

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

**Appendix C.93: Site 552 - Fromeside Industrial
Estate/Cheapside Wharf**

October 2009

This map shows the River Frome flowing through Salisbury. The river is highlighted in blue and green, with a red line tracing its course. Key features include:

- Streets:** WALL BRIDGE, CHEAPSIDE, RUSSELL ST, LONDON ROAD, CORNHILL, NEWTON'S WAY, FROME SIDE, ARUNDEL DRIVE, CASTLEMEAD ROAD, and STONE.
- Landmarks:** Two 'Sta' (station) labels, 'Car Park', 'Ind Est' (Industrial Estate), and 'PW' (Public Works) areas.
- Infrastructure:** A road labeled '552' and a 'Path' are also visible.
- Other:** A scale bar indicates 57m.

Aerial Photo



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Site Images



Locational Information

Site Details

District	Stroud		
Parish	Stroud		
Easting	385008	Northing	204993
Approximate Site Area (hectares)	7		
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	25th November 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is actually split into three sites horizontally. The southern part of the site (a small business/trading estate) is accessed from Dr Newtons Way and separated from the central area which is accessed from Cheapside. The central area mainly consists of a large former mill building which appears to have been converted into flats with associated parking. This central area is separated from the northern part of the site (train station) by the railway line. The southern site contains businesses such as car repairs/parts, Jewsons and Travis Perkins. Good access to southern area via Dr Newtons Way. The site is in close proximity to the residential area of Cainscross. Due to constraints on site by roads etc, limited space is available for screening e.g. through significant tree/shrub planting.</p> <p>Additional Sensitive Receptors: 2 schools, 4 churches, surgery, club, nursery, bowling green, playing field, 2 tennis courts.</p>		


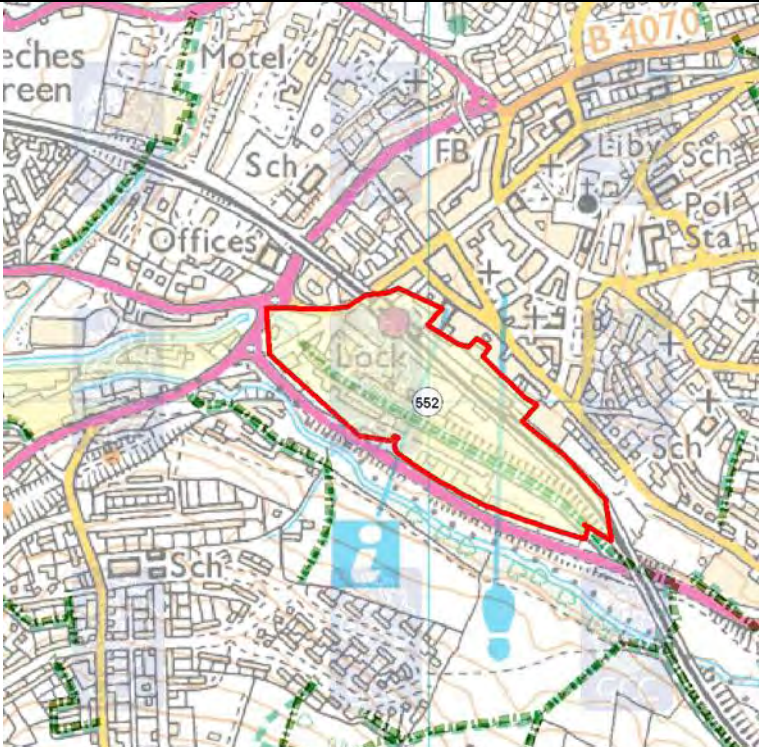
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Site Assessment Factors/Criteria for Consideration

Site Assessment Factors/ Criteria for Consideration

Landscape			
Comments	The site is located on land that has been developed and is less than 60m from 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>	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>	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>	High	Definition	Site located close to substantial urban areas allowing significant scope for non-car trips.
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>	Wider development planned, only single file 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>	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 (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
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 [635m]
Other Internationally & Nationally Designated Sites (wetlands)	Severn Estuary SAC/SPA/Ramsar/SSSI [15,600m]
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 nearby SSSIs with Geological Features recorded at: Rodborough Common [640m]
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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:- <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 the site contains a number of Listed Buildings and structures and is within Stroud industrial Heritage, and Station Conservation Areas. The setting of the listed structures may already be affected by more recent industrial development.

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 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."
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Flood Risk

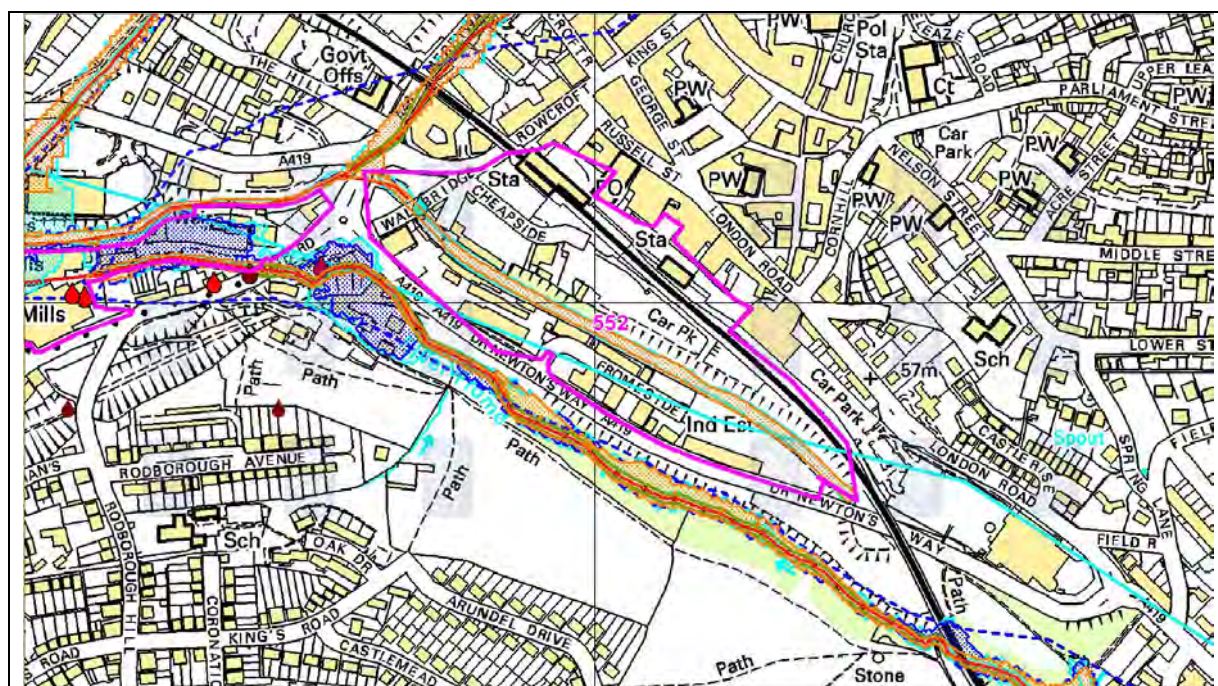
(Based on information provided by Halcrow)

Site Description	Site lies predominantly in Flood Zone 1. The Stroudwater Canal runs through the centre of the site. No major or minor watercourses are located within the site. The River Frome flows in a north westerly direction to the south of the site boundary but does not enter the site itself. Slad Brook is situated to the north west of the site but does not enter the site.
Watercourse(s)	River Frome
Flood Zone	1 and 3b
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)	Fluvial flood risk to the site is low. Flood Zone 3b is located through the centre of the site but is confined to the canal. The remainder of the site is located in Flood Zone 1. Flood Zone maps for the River Frome indicate part of the western extent of the site adjacent to Wallbridge Road is affected during the 100 year climate change scenario. The extent and depth of the flooding should be verified as part of a FRA due to the low confidence in Flood Zone 2. It is expected that the depth of flooding will increase but the extent of flooding will be similar due to the confined nature of the Flood Zones in the upper reaches of the River Frome.

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Historic Flooding/Flooding From Other Sources	Historic flood outlines for the River From indicate that the western part of the site adjacent to Wallbridge Road was affected by flooding during summer 2007. Surface water flooding has also been recorded along Wallbridge Road. The risk of flooding from surface water and sewers is expected to increase in the future.
Canals (Raised - breach/overtopping)	Stroudwater Canal flows through the centre of the site. Upstream of the site the canal passes through a tunnel before emerging and entering the site on the eastern boundary at SO 8524 0481. 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 reinstate 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 within the site. A series of defences have been identified along the River Frome to the south of the A419 outside of the site boundary. The existing Flood Zones do not indicate a risk to the site at this location, however the residual risk to the site should be confirmed as part of a FRA.
Culverts (Location/Type/Watercourse/Residual Risk)	No culverts are known to exist in the site.
Score	0
Score Definition	Site is mainly in Flood Zone 2 (Historical flood risk, flood risk from other sources and residual risk has been incorporated into the determination of the suitability score).
Additional Comments	Site only shown to be marginally affected by Flood Zones 3b and 100 year plus climate change. Risk assessment criteria decreased to 3 due to recorded incident of surface water flooding and potential residual risk from canal and River Frome defences.
Legend	 <p> Council Boundary Council Boundary Watercourse Centre Line Minor Watercourse Canal Environment Agency Flood Defence Council Owned Flood Defence Flood Zone 2 (Medium Probability) Flood Zone 3a (High Probability) Flood Zone 3b (Functional Floodplain) Recorded Flooding - Impounded Water Bodies Recorded Flooding - Artificial Drainage Recorded Flooding - Surface Water Recorded Flooding - Fluvial Recorded Flooding - Unknown </p>
Flood Map	

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 552 is lying over a Minor Aquifer Intermediate 1 and a Minor Aquifer High (HU). The site is also within 250m of a Major Aquifer Intermediate 1 and 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.

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. There are several sensitive receptors which would also need consideration.

Landscape/PRoW/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.

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Potential for Further Discussion within the WCS

If the site was found to be deliverable then it would have potential for further discussion within the WCS. However, due to the location outside of 'Zone C' it could only be considered in the context of a site for delivering a relatively small scale facility which could support waste infrastructure.