

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

Appendix C.57: Site 437 - Mixed Use Land at Lister Petter

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	Mainly within Stroud, a small section within Cotswold		
Parish	Cam; Dursley		
Easting	375773	Northings	198585
Approximate Site Area (hectares)	51		
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 listed in Stroud District Council's Employment Land Review.		
Date of WPA officer visit	12th September 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site located in a valley near the town centre. The southern part of the site has now been redeveloped for housing (e.g. Priory Close). The central area contains several large industrial buildings – Lister Petter, Deutz. The far northern area has a separate entrance and is currently being redeveloped into the Littlecombe Business Park. Generally mixed use, residential, industrial, business. The southern and central area is accessed via Dursley town centre. The officers encountered access problems in a car due to parked vehicles, thus HGV access could difficult. The new Littlecombe Business Park has its own separate access and avoids the town centre. There are residential properties on and close to the site. Part of the site was fenced off protected rare reptile species. The southern residential area has a fast flowing stream running through and under it.</p> <p>Additional Sensitive Receptors: 5 churches, 2 schools, 2 surgeries, library, club, 2 playgrounds, tennis courts, community centre, Dursley Education Centre.</p>		

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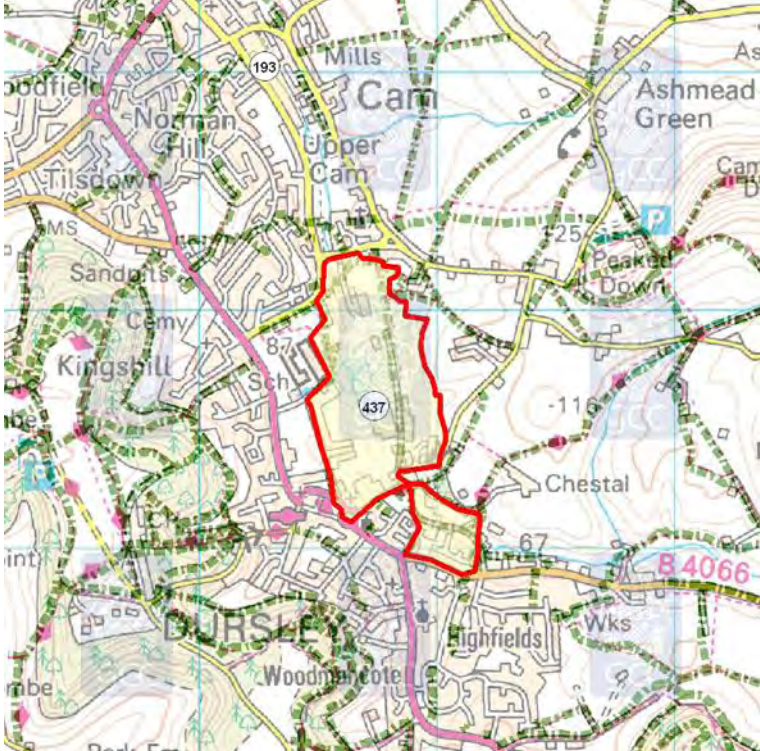
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been developed and is less than 5m from the Cotswolds AONB.
Landscape Character	Dursley, Cam and Uley Valleys, Rolling Hills and Valleys, Escarpment 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>	u/c, A4135		
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>	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>	Recently developed site, some weight restrictions nearby.		
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 - Enhancements possible.
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 a nationally designated site.
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	Stinchcombe Hill SSSI [805m]
Other Internationally & Nationally Designated Sites (wetlands)	None
Ecology Legend	<p>SSSI Site of Special Scientific Interest</p> <p>Key Wildlife Site - area</p> <p>SAC Site</p> <p>Ramsar Site</p> <p>SPA Site</p>
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.

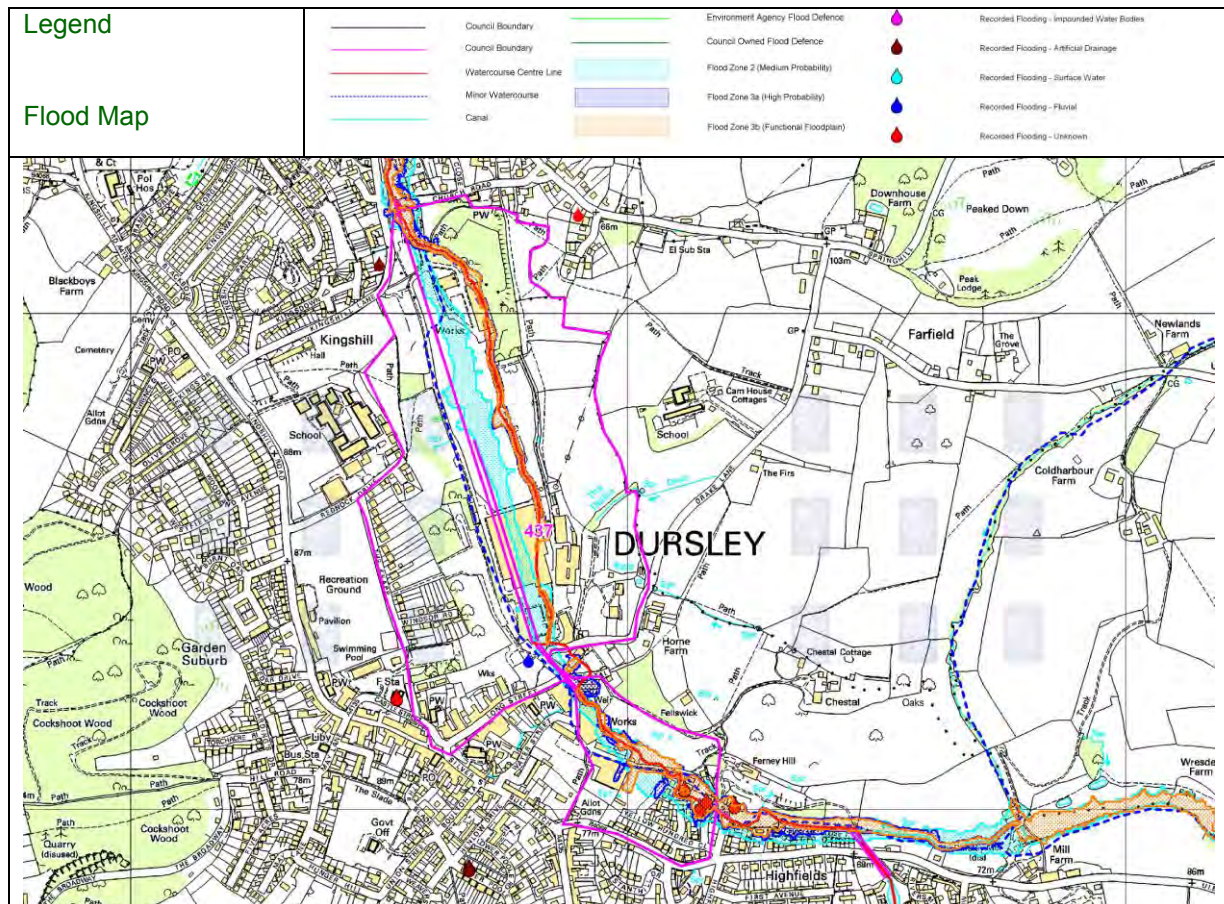
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Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	--
Score Definition	The site fulfils one or more of the following:- <ul style="list-style-type: none"> * Contains a 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 Listed Buildings and is within Dursley Conservation Area. these constraints are confined to a small area of the southern part of site - are they within the actual proposed development area?

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 "The smaller parcel of land has now been remediated for residential use (now built). The larger parcel has planning permission for mixed residential and a business park. Site investigation and remediation is being undertaken on a phased basis. Business Park has been remediated & built." and "Re-development would provide an opportunity for investigation and remediation of the site."

Flood Risk (Based on information provided by Halcrow)	
Site Description	The River Cam flows through the centre of the site.
Watercourse(s)	River Cam
Flood Zone	1,2 3a 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 and are deemed suitable for FRA. Flood Zone 2 is JFLOW modelled and is not robust in this area as it is misaligned. An FRA would need to confirm the real extent of Flood Zone 2.
Fluvial Flood Risk Posed to Site (including climate change)	While most of the site is in Flood Zone 1, the site is dissected by flood risk from the River Cam. A culverted channel also runs adjacent to the main open channel.
Historic Flooding/Flooding From Other Sources	Various incidents of flooding have been reported to the south of 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)	A culvert runs through the length of the site, adjacent to the main open channel.
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	The site is mainly in Flood Zone 1 and development could progress provided the flood risk areas remain as open space, and the extent of Flood Zone 2 is confirmed. The function of the culvert should be examined.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 437 is lying over a Minor Aquifer High (HU) and a Minor Aquifer High (H1). The site is also within 250m of a Minor Aquifer Low and Major Aquifer High (HU).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The landowners do not wish to promote the site as a strategic site for MSW treatment, therefore the site is undeliverable.

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General Comments

Officer Comments: There are likely to be deliverability issues associated with parts of this site. The site would need modification to remove areas of flood risk and non-employment uses and this could potentially result in 'declustering'. A significant proportion of the site appears to have been developed into housing. There are several sensitive receptors which would need consideration. May also be subject to a regeneration scheme.

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.

Potential for Further Discussion within the WCS

The site is undeliverable and therefore has no potential for further discussion within the WCS.