

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

Appendix C.23: Site 203 - Former MOD Site 4, Hardwicke

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	Hardwicke		
Easting	379964	Northings	212138
Approximate Site Area (hectares)	13		
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	3rd December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is now Quedgeley West Business Park managed by St Modwen. The site consists of a few modern industrial and office units. A couple of the units are currently empty. To the south west of the site there is a large military hanger surrounded by open space.</p> <p>Prestoplan, SPX Studios, Gardiner Bros. Footsure, City Link, C M Downton Ltd. Some residential to the south and south west of the site.</p> <p>Additional Sensitive Receptors: None.</p>		

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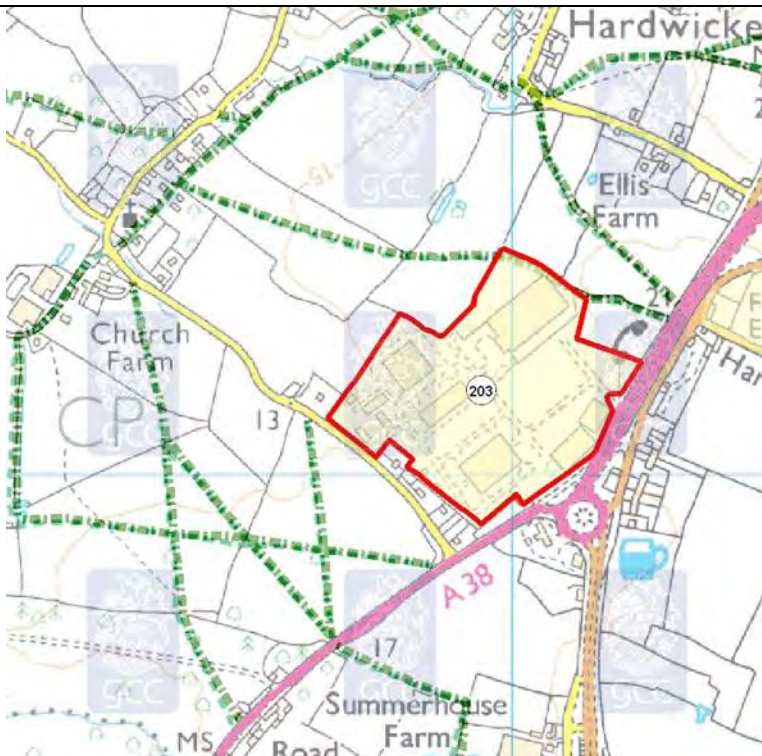
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been developed and is not within or adjacent to a national landscape designation such as AONB.
Landscape Character	Vale of Berkeley, Settled Unwooded Vale.

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>	A38		
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>	Good	Definition	Direct access onto (or close proximity to) trunk road network or major A roads (roads for long distance journeys).
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>	Good access to main roads, though some residential close by.		
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>	Take Forward	Definition	The site has reasonable merit in transport terms and should potentially be taken forward for more detailed consideration (subject to views of other disciplines). In general terms the Take Forward category will comprise those sites with a Medium or better answer for Strategic Highway Access/Employee Accessibility and a High 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	Major adverse impact on the Public Rights of Way Network – potential closure of the route or major deviation / re-route required.
Additional Comments	No diversion 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 within the Gloucestershire Airport Zone for - All applications involving major tree planting schemes, mineral extraction or quarrying, a refuse tip, a reservoir, a sewage disposal works, a nature reserve or a bird sanctuary and all applications connected with an aviation use.
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 uncertain or positive. Identified important ecological constraint greater than 250 metres and up to and including 1km 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 [12,700m]
Ecology Legend	<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> </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	0
Score Definition	The site contains no known historical or archaeologically significant remains, but * Provides a setting for significant remains * Has the potential to contain significant remains, which are known in the vicinity
Additional Comments	The precise course of the Roman road (SMR 7365), which may be within the southern part of this site, is conjectural.

Contaminated Land

(Based on information provided by the appropriate district council)

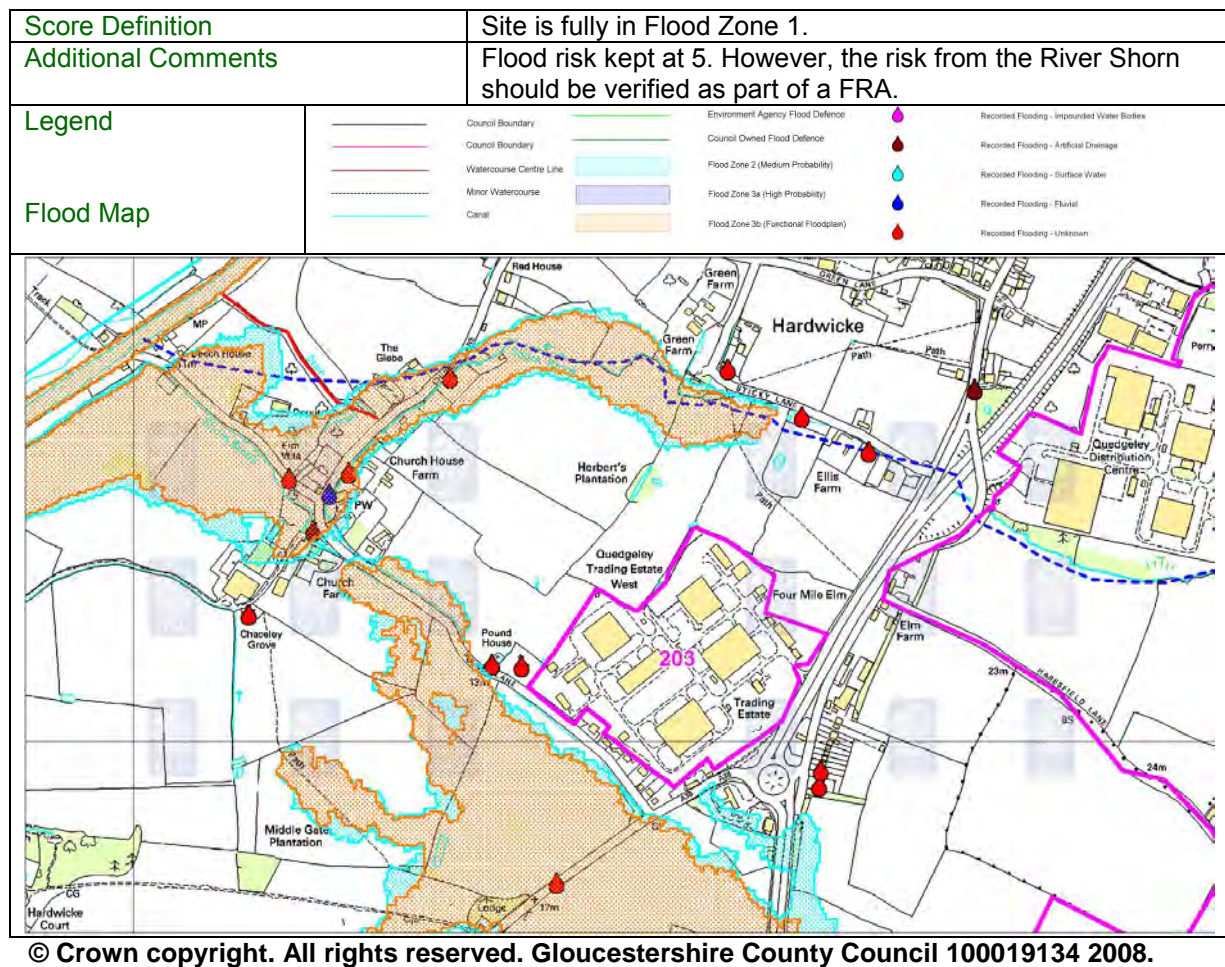
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Stroud District Council identified the site as a site of potential concern. The following comments have been added "The site has recently been remediated for a commercial/industrial enduse through planning." and "The site should already be suitable for use. Additional SI/remediation may be required for landscaped areas."
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Flood Risk

(Based on information provided by Halcrow)

Site Description	No major or minor watercourses are located within the site. Shorn Brook flows to the south west of the site. Flood Zone data for this watercourse does not affect the site. There are some small water bodies located just outside the western boundary of the site.
Watercourse(s)	Shorn Brook
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	JFLOW modelled outlines. Low confidence.
Fluvial Flood Risk Posed to Site (including climate change)	Fluvial flood risk is low although this should be verified as part of a FRA. Flood Zone data for the Shorn Brook does not affect the site itself but comes close to the southern boundary of the site. Misalignments evident in Flood Zone data.
Historic Flooding/Flooding From Other Sources	There are no records of historic flooding or flooding from sources including groundwater and surface water have not been recorded on the site. To the south west of the site there are some recorded incidents of flooding outside of the site boundary. These are located outside of the site. The exact source of flooding is unknown.
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)	No culverts are known to exist in the site.
Score	++

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Source Protection Zones (SPZs)

Comments N/A

Groundwater/Aquifer details

Comments Site 203 is within 250m of a Minor Aquifer Intermediate 1.

Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The landowners do not have any interest in the site being considered as a strategic site for MSW treatment, therefore the site is undeliverable.

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General Comments

Officer comments: Site appears to be predominantly 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.

Safeguarding: Gloucestershire Airport would need to provide comments on safeguarding in relation to this site. This may be difficult for them to do so without knowing a specific technology for the site.

Potential for Further Discussion within the WCS

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