

**Waste Core Strategy
Site Options Consultation**

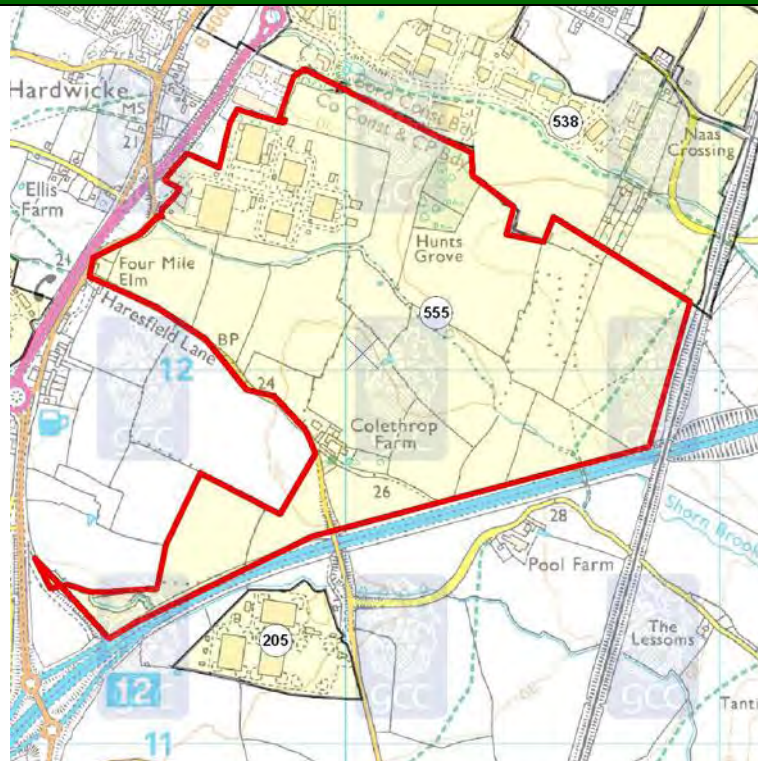
Waste Site Assessment

Appendix C.96: Site 555 - Hunt's Grove/Hardwicke

October 2009

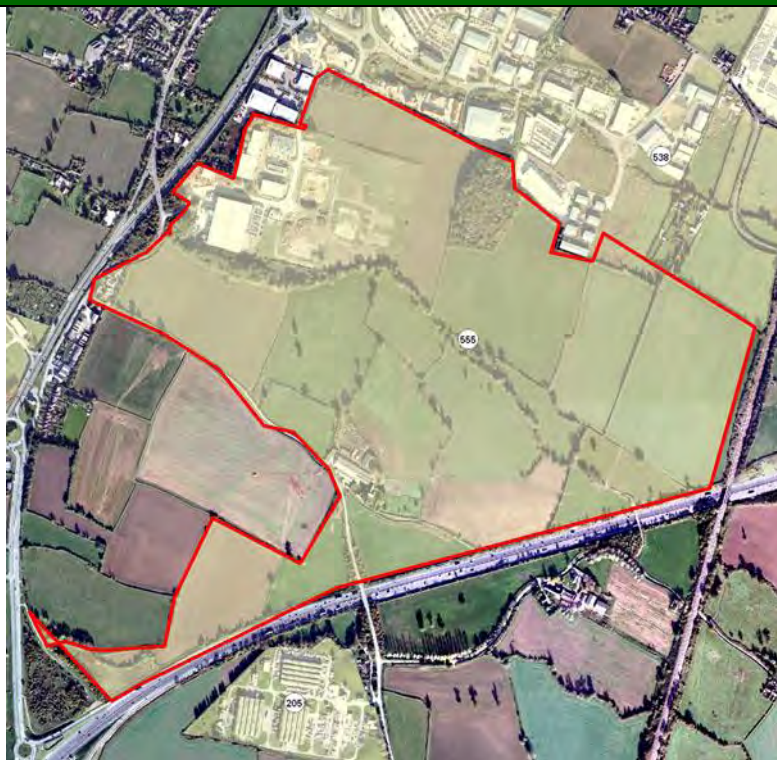
Site Maps and Images

Site Map



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Aerial Photo



Imagery copyright Getmapping PLC. www.getmapping.com

Appendix C.96: Site 555 - Hunt's Grove/Hardwicke

Site Images



Locational Information

Site Details

District	Stroud		
Parish	Hardwicke Haresfield		
Easting	381103	Northings	212109
Approximate Site Area (hectares)	118		
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 and listed in Stroud District Council's Employment Land Review.		
Date of WPA officer visit	18th September 2008		

Appendix C.96: Site 555 - Hunt's Grove/Hardwicke

<p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p>	<p>Centre north of site is an area of woodland – Hunts Grove. South and south west of site is open farm land – grazing with some mature hedgerows and Colethrop Farm. Current built development is concentrated in the north west of the site where there are smart and large business units. Good roads/roundabouts, infrastructure being prepared for major development. Whole site bounded by B4008 (Bath Road) and A38 to the south east, the M5 to the south and the railway to the east. Clearly the area is gearing up for major housing and mixed use development. Good access off the A38 and not far from J12 of M5. Good wide internal road layout. Nearby residential development is limited - Colethrop Farm to the south. Large volumes of housing proposed as part of the Hunts Grove development. The main neighbouring uses are agricultural and Business Park uses. Screening potential is uncertain, it depends on the scale, technology and exact location of any waste facility that could be proposed.</p> <p>Additional Sensitive Receptors: None.</p>
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Site Assessment Factors/Criteria for Consideration


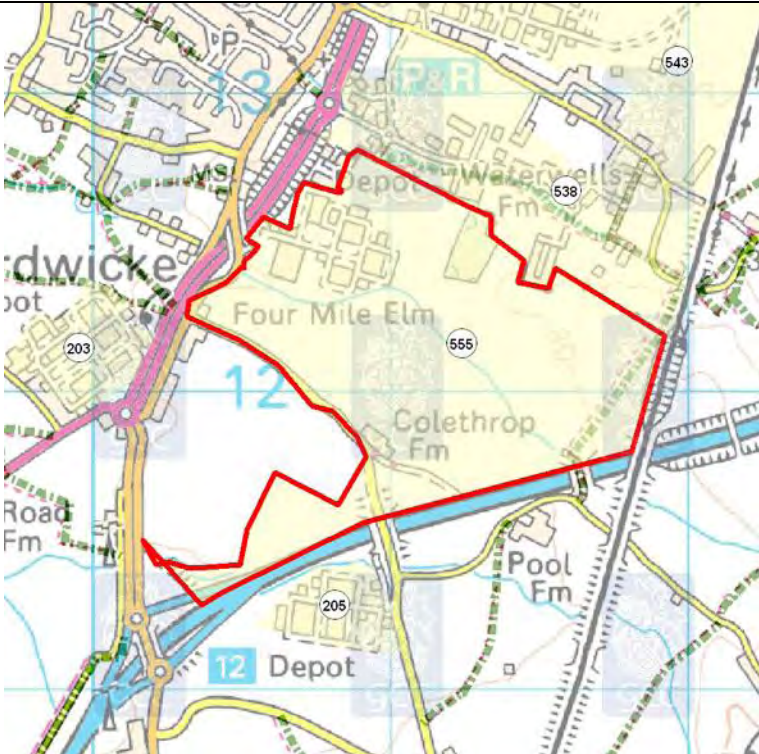
Landscape	
Comments	The site is located on land that has been developed and is not within or adjacent to a national landscape designation such as AONB.
Landscape Character	Vale of Berkeley, Settled Unwooded Vale.

Green Belt	
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.

Appendix C.96: Site 555 - Hunt's Grove/Hardwicke

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>	A38		
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>	Good	Definition	Direct access onto (or close proximity to) trunk road network or major A roads (roads for long distance journeys).
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>	Approved development but not yet constructed. Good access.		
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>	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.

Appendix C.96: Site 555 - Hunt's Grove/Hardwicke

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	
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 within the Gloucestershire Airport Zone for - All applications involving major tree planting schemes, mineral extraction or quarrying, a refuse tip, a reservoir, a sewage disposal works, a nature reserve or a bird sanctuary and all applications connected with an aviation use.
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.96: Site 555 - Hunt's Grove/Hardwicke

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 [12,900m]
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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Appendix C.96: Site 555 - Hunt's Grove/Hardwicke

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:- * Provides a setting to designated sites (category 1) * Contains known significant archaeological remains.
Additional Comments	Designated as - as the site contains evidence for Romano British settlement and burials (SMR 3835, 4421, 4422, 7086, 27957) and medieval settlement (SMR 4423). Much of the site is currently undeveloped farmland.

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

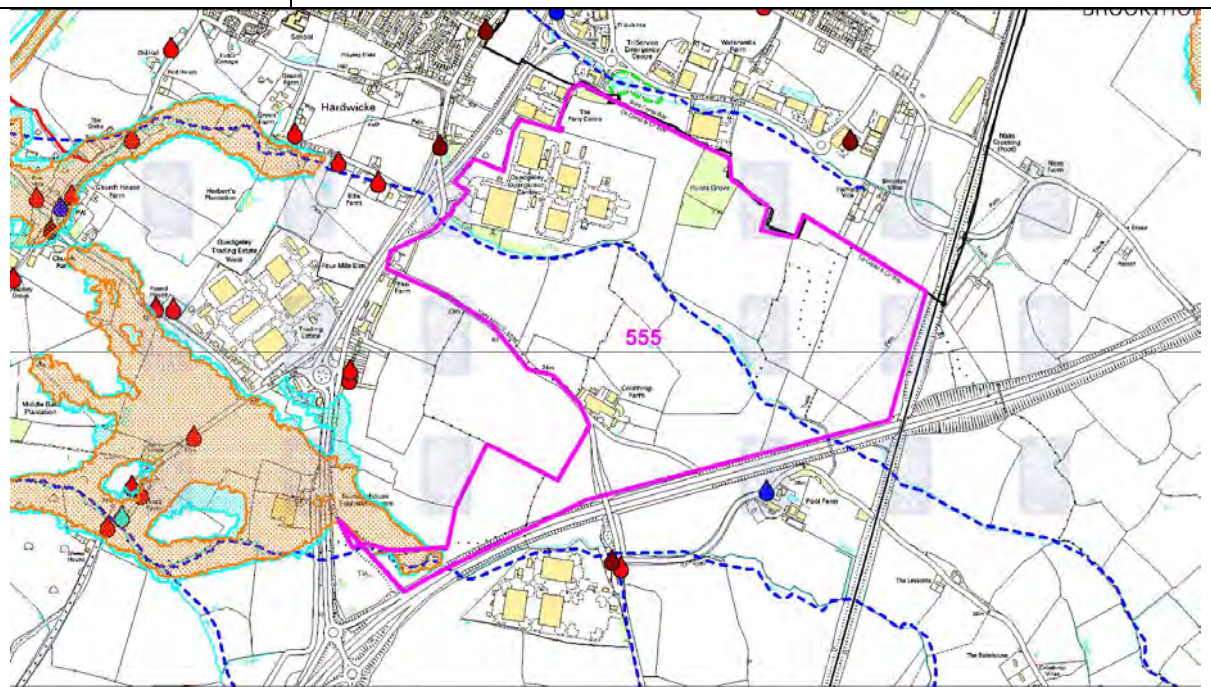
(Based on information provided by Halcrow)

Site Description	Shorn Brook flows through the centre of the site in a westerly direction. An unnamed tributary of Beaurepair Brook flows through the south western corner of the site. There are two small water bodies located within the site at SO 8111 1202 and SO 8099 1174.
Watercourse(s)	Shorn Brook and Unnamed Watercourse
Flood Zone	1 1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	No Flood Zones have been produced for the Shorn Brook. No Flood Zones have been produced for the unnamed watercourse.
Fluvial Flood Risk Posed to Site (including climate change)	While no Flood Zones exist for the watercourses within the site, in reality some risk is posed. Flood Zone maps for the Beaurepair Brook affect part of the site in the south west corner. These are JFLOW modelled and there is low confidence on the Flood Zone data as a number of misalignments are evident. With climate change the extent of flooding is expected to increase within the Lower Severn catchment. Flood Zone data should be verified as part of a FRA.
Historic Flooding/Flooding From Other Sources	There are no historic flood outlines for the watercourses within the site. Records of flooding from other sources such as groundwater and surface water have not been recorded within the site.
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.

Appendix C.96: Site 555 - Hunt's Grove/Hardwicke

Culverts (Location/Type/Watercourse/Residual Risk)	No culverts are known to exist in the site.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.
Additional Comments	An FRA would be required to determine Flood Zones 2, 3a and 3b. The site boundary should then be adjusted to remain clear of any flood risk areas.

Legend	
Flood Map	



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Source Protection Zones (SPZs)

Comments N/A

Groundwater/Aquifer details

Comments Site 555 is lying over a Minor Aquifer High (H3) and a Minor Aquifer Intermediate 1.

Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

Most of the site has been excluded because it has been allocated for housing. This left two smaller areas. The landowner of one of the areas has indicated that the site is unavailable. The landowner of the remainder has indicated that the site is potentially available for residual MSW treatment, therefore further technical assessments should be carried out on the site.

Appendix C.96: Site 555 - Hunt's Grove/Hardwicke

General Comments

Officer Comments: There are likely to be significant deliverability and potential issues with existing use classes associated with this site. The site would need modification to remove any areas not of B1, B2, B8 uses and areas of flood risk.

Safeguarding: Gloucestershire Airport may need to provide comments on safeguarding in relation to this site. This may be difficult for them to do so without knowing a specific technology for the site.

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.

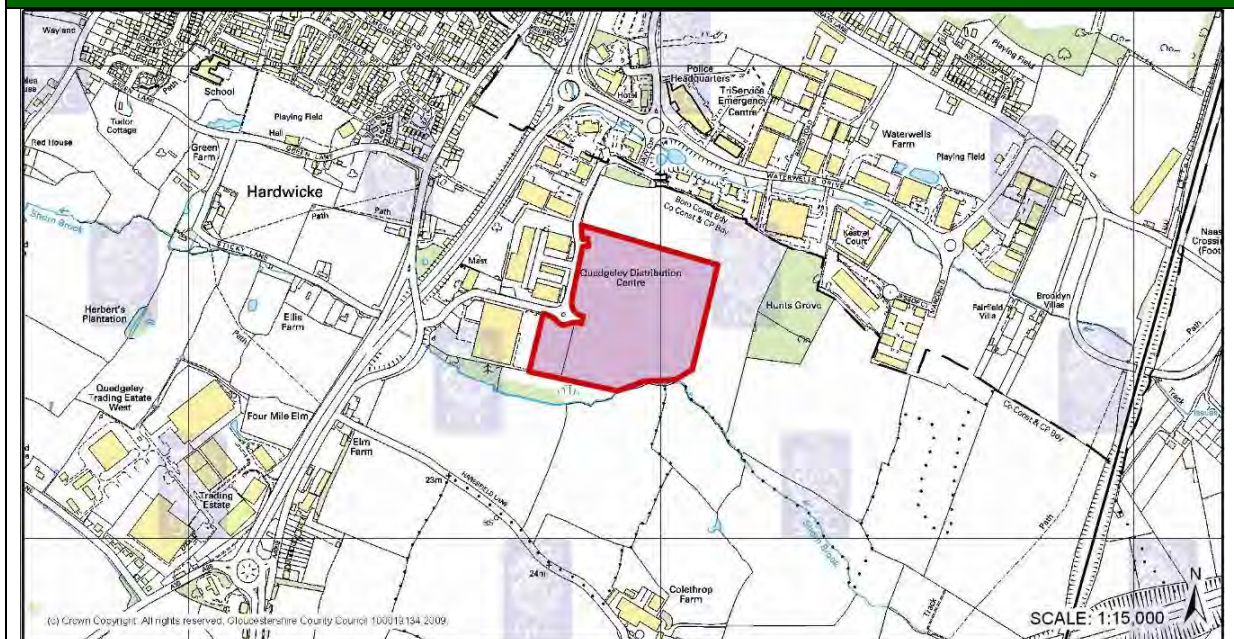
Potential for Further Discussion within the WCS

The area of land outlined by the landowner as being potentially available for residual waste management treatment should be subjected to further technical assessments.

HRA Summary

The nearest European site is Walmore Common SPA / Ramsar. 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.

Modified Site Map



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 Land adjacent to Quadrant Business Centre, Quedgeley (from here after, referred to as 'the site'), on the landscape resources and impacts on the visual amenity of the area.</p> <p>The site is located south of Gloucester, within the Stroud district, just off the A38, approximately 0.5 km north of the M5. The site is approximately 8.5ha of previously developed land currently comprising a disused brown field site.</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 immediate landscape setting to the southeast is a predominantly open arable field pattern which contrasts against the urban fringe of Gloucester to the north of the site. Manufacturing and commercial businesses line the northwest boundaries of the site.</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> <p>The desk study was followed by a field survey carried out by Atkins Consultants Ltd in August 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>Countryside Character Volume 5 West Midlands (Natural England):</p> <p>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.

Appendix C.96: Site 555 - Hunt's Grove/Hardwicke

	<ul style="list-style-type: none"> • 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.
<p>Gloucestershire Landscape Character Assessment(Gloucestershire County Council):</p>	<p><i>County Landscape Character Type: Settled Unwooded Vale</i> <i>County Landscape Character Area: Vale of Berkeley Unwooded vale</i> <i>Key characteristics:</i></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 networks, 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' building 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.
<p>Designations Relating to Landscape:</p>	<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 site is so designated; however the site is in close proximity to:</p> <ul style="list-style-type: none"> • An extensive area of land approximately 2km east of the site is designated under the Cotswold Area of Outstanding Natural Beauty (AONB), a nationally recognised designation which has direct and partial views of the site. • One Scheduled Ancient Monument within 1km of the site, Moated site at Manor Farm, known to be from the medieval period. • Various public footpaths run within 1km of the site, however only one has views of the site. It lies 0.8km to the east, running in a north easterly direction.
<p>Baseline Landscape Character and Features: Site Survey</p>	<p>The site comprises a flat field currently a disused brownfield site with ruderal vegetation. The site overlooks the adjacent Waterwells business park and Quadrant Business Centre which includes a mix of commercial and manufacturing businesses.</p> <p>The site is bordered by palisade fencing to the west, trees and hedgerows to the south and fields to the north and eastern boundary. To the east and south, the landscape opens out to arable fields. North and west of the site is business and manufacturing premises from which views are partially screened by interspersed lines of trees and hedgerows. Further afield to the north lies the City of Gloucester.</p> <p>The site lies between 20 and 22m AOD, part of a gently rising landscape with the Cotswold Escarpment a prominent feature 2km to the east and north.</p>
<p>Landscape Quality, Condition and Capacity to Accommodate Change: Site Survey</p>	<p>The site is a Brownfield site predominantly cleared of hard standing with some pockets of fly tipping.</p> <p>Naturally established ruderal vegetation contributes to the wider agricultural landscape; visually separating the site from the adjacent business park. However, due its location on the urban fringe of Gloucester, the relatively flat topography of the site, existing adjacent uses and potential for mitigation through sensitive site planning and boundary screen planting enhancement, the site can be considered to have a medium capacity to accommodate change.</p> <p>There are direct and partial views into the site from adjacent businesses to the north and west and further afield from the public footpath east of the site and from Haresfield, Huddinknoll and Spoonbed Hills within the Cotswold AONB.</p> <p>In consideration to the current condition of the site, development of a waste facility would likely have minimal adverse impacts on the wider urban landscape of the area to the north; this is due to the existing adjacent industrial uses however due</p>

Appendix C.96: Site 555 - Hunt's Grove/Hardwicke

	to the rural landscape directly to the south and east, the waste facility would likely have medium adverse impacts on the surrounding landscape to the south. For this reason the site would have a medium capacity to accept change.		
Potential Landscape Impacts	<ul style="list-style-type: none">• Erection of a large emission stack on the site would introduce a prominent incongruous landscape element.• Negative impact on the visibility of the site from the adjacent businesses and public footpaths.• Increased heavy vehicular movement.• Permanent alteration of the site in terms of scale and intensity of development resulting from a facility both taller and larger than the surrounding units.• Impact on the natural quality of the landscape setting for the Cotswold AONB.		
Potential Landscape Mitigation Measures	<ul style="list-style-type: none">• Sensitive site planning of facilities within the site to minimise impact on the landscape character.• Use of native and evergreen woodland planting around site boundaries to screen views into the site. On site screen planting could further benefit the wider area by helping to mitigate the impact of the development on the landscape. Planting should reinforce the existing vegetation and make good any gaps in the hedgerows.• On site buildings and infrastructure should reflect the local urban style and building materials in keeping with the wider urban landscape character.		
Visual Receptors	Sensitivity of Receptor	Potential Impact on Receptor	Potential Visual Mitigation Measures
Adjacent premises at Waterwells Business Park and Quadrant Business Centre	Medium	Slight – Moderate Adverse due to the degree of exposure to the view	<ul style="list-style-type: none">• Advance planting to east and southern boundaries of the site• Sensitive location of large structures to minimise visual impact on views into the site• Development should limit the introduction of prominent urban elements.• Minimisation of hard standing areas
Cotswold AONB	High	Moderate Adverse due to the exposed nature of the site offset by the distance from site.	
Public right of way users	Medium	Moderate Adverse due to the exposed nature of the site offset by the distance from the site.	
Summary: Residual Landscape and Visual Impacts	<p>Due to the potential for mitigation, evidenced by the existing planting, as well as the proximity to the A38 and surrounding urban development the site could accommodate sensitively planned change. The main visual impacts on the business park to the north and west, public right of way users and from the Cotswold AONB could be substantially mitigated through sensitive site planning and extensive screen planting.</p> <p>As far as possible, development within the eastern section of the site should be limited. Large structures and visually intrusive elements should be restricted to within the western area of the site closer to existing urban elements. A significant planting buffer should be established around any development, the style of which should be in keeping with the locally characteristic hedgerows and shelterbelts.</p> <p>Site planning should avoid the loss of the mature vegetation within the site and along its boundaries. Mitigation should include clearing out any dead or diseased planting and replacing with new where gaps in the screening are present.</p> <p>As such, the site can be said to be of medium landscape suitability for consideration as a potential strategic waste site, with a preference for any medium or larger facility to be located away from the rural landscape to the east and south of the site and taller structures to be restricted to the north and western areas.</p>		

Appendix C.96: Site 555 - Hunt's Grove/Hardwicke

Further Highways Assessments (Provided by Gloucestershire County Council's Highways Development Co-ordination team)	
Existing Site Usage	Currently allocated for employment but understood to not have consents.
Predicted Net Traffic effect of new Strategic Waste facility	Net increase in traffic.
Strategic Road Network Access	Preferred traffic route would involve using Davey Close and the Waterwells roundabout to access the A38 and then Junction 12 of M5 to the south. In the longer term there may be some potential for use of the proposed B4008/A38 signalled junction (as part of the Hunts Grove residential development), although consideration of nearby residential properties would be required.
Environmental and residential impacts	Currently no residential properties in close proximity, although there is outline consent for housing to south of Shorn Brook. However HGV routing should not be particularly close to these properties.
Potential Junction Impacts	The facility will need to contribute towards improvements proposed for the A38/Waterwells r/bout and Cross Keys r/bout, and also potentially to Junction 12.
Sustainable Transport potential (rail/water)	The site is considered to be too far from existing rail/water infrastructure for these modes to be suitable.
Employee Accessibility by Sustainable Modes	The site has reasonable non-car accessibility. It is fairly close to the Waterwells Park & Ride and in future years there will be residential properties relatively near from the Hunts Grove residential development.

Conclusion
This site is identified in the WCS Site Options Consultation document as Site 5, Land adjacent to Quadrant Business Centre, Quedgeley, Stroud District.