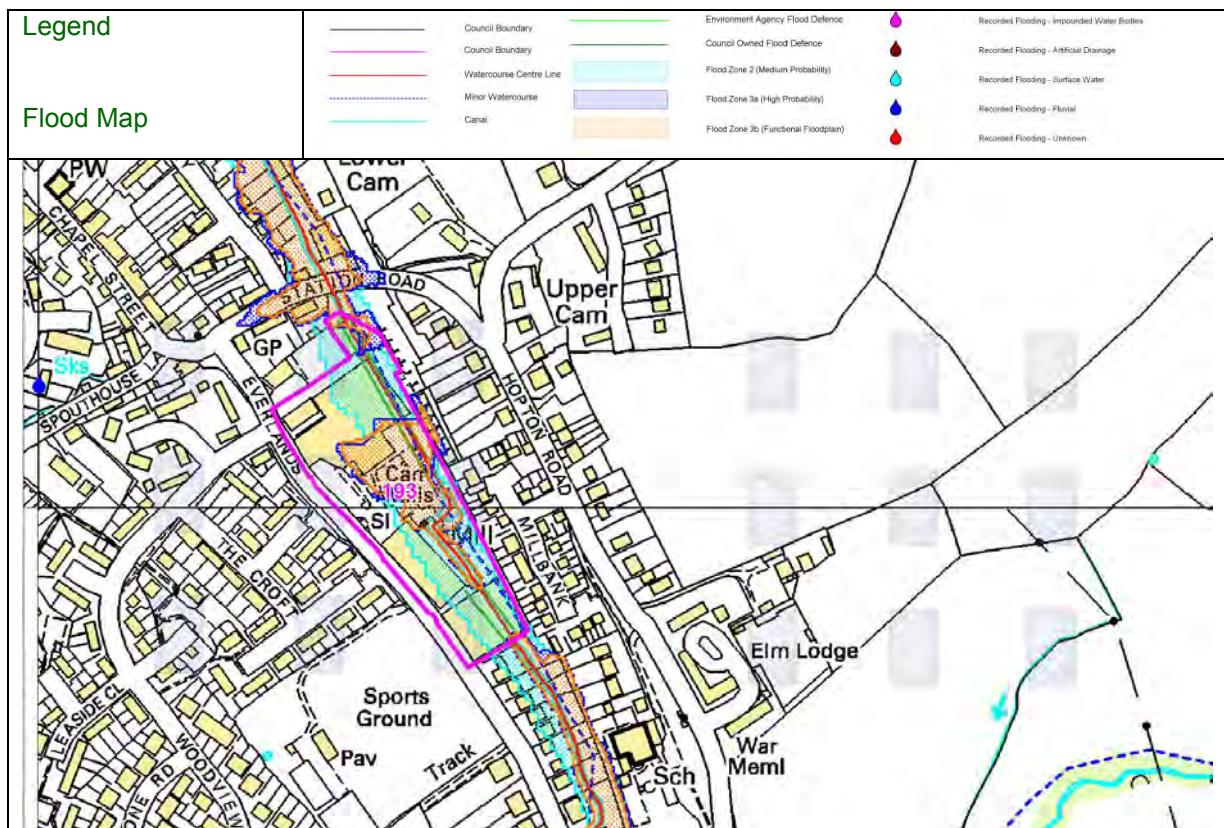
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	0
Score Definition	<p>The site contains no known historical or archaeologically significant remains, but</p> <ul style="list-style-type: none"> <li>* Provides a setting for significant remains</li> <li>* Has the potential to contain significant remains, which are known in the vicinity</li> </ul>
Additional Comments	This site has been designated as a 0 as it contains what appear to be the surviving structure of a 19th century fulling mill (SMR 11323). More detailed analysis would be required to determine the full significance of these remains.

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 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	River Cam is culverted through most of the length of the site.
Watercourse(s)	River Cam
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Modelled Flood Zone data exists for the River Cam, therefore high confidence in outlines.
Fluvial Flood Risk Posed to Site (including climate change)	Flood Zones 2, 3a and 3b are shown to affect around two thirds of the site.
Historic Flooding/Flooding From Other Sources	No historic flood outlines exist within the site.
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)	The River Cam is culverted through out most of the site, which appears to cause Flood Zones 3a and 3b to affect the centre of the site.
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 at high residual risk from the culverts.

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### Source Protection Zones (SPZs)

Comments	N/A
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### Groundwater/Aquifer details

Comments	Site 193 is mostly lying over a Minor Aquifer High (HU).
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### Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

At this stage the deliverability of the site is unknown.

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### General Comments

Officer comments: Site appears to be well-occupied and so further investigative work in relation to deliverability would be required. The site boundary would need amending to remove areas of flood risk. Nearby sensitive receptors would also need some investigation.

Ecology/Biodiversity/Archaeology/Landscape: Further consultation would be required in order to assess any potential impacts upon the above mentioned areas and a landscape assessment may be required in relation to archaeology comments above.

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

Gloucestershire County Council's Highways Development Coordination officers recommended that the site is not considered any further within the WCS and there is also significant flood risk associated with the site. Therefore it is felt that this site should not be taken forward into the WCS for further consideration.