

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

Appendix C.89: Site 547 - Sharpness Docks

October 2009

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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	Hinton		
Easting	367182	Northings	202444
Approximate Site Area (hectares)	82		
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; a site within the Gloucestershire Waste Local Plan and contains existing waste management facilities.		
Date of WPA officer visit	3rd July 2008		

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<p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p>	<p>The site (or sites) are located in and around an inland port covering a large area of land adjacent to the Severn Estuary (SPA / SAC / RAMSAR) and the Sharpness Canal. There are a mixture of uses, several large and also tall buildings (such as gypsum silos), smaller office buildings, residential properties, storage yards e.g. for cranes and other industrial machinery, waste management uses (e.g. scrap metal storage & in-vessel composting) docks and dry dock areas as well as derelict land. British Waterways offices are located on site. The sites have relatively good road access by road and are rail linked to the Gloucester to Bristol line. The Gloucester & Sharpness canal also provides a sustainable water link to Gloucester. The village of Sharpness is relatively nearby and some residential properties do form part of the port of Sharpness. In addition to residential and business uses, the site is also a tourist attraction and there are picnic areas and scenic riverside walks adjacent to the area. The port is visible from Lydney which lies on the opposite bank on the Severn. Certain areas of the site are relatively well screened, however tall buildings are highly visible from the river.</p> <p>Additional Sensitive Receptors: Tennis courts, church, club.</p>
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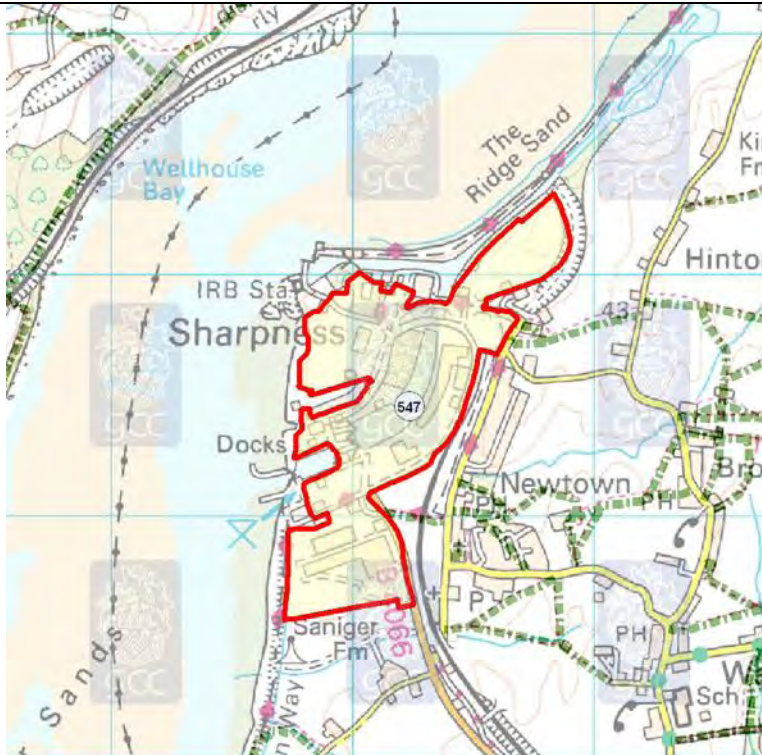
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been mostly developed and is not within or adjacent to a national landscape designation such as AONB.
Landscape Character	Part Berkeley and Newtown Hills, Low Sandstone Hills. Part Berkeley Pill Riverine Farmland, Drained Riverine Farmland and Grazed Salt Marsh.
Green Belt	
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.

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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>	minor, B4066		
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>	Low	Definition	Site is located some distance from residential areas, and has limited scope for non-car access.
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>	Quite good access, rail access currently being talked about, Some food waste recycling already happening.		
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	Impact on the Public Rights of Way network with some minor re-routing required.
Additional Comments	Diversions may be necessary - Several permissive paths present - 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 outside all safeguarding zones.
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 negative or uncertain including potential impact on an internationally designated site.
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	Severn Estuary SAC/SPA/Ramsar/SSSI [10m]
Other Internationally & Nationally Designated Sites (wetlands)	None
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	

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Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)

Comments	<p>There was a RIGS recorded within 250m of the site boundary: Sharpness Point [GGT Site No. 203] A valuable location showing good cliff and intertidal reef exposures of Silurian 'Raglan Mudstone Formation' (Thornbury Beds), plus Quaternary 'Severn Valley Formation' (Holt Heath Member) terrace gravels and estuarine alluvium. Silurian strata form part of a northward plunging anticline.</p> <p>There was a Geological Local Site recorded within 250m of the site boundary: Sharpness Cliffs [GGT Site No. 109] A site with potential to be important, marking and outcrop of Silurian 'Raglan Mudstone Formation' (Psammosteus Limestone) with key ostracods and abundant fish remains found.</p>
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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"> * Contains a SAM, or non-designated remains of national importance * Contains a Listed Building * Is within a Conservation Area * Is within a Registered Park or Garden of Special Historic Interest * Is within a Registered Battlefield
Additional Comments	<p>Designated as -- as the site contains a single Listed Building (Docks warehouse) in an area which has been subject to recent dock development. Were this not the case this site would probably be Designated as a 4, although it does contain some undesigned historical structures in the form of post-medieval docks structures and the remains of a World War II military camp.</p>

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 Stroud District Council identified the site as a site of potential concern. The following comments have been added "No remediation plans have been considered for the site" and "Re-development would provide an opportunity for investigation and remediation of the site."</p>
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Flood Risk (Based on information provided by Halcrow)
















Site Description	<p>Site lies on the left bank of the River Severn Estuary. The Gloucester and Sharpness Canal runs through the site.</p>
Watercourse(s)	<p>Severn Estuary</p>
Flood Zone	<p>1, 2, 3a and 3b</p>
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	<p>JFLOW data appears to have been produced for the canal, which has a relatively low confidence. Flood Zones 2 and 3 extend into the site from the estuary.</p>
Fluvial Flood Risk Posed to Site (including climate change)	<p>Approximately a third of the site lies in Flood Zone 3b. However, the risk posed from the canal should be investigated in further detail as the JFLOW outlines may not be accurately depicting the risk.</p>
Historic Flooding/Flooding From Other Sources	<p>Historic flood outlines indicate part of the site flooded in 1968.</p>

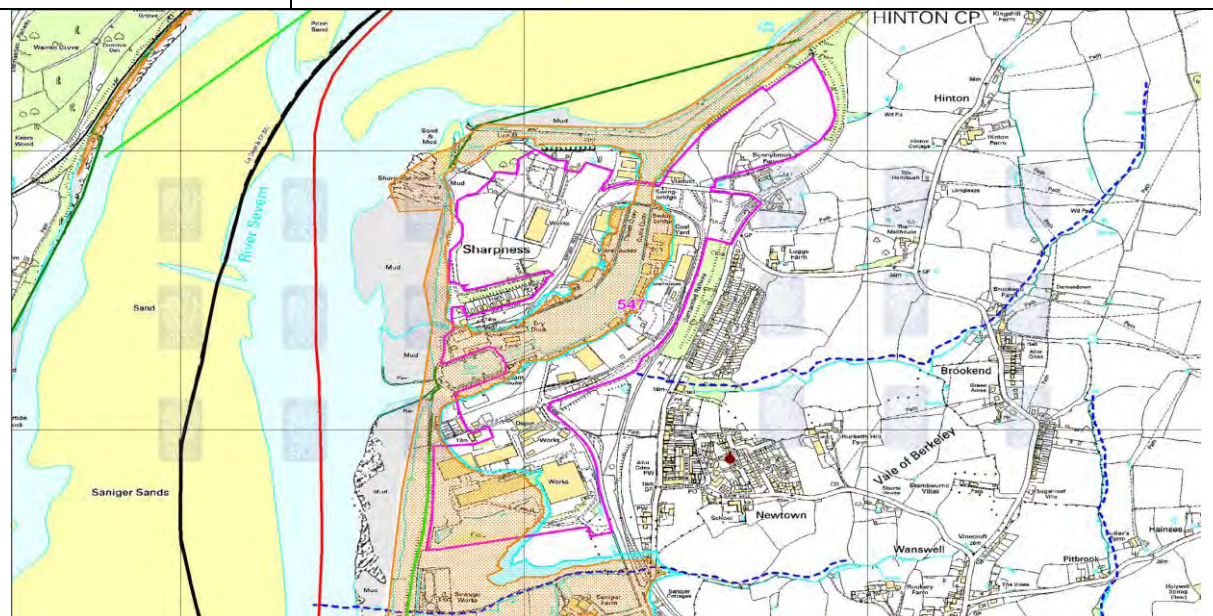
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Canals (Raised - breach/overtopping)	The Gloucester and Sharpness canal runs through the centre of the site and significant flood zones are associated with it. Should this site be considered for development, a Level 2 SFRA should assess the risk posed by the canal and any fluvial interactions that are taking place, to gain a truer appreciation of risk posed to the site.
Flood Defences (Location/Type/SoP/Residual Risk)	Defences exist to the north and west of the site. As the site is situated behind the defences, a Level 2 SFRA would be required to assess breach and overtopping scenarios. However, development along the estuary should be discouraged due to the EA's long-term plan to 'retreat the line'. This will involve moving defences away from their current position to a location further away from the riverbank.
Culverts (Location/Type/Watercourse/Residual Risk)	Some minor watercourses may be culverted through the site.
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	Should this site be considered for development, a Level 2 SFRA would be required to carry out breach and overtopping scenarios, as well as refine the flood risk information for the canal.

Legend

Flood Map

	Council Boundary		Environment Agency Flood Defence		Recorded Flooding - Impounded Water Bodies
	Council Boundary		Council Owned Flood Defence		Recorded Flooding - Artificial Drainage
	Watercourse Centre Line		Flood Zone 2 (Medium Probability)		Recorded Flooding - Surface Water
	Minor Watercourse		Flood Zone 3a (High Probability)		Recorded Flooding - Fluvial
	Canal		Flood Zone 3b (Functional Floodplain)		Recorded Flooding - Unknown



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Source Protection Zones (SPZs)

Comments

N/A

Groundwater/Aquifer details

Comments

Site 547 is lying over a Minor Aquifer Intermediate 1 and a Minor Aquifer High (H1).

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

The landowners have indicated that the land is not available for residual MSW treatment. Therefore the site is undeliverable.

General Comments

Officer Comments: There could be deliverability issues associated with this site. The site would need modification to remove areas of flood risk. There are sensitive receptors which would also need consideration.

PRoW/Ecology/Biodiversity/Geodiversity/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.