



Waste Core Strategy Site Options Consultation

Waste Site Assessment

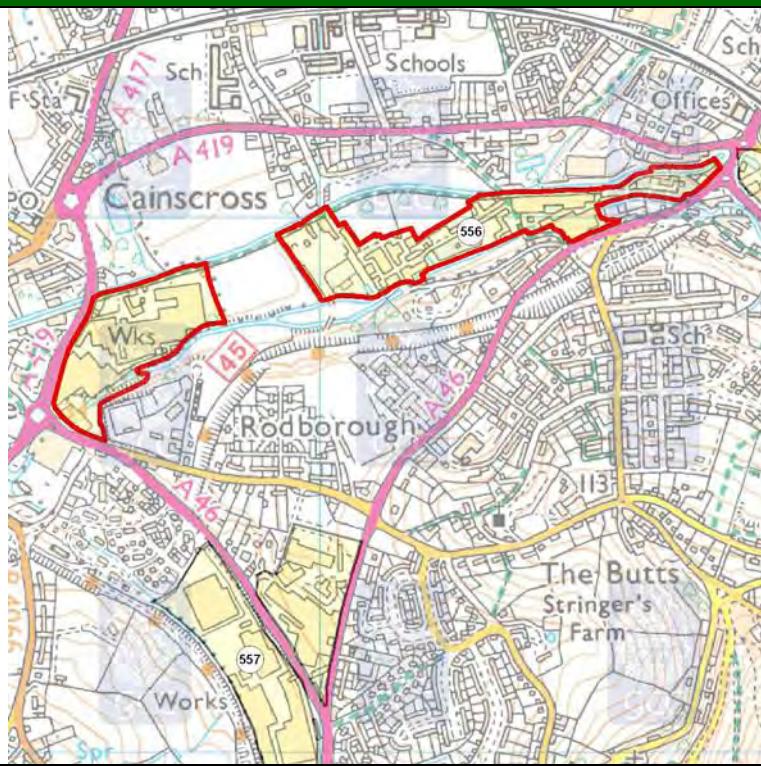
Appendix C.97: Site 556 - Cainscross

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	Cainscross Rodborough Stroud		
Easting	384003	Northing	204884
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		

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Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>This valley site is actually made up of two very large, spread-out sites. The western site (opposite Sainsbury's supermarket) appears to incorporate a mixture of uses. The northern area contains business units and the southern end (closest to Sainsbury's) contains historic mill buildings which are being renovated possibly for flats or offices. The eastern site appears to be split into two separate areas. The far eastern side is mainly operated by Milliken (and a number of other companies) sited in historic mill buildings (e.g. Fromehall Mill). The western part of the eastern site is partially occupied by companies including a CEMEX ready mix plant and some storage facilities. Some areas appear to be derelict. The site is surrounded by water – the SFRA will confirm potential flooding issues. Access is tight down narrow lanes (Chestnut Lane for CEMEX area or Lodgemore Lane for Milliken) and over bridge. Turning right onto the main road from either lane could be difficult. The site(s) are overlooked by housing and playing fields.</p> <p>Additional Sensitive Receptors: Nursery, playing field, 2 schools, tennis court.</p>
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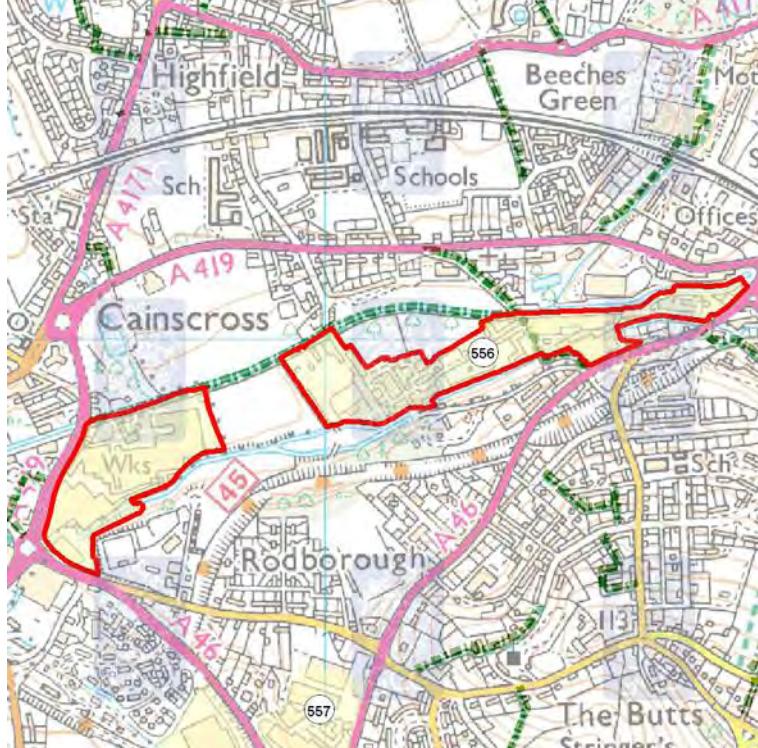
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been developed and is less than 250m from the Cotswolds AONB.
Landscape Character	Stroud Urban, Secluded Valleys.
Green Belt	
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.

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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, 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>	Some access issues, river and canal either side. Recently redeveloped.		
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.

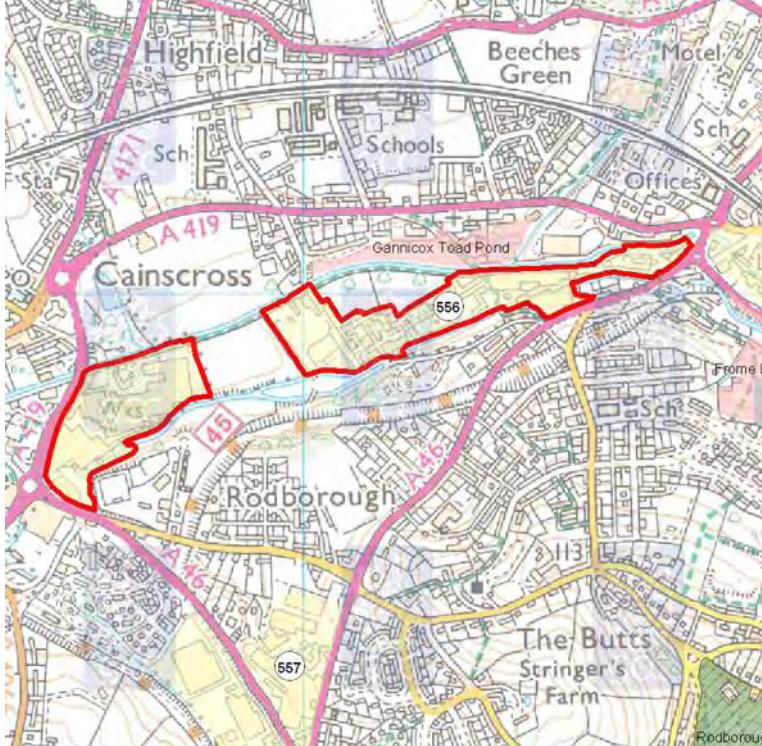
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	--
Score Definition	Major adverse impact on the Public Rights of Way Network – potential closure of the route or major deviation / re-route required.
Additional Comments	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.	

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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 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 [725m], Selsey Common [975m]
Other Internationally & Nationally Designated Sites (wetlands)	Severn Estuary SAC/SPA/Ramsar/SSSI [15,100m]
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	<p>There were nearby SSSIs with Geological Features recorded at: Rodborough Common [730m] and Selsey Common [975m]</p> <p>There were Geological Local Sites recorded within 250m of the site boundary:</p> <p>Rodborough Railway Cutting [GGT Site No. 123]</p> <p>An interesting exposure of Early Jurassic 'Dyrham Mudstone Formation', located in notoriously landslipped and foundered strata in and around Stroud.</p> <p>Dudbridge Railway Cutting [GGT Site 124]</p> <p>A rare exposure of Early Jurassic 'Dyrham Mudstone Formation', which are unaffected by typical Stroud landslipping and foundering. The site is capped by the 'Marlstone Rock Formation' contributing to a partial plateau east of the old railway.</p>

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	<p>Designated as -- as the site is within the Stroud Industrial Heritage Conservation Area, and contains a number of listed industrial buildings. The site has already been subject to recent industrial development which may have affected the setting of the Listed Buildings and the extent to which the Conservation Area designation would impede further industrial development (subject to certain constraints) is not clear.</p>

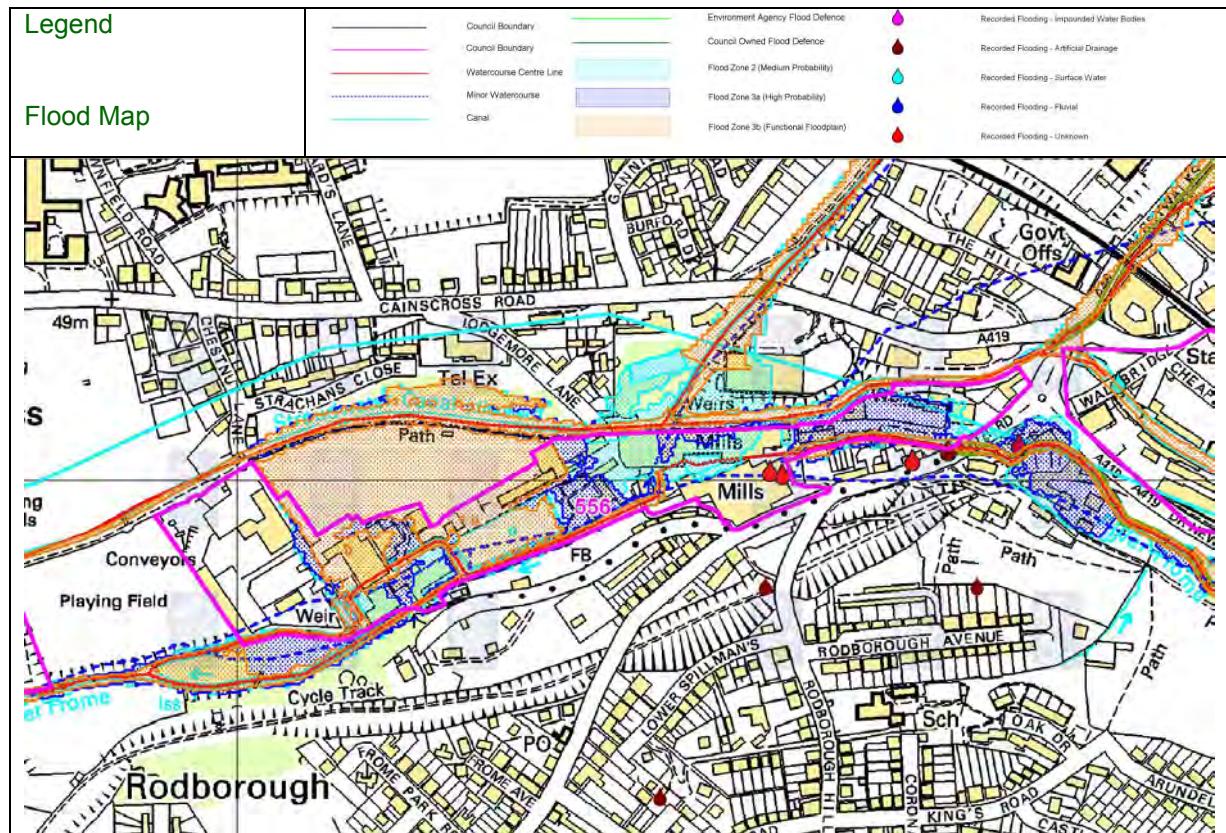
Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
Comment	<p>The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Stroud District Council identified the site and adjoining area as a site of potential concern. 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."</p>

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	<p>This site is split into the parts with a playing field located between the western and eastern parts of the site. The River Frome flows along the southern boundary of the site intermittently entering the site itself on a number of occasions. A series of Mill channels are associated with this part of the watercourse. Two small water bodies are located within the eastern part of the site adjacent to the Mills. The Stroudwater Canal flows along the northern boundary of the site but does not enter the site itself. A number of minor watercourses flow into the canal.</p>
Watercourse(s)	River Frome
Flood Zone	1, 2, 3a and 3b

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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.
Fluvial Flood Risk Posed to Site (including climate change)	The majority of the western part of the site is located within Flood Zone 3b and the flood risk is considered high. The central area within the eastern part of the site is located within Flood Zone 3b. The far eastern part of the site is located within Flood Zones 2 and 3a. Small isolated areas within the site are located within Flood Zone 1. It is expected that with climate change, the depth of flooding within the site will increase but the extent of flooding will remain similar. In steep areas the velocity of flooding may also increase impacting on the flood hazard to the site.
Historic Flooding/Flooding From Other Sources	Historical flood outlines for the River Frome do not extend into the site. Records of flooding from other sources were identified within the Level 1 SFRA in both the western and eastern parts of the site. The exact source of flooding is unknown. Flooding from surface water and artificial drainage sources has been identified to the west and south east of the site although there have been no reported incidents within the site itself.
Canals (Raised - breach/overtopping)	The Thames and Severn Canal is located along the northern 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)	No defences are known to exist in the site. A series of flood defence are located along the River Frome upstream of the eastern part of the site. There may be a residual risk to the site should these defences breach or overtop. This should be investigated as part of a FRA.
Culverts (Location/Type/Watercourse/Residual Risk)	Sections of culverted channel were not identified within NFCDD. Parts of the watercourse may be culverted through the site. This should be verified on site and any residual risk 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	Although not all of the site is located within Flood Zone 3b, a large part of the site is located within Flood Zones 2 and 3a and there are records of flooding from other sources. In addition, the canal may present a residual risk to the site.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 556 is lying over a Minor Aquifer Low and a Minor Aquifer High (HU). The site is also within 250m of a Major Aquifer High (HU).
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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: There are likely to be deliverability and potential issues with existing use classes associated with this site. The site would need significant odification to remove any areas not of B1, B2, B8 uses and areas of flood risk. There are several sensitive receptors which would also need consideration.

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.

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.