

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

**Appendix C.25: Site 208 - Upper Mills Industrial Estate,
Bristol Road, Stonehouse**

October 2009

Site Maps and Images

Site Map



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Aerial Photo



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Site Images



Locational Information

Site Details


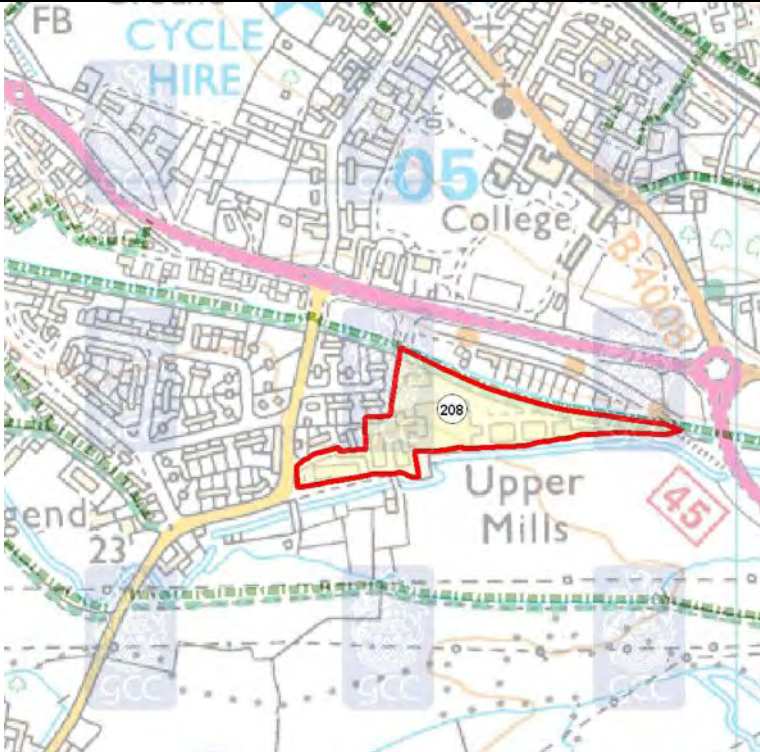
District	Stroud		
Parish	Stonehouse		
Easting	380660	Northings	204706
Approximate Site Area (hectares)	2		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was identified in the Stroud Local Plan.		
Date of WPA officer visit	25th November 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is fairly small comprising several small units. Some older 1960s to 1980s style buildings and some much older historic mill style buildings. There is limited parking on site and difficult to manoeuvre vehicles around the site. Businesses include: Schindler Lifts, Mark Coles Electrical, BT Precision Engineering, T&M Decorators, AJH Fabrication & Welding Ltd, Wasdell Packaging, Chris Jack Technology, The Bun Run Snack Bar, Upper Mills Estate Office, The Manor, Coffee Mill, Worldwide Environmental Ltd, Pro-plumb, V-Tec Garages, Five Valley Signs and Labels, Cotswold Values, Handling Techniques, Anthony J Smith Ltd, EDM Solution, Roots Systems. There are some residential properties nearby.</p> <p>Additional Sensitive Receptors: Nursery, tennis courts, school.</p>		

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Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on developed land that lies within 450m of the Cotswolds AONB.		
Landscape Character	Stroud Urban, Settled Unwooded Vale.		
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>	Downton Rd, 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>	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>	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>	River and canal nearby, would need a new access.		
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	Diversion not possible (towpath).
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 Scores 0* 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	None
Other Internationally & Nationally Designated Sites (wetlands)	Severn Estuary SAC/SPA/Ramsar/SSSI [11,250m]
Ecology Legend	<div> <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>
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"> * 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, although the extent to which this would impeded further industrial development (subject to certain conditions) is not clear. The site also contains a Listed Building which is a post-medieval industrial building whose setting may already be affected by later industrial buildings.

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 "No remediation plans have been considered for the site." and "Re-development would provide an opportunity for investigation and remediation of the site."
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Flood Risk

(Based on information provided by Halcrow)

Site Description	Site lies fully in Flood Zone 1. No major or minor watercourses are located within the site itself. The Stroudwater Canal is located along the northern boundary of the site. The north channel split of the River Frome flows along the southern boundary of the site. Flood Zone maps for this part of the watercourse do not affect the site itself.
Watercourse(s)	River Frome
Flood Zone	1
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.
Fluvial Flood Risk Posed to Site (including climate change)	Fluvial flood risk to the site is low. Site lies fully in Flood Zone 1. Flood Zone maps for the River Frome do not extend into the site itself although the extent and depth of the climate change scenario should be confirmed as part of a FRA due to the low confidence in Flood Zone 2.
Historic Flooding/Flooding From Other Sources	Historic flood outline for the River Frome do not show flooding to the site. There are no recorded incidents of flooding from other sources such as surface water or groundwater within the site itself. To the west of the site, there are some recorded incidents of flooding around Have Avenue and Wharfdale Way. The exact source of flooding is unknown.

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Canals (Raised - breach/overtopping)	The Stroudwater Canal runs along the northern boundary of the site. Any interactions of the canal with the watercourse 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)	A series of defences are located along the River Frome. These are generally privately maintained. There is a residual risk of breach or overtopping from these defences which should be investigated as part of a FRA.
Culverts (Location/Type/Watercourse/Residual Risk)	No culverts are known to exist in the site.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.
Additional Comments	Flood risk reduced from 5 to 4 due to unknown residual risk from defences and canal.
Legend	<div> <div> <p>Council Boundary</p> <p>Council Boundary</p> <p>Watercourse Centre Line</p> <p>Minor Watercourse</p> <p>Canal</p> </div> <div> <p>Environment Agency Flood Defence</p> <p>Council Owned Flood Defence</p> <p>Flood Zone 2 (Medium Probability)</p> <p>Flood Zone 3a (High Probability)</p> <p>Flood Zone 3b (Functional Floodplan)</p> </div> <div> <p>Recorded Flooding - Impounded Water Bodies</p> <p>Recorded Flooding - Artificial Drainage</p> <p>Recorded Flooding - Surface Water</p> <p>Recorded Flooding - Fluvial</p> <p>Recorded Flooding - Unknown</p> </div> </div>
Flood Map	

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 208 is partly lying over a Minor Aquifer High (H1). The site is also within 250m of a Minor Aquifer High (HU), Minor Aquifer Intermediate 1 and Minor Aquifer Low.
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The landowners have indicated that they are not interested in the site being considered as a strategic site option for MSW treatment. Therefore the site is undeliverable.

General Comments

Officer Comments: Further information would be required in relation to any potential permissions granted on this site and whether there may be any deliverability issues. There are nearby sensitive receptors which would also need to be considered.

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

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

The site is undeliverable and therefore has no potential for further discussion within the WCS.