



Waste Core Strategy Site Options Consultation

Waste Site Assessment

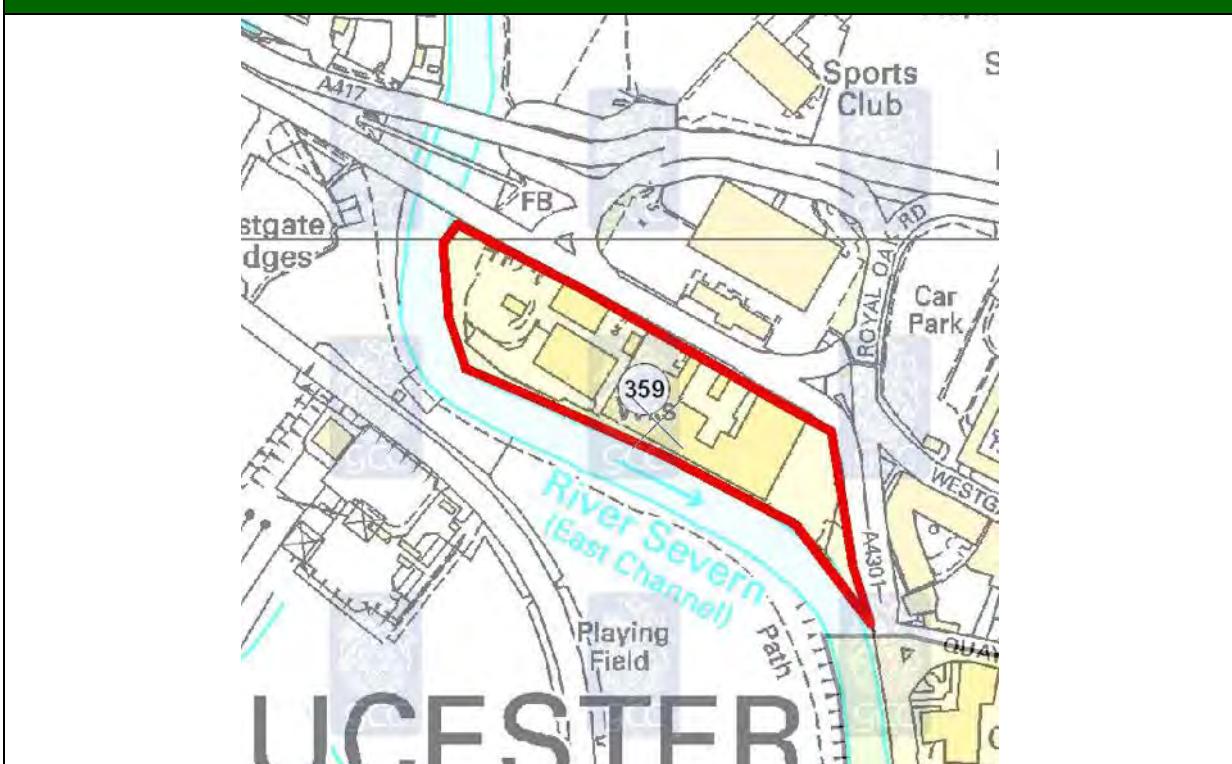
Appendix C.40: Site 359 - Westgate Quay

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	Gloucester		
Parish	Gloucester Non-Parish		
Easting	382546	Northing	218903
Approximate Site Area (hectares)	2		
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	26th September 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>Narrow site backing onto River Severn East Channel and fronting onto complex roundabout junction at the bottom of Westgate Street. Flood risk would appear to be high – to be confirmed by SFRA Level 1 and 2. Retail sheds and light industry. BP garage and Subaru car sales also Countrywide, DIS Sprinklers, EBS Surface Engineering, Westgate Accident Repair Centre. Nearby retirement flats.</p> <p>Additional Sensitive Receptors: Sports club, training centre, church, three clubs.</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	Partially, Gloucester Urban, Partially The Rea, Maisemore Ham and Longford Floodplain Farmland.		
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>	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>	Close to main roads and water 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>	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.

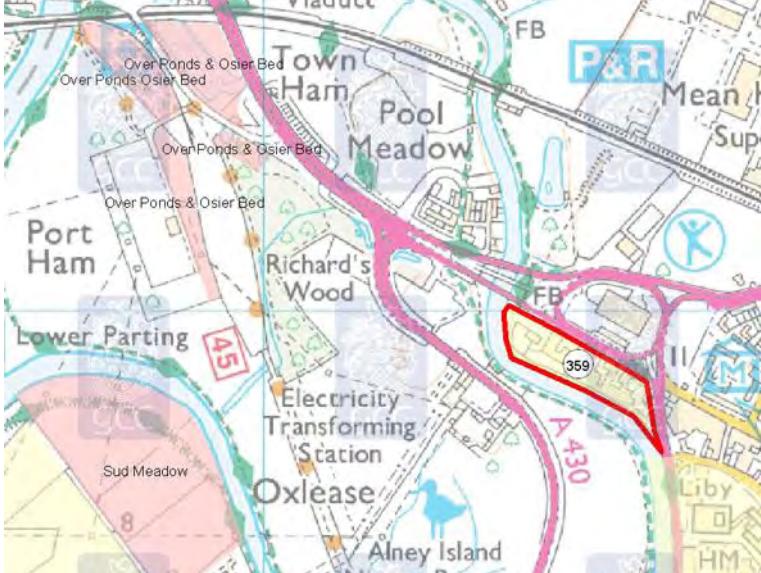
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity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

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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 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.	

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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"> SSSI Site of Special Scientific Interest Key Wildlife Site - area SAC Site Ramsar Site SPA Site
Constraints Map	

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Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

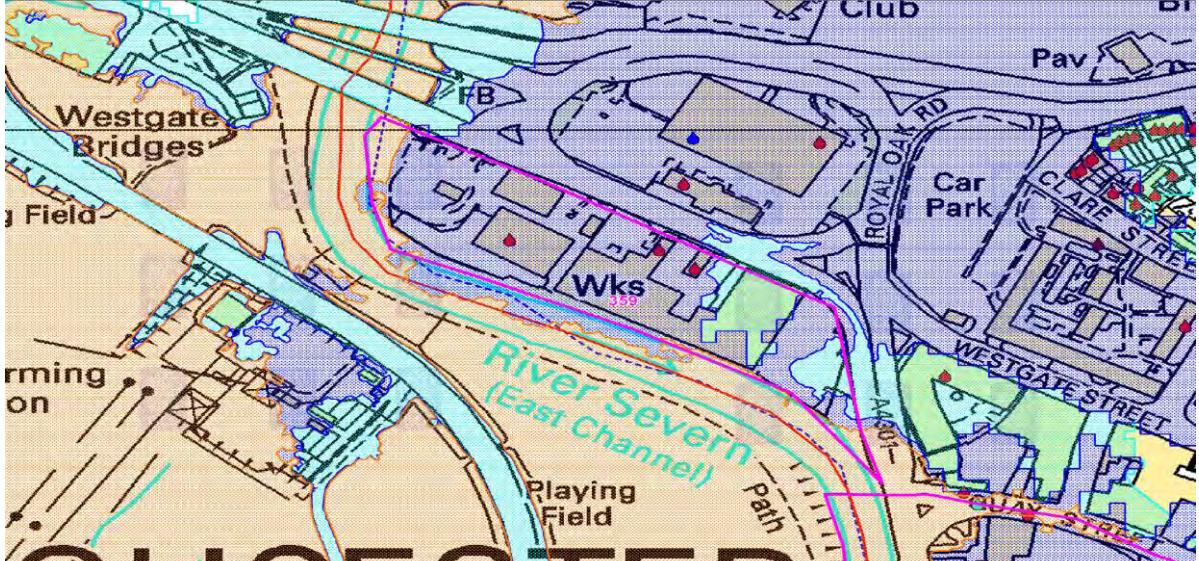
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Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	-
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * Provides a setting to designated sites (category 1) * Contains known significant archaeological remains.
Additional Comments	Evidence of Roman and medieval activity (SMR 14607) is found on the site.

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 "Various former industrial uses (works). Some having previous SI, many not. Development of a waste facility would enable remediation of these areas."</p>

Flood Risk (Based on information provided by Halcrow)	
Site Description	The River Severn flows around the southern boundary of the site. Site lies fully in Flood Zone 2 and the majority of the site is located in Flood Zone 3a. Flood Zone 3b marginally affects part of the western extent of the site.
Watercourse(s)	River Severn (East Channel)
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 difference 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)	The majority of the site is located within Flood Zone 3a. Flood Zone 2 affects the whole site. Historically, flooding within the site has been recorded on a number of occasions. Flood Zone 2 has been used to model the 100 year Climate Change scenario. This is based on JFLOW modelled outlines.
Historic Flooding/Flooding From Other Sources	Historic flood outlines indicate that the site has been affected by fluvial flooding on a number of occasions including: March 1947, January 1990 and December 2000. Further recorded incidents of flooding within the site were identified in the Level 1 SFRA. The exact source of flooding is unknown. Fluvial flooding has also been recorded to the north of the site during summer 2007.
Canals (Raised - breach/overtopping)	The Gloucester and Sharpness Canal is located to the south of the site but does not enter the site itself. There are no records of breach or overtopping from the canal within the vicinity of 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.

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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	None.
Legend	 <ul style="list-style-type: none"> Council Boundary Council Owned Flood Defence Watercourse Centre Line Flood Zone 2 (Medium Probability) Minor Watercourse Flood Zone 3a (High Probability) Canal Flood Zone 3b (Functional Floodplain)
Flood Map	 <p>© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.</p>

Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 359 is within 250m of a Minor Aquifer Intermediate 1.
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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.

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General Comments

Officer Comments: There are likely to be significant deliverability and potential use-class issues associated with this site. It is a relatively small site that appears to be occupied. There are also nearby sensitive receptors which would need consideration.

Safeguarding: Gloucestershire Airport would 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/Archaeology/Landscape: 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

Although Gloucestershire County Council's Highways Development Coordination officers recommended that the site be taken forward into the WCS for further consideration, 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.