

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

Appendix C.56: Site 436 - Mixed Use Land at Ebley Mill

October 2009

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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	Cainscross		
Easting	382781	Northings	204641
Approximate Site Area (hectares)	8		
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 listed in Stroud District Council's Employment Land Review.		
Date of WPA officer visit	25th November 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>Land mainly appears to have been redeveloped for good quality residential properties and car parking for Stroud District Council Offices.</p> <p>Additional Sensitive Receptors: School, Ebley park, play area, club, church.</p>		

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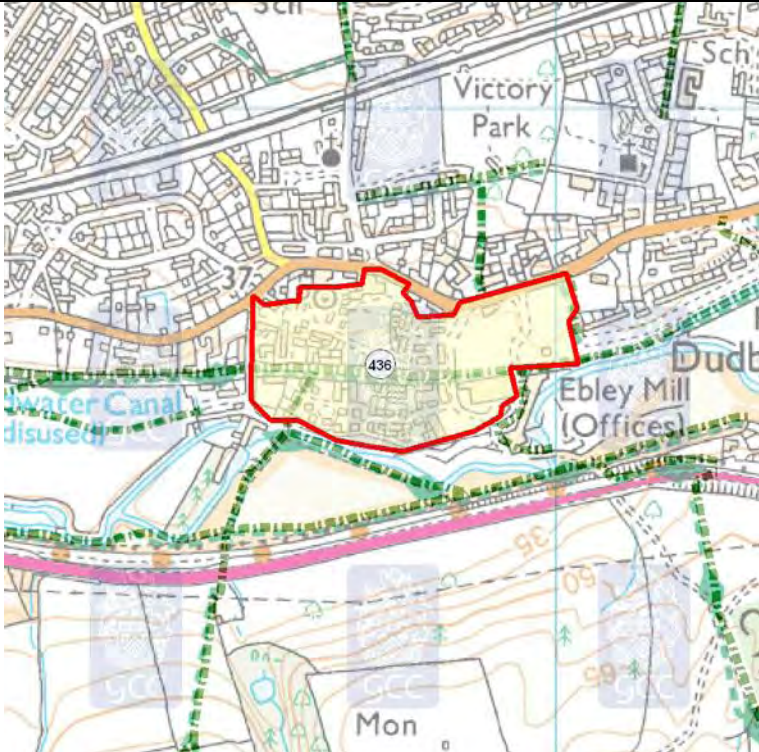
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been developed and is less than 150m from the Cotswolds AONB.
Landscape Character	Part Vale of Berkeley, Settled Unwooded Vale, Part Stroud Urban, Secluded 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>	B4008, 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>	Nearby weight restriction, and recent traffic calming request.		
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	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	 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	-*
Score Definition	Overall impact on biodiversity could be potentially negative or uncertain including potential impact on a nationally 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	Selsey Common SSSI [840m]
Other Internationally & Nationally Designated Sites (wetlands)	Severn Estuary SAC/SPA/Ramsar/SSSI [13,600m]
Ecology Legend	<div> <div style="display: inline-block; width: 15px; height: 10px; background-color: green; margin-right: 5px;"></div> SSSI Site of Special Scientific Interest </div> <div> <div style="display: inline-block; width: 15px; height: 10px; background-color: pink; margin-right: 5px;"></div> Key Wildlife Site - area </div> <div> <div style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> SAC Site </div> <div> <div style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> Ramsar Site </div> <div> <div style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(-90deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> SPA Site </div>
Constraints Map	

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Geodiversity
(Based on information provided by the Gloucestershire Geology Trust at the Geological Records

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Centre)	
Comments	There was a nearby SSSIs with Geological Features recorded: Selsey Common [840m]

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	The site contains Listed Buildings and is within Stroud Industrial Heritage Conservation Area.

Contaminated Land (Based on information provided by the appropriate district council)	
Comment	<p>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 "A number of site investigations have been undertaken across the majority of the site for residential development (now built). A small area remains to be remediated, which also has permission for residential development." and "Re-development would provide an opportunity for investigation and remediation of the site."</p>

Flood Risk (Based on information provided by Halcrow)	
Site Description	<p>Site lies predominantly in Flood Zone 1. The River Frome flows in a westerly direction along the southern boundary of the site but does not enter the site itself. Upstream of the site, the Stroudwater Canal and the River Frome converge. Historically, the Stroudwater Canal followed a path through the centre of the site. Flood Zone maps indicate a flow path through the site where the canal used to exist. To the south of the site the A419 is raised above the floodplain.</p>
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)	<p>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.</p>
Fluvial Flood Risk Posed to Site (including climate change)	<p>Fluvial flood risk to this site is moderate. Flood Zones 2, 3a and 3b marginally affect the site along the southern boundary. The Flood Zone maps follow a path through the centre of the site but are confined to the path of the disused canal. The depth of flooding is likely to increase with climate change. The exact extent and depth for the 100 year climate change scenario should be confirmed as part of a FRA.</p>

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Historic Flooding/Flooding From Other Sources	Flood outlines for the summer 2007 event indicate the southern extent of the site was marginally affected by flooding from the River Frome. There are no recorded incidents of flooding from other sources such as groundwater and surface water within the site.																														
Canals (Raised - breach/overtopping)	The Stroudwater Canal used to flow through the centre of the site. This part of the canal is now disused. Upstream of the site, the canal now interacts with the River Frome. Any interactions of the canal with the watercourse must be considered when assess																														
Flood Defences (Location/Type/SoP/Residual Risk)	A series of defences are located along the River Frome to the south of the site. Residual risk of overtopping or breach of the defences should be considered as part of a Level 2 SFRA. To the south of the site the A419 is raised above the floodplain. Floodwater appears to back up against the road embankment. There may be openings which convey floodwater through the structure.																														
Culverts (Location/Type/Watercourse/Residual Risk)	No culverts are known to exist in the site.																														
Score	0																														
Score Definition	Site is mainly in Flood Zone 2 (Historical flood risk, flood risk from other sources and residual risk has been incorporated into the determination of the suitability score).																														
Additional Comments	Site only marginally affected by the Flood Zones however, defences are located along the River From which may present a residual risk. Flood risk level decreased from 4 to 3. Level 2 SFRA required to assess breach/overtopping scenarios.																														
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																															

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 436 is mostly lying over a Minor Aquifer Low. The site is also within 250m of a Minor Aquifer Intermediate 1 and Minor Aquifer High (HU).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

Large areas of the site were found to contain incompatible uses (eg offices and residential), or affected by flooding. The remaining vacant land fell below 2ha.

General Comments

Officer Comments: There are significant deliverability issues associated with this site. A significant proportion of the site appears to have been developed into housing. The remainder of the site is too small to be considered.

Landscape/Ecology/Biodiversity/Geodiversity/Archaeology: 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

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