



Waste Core Strategy Site Options Consultation

Waste Site Assessment

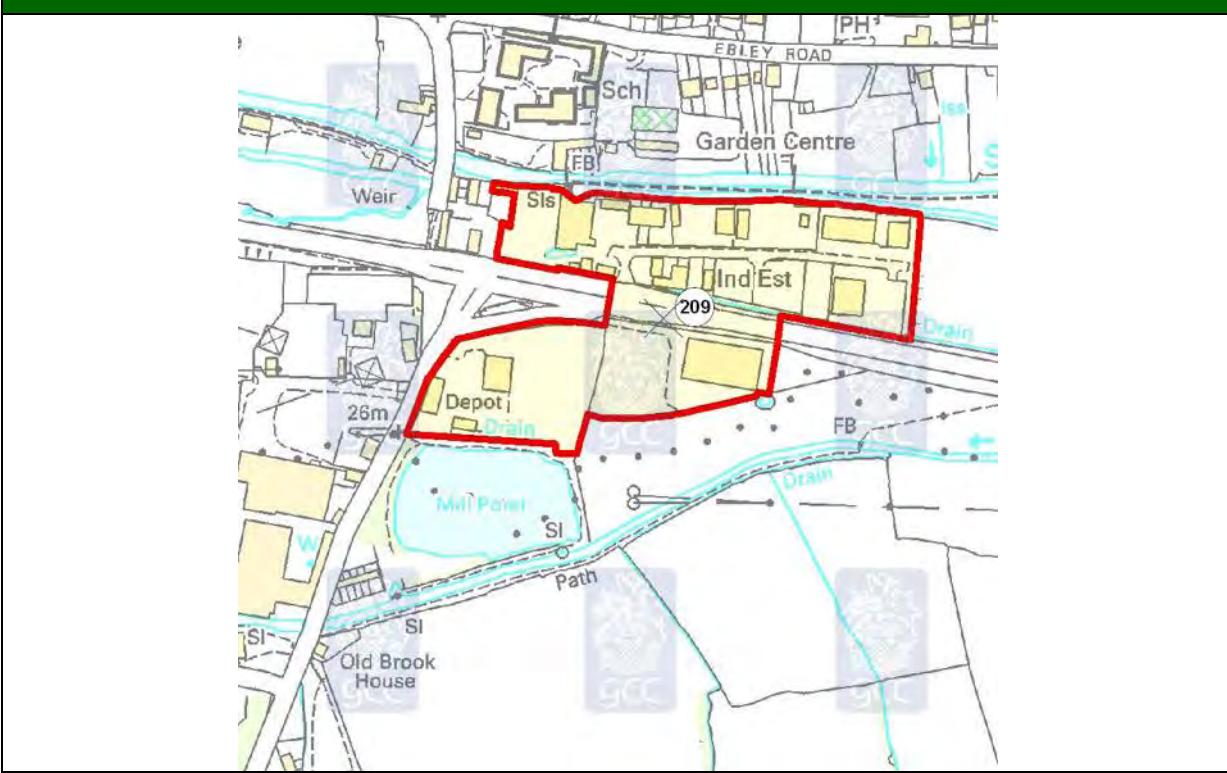
**Appendix C.26: Site 209 - Ryeford Industrial Area,
Stonehouse**

October 2009

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Site Maps and Images

Site Map



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Aerial Photo



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Appendix C.26: Site 209 - Ryeford Industrial Area, Stonehouse

Site Images



Locational Information

Site Details

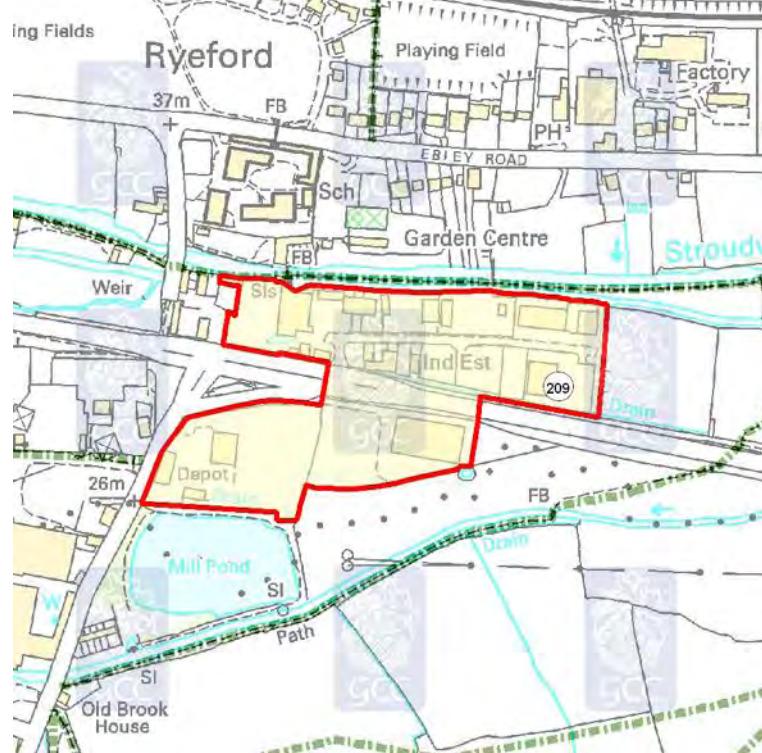
District	Stroud		
Parish	Stonehouse		
Easting	381528	Northing	204495
Approximate Site Area (hectares)	6		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</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>Small industrial estate with several individual reasonably sized units. Type of businesses on site include: timber merchants, builders merchants, furniture, plant hire, ironmongers, metal recycling, Burfords. Residential property quite close to mill and school and other residential properties to north of site.</p> <p>Additional Sensitive Receptors: School, games pitch, playing field, playground.</p>		

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Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on developed land that lies within 100m of the Cotswolds AONB.		
Landscape Character	Vale of Berkeley, Settled Unwooded Vale, Part Stroud Urban.		
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>	Close to canal, access not bad.		
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.

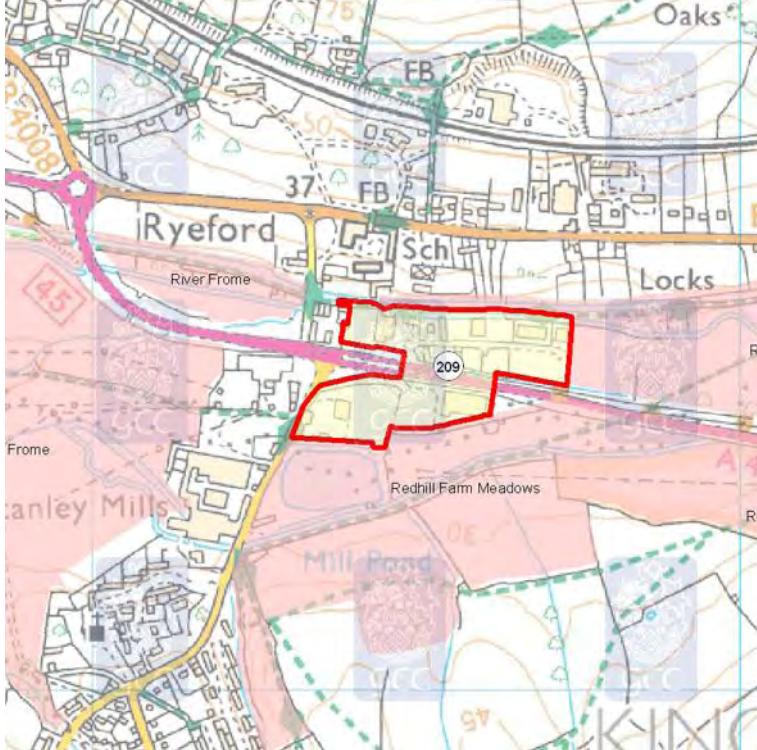
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	--
Score Definition	Major adverse impact on the Public Rights of Way Network – potential closure of the route or major deviation / re-route required.
Additional Comments	Diversion not possible (towpath).
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)	Severn Estuary SAC/SPA/Ramsar/SSSI [12,150m]
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	

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Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

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 within the Stroud Industrial Heritage Conservation Area - the extent to which this would impede further industrial development (subject to certain constraints) is not clear.

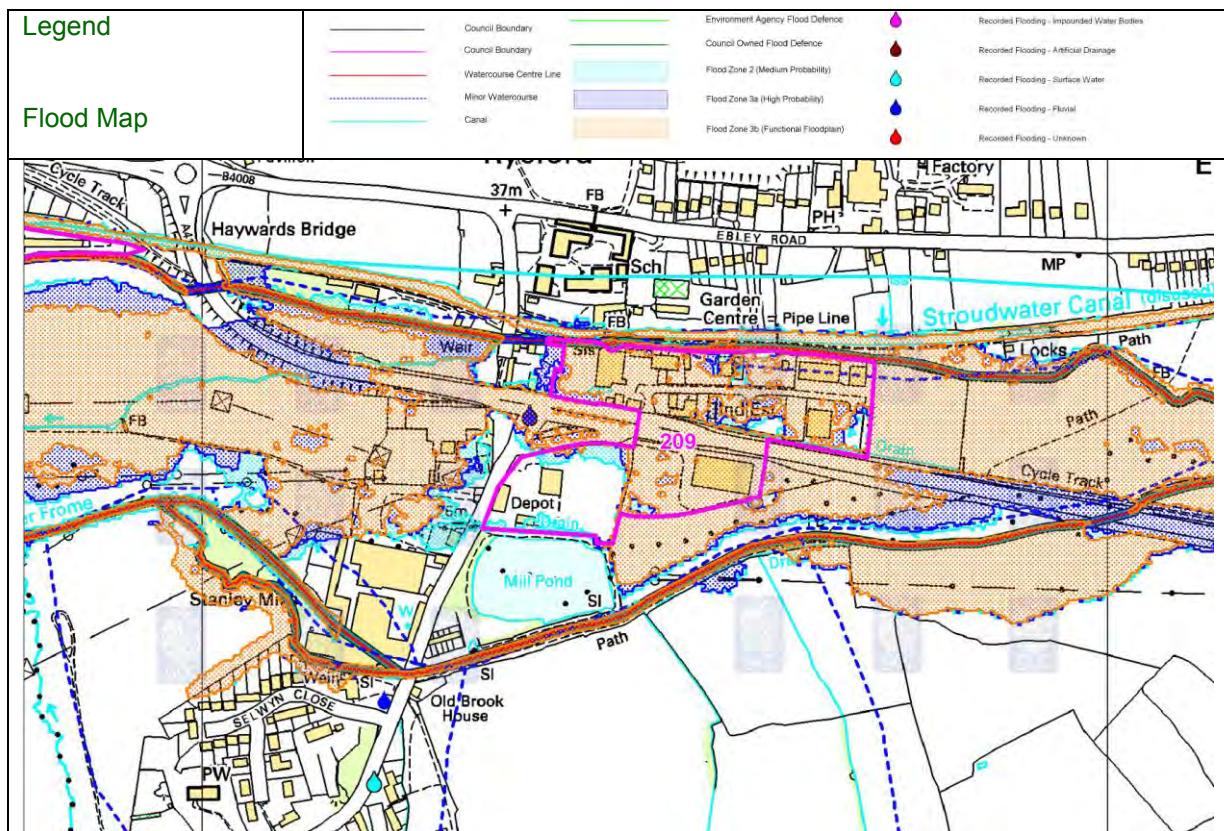
Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Stroud District Council identified the site and adjoining area as a site of potential concern. 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	Site lies in between two branches of the River Frome which flow around the site. The Stroudwater Canal is located to the north of the site. A Mill Pond is located just outside the south western corner of the site. A drain runs along part of the southern boundary of the site. Within the site itself a drain runs parallel to the A419.
Watercourse(s)	River Frome and Unnamed Drains
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	<p>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.</p> <p>No Flood Zones have been produced for the unnamed minor watercourses and drains. The Flood Zones shown to affect the site are from the River Frome.</p>
Fluvial Flood Risk Posed to Site (including climate change)	<p>Site lies predominantly in Flood Zone 3b. Fluvial flood risk is high. Only a small part of the south western extent of the site is located in Flood Zone 1. This area is shown to be surrounded by Flood Zone 2 during a flood event. The depth of flooding is likely to increase with climate change. The exact extent and depth for the 100 year climate change scenario should be confirmed as part of a FRA.</p> <p>While the unnamed drains do not show fluvial flood risk, in reality some risk is posed.</p>

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Historic Flooding/Flooding From Other Sources	Historic flood outline for the River Frome indicate that the majority of the site was affected by flooding in July 1968 and more recently during the summer 2007 flood events. Both the A419 and the surrounding floodplain were affected on both occasions. There is a Mill Pond located at the south western boundary of the site. The risk of overtopping should be investigated as part of a FRA.
Canals (Raised - breach/overtopping)	The Stroudwater Canal used to run through the centre of the site. This part of the canal is now disused. Upstream of the site, the canal now interacts with the River Frome. Any interactions of the canal with the watercourse 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)	NFCDD indicates that there are a series of privately maintained defences located along both the northern and southern arms of the River Frome. These consist of a series of raised defences (earth embankments and walls). Residual risk to the site from breach or overtopping of the defences should be considered as part of a FRA.
Culverts (Location/Type/Watercourse/Residual Risk)	The River Frome is culverted for a short section along the north western boundary of the site. There is some residual risk to the site from water backing-up behind the culvert. Part of the unnamed drain running parallel to the A419 appears to be culverted through the site. Without detailed modelling the residual risk is unknown and should be confirmed 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.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 209 is mostly lying over a Minor Aquifer High (H1). The site is also within 250m of a Minor Aquifer Low.
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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: Further information would be required in relation to any potential permissions granted on this site and whether there may be any deliverability issues. There are nearby sensitive receptors which would also need to be considered.

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

Ecology/Biodiversity/Archaeology/Landscape: Further consultation would be required in order to assess any potential impacts upon the above mentioned areas. A landscape assessment may also be required in relation to close proximity to 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

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.