



Waste Core Strategy Site Options Consultation

Waste Site Assessment

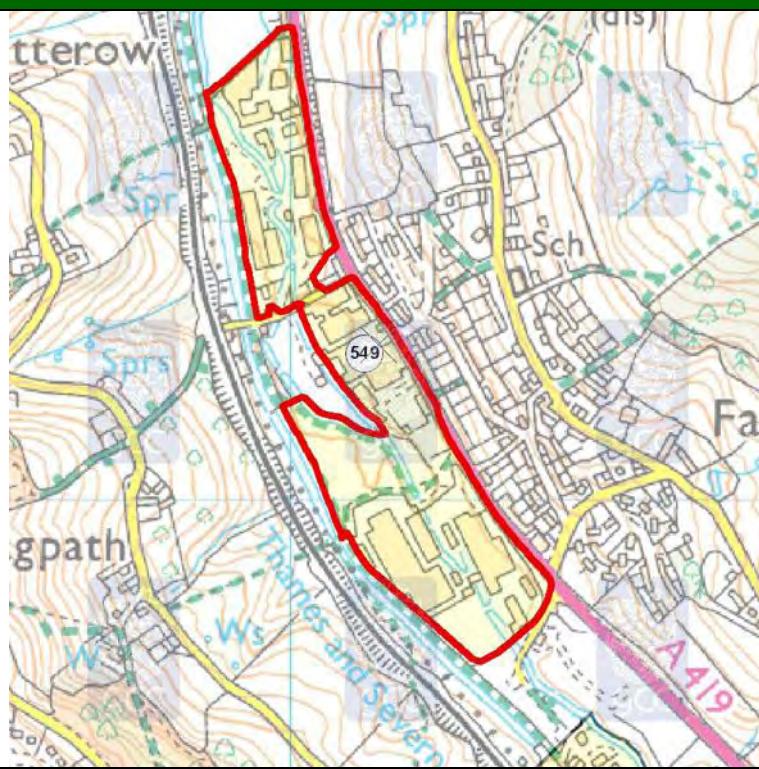
Appendix C.91: Site 549 - Thrupp Mills 1

October 2009

Appendix C.91: Site 549 - Thrupp Mills 1

Site Maps and Images

Site Map



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Aerial Photo



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Appendix C.91: Site 549 - Thrupp Mills 1

Site Images



Locational Information

Site Details

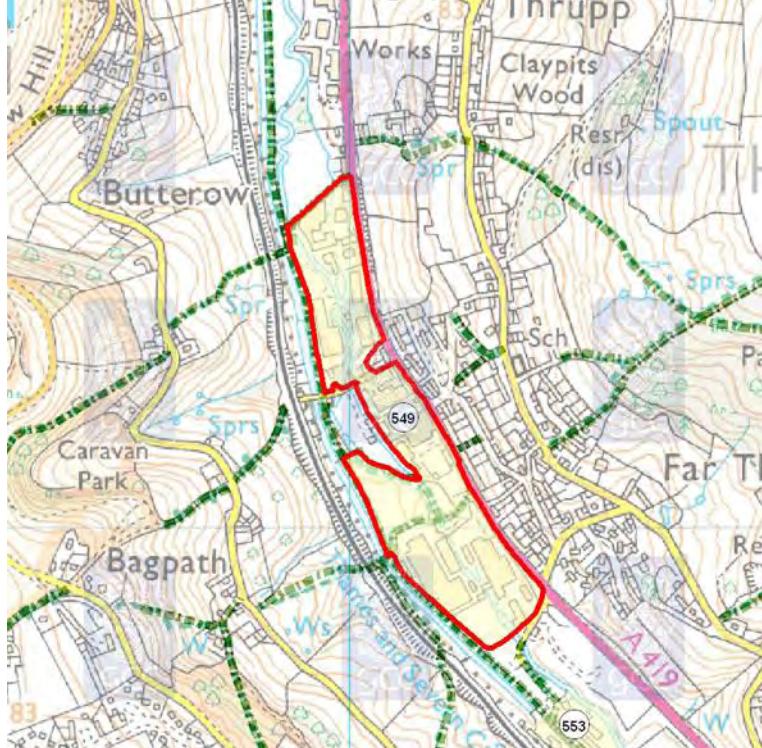
District	Stroud		
Parish	Thrupp		
Easting	386098	Northing	203146
Approximate Site Area (hectares)	11		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was 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>The site comprises two smaller business parks/trading estates (Kingfisher Business Park / Phoenix Trading Estate) occupied with a variety of small businesses. Access through the site involves negotiating small fairly narrow bridges. The eastern side of the site is close to residential areas, with houses overlooking the site. The western side is split from farmland by the canal and railway. Screening could be challenging due to the valley location.</p> <p>Additional Sensitive Receptors: School.</p>		

Appendix C.91: Site 549 - Thrupp Mills 1

Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on land that has been developed and is less than 75m from the Cotswolds AONB.		
Landscape Character	Stroud Urban, 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>	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>	Medium	Definition	Site has limited potential for rail and/or water based transport (will generally be a little distance from nearest appropriate 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>	Not great access on A419, residents overlooking 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.

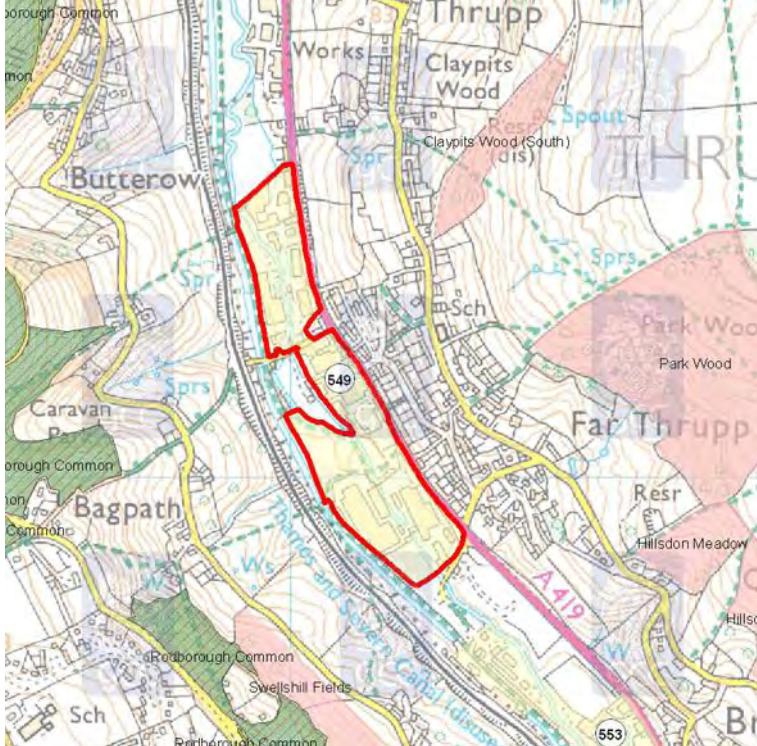
Appendix C.91: Site 549 - Thrupp Mills 1

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	Diversions may be 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.	

Appendix C.91: Site 549 - Thrupp Mills 1

Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
Score	--*
Score Definition	Overall impact on biodiversity could be potentially negative or uncertain including potential impact on an internationally 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	Rodborough Common SAC/SSSI [280m], Minchinhampton Common SSSI [770m]
Other Internationally & Nationally Designated Sites (wetlands)	Severn Estuary SAC/SPA/Ramsar/SSSI [16,900m]
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	

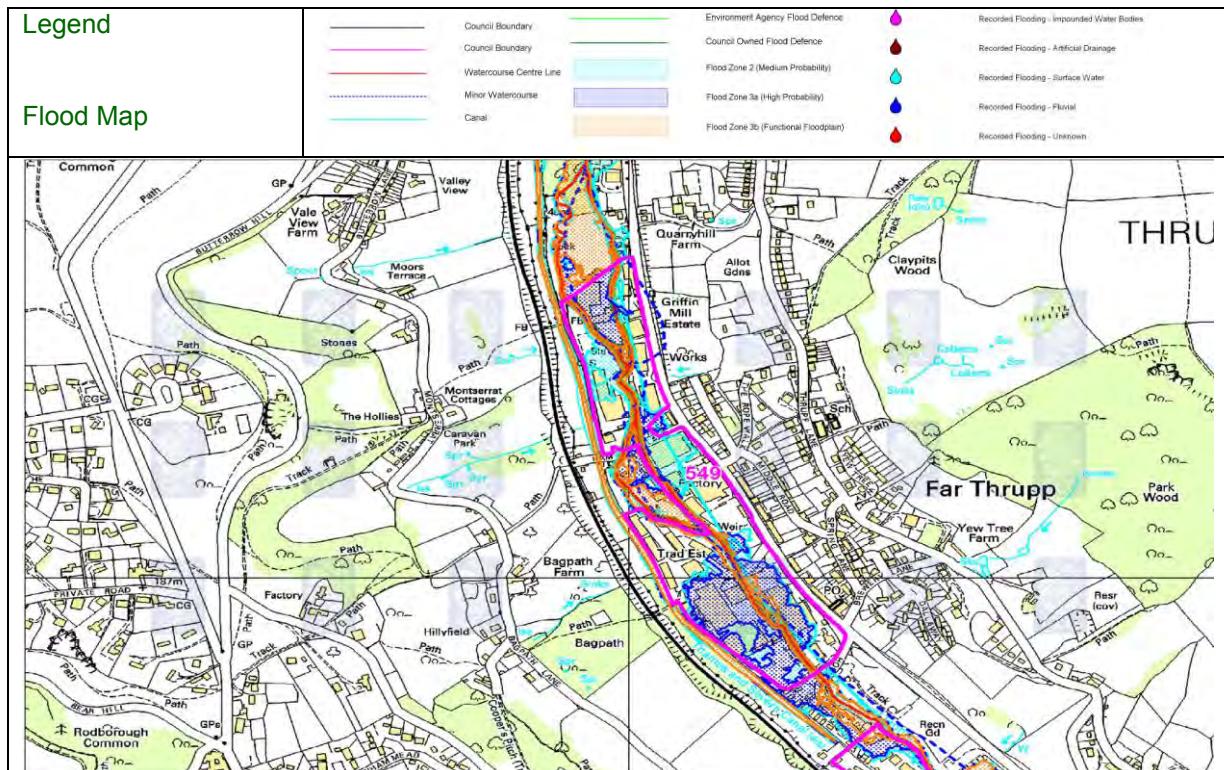
Appendix C.91: Site 549 - Thrupp Mills 1

Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	There were nearby SSSIs with Geological Features recorded at: Rodborough Common [280m], Minchinhampton Common [770m]
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	Designated as -- as the site contains a number of listed industrial and canal buildings and structures, undesignated industrial buildings, a surviving post-medieval tin church (SMR 19836) and is within Stroud industrial Heritage Conservation Area. The extent to which the latter would impeded further industrial development (subject to certain constraints) is not clear. The setting of the listed structures may already affected by more recent industrial development.
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	This site is located along the River Frome. The watercourse enters the site on the southern boundary and flows in a northerly direction through the centre of the site. Mill channels are evident along the watercourse. A series of defences are located along the watercourse at this location. The Thames and Severn Canal forms the western boundary of the site with a railway line located adjacent to the canal. To both the west and east of the site a series of springs and drains can be identified from the OS maps.
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.

Appendix C.91: Site 549 - Thrupp Mills 1

Fluvial Flood Risk Posed to Site (including climate change)	Site is marginally affected by Flood Zone 3b. Flood Zones 2 and 3a affect large parts of the site. Only a relatively small part of the site is located within Flood Zone 1. 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. A Level 2 SFRA will be required for all site allocations which need to satisfy the Exception Test.
Historic Flooding/Flooding From Other Sources	There are no historic flood outlines for the River Frome at this location. There are no recorded incidents of flooding from other sources such as groundwater or surface water within the site. The OS maps identify a series of springs within the vicinity of the site suggesting a high water table.
Canals (Raised - breach/overtopping)	The Thames and Severn Canal is located towards the southern boundary of both parts 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 a series of defences along the River Frome within the site. These are mainly floodwalls and embankments. The residual risk of overtopping or breach of these defences should be considered as part of a FRA.
Culverts (Location/Type/Watercourse/Residual Risk)	Sections of the channel may be culverted through the site. This should be verified on site. Any residual risk presented by the culverts should be investigated as part of a FRA.
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.

Appendix C.91: Site 549 - Thrupp Mills 1



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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments Site 549 is lying over a Minor Aquifer Intermediate 1. The site is also within 250m of a Major 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: There could be deliverability issues associated with this site. The site would need modification to remove any areas of flood risk. There are sensitive receptors which would need consideration. Some additional investigations would be required into the undeveloped area and potential rail-link.

Landscape/PRoW/Ecology/Biodiversity/Geodiversity/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.

Appendix C.91: Site 549 - Thrupp Mills 1

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.