

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

Appendix C.92: Site 550 - Meadow Mill, Eastington

October 2009

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	Eastington		
Easting	377997	Northings	206064
Approximate Site Area (hectares)	4		
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>A fairly flat, open site, (potential flooding issues due to site being surrounded by water). The site contains a large older mill building and some smaller brick buildings with storage areas to the rear. The large area to south west of site is undeveloped, possibly currently used as pastureland. Businesses include: Taybroth Alloys, ARC Energy Resources. Relatively good access from M5. Nearby school and William Morris House is a care home for 35 people with autism. Also several scattered residential properties in proximity. Other than this, mostly surrounded by farmland. The site could potentially be well screened in summer as there are existing small tree lines around the field and stream areas.</p> <p>Additional Sensitive Receptors: Care home.</p>		

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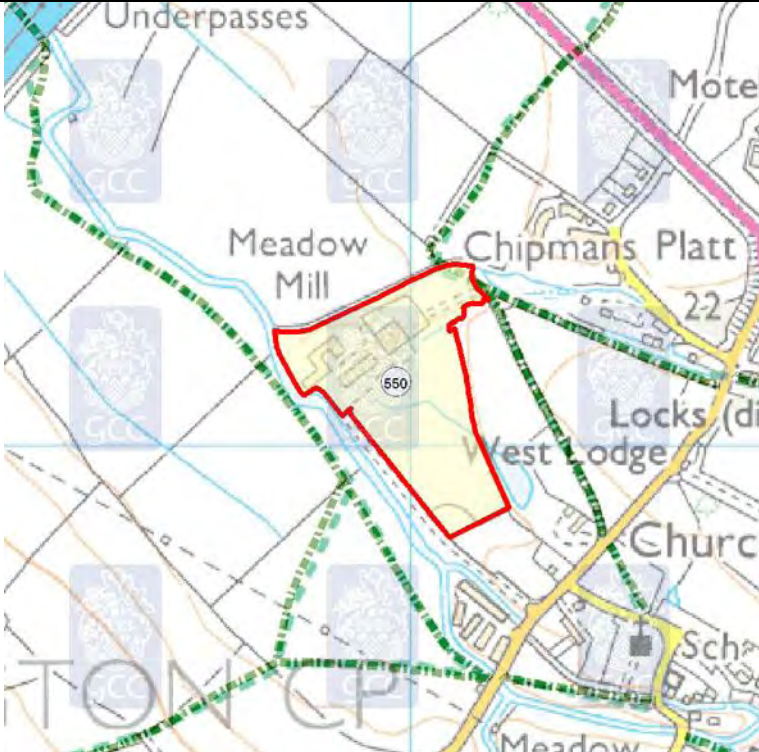
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been mostly 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 (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>	Spring Hill, 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>	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>	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>	Reasonable access, though would ideally need to be from A419.		
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 diversion necessary - No enhancements likely.
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)	Frampton Pools SSSI [2,275m], Severn Estuary SAC/SPA/Ramsar/SSSI [8,800m]
Ecology Legend	<div> <div style="display: inline-block; width: 15px; height: 15px; background-color: green; margin-right: 5px;"></div> SSSI Site of Special Scientific Interest </div> <div> <div style="display: inline-block; width: 15px; height: 15px; background-color: pink; margin-right: 5px;"></div> Key Wildlife Site - area </div> <div> <div style="display: inline-block; width: 15px; height: 15px; 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: 15px; 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: 15px; border: 1px solid black; background: repeating-linear-gradient(-135deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> SPA Site </div>
Constraints Map	<p>The map shows the location of Site 550 (Meadow Mill) in Eastington, Gloucestershire. The site is highlighted with a red outline. The River Frome flows through the area, and the map shows various designated sites including SSSI (Site of Special Scientific Interest) and SPA (Special Protection Area). The map also shows the location of Eastington, Chipmans Platt, and the River Frome Bridge.</p>

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Geodiversity

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

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:- <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	Designated as -- as it is within the Stroud Industrial Heritage Conservation Area - the extent to which this would impeded further industrial development (subject to certain constraints) is not clear, although much of this site is undeveloped grassland.

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 River Frome flows along the south western boundary of the site but does not enter the site itself. The Stroudwater Canal is located at the northern boundary of the site. A small water body is located just outside the south eastern boundary of the site at SO 7813 0596.
Watercourse(s)	River Frome
Flood Zone	1, 2, and 3a
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	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.
Fluvial Flood Risk Posed to Site (including climate change)	Flood Zone 3a affects just over 50% of the site. The whole site is located within Flood Zone 2. The modelled Flood Zone 3b does not affect the site. Flood Zone 2 has been used to represent the 100 year climate change scenario.
Historic Flooding/Flooding From Other Sources	Historic flood outline for the River Frome indicate that approximately one third of the site along the south western part of the site was affected by flooding during the summer 2007 flood event. There were no recorded incidents of flooding from other sources such as groundwater or surface water within the site.

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Canals (Raised - breach/overtopping)	Stroudwater Canal is located along the northern boundary of the site. The Level 1 SFRA identified that complex interactions exist between the canal and the River Frome for much of its length, which must be considered when assessing flood risk at individual sites. There are large scale plans to re-instate the canal in the next few years. The impact of any proposals to reinstate the canal must be considered in relation to future development within the District. Consultation with BW did not identify incidents of breach or overtopping from the canal at this location. In addition, no raised sections of canal were identified at this location.
Flood Defences (Location/Type/SoP/Residual Risk)	The Environment Agency's NFCDD database identifies an earth embankment along the left bank of the River Frome. This is not located within the site itself and is on the opposite bank of the watercourse.
Culverts (Location/Type/Watercourse/Residual Risk)	No culverts are known to exist in the site.
Score	-
Score Definition	Site is mainly in Flood Zone 3a (Historical flood risk, flood risk from other sources and residual risk has been incorporated into the determination of the suitability score).
Additional Comments	none.
Legend	<div> <div> <p>— Council Boundary</p> <p>— Council Boundary</p> <p>— Watercourse Centre Line</p> <p>— Minor Watercourse</p> <p>— Canal</p> </div> <div> <p>— Environment Agency Flood Defence</p> <p>— Council Owned Flood Defence</p> <p>Flood Zone 2 (Medium Probability)</p> <p>Flood Zone 3a (High Probability)</p> <p>Flood Zone 3b (Functional Floodplain)</p> </div> <div> <p>Recorded Flooding - Impounded Water Bodies</p> <p>Recorded Flooding - Artificial Drainage</p> <p>Recorded Flooding - Surface Water</p> <p>Recorded Flooding - Fluvial</p> <p>Recorded Flooding - Unknown</p> </div> </div>
Flood Map	

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 550 is mostly lying over a Minor Aquifer High (H1). The site is also within 250m of a Minor 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.

General Comments

Officer Comments: There could be deliverability issues associated with this site. There are sensitive receptors which would need consideration.

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

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