



Waste Core Strategy Site Options Consultation

Waste Site Assessment

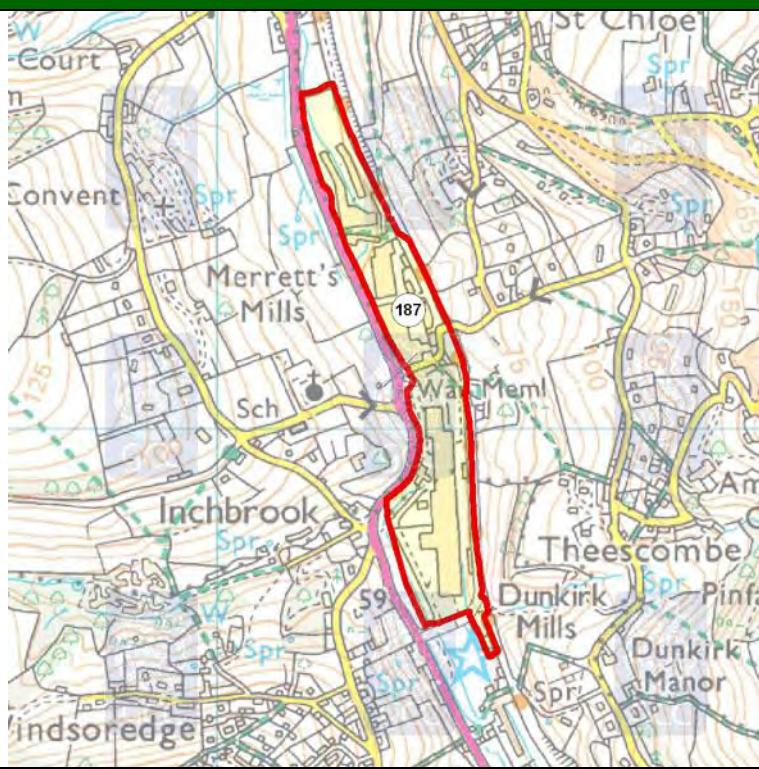
**Appendix C.18: Site 187 - Inchbrook Industrial Estate, Bath
Road, Nailsworth**

October 2009

Appendix C.18: Site 187 - Inchbrook Industrial Estate, Bath Road, Nailsworth

Site Maps and Images

Site Map



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Aerial Photo



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Appendix C.18: Site 187 - Inchbrook Industrial Estate, Bath Road, Nailsworth

Site Images



Locational Information

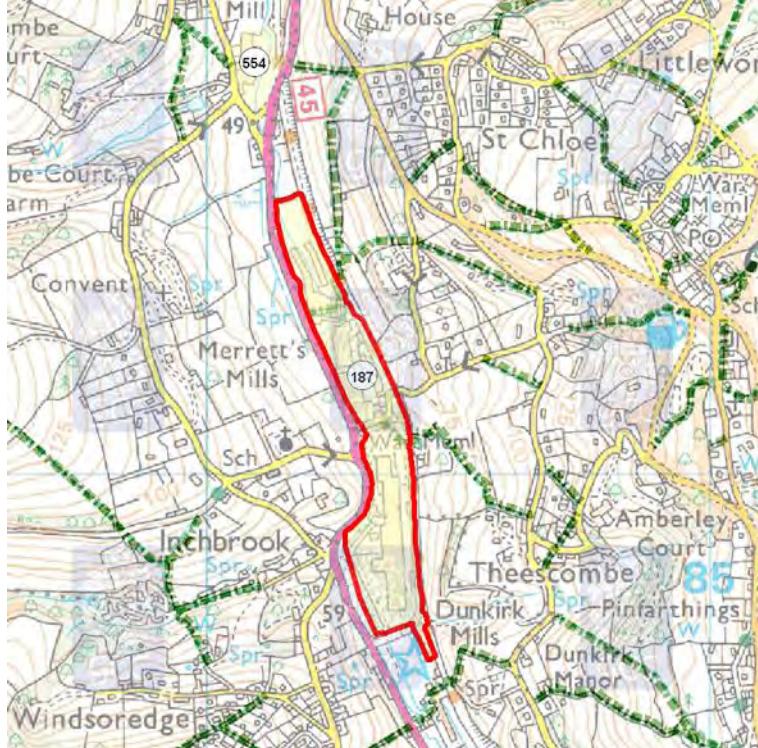
Site Details			
District	Stroud		
Parish	Minchinhampton Nailsworth		
Easting	384315	Northing	201075
Approximate Site Area (hectares)	9		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed 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)	The site is very long and thin and contains a number of small industrial/business/retail units as well as some older mill buildings. Additional Sensitive Receptors: None.		

Appendix C.18: Site 187 - Inchbrook Industrial Estate, Bath Road, Nailsworth

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 <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>	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>	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>	A46, quite urbanised. Cycle track at rear of site.		
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.

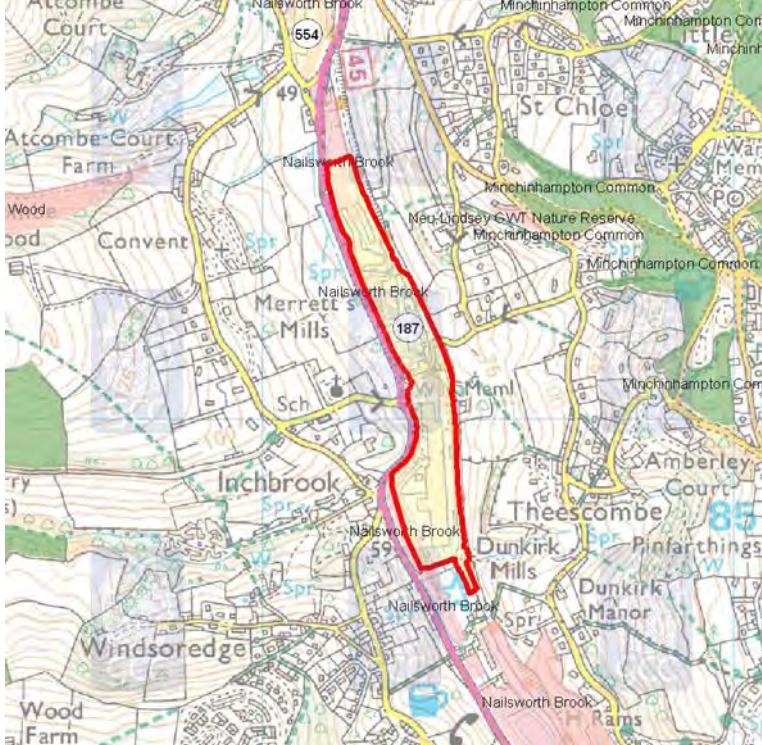
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	-
Score Definition	Impact on the Public Rights of Way network with some minor re-routing required.
Additional Comments	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 <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 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 [260m], Woodchester Park SSSI [680m]
Other Internationally & Nationally Designated Sites (wetlands)	Severn Estuary SAC/SPA/Ramsar/SSSI [15,400m]
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>
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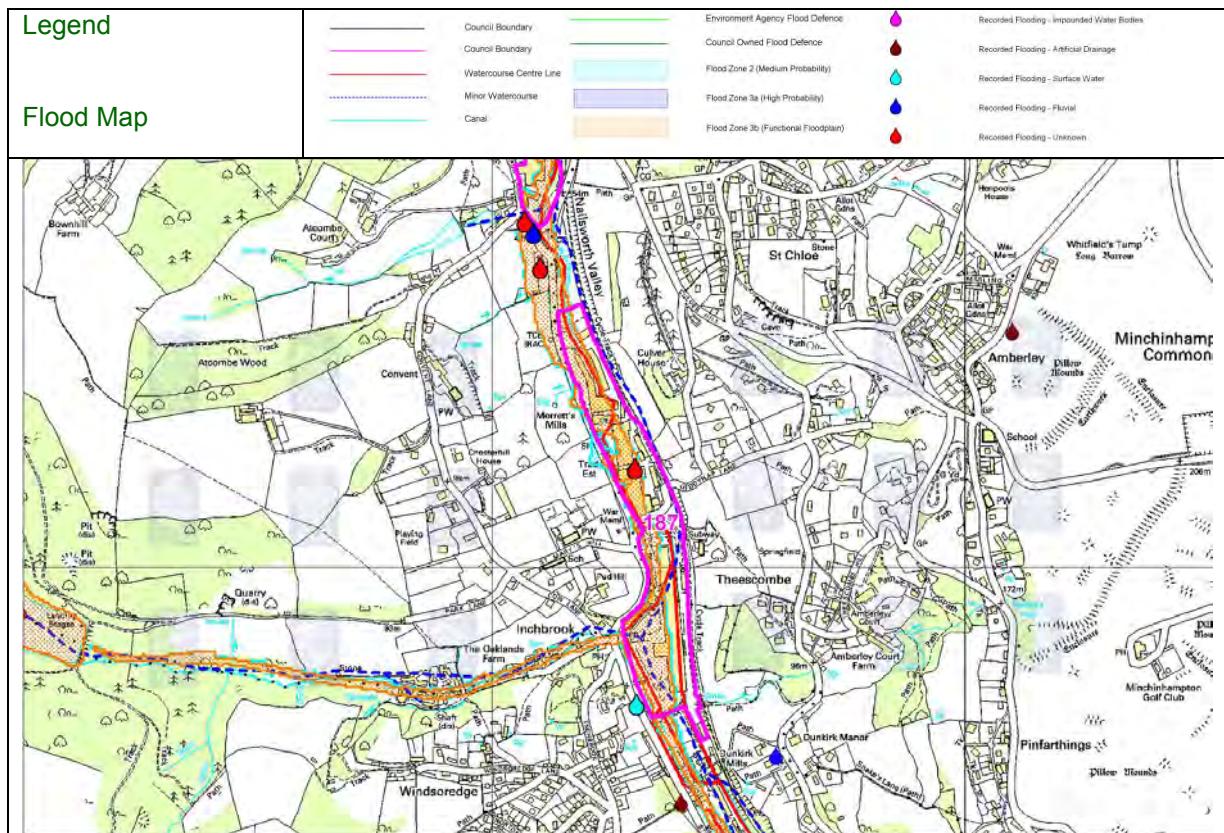
Comments	There was a nearby SSSI with Geological Features recorded: Minchinhampton Common [260m]
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	--
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * 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 Buildings on this site are 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 <i>(Based on information provided by the appropriate district council)</i>	
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Stroud District Council identified the site and adjoining area 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 <i>(Based on information provided by Halcrow)</i>	
Site Description	Nailsworth Stream flows from north to south through the site .
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 and confidence in the outlines is low due to misalignments which are evident. Flood Zone 3a used to represent 3b. 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)	Site lies predominantly in Flood Zone 3b. Flooding from an unknown source has been recorded in the site
Historic Flooding/Flooding From Other Sources	No historic flood outlines exist within the site but localised flood incidents have been recorded.
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)	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	None.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 187 is mostly lying over a Minor Aquifer Intermediate 1. The site is also within 250m of a Major Aquifer High (H1), 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 there could be potential deliverability issues on the site.

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.