



## **Waste Core Strategy Site Options Consultation**

### **Waste Site Assessment**

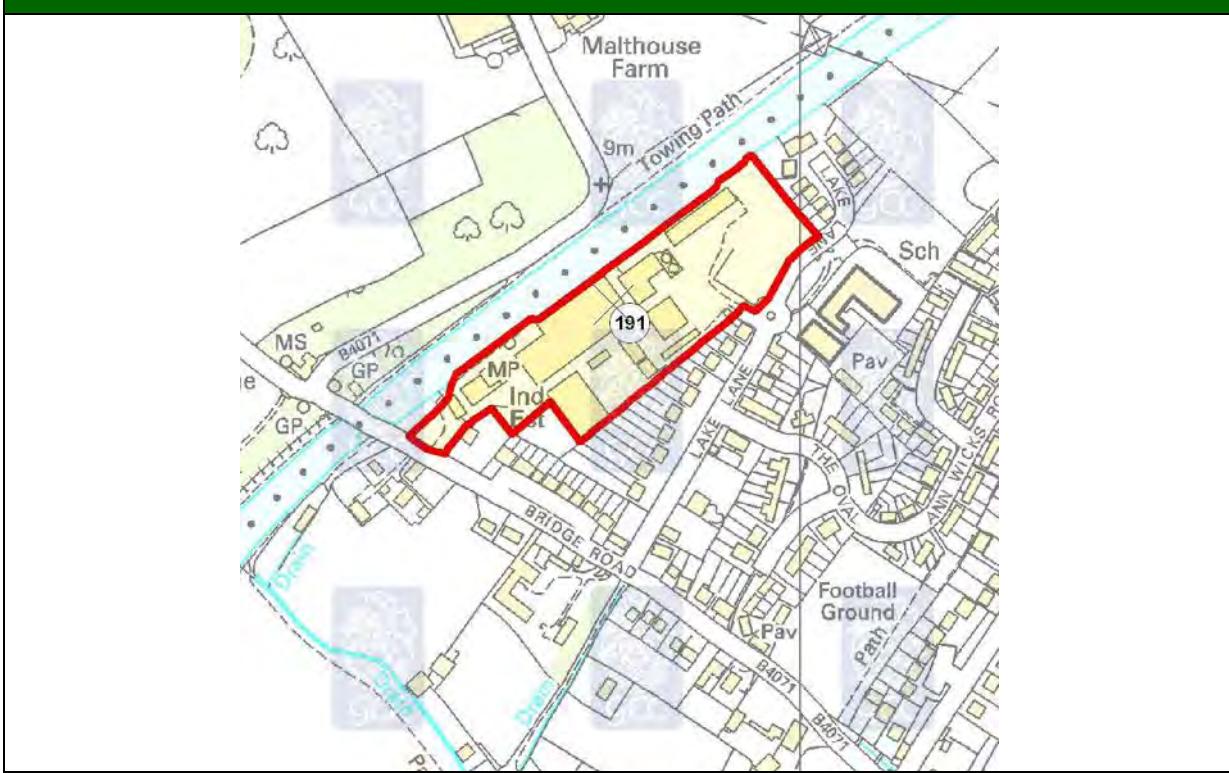
**Appendix C.21: Site 191 - Frampton Industrial Estate,  
Bridge Road, Frampton-on-Severn**

**October 2009**

## Appendix C.21: Site 191 - Frampton Industrial Estate, Bridge Road, Frampton-on-Severn

### *Site Maps and Images*

#### Site Map



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#### Aerial Photo



Imagery copyright Getmapping PLC. [www.getmapping.com](http://www.getmapping.com)

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### Site Images



### Locational Information

#### Site Details

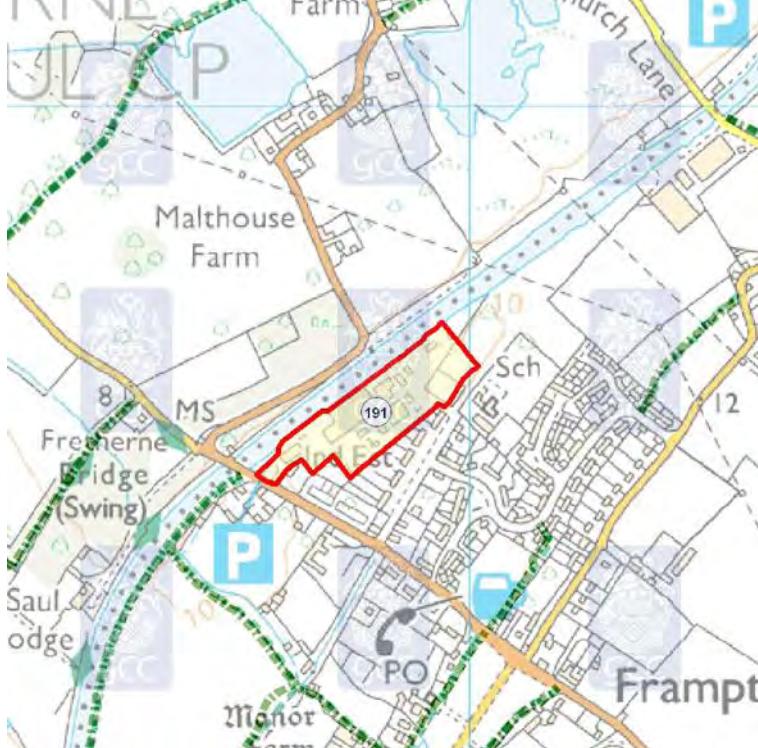
District	Stroud		
Parish	Frampton on Severn		
Easting	374863	Northing	208542
Approximate Site Area (hectares)	3		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was identified in the Stroud Local Plan.		
Date of WPA officer visit	12th September 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site consisted of some older mill-type buildings and some larger sheds. Lots of small businesses. Perhaps one or two small vacant plots.</p> <p>Businesses include: Artificial Images, Shipton Mill (appears to be a working flour mill), Buckholt Associates, Adlac Ltd, Martin Pollard Bodyshops, MB Welding, Trend Communication, G Brown Signwriter, Terrain engineering, Lafarge plasterboard.</p> <p>Additional Sensitive Receptors: Football ground, tennis court, school, community centre.</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 Unwood 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>	B4071, 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>	High	Definition	Site has potential for rail and/or water based transport to play a significant role (site will generally back directly on to 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>	Access not ideal, poor junction with Perry Way.		
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.

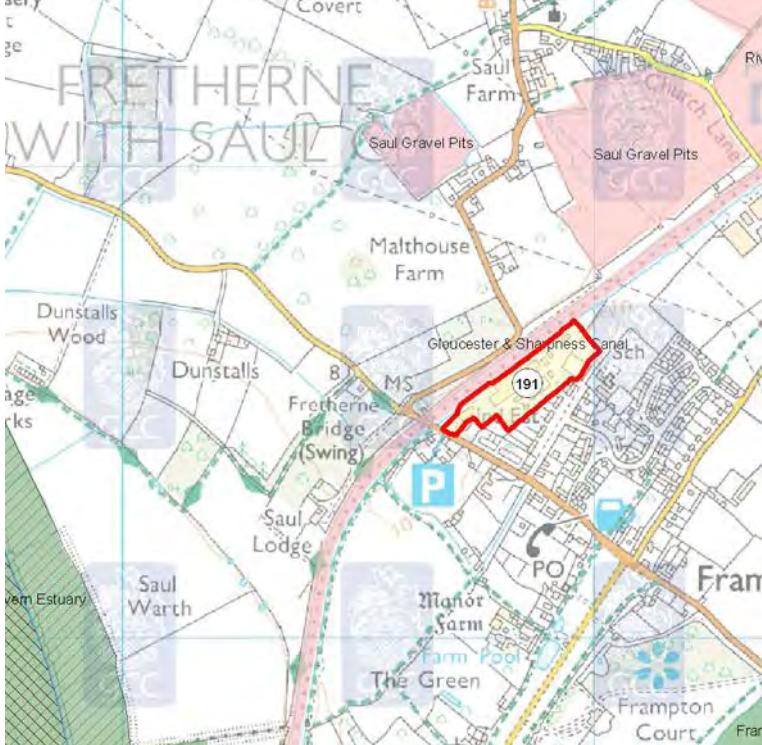
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Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity for existing route to be enhanced.
Additional Comments	No Path.
Map Legend	 <b>Public Right of Way</b>
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.	

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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	--
Score Definition	Overall impact on biodiversity could be potentially negative or uncertain including potential impact on an internationally designated site.
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	Severn Estuary SAC/SPA/Ramsar/SSSI [825m], Frampton Pools SSSI [765m]
Other Internationally & Nationally Designated Sites (wetlands)	None
Ecology Legend	 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.

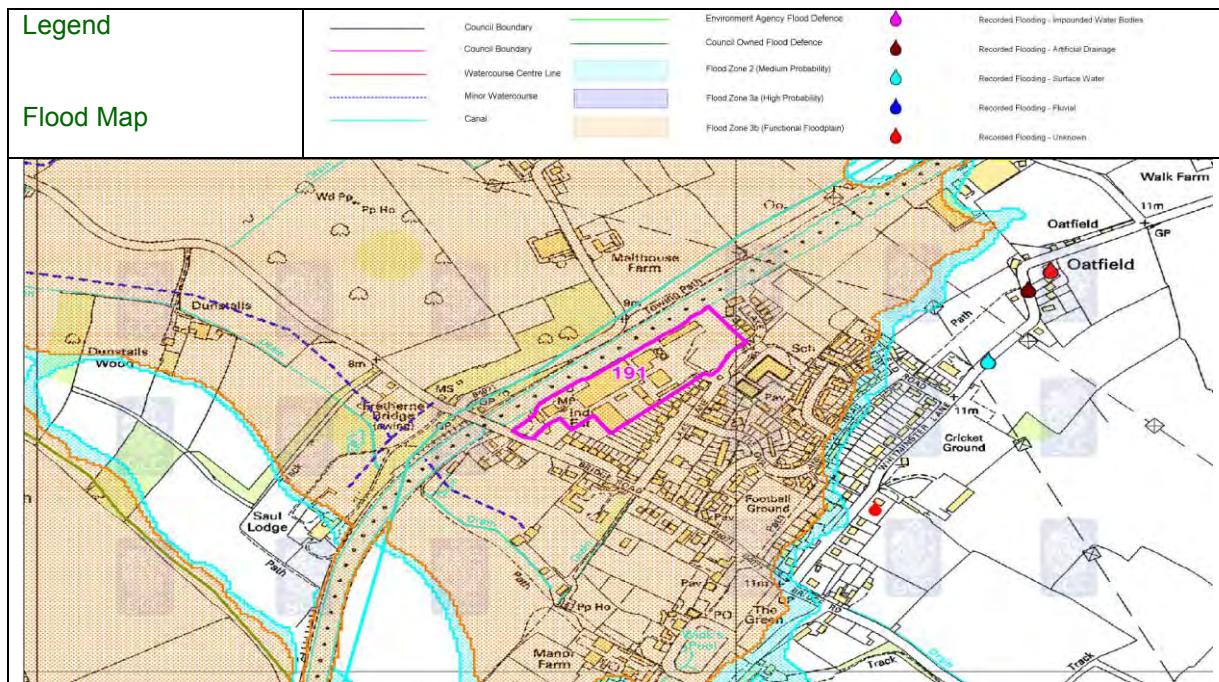
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Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	-
Score Definition	The site fulfils one or more of the following:- * Provides a setting to designated sites (category 1) * Contains known significant archaeological remains.
Additional Comments	Designated as a - due to its proximity to the Saul Conservation Area which may present setting issues. Were this not the case the site would be designated as + as the precise course of the Roman road (SMR 12306) which may be within the southern part of this site is conjectural.

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."

Flood Risk (Based on information provided by Halcrow)	
Site Description	Site is located to the east of the Gloucester and Sharpness Canal. No major or minor watercourses exist within the site although Flood Zone maps show the site to be affected by the River Severn.
Watercourse(s)	River Severn
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Modelled flood outlines exist for the River Severn. The Level 1 SFRA used modelled outlines for Flood Zones 3a and 3b. However, analysis of the modelled flood outlines for Flood Zone 2 indicated differences with the existing Flood Zone maps. Following consultation with the Environment Agency, it was recommended that the existing Flood Zones were used for Flood Zone 2.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies fully within Flood Zone 3b. Although no watercourses exist within the site itself, the site is located within the floodplain of the River Severn. In the future, the extent of flooding is expected to increase.
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.
Canals (Raised - breach/overtopping)	The Gloucester and Sharpness Canal is located along the western boundary of the site. There are no recorded incidents of breach or overtopping from the canal and consultation with BW indicated there are no raised sections of canal at this location.
Flood Defences (Location/Type/SoP/Residual Risk)	A series of flood defences are located along the River Severn. The residual risk to the site of breach or overtopping 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 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.

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### Source Protection Zones (SPZs)

Comments N/A

### Groundwater/Aquifer details

Comments Site 191 is lying over a Minor Aquifer High (H3). The site is also within 250m of a Minor Aquifer Intermediate 1.

### 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: Site appears to be well-occupied and there could be deliverability issues. The site boundary would need modification to remove areas of flood risk. Potential sensitive receptors would need further investigation in relation to this site.

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

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.

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### Potential for Further Discussion within the WCS

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