

**Waste Core Strategy
Site Options Consultation**

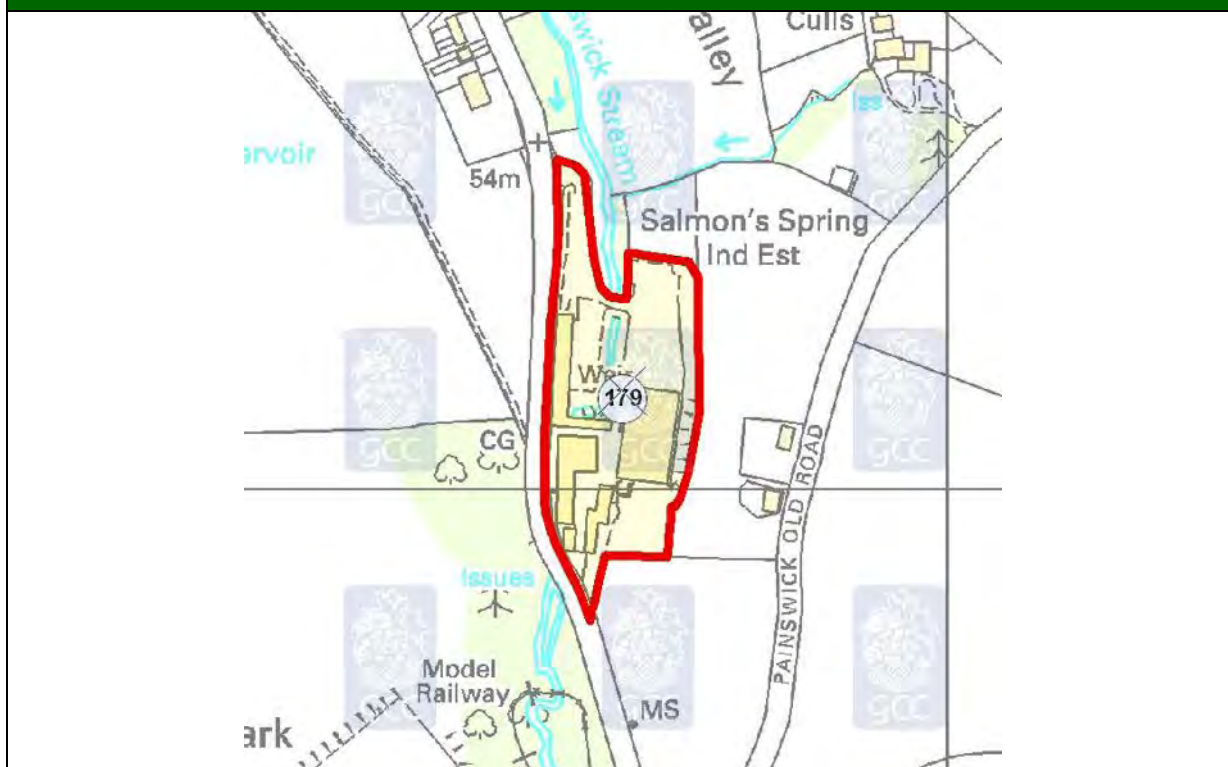
Waste Site Assessment

**Appendix C.17: Site 179 - Salmon Springs Industrial Estate,
Painswick Road, Stroud**

October 2009

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	Stroud		
Easting	384776	Northings	206060
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>Small site on main A46 road from Stroud. It contains a mixture of older historic mill buildings and new industrial style buildings. Businesses on site include Royal Mail, furniture retailers and snooker club.</p> <p>Additional Sensitive Receptors: None.</p>		

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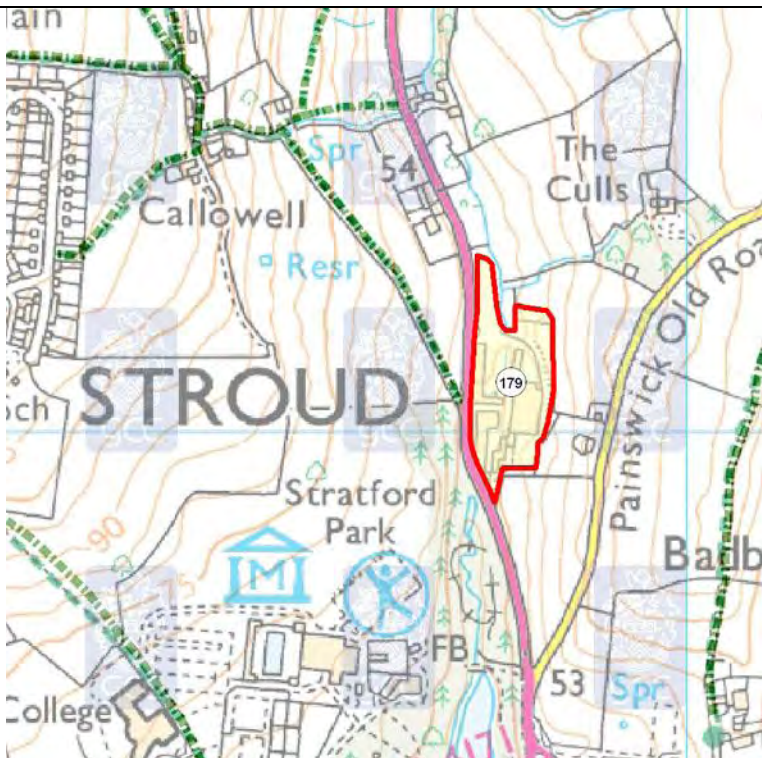
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on developed land that lies partially within the Cotswolds AONB.
Landscape Character	Stroud Urban, Secluded Valleys.

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

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>	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>	Low	Definition	Access via other roads (not involving trips through AONB).
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>	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>	HGV access would need to be from south due to freight advisory route.		
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 (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	No Path.
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 [15,700m]
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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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:- * 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	The Listed Buildings on this site are post-medieval industrial and transport building whose setting may already be affected by later industrial buildings.

Contaminated Land

(Based on information provided by the appropriate district council)

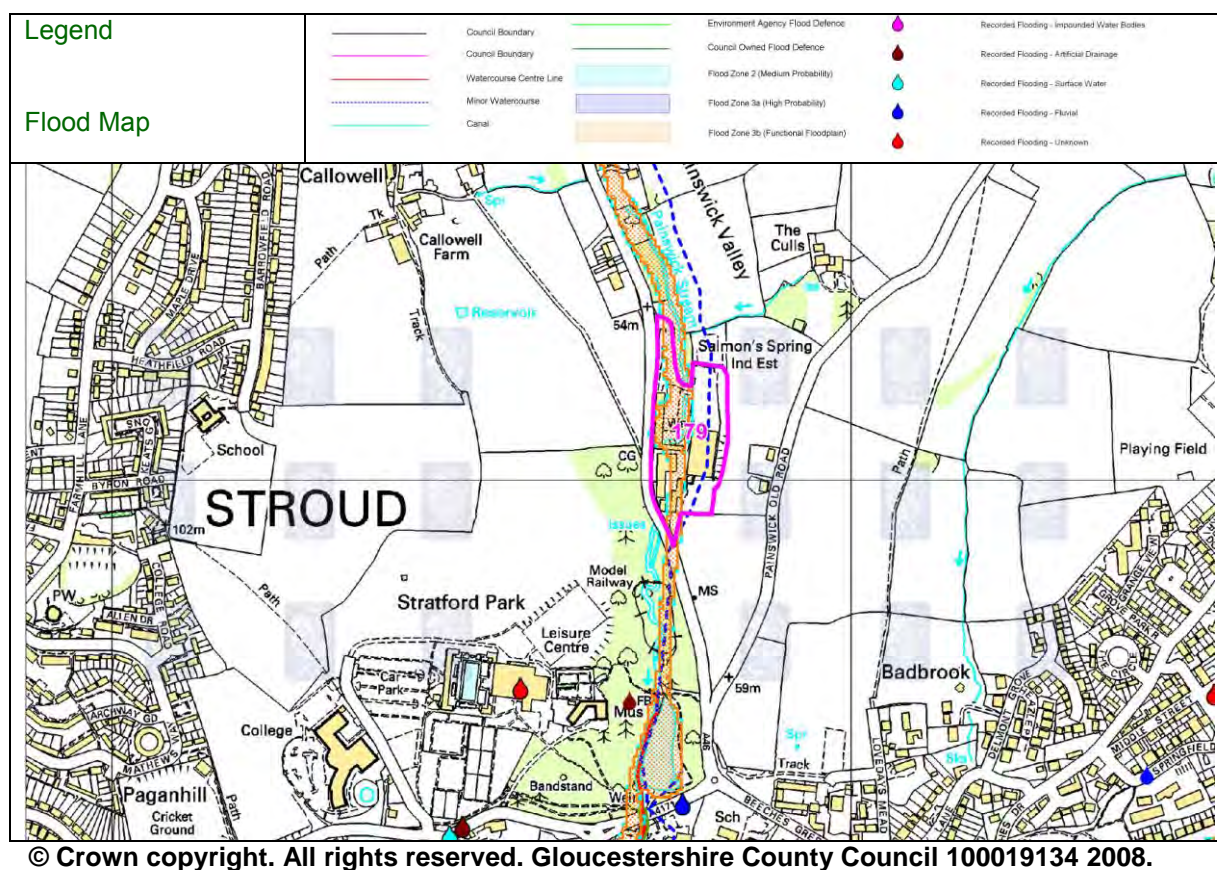
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Stroud District Council identified the site as a site of potential concern. The following comments have been added "No remediation plans have been considered for the site." and "Re-development 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	Painswick Stream runs from north to south through the centre of the site.
Watercourse(s)	Painswick 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 and confidence in the outlines is low due to misalignments which are evident. Flood Zone 3a used to represent 3b. 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 western side of the site lies predominantly in Flood Zone 3b while the eastern side lies in Flood Zone 1.
Historic Flooding/Flooding From Other Sources	Approximately a third of the site flooded in 2007.
Canals (Raised - breach/overlapping)	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 watercourse is culverted throughout the site and beneath the road at the south of the site - this may contributing to increased flood risk.
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

Groundwater/Aquifer details

Comments

Site 179 is lying over a Minor Aquifer Low. The site is also within 250m of a Major Aquifer High (H1).

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: Site appears to be well-occupied and so there could be potential deliverability issues on the site. The site boundary would need modification to remove areas of flood risk.

Ecology/Biodiversity/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 and AONB comments above.

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

Gloucestershire County Council's Highways Development Coordination officers recommended that the site is not considered any further within the WCS, there is also significant areas of flood risk on the site. Therefore it is felt that this site should not be taken forward into the WCS for further discussion.