



Waste Core Strategy Site Options Consultation

Waste Site Assessment

**Appendix C.14: Site 145 - Industrial Estate, Former
Moreton Valence Airfield**

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	380054	Northing	210496
Approximate Site Area (hectares)	11		
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 a site in the Gloucestershire Waste Local Plan.		
Date of WPA officer visit	12th September 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	Very large flat, triangular shaped site, very little vegetation, large piles of crushed building material. M5 Motorway to west. Mature trees on boundary, but screening a large facility could be challenging. Motorway noise very evident. Blooms garden centre and other small businesses adjacent to the north of the site. One residential property to the east is very close, namely – 'The Lodge'. Additional Sensitive Receptors: None.		

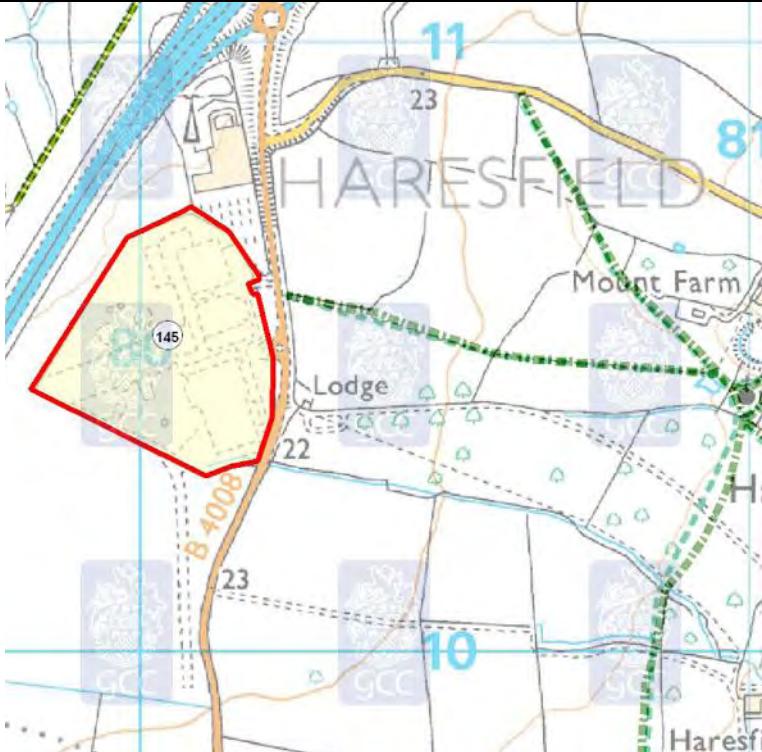
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been previously developed and is not within or adjacent to a national landscape designation such as AONB.
Landscape Character	Vale of Berkeley, Settled Unwooded Vale.

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<p>Green Belt</p> <p>Comments The site is outside of the Gloucester/Cheltenham Green Belt.</p>			
<p>Highways <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i></p>			
<p>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></p>	B4008, M5		
<p>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></p>	Good	Definition	Direct access onto (or close proximity to) trunk road network or major A roads (roads for long distance journeys).
<p>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></p>	Medium	Definition	Site has limited potential for rail and/or water based transport (will generally be a little distance from nearest appropriate water/rail).
<p>Employee Accessibility <i>Potential for employees to be able to access the site using non-car modes.</i></p>	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).
<p>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></p>	Good access.		
<p>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></p>	Take Forward	Definition	The site has reasonable merit in transport terms and should potentially be taken forward for more detailed consideration (subject to views of other disciplines). In general terms the Take Forward category will comprise those sites with a Medium or better answer for Strategic Highway Access/Employee Accessibility and a High 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	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 [11,900m]
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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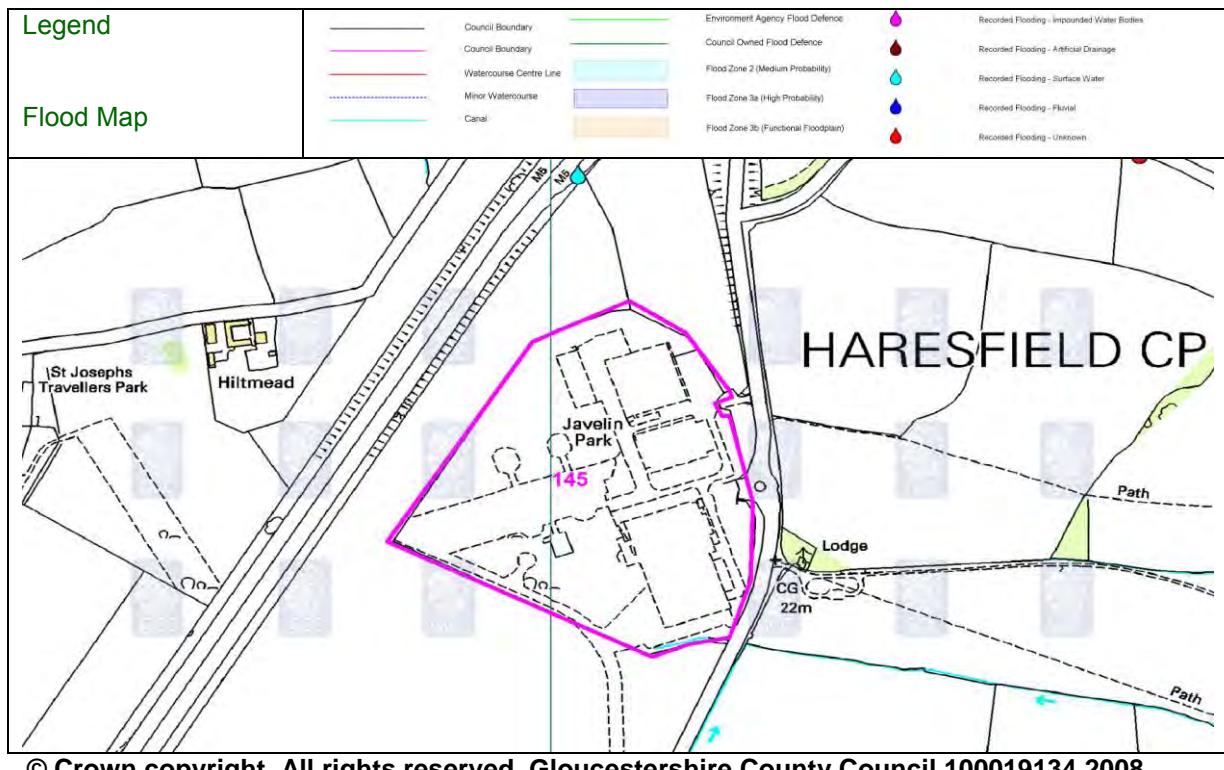
Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	+
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * SMR record of less archaeological significance * Known historical or archaeological remains of less significance * Is in the vicinity of less significant archaeological remains * Is within a significant historic landscape character area
Additional Comments	The site is within Moreton Valence World War II airfield, although it does not contain known significant remains from this.

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 as a site of potential concern. The following comments have been added "The site has recently been remediated for a commercial/industrial enduse through planning." and "The site should already be suitable for use. Additional investigation/remediation may be required for landscaped areas."</p>

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	Site lies fully in Flood Zone 1. A small unnamed drain flows along the southern boundary of the site. The drain may be culverted through part of the site.
Watercourse(s)	Unnamed drain
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 drain.
Fluvial Flood Risk Posed to Site (including climate change)	Fluvial flood risk is low. In reality some risk is posed by the unnamed drain.
Historic Flooding/Flooding From Other Sources	No records of historical flooding and flooding from other sources have not been recorded within the site. There are some recorded incidents of surface water flooding to the north of the site but these are located outside of the site itself.
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)	No culverts are known to exist in the site.
Score	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	None.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 145 is within 250m of a Minor Aquifer Intermediate 1 and Minor Aquifer High (H3).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

Part of the site is owned by Gloucestershire County Council who have indicated the site is suitable and available for residual treatment of MSW. The landowner of the remainder of the site has indicated that the site can be considered as a possible strategic site, subject to the suitability of the use.

General Comments

Landscape/Ecology/Biodiversity: 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.

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Potential for Further Discussion within the WCS

Further technical assessments should be undertaken on the site.

HRA Summary

The nearest European site is Cotswold Commons & Beechwoods SAC and the implication of this and the potential impacts on other European sites are detailed in: SA Reports under Objective 8: Biodiversity, HRA Baseline Reports and the Site Options HRA Report which forms part of this consultation.

Landscape and Visual Impact Assessment (Provided by Atkins)

Introduction	<p>The purpose of this Landscape and Visual Impact Assessment is to ascertain the potential effects of the proposals for a built Waste Facility, of two to five hectares within The Javelin Park site, on the landscape resources and impacts on the visual amenity of the area.</p> <p>The assessment considered the possible building height and land take for three (3 No.) different facility sizes (2000-6000m², up to 20m height / 3000-7000m², up to 30m height / 4000-9000m², up to 40m height) each with a potential for an emissions stack of 40, 60 or 80m height.</p> <p>The potential waste facility site is located five miles south of Gloucester on the B4008, off Junction 12 of the M5 motorway which runs alongside the site to the west and is a major detractive feature in the wider landscape. Javelin Park is part of the former Moreton Valence airfield site, now demolished. The site currently comprises predominantly brownfield scrub with an approximate area of 11.5 hectares, 5 hectares of which (to the south of the site) are in Gloucestershire County Council ownership.</p> <p>The immediate landscape setting is predominantly open arable field pattern with interspersed small settlements and individual residential properties as well larger light industrial sites and garden centre.</p> <p>The site currently holds outline permission for business use development, with reserve matters concerning the arrangement of facilities on site which are anticipated to be larger warehouse / distribution style units.</p>
Assessment Methodology	<p>A desk study was carried out comprising a review of published texts and maps to develop an understanding of the site in terms of general landscape character, special values and interests, local value and its wider landscape context.</p> <p>Baseline information on the landscape of the area was collected through a preliminary desktop study of maps, plans and documents. Documentation used in the desk study included:</p> <ul style="list-style-type: none">• Countryside Character Volume 5: West Midlands, Natural England;• Gloucestershire Landscape Character Assessment, Gloucestershire County Council;• Multi-Agency Geographic Information for the Countryside (Magic) website;• 1:50 000 Scale Digital Ordnance Survey Maps; and• Aerial Photography. <p>To identify those elements of the landscape which notably contribute to the character of the landscape, an assessment of existing landscape features was carried out.</p>

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	<p>The desk study was followed by a field survey carried out by Atkins Consultants Ltd in June 2009, to identify key issues and constraints in respect of the impact of the development on views into the proposed site, effects on the landscape of the site and the relationship between the development and the surrounding landscape to:</p> <ul style="list-style-type: none"> • Validate and qualify the results of the desk study; • Identify key visual receptors; and • Record an assessment of the landscape on both an objective and subjective basis.
Baseline Landscape Character and Designations: Desk Survey	<p>Countrywide Character Volume 5 West Midlands (Natural England): Landscape Character Area: 106, Severn and Avon Vales</p> <p>Key characteristics:</p> <ul style="list-style-type: none"> • Diverse range of flat and gently undulating landscapes, united by broad river valley character. • Riverside landscapes with little woodland, often very open. • Variety of land uses from small pasture fields and commons in the west to intensive agriculture in the east. • Distinct and contrasting vales: Evesham, Berkeley, Gloucester, Leadon, Avon. • Many ancient market towns and large villages along the rivers. • Nucleated villages with timber frame and brick buildings. • Prominent views of hills – such as the Cotswolds, Bredon and the Malverns – at the edges of the character area.
Gloucestershire Landscape Character Assessment (Gloucestershire County Council):	<p>County Landscape Character Type: Settled Unwooded Vale</p> <p>County Landscape Character Area: Vale of Berkeley Settled Unwooded Vale</p> <p>Key characteristics:</p> <ul style="list-style-type: none"> • Soft, gently undulating to flat landscape, but with intermittent locally elevated areas that project above the otherwise flatter landform; • Area drained by a series of east west aligned tributaries of the Severn, including the Cam, Frome and Cheltenham, and the Stratford Avon flowing into the Severn from the north; • Mixed arable and pastoral land use enclosed by hedgerow network, in places forming a strong landscape pattern; • Limited woodland cover with mature hedgerow trees and occasional orchards; • Rural areas bordered by large urban and suburban areas and interspersed with commercial and industrial premises; • Varied mix of buildings materials including brick, timber and stone, and slate and thatch roofing; • Proliferation of modern 'suburban' buildings styles and materials; • Major transport corridors pass through the Vale, frequently aligned north south, beyond which is a network of local roads and lanes linking villages and hamlets; and • Widespread network of pylons and transmission lines.
Designations Relating to Landscape:	<p>Landscape designations are applied to areas of special value at international, national, regional or local level in response to particular qualities or historical or cultural associations. No part of the study area is so designated; however the site is in close proximity to:</p> <ul style="list-style-type: none"> • An extensive area of land located approximately 1km east of the site is designated under the Cotswold Area of Outstanding Natural Beauty (AONB), a nationally recognised designation. • Portions of woodland within the same area are also designated Ancient Woodland (Ancient & Semi-Natural and Ancient Replanted Woodland). • A Scheduled Ancient Monument, Mount moated is located approximately 1km south of the site boundary is. Additional to this approximately 2km from the site is a Scheduled Ancient Monument known as Haresfield Hill Camp and Ring Hill Earthworks. • There are no Public Rights of Ways passing through the site, although there are various routes located within approximately 1km from the site.

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<p>Baseline Landscape Character and Features: Site Survey</p>	<p>The study area is a cleared former airfield with some remnant stockpiles of site rubble. The site is roughly diamond shaped with some landscape screen planting undertaken to the western edge along the M5 boundary. The rubble piles are visible from the M5 motorway, as is the large white roof of the adjacent garden centre to the north. The garden centre building is a prominent landmark in the wider landscape, in particular when viewed from higher ground to the Cotswold Escarpment.</p> <p>The adjacent land uses are primarily agricultural, with a small grouping of farmhouses located to the far side of a large pastoral field to the south of the site. The M5 is a significant feature in the local landscape carrying high volumes of larger vehicles which are visually prominent against the agricultural backdrop. To the east of the site is the small community of Haresfield, which is in most screened from the site by existing vegetation; however Haresfield Court and Church have unobstructed, level views across their private grounds to the site.</p> <p>The Cotswold Escarpment, designated an AONB, rises to the east of the site and offers glimpsed views from a limited number of residential properties, as does the Forest of Dean to the west however these views are limited by distance and intervening vegetation.</p> <p>The previous intention to develop Javelin Park for business / retail is evidenced by the existing roundabout and signage provided to the B4008.</p>
<p>Landscape Quality, Condition and Capacity to Accommodate Change: Site Survey</p>	<p>Landscape Quality and Condition of site: Poor</p> <p>Capacity to Accept Change: Medium – High</p> <p>Though the site is currently of a poor landscape quality due to the demolition of the former uses, it is a highly visible and exposed site from the Cotswold AONB, M5 motorway and several local residential properties. Development of any larger structure on this site would notably alter the existing character of the local area.</p> <p>However, due to the existing business use permissions for the site, the baseline condition of the site may be considered in the context of a distribution / warehouse business park. As such, the development of a small to medium sized waste facility without an emission stack would likely result in a negligible impact, while a larger facility or the inclusion of an emission stack would likely have a slight to moderate impact, depending on the style and quality of the adjacent development.</p> <p>Therefore, the Javelin Park site can be considered to have a medium to high capacity to accommodate change.</p>
<p>Potential Landscape Impacts</p>	<ul style="list-style-type: none"> • Permanent alteration of the site in terms of scale, height and intensity of development resulting from a facility both taller and larger than the existing surrounding units. • Further encroachment of urban fringe light industrial / distribution style development into the surrounding agricultural landscape. • Erection of an emissions stack (40 – 80m in height) would create a significant incongruous vertical landmark out of keeping with the surrounding landscape character. • Potential to create a landmark facility as a gateway to Gloucester as the precedent set by Grundon's Colnbrook Energy from Waste Plant which has been designed to present a high quality architectural statement. Development of this sort may be identified as a quality standard for future development in the area.
<p>Potential Landscape Mitigation Measures</p>	<ul style="list-style-type: none"> • On site buildings, materials and infrastructure should either reflect the local agricultural style of the surrounding area, designed to sit as low in the landscape as possible using neutral, mat colours and avoiding the introduction of shiny or reflective materials, else be designed as a high quality architectural statement with the intention of creating a gateway feature for users of the M5. • Where possible, large roof and hardstanding expanses should be avoided or broken up to reduce the perceived scale of the facility with particular consideration

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	<p>to the Cotswold AONB.</p> <ul style="list-style-type: none"> • Significant boundary enhancements to all sides including the advanced planting of a native woodland mix of primarily deciduous trees and shrub understorey planting to enhance the screening works already undertaken to the western boundary. 		
Visual Receptors	Sensitivity of Receptor	Potential Impact on Receptor	Potential Visual Mitigation Measures
Haresfield Court and Church	High	Moderate Adverse due to the proximity of the site and direct views, offset by the permitted business development for the area	
Residential Properties to the Cotswold Escarpment (east of Haresfield)	High	Slight Adverse due to the distance from site and oblique angle of view in consideration to the permitted business development for the area	<input type="checkbox"/> Enhance existing landscape screen planting and hedgerow boundaries <input type="checkbox"/> Restriction of building height and associated emission stack <input type="checkbox"/> Minimisation of roof and hardstanding areas <input type="checkbox"/> High quality development as a precedent for the area and gateway to Gloucester
Residential Properties south of the site including Warren Farm	High	Moderate Adverse due to the distance from site and oblique angle of view in consideration to the permitted business development for the area	
Blooms Garden Centre	Medium	Slight Adverse in consideration to the permitted business development for the area	
M5 Users	Low	Slight to Moderate Adverse due to the limited period of exposure to the view	
Summary: Residual Landscape and Visual Impacts	<p>In consideration of the permitted business development for the study area and sites to the north, the development of the Javelin Park site presents the opportunity to set the design quality for future development. Should this site be selected it is recommended that consideration be given to examples such as the Grundon's Colnbrook Energy from Waste Plant to create an iconic architectural statement.</p> <p>As such, the Javelin Park site can be said to be of Medium - High landscape suitability for consideration as a potential strategic waste site.</p>		

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Further Highways Assessments (Provided by Gloucestershire County Council's Highways Development Co-ordination team)	
Existing Site Usage	Site has 52,000m ² B8 (storage/distribution) permission although this is not currently operational.
Predicted Net Traffic effect of new Strategic Waste facility	Net decrease in traffic, due to existing consents
Strategic Road Network Access	Site is in very close proximity to Junction 12 of the M5 and thus enjoys very good trunk road accessibility; there should be limited demand for movements on the B road south to Standish, and indeed we would wish to discourage movements on this route.
Environmental and residential impacts	Site is not in close proximity to residential properties, and vast majority of road traffic should travel directly north to M5. However there is some potential impact on Stonehouse, depending on the exact weight restriction boundaries arising from Lorry Management Zone, although we would wish for this to be immediately south of site to prevent HGV's from heading south towards Stonehouse
Potential Junction Impacts	There are known congestion problems at peak times at Junction 12, although there are schemes to improve the junction, which are only partly-committed, although there are some funding issues and thus it may well be the facility would need to contribute to improvements. The Highways Agency's views would be key for Junction 12.
Sustainable Transport potential (rail/water)	The site is over a kilometre west of the existing mainline railway. The construction of a new line is likely to need to be around 1.5km length to avoid Haresfield village, and this is likely to be prohibitively expensive and could have land ownership issues
Employee Accessibility by Sustainable Modes	The site would be difficult to access by walk/cycle due to distance and the effective barrier of Junction 12. Bus access can be provided via existing Stroud-Gloucester service.

Conclusion
This site is identified in the WCS Site Options Consultation document as Site 2, Javelin Park, Haresfield, Stroud District.