



Waste Core Strategy Site Options Consultation

Waste Site Assessment

**Appendix C.20: Site 190 - Spring Mill Industrial Estate,
Avening Road, Nailsworth**

October 2009

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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	Nailsworth		
Easting	385867	Northing	199418
Approximate Site Area (hectares)	2		
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 contains old mill buildings (apparently disused). Also on site are fairly modern stone clad small business units. A mixture of small businesses on site and a few scattered houses to north of site.</p> <p>Additional Sensitive Receptors: None.</p>		

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Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on developed land that lies within the Cotswolds AONB.		
Landscape Character	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>	B4014, 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>	Low	Definition	Site is located some distance from residential areas, and has limited scope for non-car access.
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>	Access issues, quite remote.		
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>	Not Take Forward	Definition	Consider that site has no potential in transport terms and recommend it is not considered further. In general terms the Not Take Forward category will comprise those sites with a Low or Poor answer for Strategic Highway Access and a Low score for Sustainable Transport, although the overall view for each site will also depend on other relevant local factors

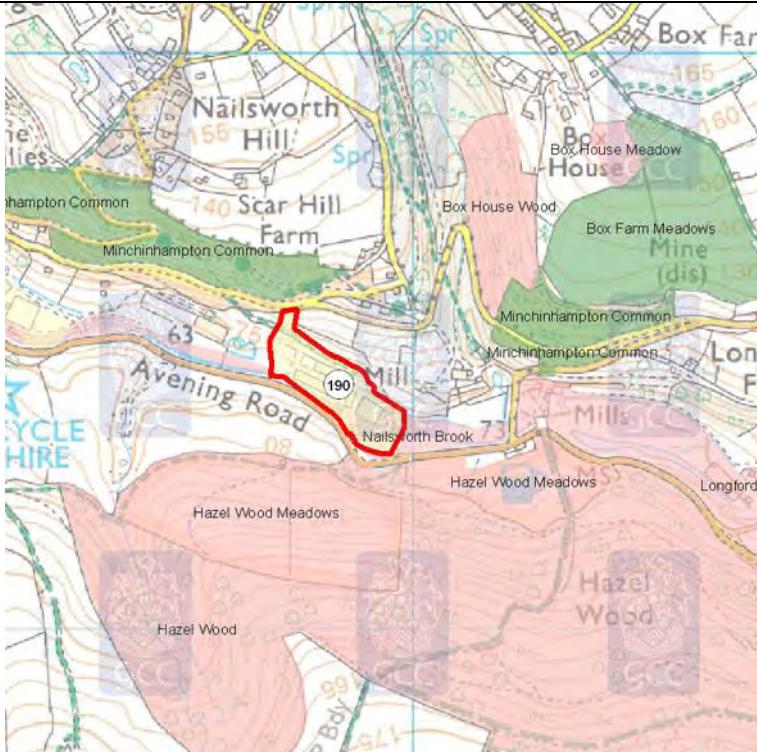
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Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
Score	--
Score Definition	Major adverse impact on the Public Rights of Way Network – potential closure of the route or 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 <i>(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))</i>	
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 [25m], Box Farm Meadows SSSI [345m]
Other Internationally & Nationally Designated Sites (wetlands)	Severn Estuary SAC/SPA/Ramsar/SSSI [17,500m]
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>
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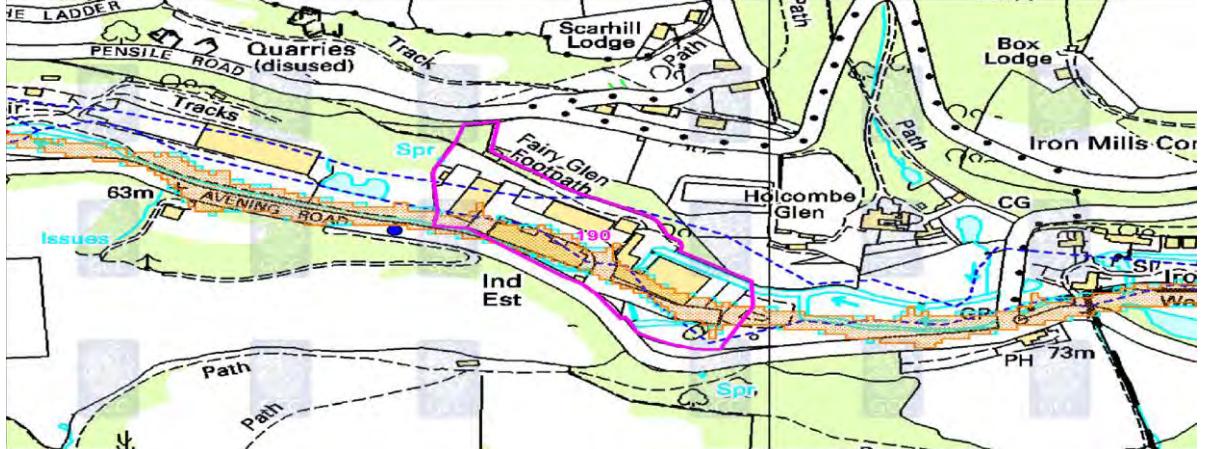
Comments	There was a nearby SSSI with Geological Features recorded: Minchinhampton Common [25m]
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	--
Score Definition	<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	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	The Nailsworth Stream flows from east to west through the site, splitting into two arms at the eastern side of 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. Confidence in the outlines is low - the Flood Zones do not follow the watercourses occur through the centre of the site. Misalignments are evident at various points along the watercourse. Flood Zone 3a used to represent 3b. The current level of detail is not robust to guide the Sequential Test in this area - should this site be seriously considered for development, a Level 2 SFRA would be required to refine the Flood Zone information.
Fluvial Flood Risk Posed to Site (including climate change)	The site is currently shown to lie predominantly in Flood Zone 1, with large parts on Flood Zone 3, but the data is incorrect. Fluvial flood risk is still, however, deemed to be high.
Historic Flooding/Flooding From Other Sources	No historic flood outlines exist 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.
Culverts (Location/Type/Watercourse/Residual Risk)	The watercourses is culverted at various points through the site.

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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	The fluvial flood risk posed to this site needs to be considered in more detail, through a Level 2 SFRA if the site is being considered for development. The current resolution of data is too coarse to guide the Sequential Test.
Legend	
Flood Map	

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 190 is mostly lying over a Major Aquifer High (H1). The site is also within 250m of a Major Aquifer Low and a Minor 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 further investigative work in relation to deliverability would be required.

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

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.

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.