



Waste Core Strategy Site Options Consultation

Waste Site Assessment

Appendix C.24: Site 205 - Former MOD Site 6, Hardwicke

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	Haresfield		
Easting	380824	Northing	211262
Approximate Site Area (hectares)	10		
Reasons for inclusion 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.	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>Large site with new imported access and good internal roads. Main structures on site are three large former aircraft hangars and some other small ex-RAF buildings now used for various businesses. The variety of businesses on site include: Alan Dick, James Tims Transport, Elliots Landscape. It is not clear whether one of the old hangars is actually in use. A lot of the land surrounding the hangars is being used for storage (garden pots etc wrapped in polythene). Some nearby residential properties.</p> <p>Additional Sensitive Receptors: None.</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 not within or adjacent to a national landscape designation such as AONB.		
Landscape Character	Vale of Berkeley, Settled Unwooded Vale.		
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>	Haresfield La, B4008, A38		
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>	Low	Definition	Site is located some distance from residential areas, and has limited scope for non-car access.
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>	Good access, recent link provided.		
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.

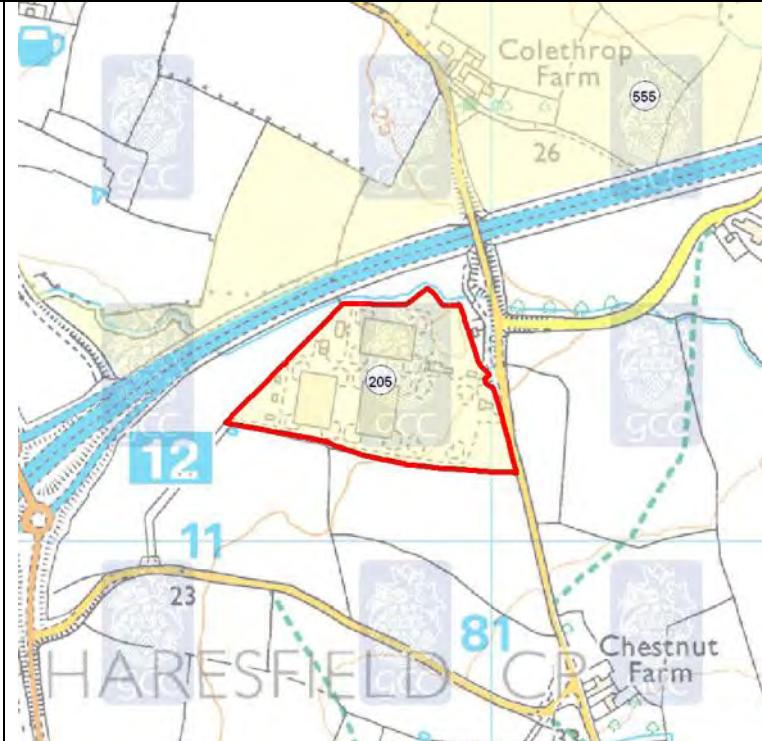
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Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network 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 <i>(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))</i>	
Comments	The site lies within the Gloucestershire Airport Zone for - All applications involving major tree planting schemes, mineral extraction or quarrying, a refuse tip, a reservoir, a sewage disposal works, a nature reserve or a bird sanctuary and all applications connected with an aviation use.
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 <i>(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))</i>	
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	<ul style="list-style-type: none"> SSSI Site of Special Scientific Interest Key Wildlife Site - area SAC Site Ramsar Site SPA Site
Constraints Map	

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

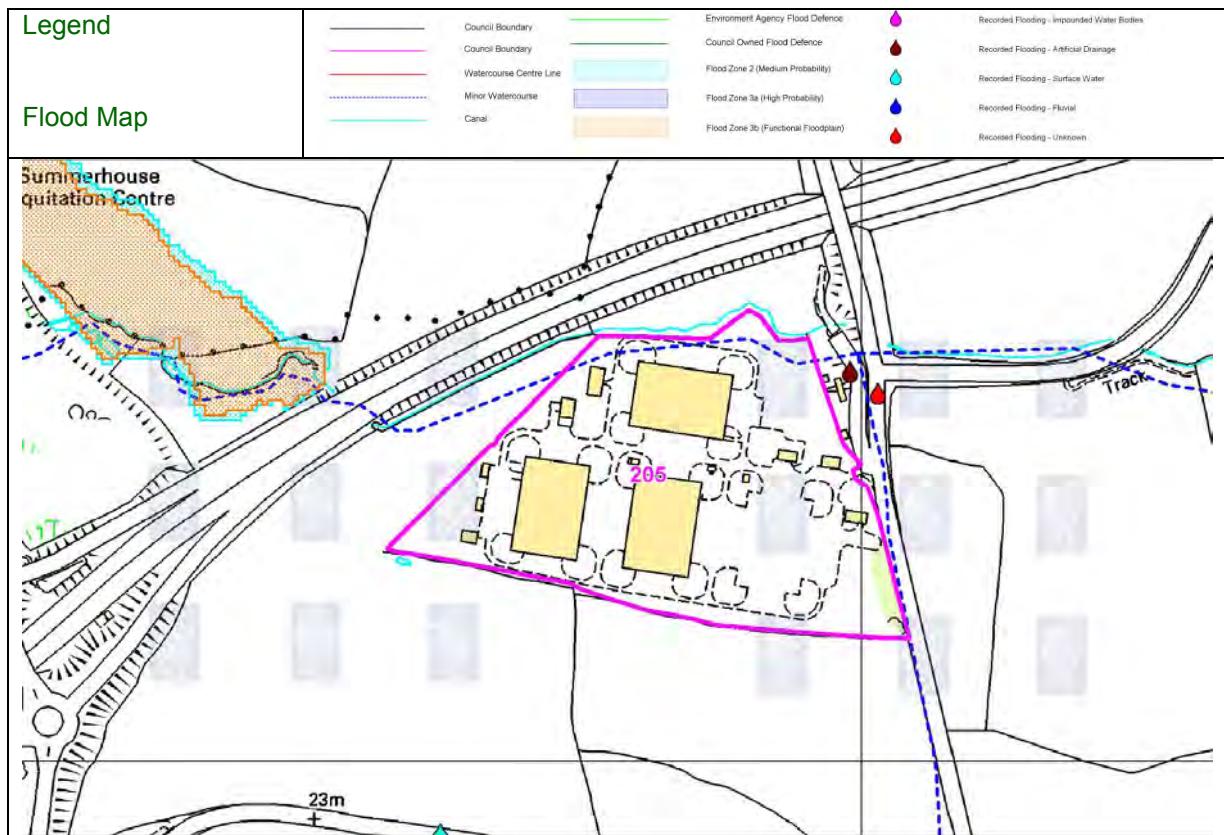
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	0
Score Definition	<p>The site contains no known historical or archaeologically significant remains, but</p> <ul style="list-style-type: none"> * Provides a setting for significant remains * Has the potential to contain significant remains, which are known in the vicinity
Additional Comments	Prehistoric and Roman farmstead remains (SMR 20712) are adjacent to the site, although the precise location of recognised features in relation to the site is not clear.

Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
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 "No remediation plans have been considered for the site." and "Re-development would provide an opportunity for investigation and remediation of the site."</p>

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	An unnamed minor watercourse flows along the northern boundary of the site but does not enter the site itself.
Watercourse(s)	Unnamed watercourse
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	No Flood Zones have been produced for the unnamed minor watercourse. However, Flood Zones have been produced for the same watercourse a short distance downstream, and these are quite large in extent.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies fully in Flood Zone 1. Fluvial flood risk is likely to be low from the unnamed watercourse but this should be verified as part of a FRA.
Historic Flooding/Flooding From Other Sources	There are no records of historic flooding or flooding from sources including groundwater and surface water have not been recorded on the site. To the east and south of the site there are some recorded incidents of flooding outside of the site boundary. These are from surface water flooding and artificial drainage. Flooding from these sources may be an issue in this area. Flooding from such sources is likely to increase in the future with climate change.
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)	Just outside the site the watercourse is culverted beneath the M5. The M5 is embanked and flood water may therefore be retained on the southern side, which may affect the site. This should be investigated further as part of a Level 2 SFRA.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.
Additional Comments	Suitability criteria reduced to 4 due to the unknown risk posed as the watercourse flows beneath the M5 embankment. This should be investigated further through a Level 2 SFRA.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 205 is 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 do not have any interest in the site being considered as a strategic site for MSW treatment, therefore the site is undeliverable.

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General Comments

Officer Comments: Further information would be required in relation as to whether there may be any deliverability issues. The site boundary would need amending to remove areas of flood risk.

Safeguarding: Gloucestershire Airport would need to provide comments on safeguarding in relation to this site. This may be difficult for them to do so without knowing a specific technology for the site.

Ecology/Biodiversity/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 discussion within the WCS.