

**Waste Core Strategy
Site Options Consultation**

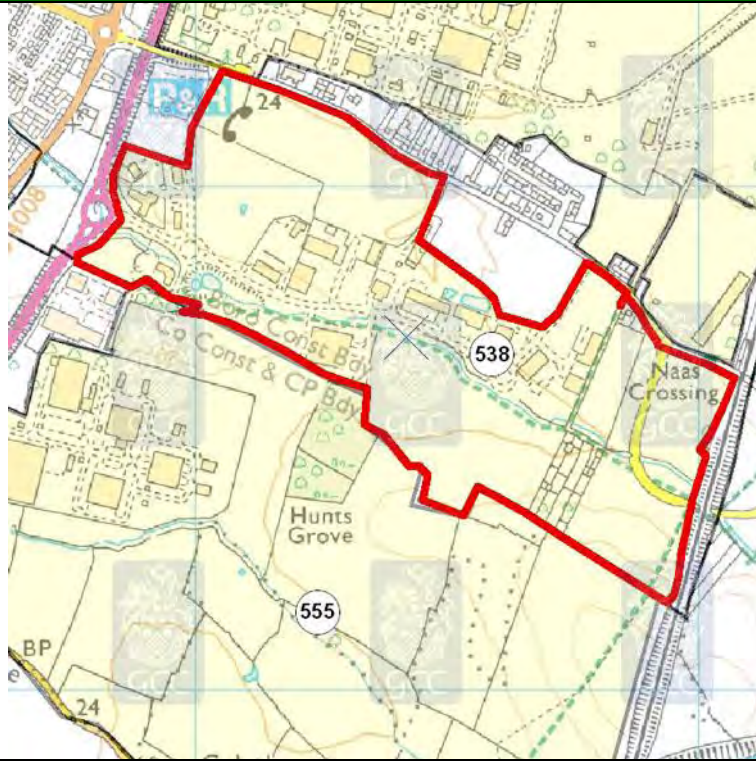
Waste Site Assessment

Appendix C.80: Site 538 - Waterwells Area

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	Gloucester		
Parish	Quedgeley		
Easting	381451	Northings	212720
Approximate Site Area (hectares)	55		
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 and identified in the Gloucester Local Plan		
Date of WPA officer visit	18th September 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>Area between Naas Lane and Waterwells Drive. Very large business park - large, multi-storey buildings including new ultra-modern police station. Good access/roundabouts and new road surfaces. A variety of uses – commercial and business and Park & Ride. Open areas of cleared, previously developed land South of Naas Lane which are likely allocated for business or significant residential use. Good access off the A38 and not far from J12 of M5. Good wide internal road layout. Some existing residential e.g. North of Naas Lane & Hunts Grove view, Needham Ave. More extensive housing and mixed use planned. The main neighbouring uses are Business Park uses. The site is bounded by the A38 to the West and the railway line to the East. The screening potential on this site is uncertain, depends on the scale technology and exact location of any waste facility that could be proposed.</p> <p>Additional Sensitive Receptors: Tennis court, playing field, centre, church.</p>		

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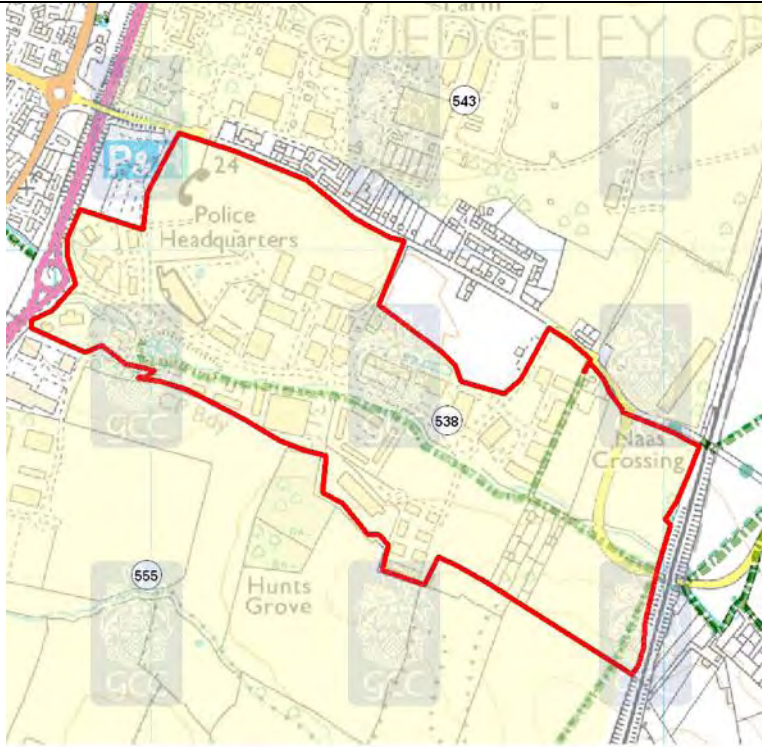
Site Assessment Factors/Criteria for Consideration

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 (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>	Naas La, 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>	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>	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>	Waterwells recent development, is close to rail/good 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.


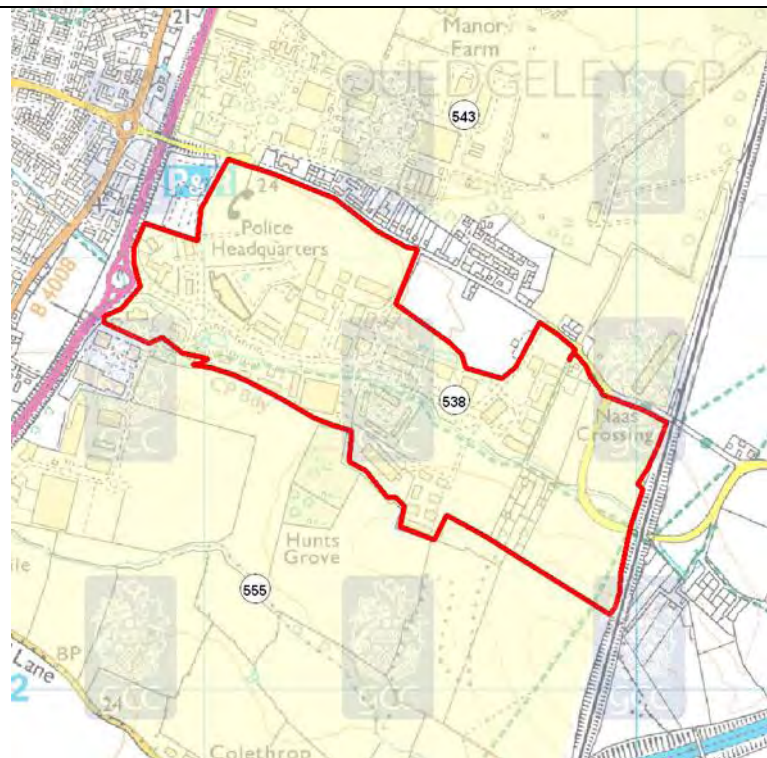
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	-
Score Definition	Impact on the Public Rights of Way network with some minor re-routing required.
Additional Comments	Diversion may be necessary - No enhancements likely.
Map Legend	 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	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 [8,340m], Severn Estuary SAC/SPA/Ramsar/SSSI [14,000m]
Ecology Legend	 <ul style="list-style-type: none"> SSSI Site of Special Scientific Interest Key Wildlife Site - area SAC Site Ramsar Site SPA Site
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	-
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	Roman remains (SMR 20712) recorded on the site. Similar remains may survive in undeveloped areas.

Contaminated Land

(Based on information provided by the appropriate district council)

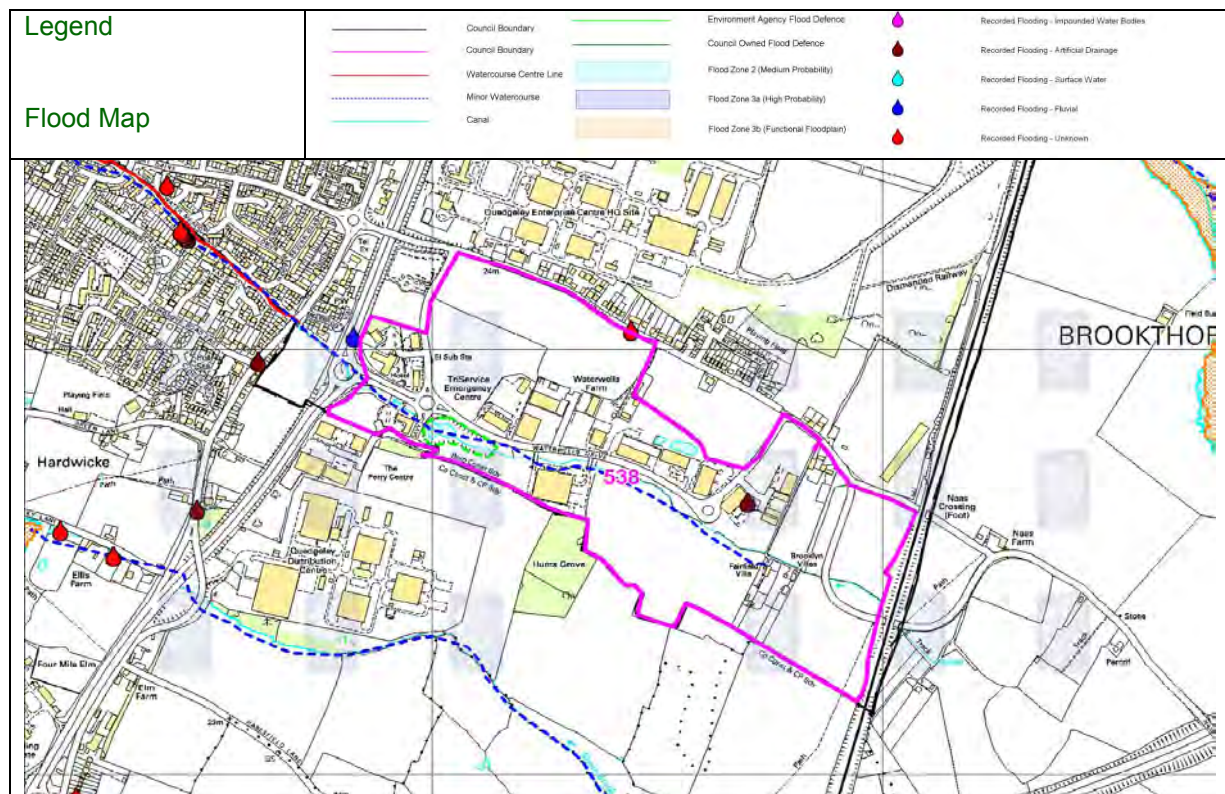
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Gloucester City Council identified the site or adjoining area as a site of potential concern. Gloucester City Council also provided the following information in relation to the site "Former landfill areas, currently being redeveloped. Significant amount of SI and remediation information. Development of a waste facility would enable some further remediation."
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Flood Risk

(Based on information provided by Halcrow)

Site Description	Site lies fully in Flood Zone 1. Dimore Brook (the upstream non-main river section) flows through the centre of the site.
Watercourse(s)	Dimore Brook
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	No Flood Zones exist for this section of watercourse through the site, but in reality some risk is posed.
Fluvial Flood Risk Posed to Site (including climate change)	Flood Zone maps for Dimore Brook have not been produced through the site, but in reality some risk is posed.
Historic Flooding/Flooding From Other Sources	There are no historic flood outlines in this location, However, fluvial flooding has been recorded on the A38 just outside the site, and flooding of unknown source was recorded along Naas Lane, adjacent to the site. There is one record of sewer flooding in the site.
Canals (Raised - breach/overlapping)	No canals exist in or adjacent to the site.
Flood Defences (Location/Type/SoP/Residual Risk)	A formal flood storage area exists on the Dimore Brook, within the site.
Culverts (Location/Type/Watercourse/Residual Risk)	The watercourse is culverted beneath Davy Close and 4 other roads within the site.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.
Additional Comments	The flood storage area must be maintained for its efficient operation during a flood event and should not be removed as part of potential new development.

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Source Protection Zones (SPZs)

Comments

N/A

Groundwater/Aquifer details

Comments

Site 538 is partially lying over a Minor Aquifer High (H3) and is within 250m of a Minor Aquifer Intermediate I.

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

Large areas of the site were removed because they contained incompatible uses (eg housing, retail and offices), or areas that were too small. The landowners of the remaining areas have either responded saying the site is unsuitable for residual MSW or have not responded. Therefore the deliverability of the site is unknown.

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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

If deliverability of any of the areas (over 2ha) could be established then any such areas could have potential for further consideration within the WCS.