



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

### **Waste Site Assessment**

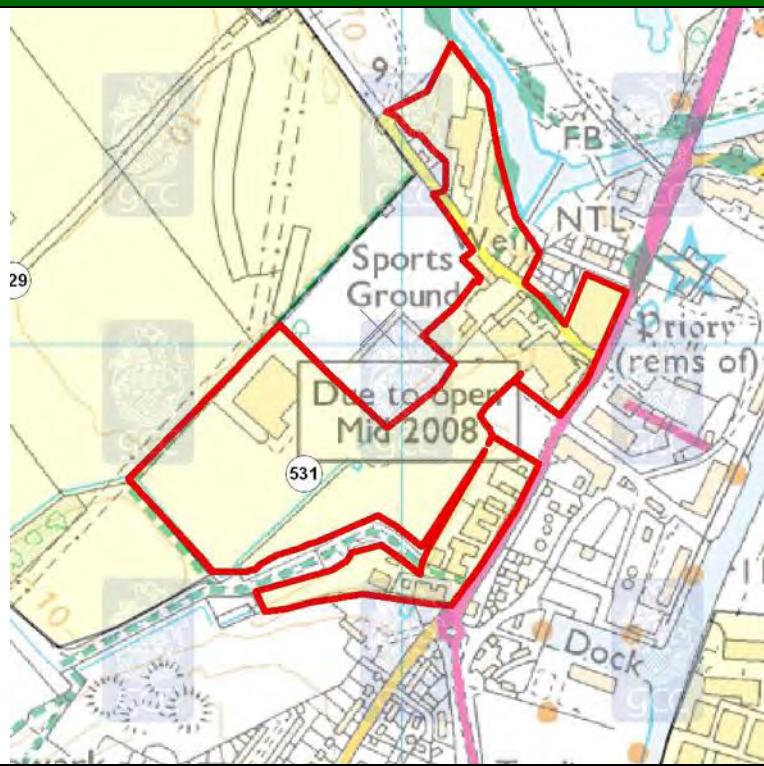
**Appendix C.73: Site 531 - Sudmeadow Road Area**

**October 2009**

## Appendix C.73: Site 531 - Sudmeadow Road Area

### *Site Maps and Images*

#### Site Map



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#### Aerial Photo



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## Appendix C.73: Site 531 - Sudmeadow Road Area

### Site Images



### Locational Information

#### Site Details

District	Gloucester		
Parish	Gloucester Non-Parish		
Easting	381983	Northing	217917
Approximate Site Area (hectares)	16		
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, was a site in the Gloucestershire Waste Local Plan and contains existing waste management facilities.		
Date of WPA officer visit	10th September 2008		

## Appendix C.73: Site 531 - Sudmeadow Road Area

Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site comprises several smaller well-established industrial areas with two separate entrances (Sudmeadow Road and Spinnaker Road). Each area contains either several small industrial units or one or two larger units. Predominantly light industrial units, lots of small units separated into several distinct areas. Businesses include High Tech Fabrications, Granville Tyres, Verifac Veterinary Computers, Honda, LVS Ltd – catering firm, A café/burger bar called Ozzies, GIS medical equipment, Rutherford's Metal, Phelps Bros Metal Recycling, Keyway Skip Hire. Also adjacent to the site is the Gloucester City Football Ground (not in regular use due to flooding) and another sports ground. Nearby is a large car manufacturing factory – Preswell factory. Access from Hempsted Lane, not ideal for right turns into or out of estates. Internal site roads all concreted/tarmacked some fairly narrow and other access restricted due to parked vehicles. A row of terraced houses exists on Sudmeadow Road. Some of the businesses are potentially more sensitive e.g. GIS Medical Supplies, Ozzies and LVS catering. In addition to the businesses/uses listed above the north east to south east area of the site is immediately adjacent to restored parts of the Hempsted landfill site. Neighbouring uses to the western side of the site are separated by the busy Hempsted Lane. There is empty grassland opposite Rutherford's and Ford, with some construction activity at Ford. It is not apparent how far into the empty land the construction has extended to. Part of the area between the site and the former landfill area contains some mature trees and there is certainly potential for further screening along that boundary and the area by the sports ground. Other screening is more limited due to the road and may potentially conflict with the Docks/regeneration areas. Flooding a very significant issue in this area - to be confirmed by the SFRA.</p> <p>Additional Sensitive Receptors: Sports ground, football ground, college.</p>
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### *Site Assessment Factors/Criteria for Consideration*

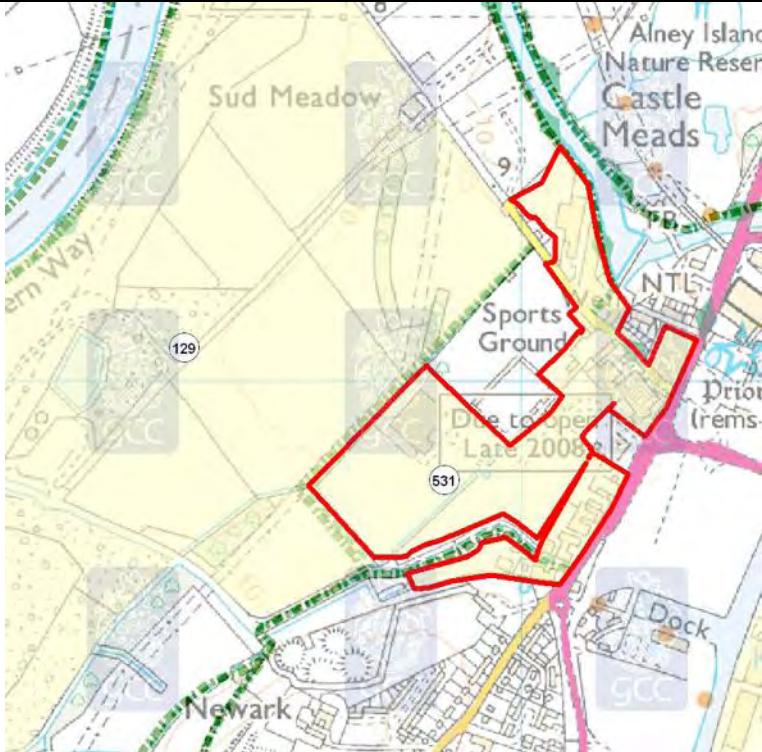
Landscape	
Comments	The site is located on land that has been developed and is not within or adjacent to a national landscape designation such as AONB.
Landscape Character	Mainly Gloucester Urban, Partly The Rea, Maisemore Ham and Longford Floodplain Farmland, Partly Hempsted Settled Unwooded Vale.

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

## Appendix C.73: Site 531 - Sudmeadow Road Area

<b>Highways</b> <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i>			
<b>Routes to access Strategic Network</b> <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>	A430		
<b>Proximity to Strategic Highway Network</b> <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).
<b>Sustainable Transport</b> <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).
<b>Employee Accessibility</b> <i>Potential for employees to be able to access the site using non-car modes.</i>	Low	Definition	Site is located some distance from residential areas, and has limited scope for non-car access.
<b>Other Transport Issues</b> <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>	Very close to Glos Quays development (under construction).		
<b>Recommendation</b> <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.

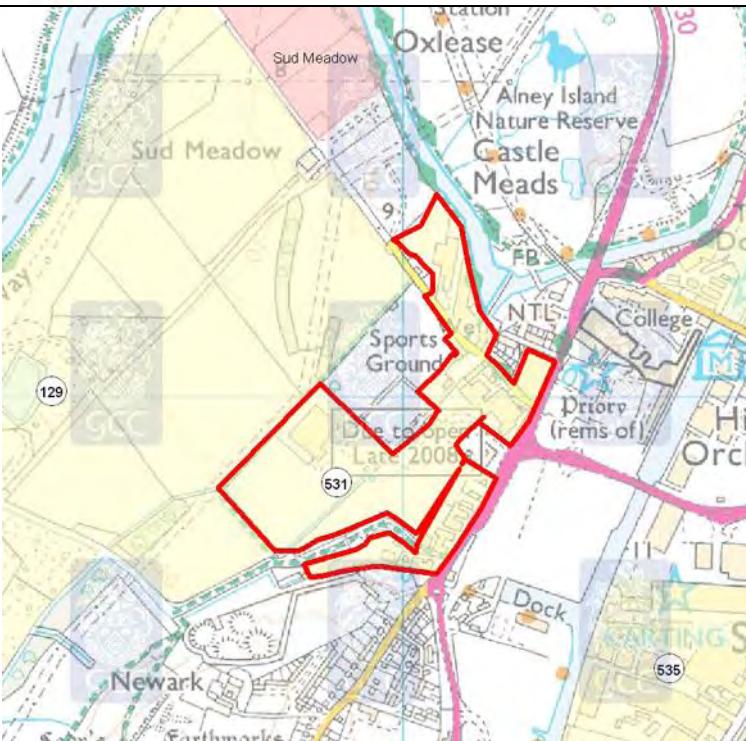
## Appendix C.73: Site 531 - Sudmeadow Road Area

<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 90 metres in height (295.3 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.	

## Appendix C.73: Site 531 - Sudmeadow Road Area

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)	Walmore Common SPA/Ramsar/SSSI [7,295m], Severn Estuary SAC/SPA/Ramsar/SSSI [12,100m]
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	

## Appendix C.73: Site 531 - Sudmeadow Road Area

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.

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	+
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> <li>* SMR record of less archaeological significance</li> <li>* Known historical or archaeological remains of less significance</li> <li>* Is in the vicinity of less significant archaeological remains</li> <li>* Is within a significant historic landscape character area</li> </ul>
Additional Comments	The site includes Roman coins (14804), but no known significant remains. Llanthony Priory Scheduled Monument is on the opposite side of the road and its setting may already have been affected by recent development, and this is unlikely to be an issue here.

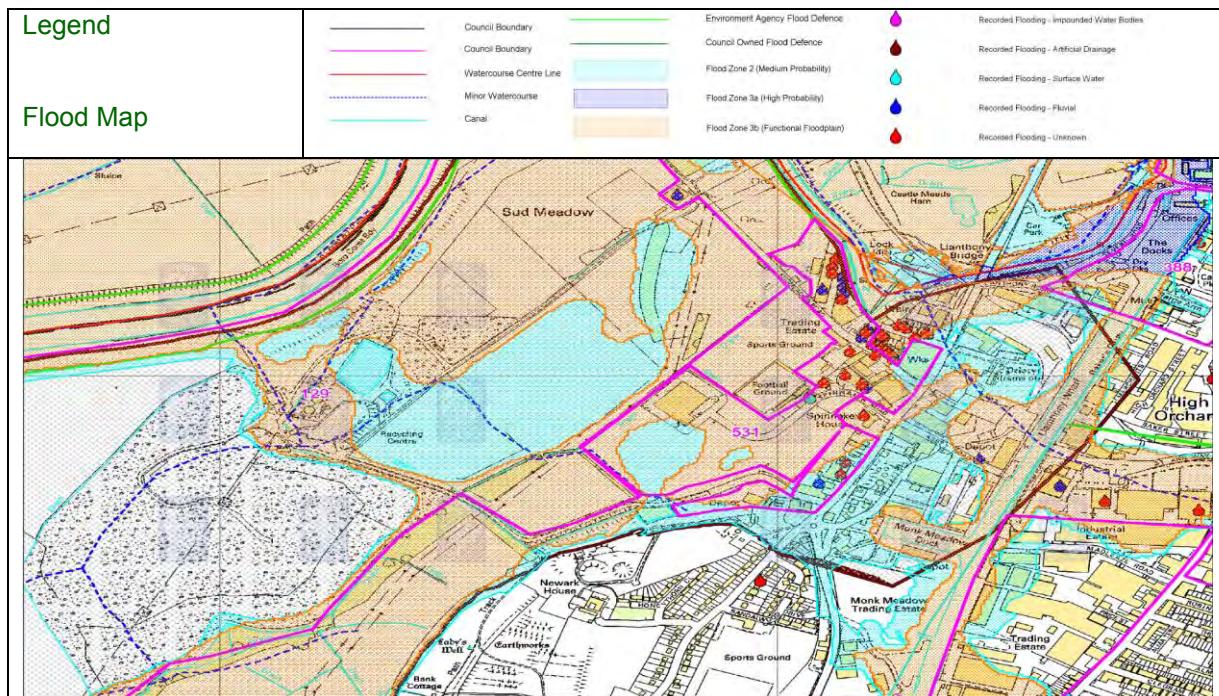
Contaminated Land (Based on information provided by the appropriate district council)	
Comment	<p>The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Gloucester City Council identified the site or adjoining area as a site of potential concern. Gloucester City Council also provided the following information in relation to the site "Contains SAPA Presswold anodising and chemical brightening works. No specific information about contamination – PPC baseline survey contained no SI data.</p> <p>Development of a waste facility would enable remediation of the site."</p>

Flood Risk (Based on information provided by Halcrow)	
Site Description	Site lies predominantly in Flood Zone 3b. The River Severn East Channel flows around the northern edge of the site but does not enter the site itself. The River Severn main channel is located approximately 650m from the western boundary of the site. A series of drains are located along the western and southern boundaries of the site. Llanthony Wharf is located approximately 250m from the eastern boundary of the site.
Watercourse(s)	River Severn
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Modelled flood outlines exist for the River Severn. The Level 1 SFRA used modelled outlines for Flood Zones 3a and 3b. However, analysis of the modelled flood outlines for Flood Zone 2 indicated differences with the existing Flood Zone maps. Following consultation with the Environment Agency, it was recommended that the existing Flood Zones were used for Flood Zone 2.
Fluvial Flood Risk Posed to Site (including climate change)	Site is located within the floodplain of the River Severn and lies predominantly in Flood Zone 3b and fully in Flood Zone 2. Flood Zone 2 has been used to represent the 100 year Climate Change scenario. It is expected that sites located in Flood Zones 2 and 3 will be subject to more frequent and potentially deeper flooding as a result of climate change. In addition, the tidal section of the Severn may be subject to increased storm surges and wave height in the future.

## Appendix C.73: Site 531 - Sudmeadow Road Area

Historic Flooding/Flooding From Other Sources	Historic flood outlines indicated that the site has been affected by fluvial flooding on a number of occasions including: January 1939, March 1947, January 1990, December 2000 and July 2007. The Level 1 SFRA indicates that a number of incidents of fluvial flooding have been recorded within the site including summer 2007. Flooding from surface water sources has been recorded along Spinnaker Road. Tidal flooding occurred along the Severn Estuary in 1981 following which a series of defences were constructed along the watercourse.
Canals (Raised - breach/overtopping)	The Gloucester and Sharpness Canal is located approximately 250m from the eastern boundary of the site. No recorded incidents of breach or overtopping have been identified from the Level 1 SFRA. Consultation with BW has indicated there are no raised sections along this stretch of the canal.
Flood Defences (Location/Type/SoP/Residual Risk)	A series of defences are located along the River Severn main channel to the west of the site consisting of predominantly earth embankments. The area adjacent to the River Severn would be at risk of tidal flooding every high tide if the extensive embankments, defences and tidal outfall flaps and gates used to keep the tidal water were not there. Most of the Lower Severn catchment is now protected by some form of defence, whether it is a floodwall, earth embankment, infrastructure acting as a defence or high ground. Many locations are also protected by natural high ground and structures which act as a line of defence but are not under the Agency's responsibility to operate or maintain (e.g. the railway line). Any failure of these structures could potentially cause or exacerbate flooding problems. It is expected that the tidal section of the Severn might be subject to increased storm surges and wave height in the future. The site itself is located within a natural flood storage area located along the left bank of the River Severn at Hempstead (SO 8144 1791). This is an area of natural, low lying topography bounded by high ground, with earth embankments along the edge of the river. The earth embankments have a SoP of typically 1 in 20 years (or less). During a flood event, water from the River Severn spills into the storage area and is contained by a series of high embankments and function by removing large volumes of flood water, retaining it, and then allowing it to drain back to the main channel via flapped outfalls and sluice gates after the peak of the flood event. It is imperative that any storage areas used as a means of attenuation of flood waters should be maintained to ensure their efficient operation during a flood event. If the storage areas are not maintained this may lead to an increased risk of flooding at locations downstream.
Culverts (Location/Type/Watercourse/Residual Risk)	A series of drains run along the western edge of the site. These may be culverted beneath the site in places. This would need to be verified as part of a FRA and any residual risk confirmed.
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	Development of this site should be strongly discouraged due to its presence in a flood storage cell.

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### Source Protection Zones (SPZs)

Comments	N/A
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### Groundwater/Aquifer details

Comments	N/A
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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 some deliverability issues associated with the site. There are also some nearby sensitive receptors which would need to be considered.

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: 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.

### Potential for Further Discussion within the WCS

Due to the significant flood risk associated with the site, it is felt that this site should not be taken forward into the WCS for further consideration.