

**Waste Core Strategy
Site Options Consultation**

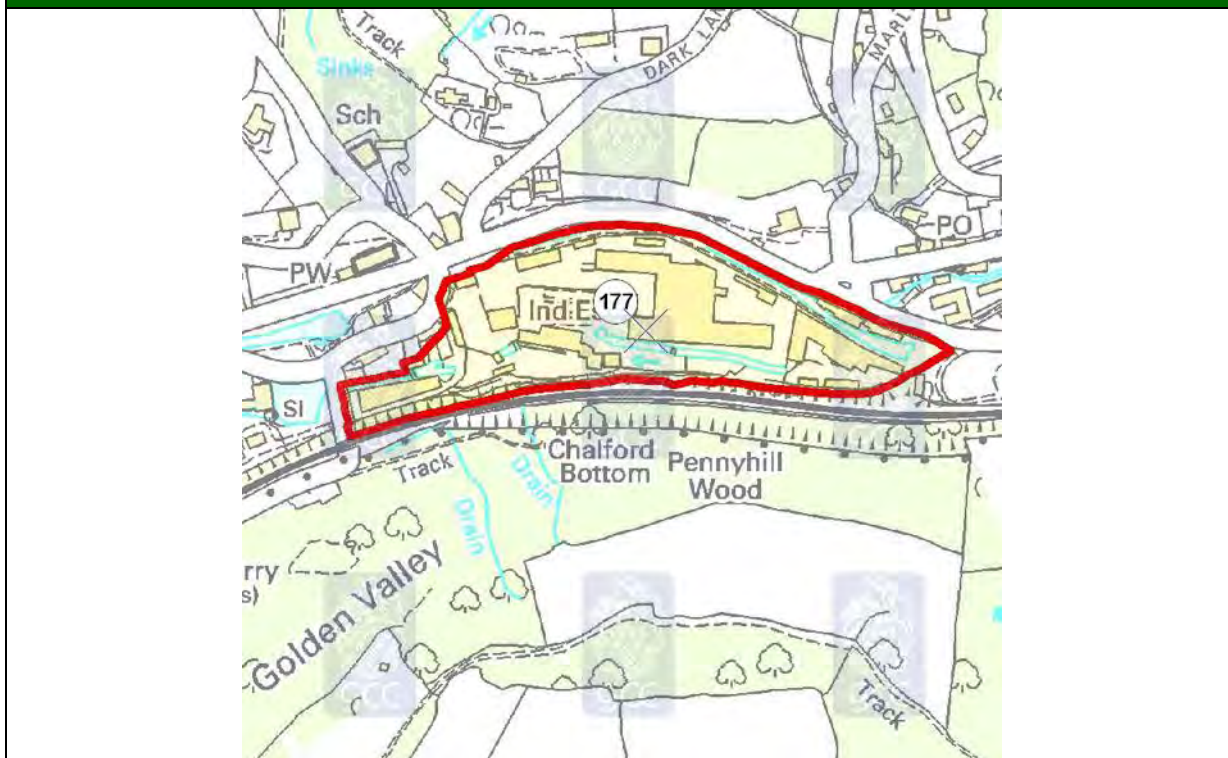
Waste Site Assessment

Appendix C.16: Site 177 - Chalford Industrial Estate

October 2009

Site Maps and Images

Site Map



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Aerial Photo



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Site Images



Locational Information


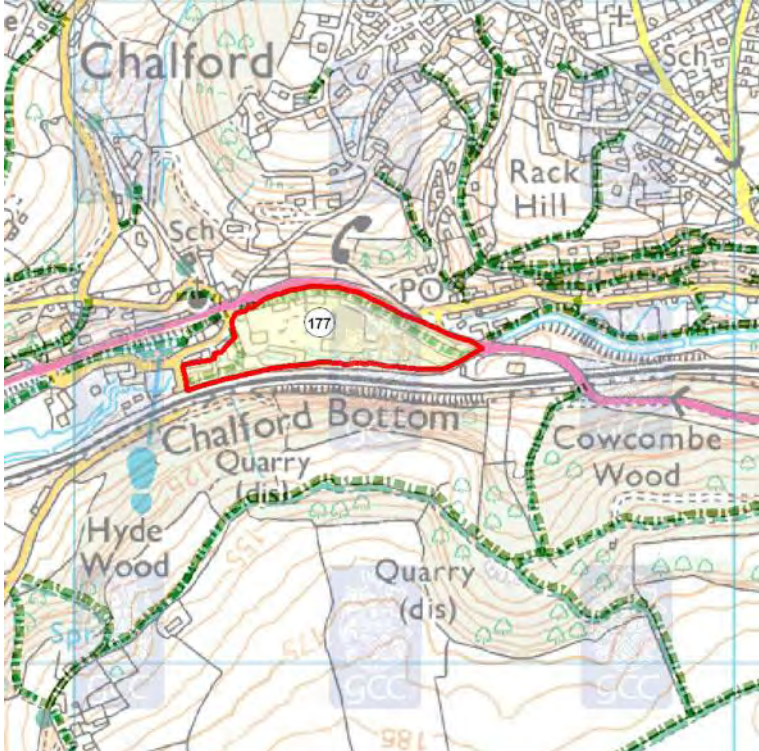
Site Details			
District	Stroud		
Parish	Chalford		
Easting	389384	Northings	202491
Approximate Site Area (hectares)	4		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source 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 small industrial site with lots of small businesses in old mill buildings with limited on-site parking. Businesses include: Stroud Farm Services, Velux Windows, Aquamat, Chalford Building Supplies.</p> <p>Additional Sensitive Receptors: Churches, schools, tennis court.</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 within the Cotswolds AONB.		
Landscape Character	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>	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>	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>	Canal to be reopened, would need a new access point.		
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	Major adverse impact on the Public Rights of Way Network – potential closure of the route or major deviation / re-route required.
Additional Comments	Path may need diversion - 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.
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	<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)	
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	The Listed Building on this site (SMR 19073) is a post-medieval industrial building whose setting may already be affected by later industrial buildings. It is also within the Stroud Industrial Heritage Conservation Area - the extent to which this would impede further industrial development (subject to certain constraints) is not clear.

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. We have no Site Investigation reports that cover the whole site. Recent re-development has taken place at the Damien Hurst Studio which revealed significant levels of buried asbestos which were subsequently removed from the site. This is the site of the Fibrecrete factory (asbestos cement manufacture) which operated between 1938 & 1970." and "Re-development would provide an opportunity for investigation and remediation of the site."

Flood Risk (Based on information provided by Halcrow)	
Site Description	The River Frome flows through the southern extent of the site in a westerly direction being culverted for part of its length. The Thames and Severn Canal is located along the northern boundary of the site although this is disused now. A railway embankment forms the southern boundary of the site. Two drains are located to the south of the railway and may be culverted through to the site itself.
Watercourse(s)	River Frome
Flood Zone	1, 2, 3a and 3b
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)	The majority of the site is affected by Flood Zones 2 and 3a. Flood Zone 3b affects the eastern part of the site. In general the floodplain in the upper reaches of the River Frome is narrow and well defined. It is expected that the depth of flooding will increase but the extent will be similar to the existing Flood Zones. In steep areas, the velocity may increase which will have a significant impact on flood hazard.
Historic Flooding/Flooding From Other Sources	No records of historical flooding and flooding from other sources have not been recorded within the site itself. There is one recorded incident of surface water flooding to the north east of the site along Cowcombe Hill.

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Canals (Raised - breach/overtopping)	The Thames and Severn Canal is located adjacent to 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)	A series of raised defences are located within the site mainly consisting of concrete walls. Any development behind defences should be assessed through a Level 2 SFRA, to investigate breach and overtopping scenarios.
Culverts (Location/Type/Watercourse/Residual Risk)	The River Frome is culverted through part of the site. Modelled flood outlines are available for Flood Zones 3a and 3b. Residual risk to the site is high with the majority of the site shown to be affected by flooding. An FRA should investigate the residual risk from the culverts for the 100 year climate change scenario. The potential impact of culvert blockage should also be considered.
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.
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 Floodplan)</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	Site 177 is partially lying over a Zone III Total Catchment. Also Zone II Outer Protection Zone is within 250m of the site.
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Groundwater/Aquifer details

Comments	Site 177 is lying over a Major Aquifer Intermediate 1. The site is also within 250m of a Minor Aquifer Intermediate 1 and Major Aquifer High (H1).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

At this stage the deliverability of this site is unknown.

General Comments

Officer comments: Site appears to be well-occupied and so there potentially could be deliverability issues on site. There are a significant number of nearby sensitive receptors which would also need to be considered.

Landscape/Archaeology: The site is located within the Cotswolds AONB and therefore a detailed landscape assessment may be appropriate, particularly in relation to the above archaeology comments.

ProW: Further consultations with ProW as to the implications of re-routeing the ProW.

Ecology/Biodiversity: Further consultation would be required in order to assess any potential impacts upon the above mentioned areas.

SPZ/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

It is felt that due to the flood risk associated with this site, it will not be carried forward into the WCS for further discussion.