



Waste Core Strategy Site Options Consultation

Waste Site Assessment

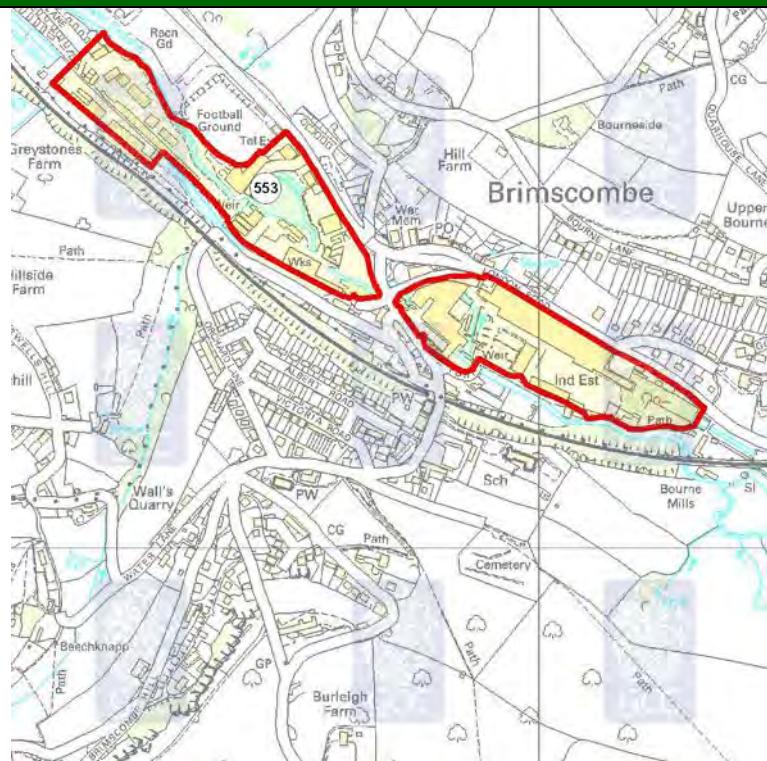
Appendix C.94: Site 553 - Thrupp Mills 2

October 2009

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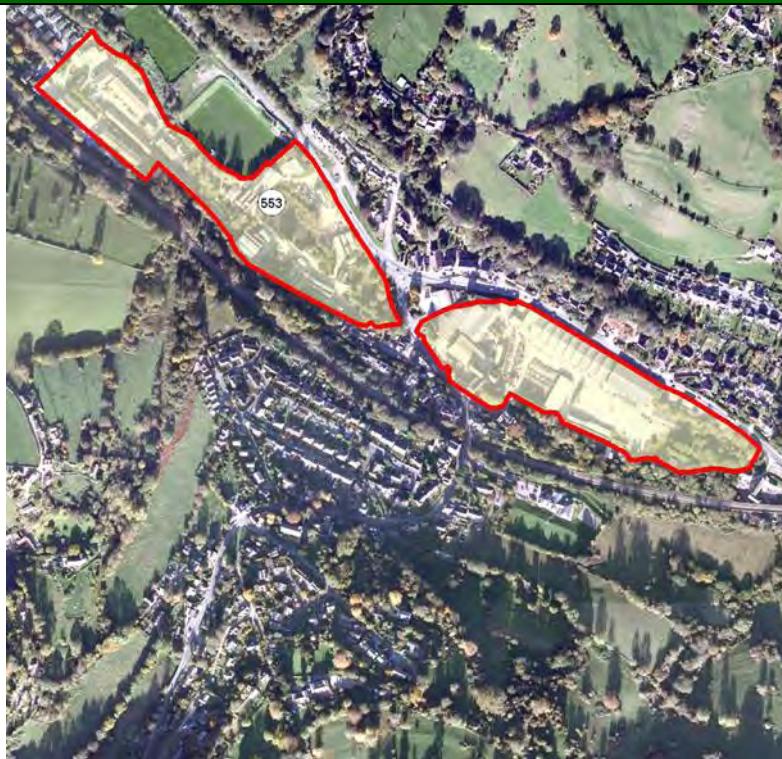
Site Maps and Images

Site Map



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Aerial Photo



Imagery copyright Getmapping PLC. www.getmapping.com

Appendix C.94: Site 553 - Thrupp Mills 2

Site Images



Locational Information

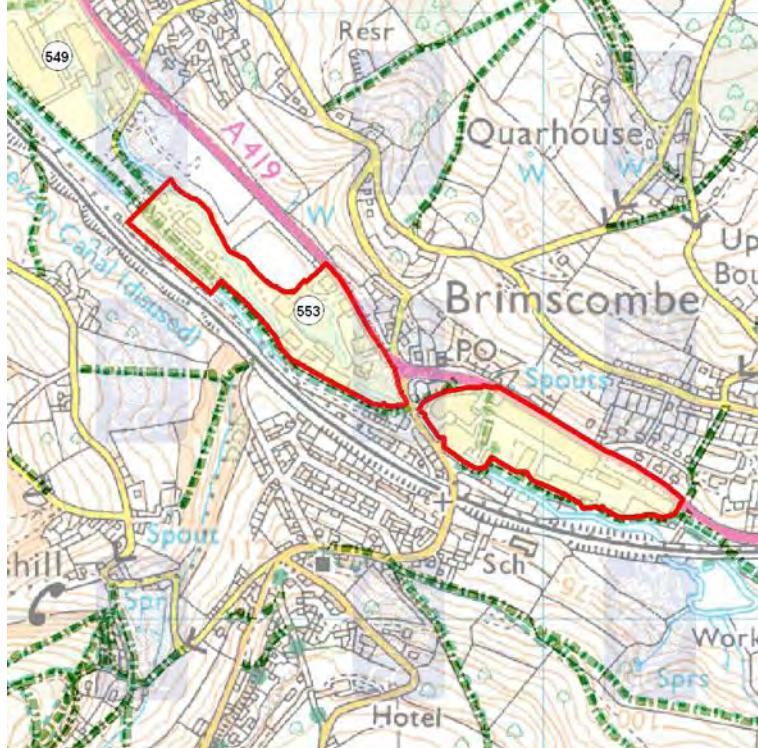
Site Details			
District	Stroud		
Parish	Thrupp		
Easting	386765	Northing	202409
Approximate Site Area (hectares)	9		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source 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>The site comprises two long, thin mill sites. The eastern side of the site (known as Brimscombe Port) contains sizeable long, narrow buildings which currently appear to be vacant. The western and central areas seem to be occupied by a mixture of small businesses and units. Access is via the A419. Access to the western side of the site is not apparent. Very close to, and overlooked by residential properties. Also school, football ground and cemetery relatively close by. The site is in a valley so screening could be challenging.</p> <p>Additional Sensitive Receptors: Football ground, day centre, playground, cemetery.</p>		

Appendix C.94: Site 553 - Thrupp Mills 2

Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on land that has been developed and is less than 50m 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>	A419		
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>	Medium	Definition	Site has limited potential for rail and/or water based transport (will generally be a little distance from nearest appropriate 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>	Brimscombe port development aspirations.		
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.

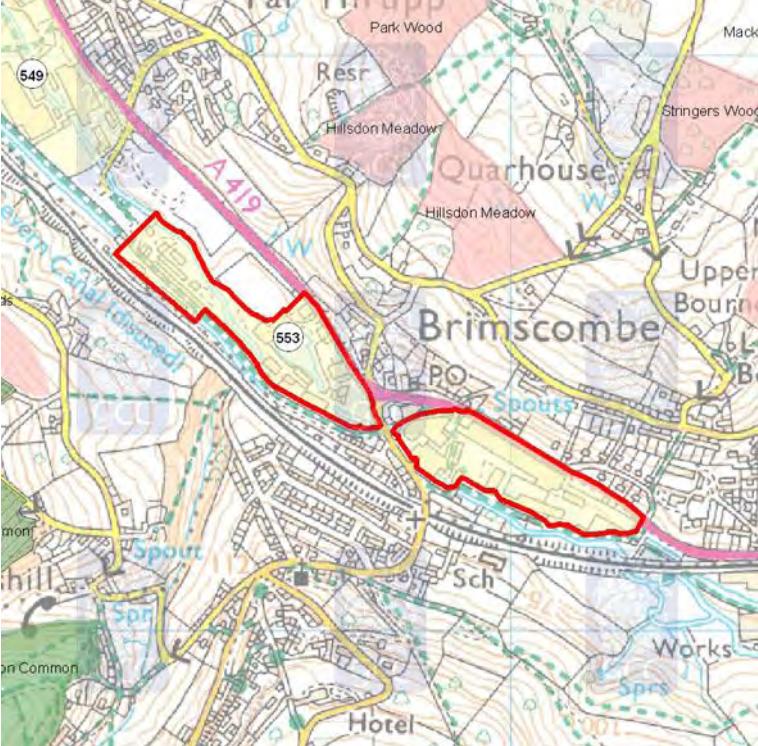
Appendix C.94: Site 553 - Thrupp Mills 2

Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
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 - No enhancements likely.
Map Legend	 Public Right of Way
PRoW Map	

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Aerodrome Safeguarding <i>(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))</i>	
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.94: Site 553 - Thrupp Mills 2

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 [285m], Minchinhampton Common SSSI [505m]
Other Internationally & Nationally Designated Sites (wetlands)	Severn Estuary SAC/SPA/Ramsar/SSSI [17,300m]
Ecology Legend	 SSSI Site of Special Scientific Interest  Key Wildlife Site - area  SAC Site  Ramsar Site  SPA Site
Constraints Map	

Appendix C.94: Site 553 - Thrupp Mills 2

Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There were nearby SSSIs with Geological Features recorded at: Rodborough Common [285m], Minchinhampton Common [505m]

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
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 contains a single industrial Listed Building (SMR 3539) and is within the Stroud Industrial Heritage Conservation Area - the extent to which the latter would impeded further industrial development (subject to certain constraints) is not clear, and the setting of the Listed Building is already affected by recent industrial development.

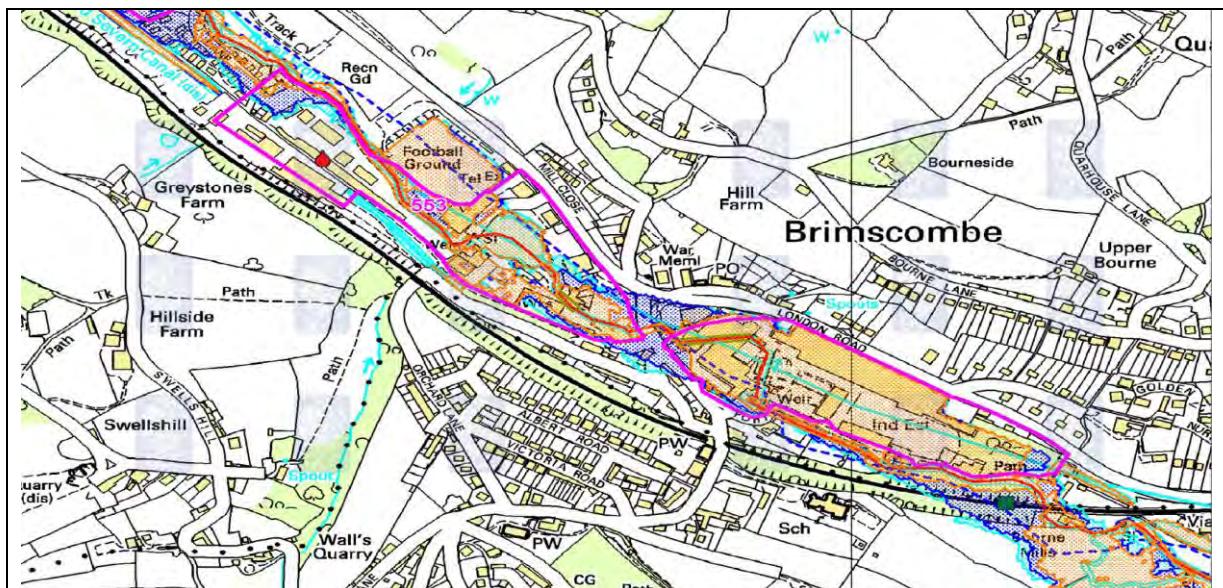
Contaminated Land (Based on information provided by the appropriate district council)	
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Stroud District Council identified the site and adjoining area as a site of potential concern. The following comments have been added "Site investigation has been undertaken at Brimscombe Port (eastern site), remediation has not been finalised." and "Re-development would provide an opportunity for investigation and remediation of the site."

Flood Risk (Based on information provided by Halcrow)	
Site Description	This site is split into two parts (referred to as western and eastern) with Water Lane dividing the two sites. The River Frome initially flows along the southern boundary of the site entering the site at SO 8691 0226. From here the watercourse turns to flow in a northerly then westerly direction before being culverted beneath some industrial buildings and Water Lane. Just outside of the western boundary of the site the watercourse exits the culvert and enters the western most site. The watercourse then continues in a westerly direction, becoming culverted for a short distance once again before flowing through a pond area. Downstream of the pond the watercourse forms the northern boundary of the site, exiting at SO 8636 0272. The Thames and Severn Canal is located along the southern boundary of the western most part of the site. Two drains appear to be culverted beneath the railway line and may enter the site.
Watercourse(s)	River Frome
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 which are based on Flood Zone maps produced as part of the River Frome SFRA and are deemed suitable for FRA. Flood Zone 2 has been used to represent the 100 year climate change scenario which is based on the JFLOW modelled outlines.

Appendix C.94: Site 553 - Thrupp Mills 2

Fluvial Flood Risk Posed to Site (including climate change)	The part of the site located to the east of Water Lane lies predominantly in Flood Zone 3b. Approximately 50% of the site to the west of Water Lane lies within Flood Zones 2, 3a and 3b. In general the floodplain in the upper reaches of the River Frome is narrow and well defined. It is expected that with climate change, the depth of flooding will increase but the extent will be similar to the existing Flood Zones. In steep areas, the velocity may increase which will have a significant impact on flood hazard. A Level 2 SFRA will be required for all site allocations which need to satisfy the Exception Test.																														
Historic Flooding/Flooding From Other Sources	There are no historic flood outlines for the River Frome at this location. There is one recorded incident of flooding from other sources in the part of the site to the west of Water Lane. The exact source of flooding is unknown.																														
Canals (Raised - breach/overtopping)	The Thames and Severn Canal is located towards the southern boundary of both parts of the site. The Level 1 SFRA identified that complex interactions exist between the canal and the River Frome for much of its length, which must be considered when assessing flood risk at individual sites. There are large scale plans to re-instate the canal in the next few years. The impact of any proposals to reinstate the canal must be considered in relation to future development within the District. Consultation with BW did not identify incidents of breach or overtopping from the canal at this location. In addition, no raised sections of canal were identified at this location.																														
Flood Defences (Location/Type/SoP/Residual Risk)	No defences are known to exist in the site.																														
Culverts (Location/Type/Watercourse/Residual Risk)	Sections of culverted channel have been identified in both the western and eastern parts of the site. Modelled flood outlines are available for Flood Zones 3a and 3b. Residual risk to the site is high with the majority of the site shown to be affected by flooding. An FRA should investigate the residual risk from the culverts for the 100 year climate change scenario and Flood Zone 2. The potential impact of culvert blockage should also be considered.																														
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	none.																														
Legend	<table> <tr> <td></td><td>Council Boundary</td> <td></td><td>Environment Agency Flood Defence</td> <td></td><td>Recorded Flooding - Impounded Water Bodies</td> </tr> <tr> <td></td><td>Council Boundary</td> <td></td><td>Council Owned Flood Defence</td> <td></td><td>Recorded Flooding - Artificial Drainage</td> </tr> <tr> <td></td><td>Watercourse Centre Line</td> <td></td><td>Flood Zone 2 (Medium Probability)</td> <td></td><td>Recorded Flooding - Surface Water</td> </tr> <tr> <td></td><td>Minor Watercourse</td> <td></td><td>Flood Zone 3a (High Probability)</td> <td></td><td>Recorded Flooding - Fluvial</td> </tr> <tr> <td></td><td>Canal</td> <td></td><td>Flood Zone 3b (Functional Floodplain)</td> <td></td><td>Recorded Flooding - Unknown</td> </tr> </table>		Council Boundary		Environment Agency Flood Defence		Recorded Flooding - Impounded Water Bodies		Council Boundary		Council Owned Flood Defence		Recorded Flooding - Artificial Drainage		Watercourse Centre Line		Flood Zone 2 (Medium Probability)		Recorded Flooding - Surface Water		Minor Watercourse		Flood Zone 3a (High Probability)		Recorded Flooding - Fluvial		Canal		Flood Zone 3b (Functional Floodplain)		Recorded Flooding - Unknown
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Flood Map																															

Appendix C.94: Site 553 - Thrupp Mills 2



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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 553 is mostly lying over a Minor Aquifer Intermediate 1. The site is also within 250m of a Major Aquifer Intermediate 1 and a Major Aquifer High (H1).
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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.

General Comments

Officer Comments: There are likely to be significant deliverability and potential issues with existing use classes associated with this site. There are several 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

Due to the significant flood risk associated with the site, it is felt that this site should not be taken forward into the WCS for further consideration.