

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

**Appendix C.19: Site 189 - Nailsworth Mill Industrial Estate,
Avening Road, Nailsworth**

October 2009

Appendix C.19: Site 189 - Nailsworth Mill Industrial Estate, Avening Road, Nailsworth

Site Maps and Images

Site Map



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Aerial Photo



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Site Images



Locational Information

Site Details


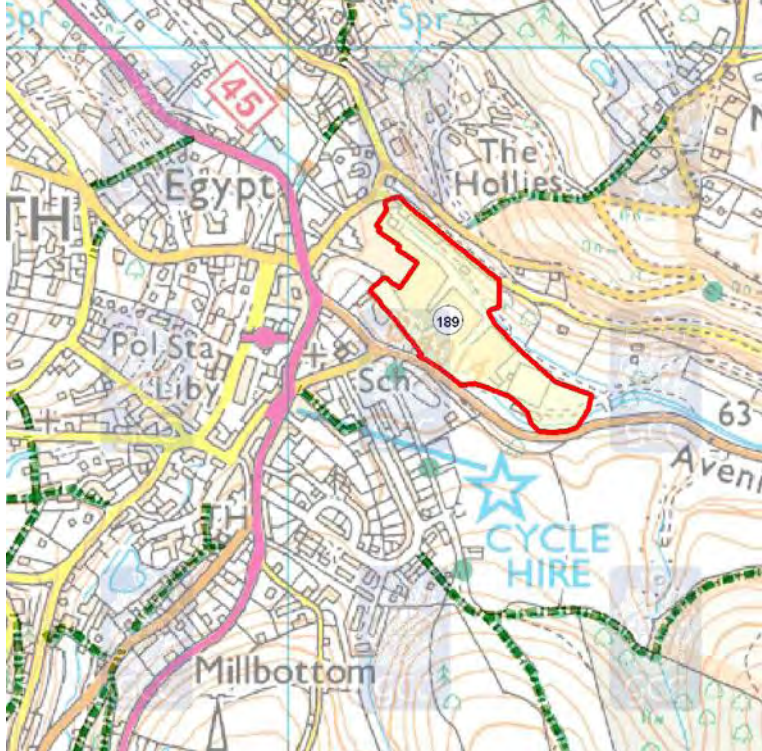
District	Stroud		
Parish	Nailsworth		
Easting	385240	Northings	199632
Approximate Site Area (hectares)	3		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</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 contains several large modern industrial units. The businesses include: Ebley Coach Tours, a dry cleaners, a building society, enamellers, walking stick manufacturers . There appear to be new development ongoing on the site. Relatively close to Nailsworth town centre.</p> <p>Additional Sensitive Receptors: Bowling green located to southeast of site. Tennis courts /playground/playing field not far away to south of site. Also a club and two churches.</p>		

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Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on developed land that lies within 10m of the Cotswolds AONB.		
Landscape Character	Cotswolds AONB Settled Valley, 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>	B4014, A46		
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>	High	Definition	Site located close to substantial urban areas allowing significant scope for non-car trips.
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>	Awkward access off Avening Rd, would need significant improvements.		
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>	Not Take Forward	Definition	Consider that site has no potential in transport terms and recommend it is not considered further. In general terms the Not Take Forward category will comprise those sites with a Low or Poor answer for Strategic Highway Access and a Low score for Sustainable Transport, although the overall view for each site will also depend on other relevant local factors

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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	Minchinhampton Common SSSI [40m], Box Farm Meadows SSSI [830m]
Other Internationally & Nationally Designated Sites (wetlands)	Severn Estuary SAC/SPA/Ramsar/SSSI [16,700m]
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)

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Comments	There was a nearby SSSI with Geological Features recorded: Minchinhampton Common [40m]
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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:- * Provides a setting to designated sites (category 1) * Contains known significant archaeological remains.
Additional Comments	Designated as - due to possible setting issues for a Grade II* Listed Building (SMR 3399), and the sites proximity to three Conservation Areas - however setting issues may already be affected by recent industrial development.

Contaminated Land

(Based on information provided by the appropriate district council)

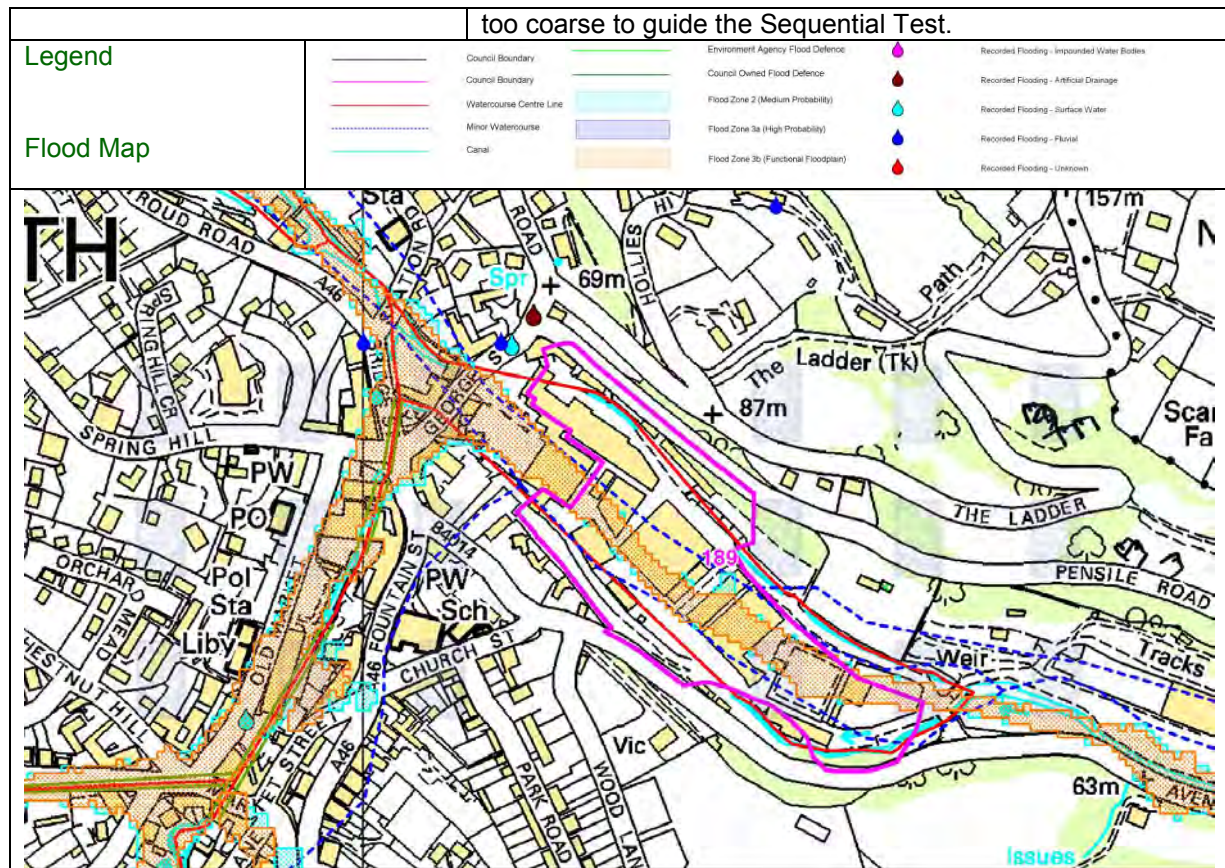
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Stroud District Council identified the site as a site of potential concern. The following comments have been added "No remediation plans have been considered for the site." and "Re-development 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	The site is bound on the north and south boundaries by the two arms of the Nailsworth Stream.
Watercourse(s)	Nailsworth Stream
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Flood Zone data is derived from JFLOW. Confidence in the outlines is low - while two watercourses flow along the northern and southern boundary of the site, the Flood Zones occur through the centre of the site. Misalignments are evident at various points along the watercourse. Flood Zone 3a used to represent 3b. The current level of detail is not robust to guide the Sequential Test in this area - should this site be seriously considered for development, a Level 2 SFRA would be required to refine the Flood Zone information.
Fluvial Flood Risk Posed to Site (including climate change)	The site is currently shown to lie predominantly in Flood Zone 3b, but the data is incorrect. Fluvial flood risk is still, however, deemed to be high.
Historic Flooding/Flooding From Other Sources	While historic flooding has not been recorded in the site itself, various events have been recorded to the north and west of the site.
Canals (Raised - breach/overlapping)	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)	The watercourses is culverted at various points through the site.
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	The fluvial flood risk posed to this site needs to be considered in more detail, through a Level 2 SFRA if the site is being considered for development. The current resolution of data is

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 189 is lying over a Minor Aquifer Intermediate 1 and a Major Aquifer High (H1). The site is also within 250m of a Major Aquifer Low and a Major Aquifer Intermediate 1.
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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.

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General Comments

Officer comments: Site appears to be well-occupied and so further investigative work in relation to deliverability would be required. The site boundary would need modification to remove areas of flood risk. Also appears to be a significant number of sensitive receptors nearby which would require further investigation.

Ecology/Biodiversity/Geodiversity/Archaeology/Landscape: Further consultation would be required in order to assess any potential impacts upon the above mentioned areas and a landscape assessment may be required in relation to archaeology comments above and the close proximity to the AONB.

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

Gloucestershire County Council's Highways Development Coordination officers recommended that the site is not considered any further within the WCS and there is also significant flood risk associated with the site. Therefore it is felt that this site should not be taken forward into the WCS for further consideration.