



## **Waste Core Strategy Site Options Consultation**

### **Waste Site Assessment**

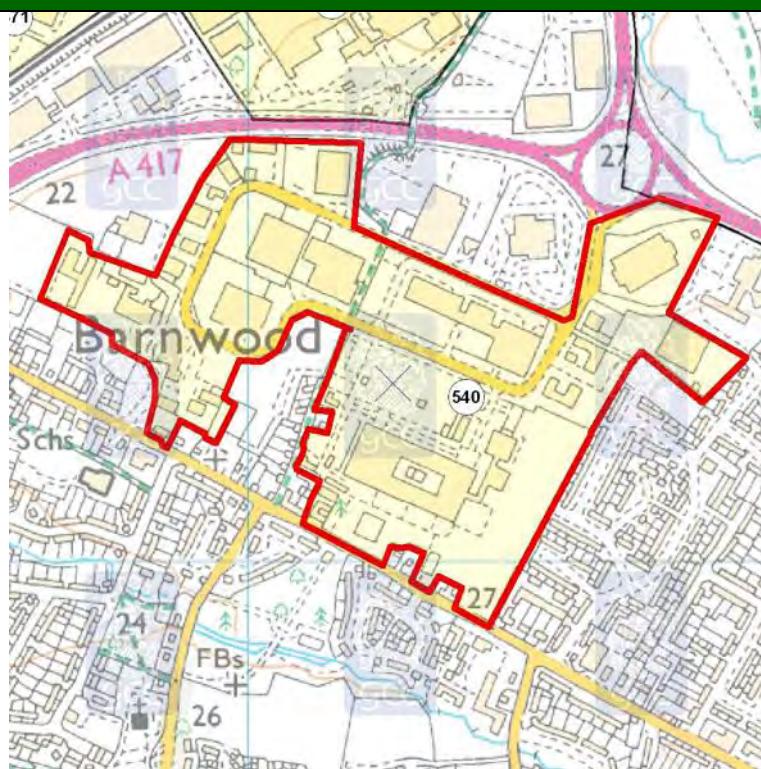
#### **Appendix C.82: Site 540 - Barnett Way**

**October 2009**

## Appendix C.82: Site 540 - Barnett Way

### *Site Maps and Images*

#### Site Map



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#### Aerial Photo



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## Appendix C.82: Site 540 - Barnett Way

### Site Images



### Locational Information

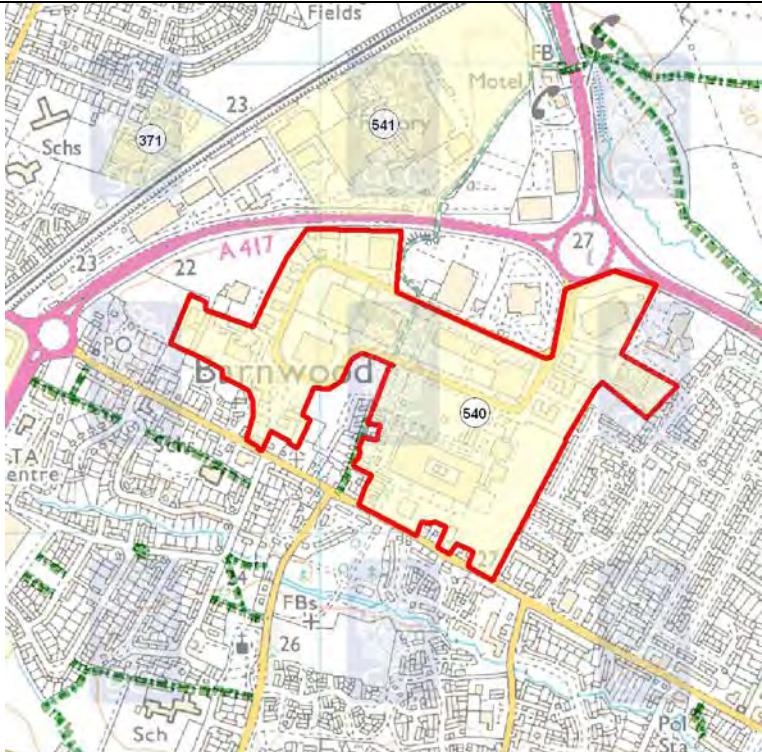
Site Details			
District	Gloucester		
Parish	Gloucester Non-Parish		
Easting	386231	Northing	218317
Approximate Site Area (hectares)	34		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was listed in Gloucester City Council's Employment Land Review.		
Date of WPA officer visit	18th September 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>Very large commercial industrial estate off A417. Established and well developed. Entrance dominated by tall C&amp;G building. Smart looking Barclays building to centre. British Energy buildings and complex to south. Other uses include Bookers Cash &amp; Carry, RR Donnelley, Kohler Mira, Hydro, Hazelwood Foods. Large areas of car parking in central area. Sainsbury's to north of site. Business, commercial, light industrial. British Energy almost certainly the largest employer. Very good access off major roundabout and A417, but area is very congested at peak hours. Residential areas particularly to the east e.g. Kingstone Avenue, Duncroft Road. Football / sports pitches to the north west of site and other sports facilities provided by British Energy. Small park with children's play area. Sainsbury's and other food businesses in close proximity. Large areas of residential properties especially to the east of the site.</p> <p>Additional Sensitive Receptors: Dental clinic, club, church, school, bowling green, games court, playing field, leisure park, tennis court, play area.</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	Gloucester Urban.		
Green Belt			
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.		
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>	A417		
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>	Close to residential but reasonable road 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.

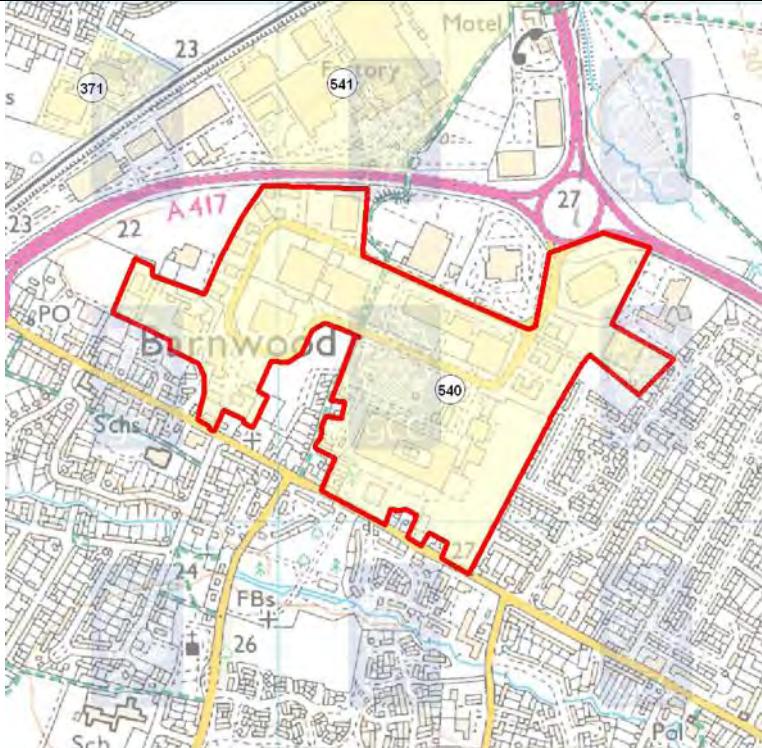
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<b>Public Rights of Way</b> <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
Score	-
Score Definition	Impact on the Public Rights of Way network with some minor re-routing required.
Additional Comments	Diversion may be necessary - No enhancements likely.
Map Legend	 <b>Public Right of Way</b>
PRoW Map	

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<b>Aerodrome Safeguarding</b> <i>(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))</i>	
Comments	The site lies within the Gloucestershire Airport zone for - All buildings, structures, erections and works exceeding 15 metres in height (49.2 feet) plus 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	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.
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)	None
Ecology Legend	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> SSSI Site of Special Scientific Interest</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Key Wildlife Site - area</li> <li><span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> SAC Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid black; margin-right: 5px;"></span> Ramsar Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> SPA Site</li> </ul>
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.

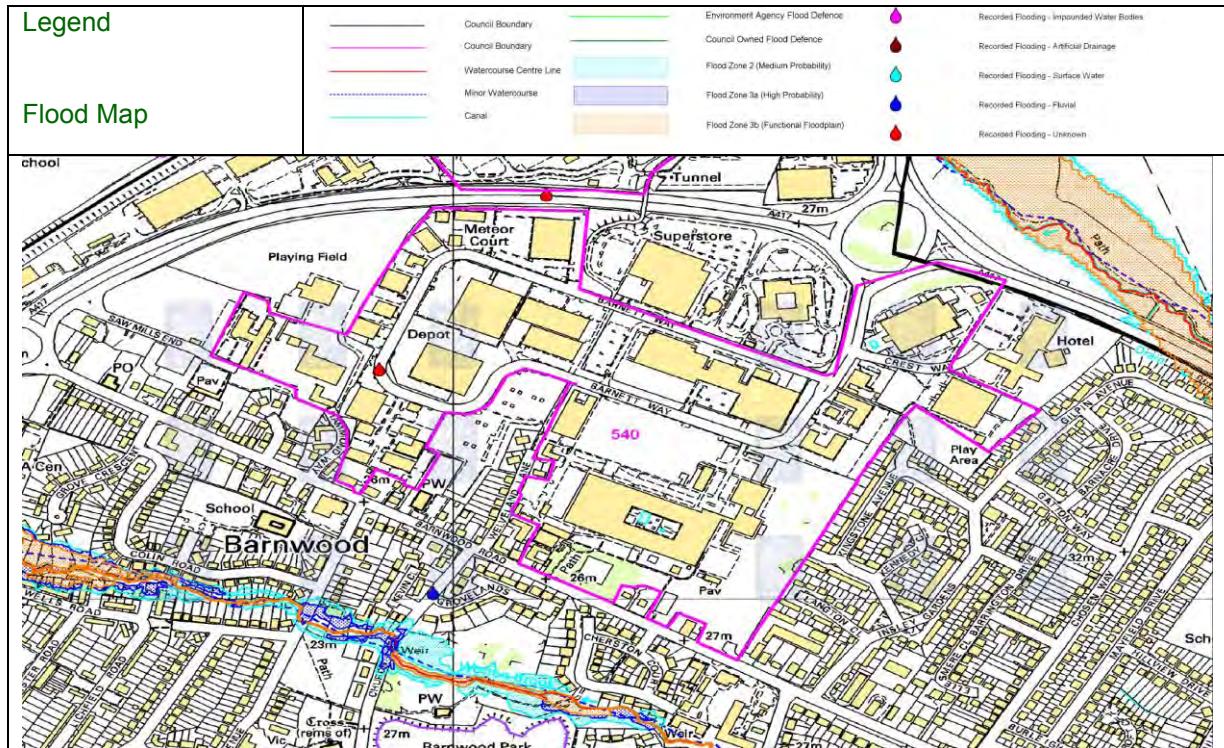
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	-
Score Definition	The site fulfils one or more of the following:- * Provides a setting to designated sites (category 1) * Contains known significant archaeological remains.
Additional Comments	A Roman skull and pottery (SMR 6703) have been recorded on the site, along with a circular cropmark (SMR 8077) in a currently undeveloped area. A Roman cemetery (SMR 6732) is within 100m and could extend into this area.

Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Gloucester City Council identified the site or adjoining area as a site of potential concern. Gloucester City Council also provided the following information in relation to the site "Former engineering works. No previous SI. Development of a waste facility would enable remediation of these areas."

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	Site lies fully in Flood Zone 1. No major or minor watercourses are located within the site. The Wotton Brook flows to the south of the site but does not enter the site itself and the Flood Zone maps for this watercourse do not extend into the site.
Watercourse(s)	n/a
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	n/a
Fluvial Flood Risk Posed to Site (including climate change)	Fluvial flood risk is low
Historic Flooding/Flooding From Other Sources	There is one recorded incident of flooding within the site along Barnett Way. The exact source of the flooding is unknown. An additional incident of flooding has been reported along the A417 just outside of the site boundary. Again, 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	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	none.

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### Source Protection Zones (SPZs)

Comments N/A

### Groundwater/Aquifer details

Comments Site 540 is mostly lying over a Minor Aquifer High (HU).

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

Most of the landowners were contacted for the areas of the site that contained compatible uses and were large enough. All responded and indicated that the land was unavailable. Therefore the site is undeliverable.

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

Safeguarding: Gloucestershire Airport may 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.

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.