

**Waste Core Strategy
Site Options Consultation**

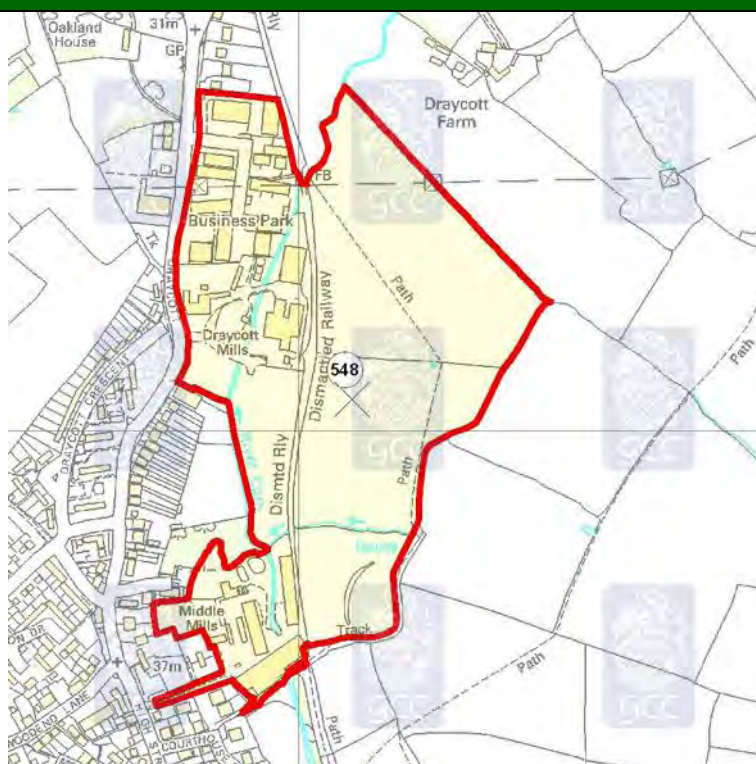
Waste Site Assessment

**Appendix C.90: Site 548 - Draycott Mills Industrial Estate
Area, Cam**

October 2009

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	375034	Northings	201073
Approximate Site Area (hectares)	20		
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>The very south west part of site appears to be occupied by a single business: Mastertaste. The north west part of the site has a separate entrance and is in the form of a small industrial site. The whole of the eastern part of the site is currently inaccessible, but appears to be undeveloped.</p> <p>The site is predominantly occupied by small businesses e.g. VMW Autos, Draycott Bakery, TJW, Snapecall, PFE World Leaders, Pat-a-Cake Catering. The western side has good access from A4135. It is likely that access would need to be developed for the eastern side. Residential housing is close to parts of the western side of the site. The boundary between the eastern and western parts of the site along the dismantled railway line contains mature trees and shrubs. It is difficult to assess the far eastern boundary due to inaccessibility.</p> <p>Additional Sensitive Receptors: Tennis court.</p>		

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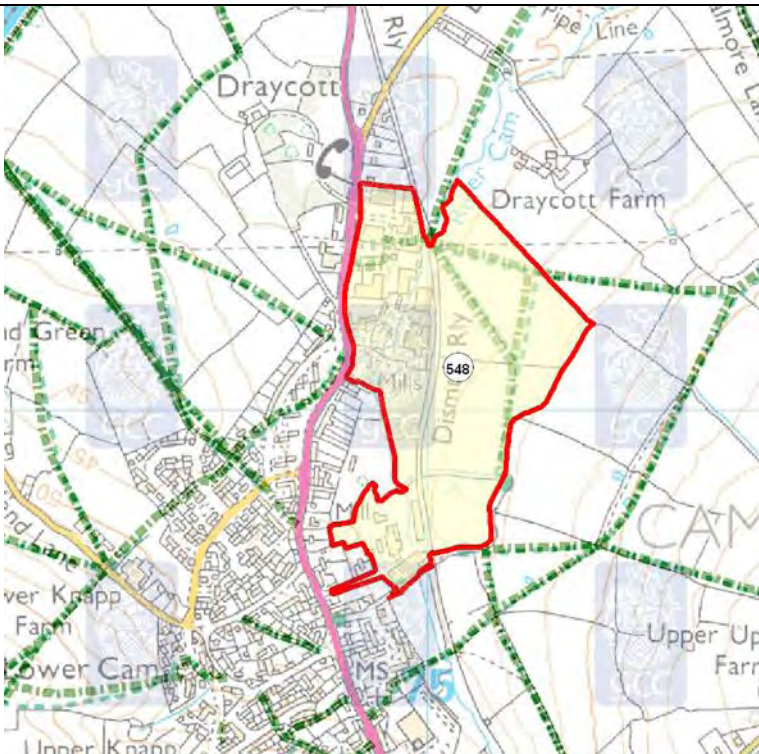
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been mostly developed and is not within or adjacent to a national landscape designation such as AONB.
Landscape Character	Part Dursley, Cam and Uley Valleys, Part Vale of Berkley Settled Unwooded Vale. Part Rolling Hills and Valleys, Part Escarpment Valleys.

Green Belt	
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.

Highways (Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)			
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>	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>	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>	Planning application in for development. Cycle track to go through, access OK.		
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.

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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	Major adverse impact on the Public Rights of Way Network – potential closure of the route or major deviation / re-route required.
Additional Comments	Diversions may be necessary - proposed cycle route present - Enhancements possible.
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.	

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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 250 metres 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	<div> <div>SSSI Site of Special Scientific Interest</div> <div>Key Wildlife Site - area</div> <div>SAC Site</div> <div>Ramsar Site</div> <div>SPA Site</div> </div>
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.

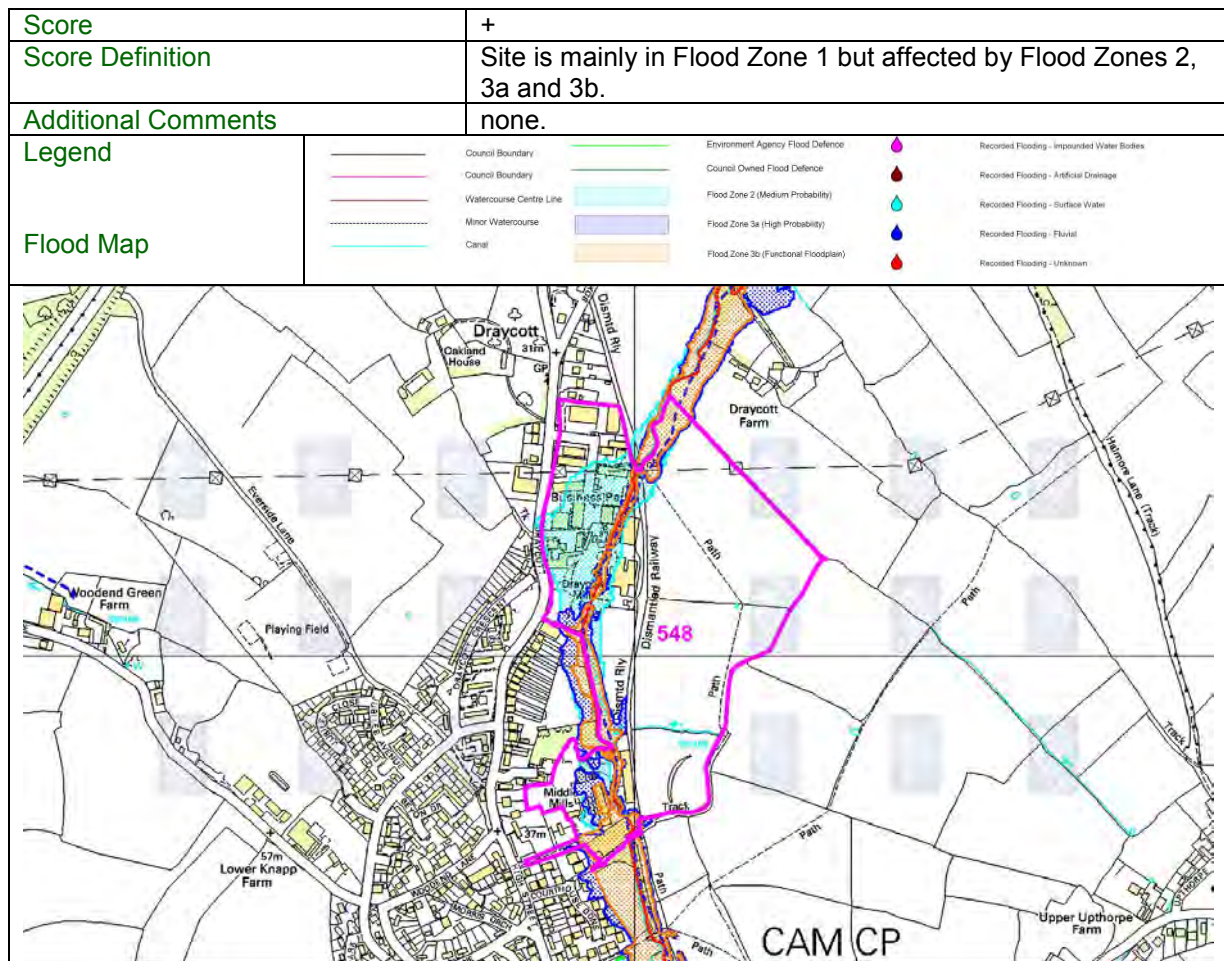
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Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	+
Score Definition	The site fulfils one or more of the following:- <ul style="list-style-type: none"> * SMR record of less archaeological significance * Known historical or archaeological remains of less significance * Is in the vicinity of less significant archaeological remains * Is within a significant historic landscape character area
Additional Comments	No significant archaeological remains are known on the site. Much of the site is, however, undeveloped farmland. There may be setting issues relating to the listed Court House Farmhouse c. 150m to the northeast, although this is not thought likely.

Contaminated Land (Based on information provided by the appropriate district council)	
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 (Based on information provided by Halcrow)	
Site Description	The River Cam flows along the western part of the site in a northerly direction. An unnamed drain enters the eastern boundary of the site at SO 7513 0087 joining the River Cam on the right bank. A dismantled railway runs parallel to the watercourse through the centre 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 Flood Zones 3a and 3b and are deemed suitable for FRA. Flood Zone 2 has been used to represent the 100 year climate change scenario. The extent of flooding is expected to increase in the future.
Fluvial Flood Risk Posed to Site (including climate change)	Fluvial flood risk to the site is predominantly along the western extent with Flood Zones 2, 3a and 3b affecting parts of the site. Flood Zone 2 has been used to represent the 100 year climate change scenario. This is not deemed robust. The extent of flooding is expected to increase in the future with the climate change scenario. The remainder of the site is located in Flood Zone 1.
Historic Flooding/Flooding From Other Sources	Historic flood outlines for the River Cam demonstrate that the western part of the site was affected by flooding during the July 1968 event. There are no records of flooding from other sources such as groundwater or surface water 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. The dismantled railway through the centre of the site may be acting as a barrier to flood waters. This should be investigated as part of a FRA.
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.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 548 is lying over a Minor Aquifer Intermediate 1 and a Minor Aquifer High (HU). The site is also within 250m of a Minor Aquifer High (H3).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The landowners have been contacted, but have not responded. Therefore deliverability is unknown for this site.
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General Comments

Officer Comments: There could be deliverability issues associated with this site. The site would need modification to remove any areas of flood risk. There are sensitive receptors which would need consideration, some food processing businesses on site. Some additional investigations would be required into the status of the undeveloped area and potential rail-link.

PRoW/Ecology/Biodiversity: 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 deliverability of any of the areas (over 2ha) could be established then any such areas could have potential for further consideration within the WCS.