

**Waste Core Strategy
Site Options Consultation**

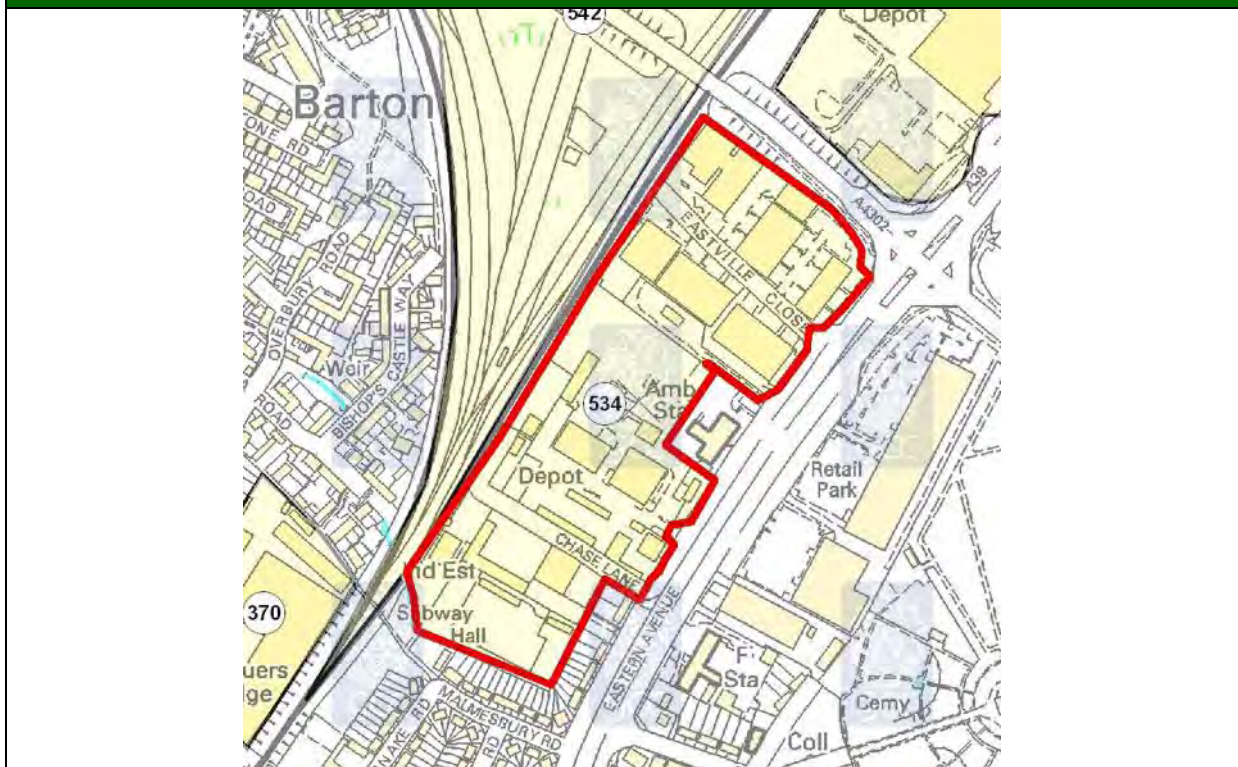
Waste Site Assessment

Appendix C.76: Site 534 - Eastern Avenue Trading Estates

October 2009

Site Maps and Images

Site Map



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Aerial Photo



Imagery copyright Getmapping PLC. www.getmapping.com

Appendix C.76: Site 534 - Eastern Avenue Trading Estates

Site Images



Locational Information

Site Details

District	Gloucester		
Parish	Gloucester Non-Parish		
Easting	384678	Northings	217588
Approximate Site Area (hectares)	8		
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	10th September 2008		

Appendix C.76: Site 534 - Eastern Avenue Trading Estates

<p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p>	<p>Off busy Eastern Avenue, but accessed via a less busy slip road. North West of the site backs onto the railway. Scrap yards and poorer quality retail units back onto railway, while some residential and better quality units front Eastern Avenue. Newish Big Yellow Storage is very prominent located in centre of site, but the Gloucester City Depot / Recycling Centre is probably the largest use in terms of hectareage. Other users include: Driving Test Centre (now closed), scrap yards and breakers, various other retail / light industrial units such as Screw Fix and car parts/fitters/tyres etc. The site is accessed via a relatively tight junction onto a slip road. As the site is already in waste use with large collection vehicles regularly using the Depot, the highways and access may be good – a full highways assessment will be needed. Some residential to Eastern Avenue side – row of 3 white clad terraces with garages and back/side gardens. Food outlets / supermarkets e.g. Lidl & Pizza Hut opposite site. There are also residential areas facing the site over the railway line. Quite a large area of residential properties (Chequers area - current or former Local Authority housing) to the South West of the site e.g. Malmesbury Road and right up to Chase Lane. Potentially, a waste facility housed in a large industrial shed would not be out of place on this site.</p> <p>Additional Sensitive Receptors: Playground, games court, 2 centres, college, nursery.</p>
--	--



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.

Appendix C.76: Site 534 - Eastern Avenue Trading Estates

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>	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>	High	Definition	Site located close to substantial urban areas allowing significant scope for non-car trips.
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 rail and A road, currently GCC depot.		
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.

Appendix C.76: Site 534 - Eastern Avenue Trading Estates

Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity for existing route to be enhanced.
Additional Comments	No Path.
Map Legend	 Public Right of Way
PRoW Map	

© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

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 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.76: Site 534 - Eastern Avenue Trading Estates

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	
Other Internationally & Nationally Designated Sites (wetlands)	
Ecology Legend	<div> <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>
Constraints Map	

© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

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.

Appendix C.76: Site 534 - Eastern Avenue Trading Estates

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"> * No known historical or archaeological remains * Has no known archaeological potential * Previous development is known to have removed archaeological deposits from all or part of the site
Additional Comments	No Known archaeology on the site, although this could survive in undeveloped areas.

Contaminated Land

(Based on information provided by the appropriate district council)

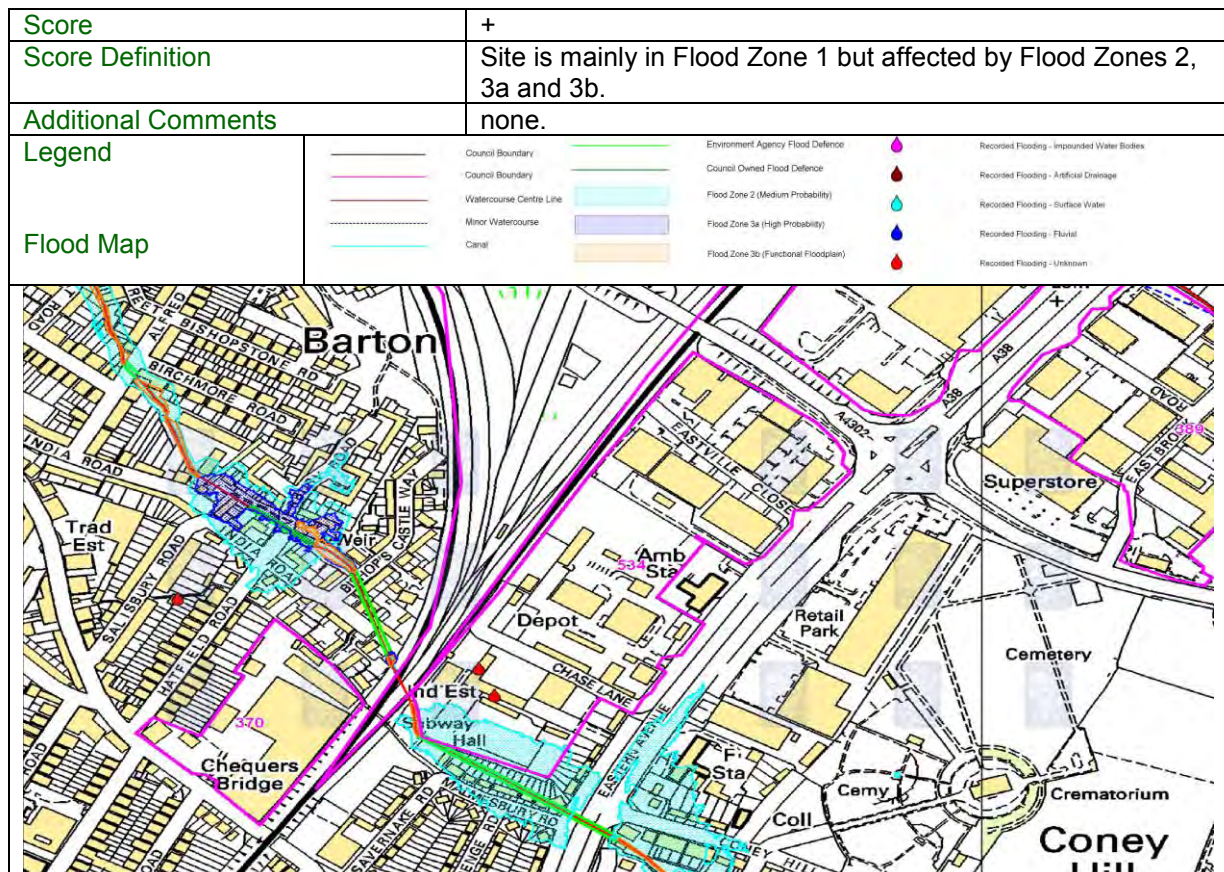
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Gloucester City Council identified the site or adjoining area as a site of potential concern. Gloucester City Council also provided the following information in relation to the site "Various current (waste depot) and former industrial uses (factories). Some having previous SI, many not. Development of a waste facility would enable further remediation of these areas."
---------	---

Flood Risk

(Based on information provided by Halcrow)

Site Description	Site lies predominantly in Flood Zone 1. The River Twyver flows to the south west of the site. The watercourse enters a culvert upstream of Eastern Avenue (SO 8467 1727) and is culverted for approximately 200m along the western boundary of the site. At SO 8449 1739 the watercourse exits the culvert and flows in a north westerly direction through open channel before being culverted beneath the railway line.
Watercourse(s)	River Twyver
Flood Zone	1 and 2
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Modelled flood outlines were produced as part of the River Twyver SFRM study. Modelled outlines have been produced for Flood Zones 2, 3a, 3b and the 100 year Climate Change scenario. High confidence in Flood Zone data.
Fluvial Flood Risk Posed to Site (including climate change)	Flood Zone 2 extends into part of the western edge of the site. Water appears to back-up behind the railway culvert and enter the site. Modelled flood outlines indicate that Flood Zones 3a, 3b and the modelled 100 year climate change scenario do not affect the site itself with the water shown to remain within the channel.
Historic Flooding/Flooding From Other Sources	There are no historic flood outlines for this section of the River Twyver. The Level 1 SFRA identified two recorded incidents of flooding within 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)	The River Twyver enters a culvert upstream of culvert upstream of Eastern Avenue (SO 8467 1727) and is culverted for approximately 200m along the western boundary of the site before emerging into open channel at SO 8449 1739. The watercourse is then culverted beneath the railway line as it exits the site. Water backs-up behind the railway culvert causing water to enter the site.

Appendix C.76: Site 534 - Eastern Avenue Trading Estates



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Source Protection Zones (SPZs)

Comments N/A

Groundwater/Aquifer details

Comments Site 534 is partially lying over a Minor Aquifer High (HU).

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

The landowners have confirmed that most of larger areas of the site are unavailable for MSW treatment and the available areas are too small. Therefore the site is undeliverable.

Appendix C.76: Site 534 - Eastern Avenue Trading Estates

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 and areas of flood risk. 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.

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.

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.