



Waste Core Strategy Site Options Consultation

Waste Site Assessment

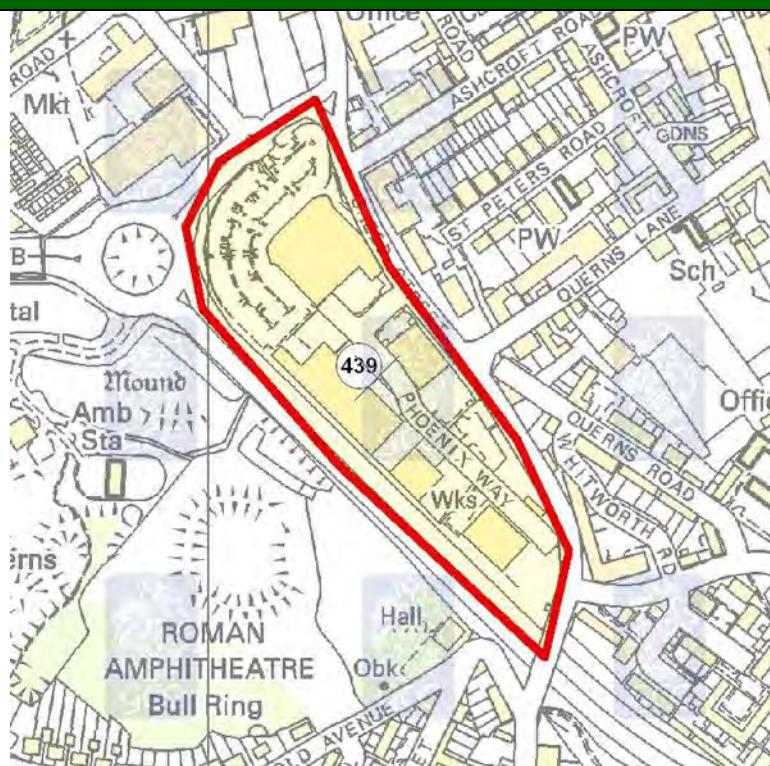
Appendix C.58: Site 439 - Phoenix Way, Cirencester

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

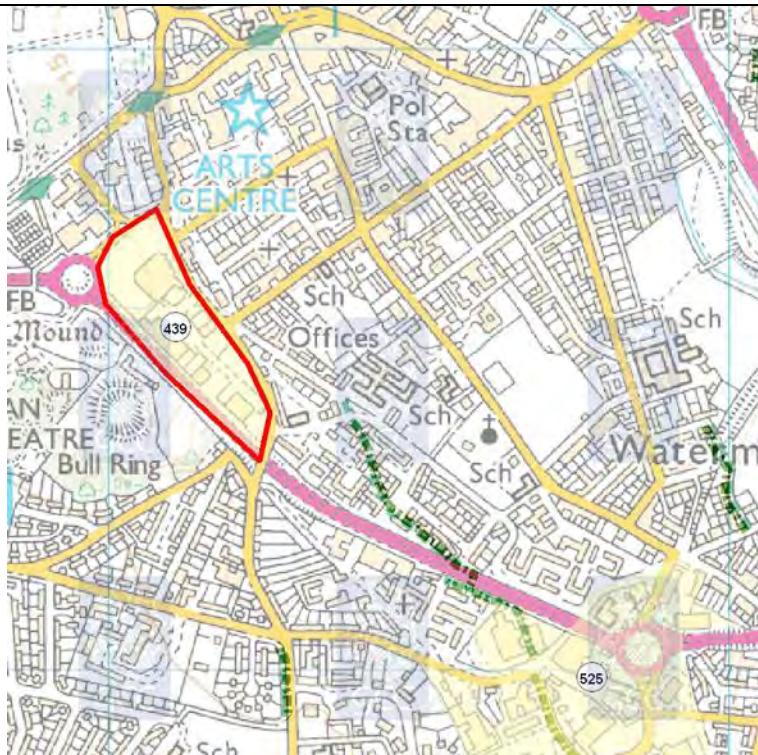
District	Cotswold		
Parish	Cirencester		
Easting	402117	Northing	201547
Approximate Site Area (hectares)	4		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site is listed in Cotswold District Council's Employment Land Review.		
Date of WPA officer visit	3rd December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>A small site located on the outskirts of Cirencester town centre. The site is split into two, with the smallest section to the north west containing Waitrose supermarket. The large section to the south east contains a few large brick built units e.g. Brann and TRW. Access appears to be poor from Sheep Street and there is a one way system nearby. Nearby are a number of housing estates and supermarkets. The historic Roman Amphitheatre is close by (see Archaeological assessment) as is Cirencester Hospital (Sensitive receptors).</p> <p>Additional Sensitive Receptors: Adult centre, 2 clubs, hospital, 2 surgerys, sports centre, 2 churches.</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 less than 200m from the Cotswolds AONB.		
Landscape Character	Cirencester Urban, Dip Slope Lowland.		
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>	A419		
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>	Low	Definition	Site has no potential for rail and/or water transport (generally considered too far from nearest 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>	Access is from back of site (east) but there are weight restrictions. Fairly new Waitrose in NE part of site. Rest of site generally in-use units.		
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.

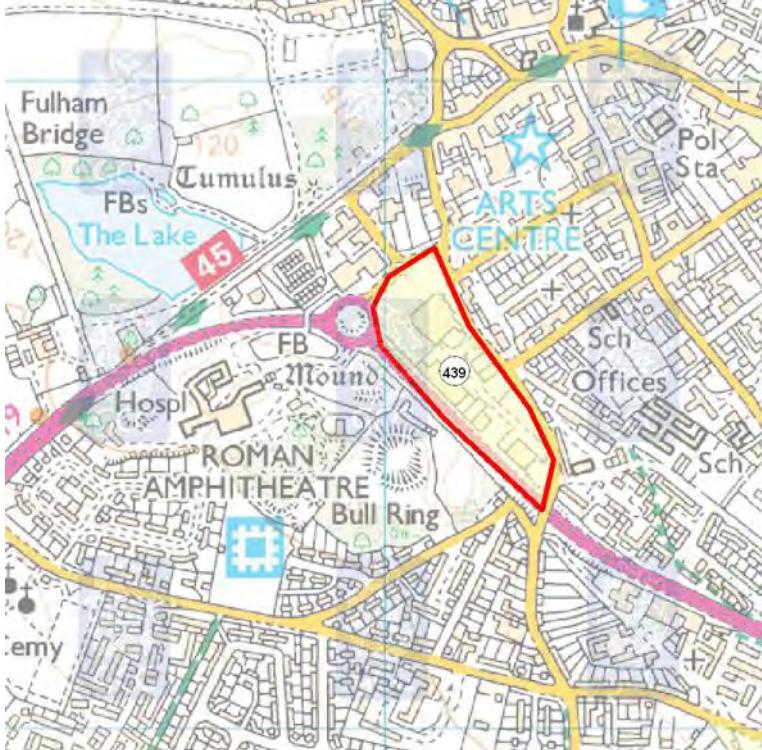
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity 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 MOD - South Cerney zone for - all buildings, structure, erections & works exceeding 150 feet in height; Fairford - All applications involving a refuse tip, a reservoir, a sewage disposal works, a nature reserve or a bird sanctuary.
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 250metres 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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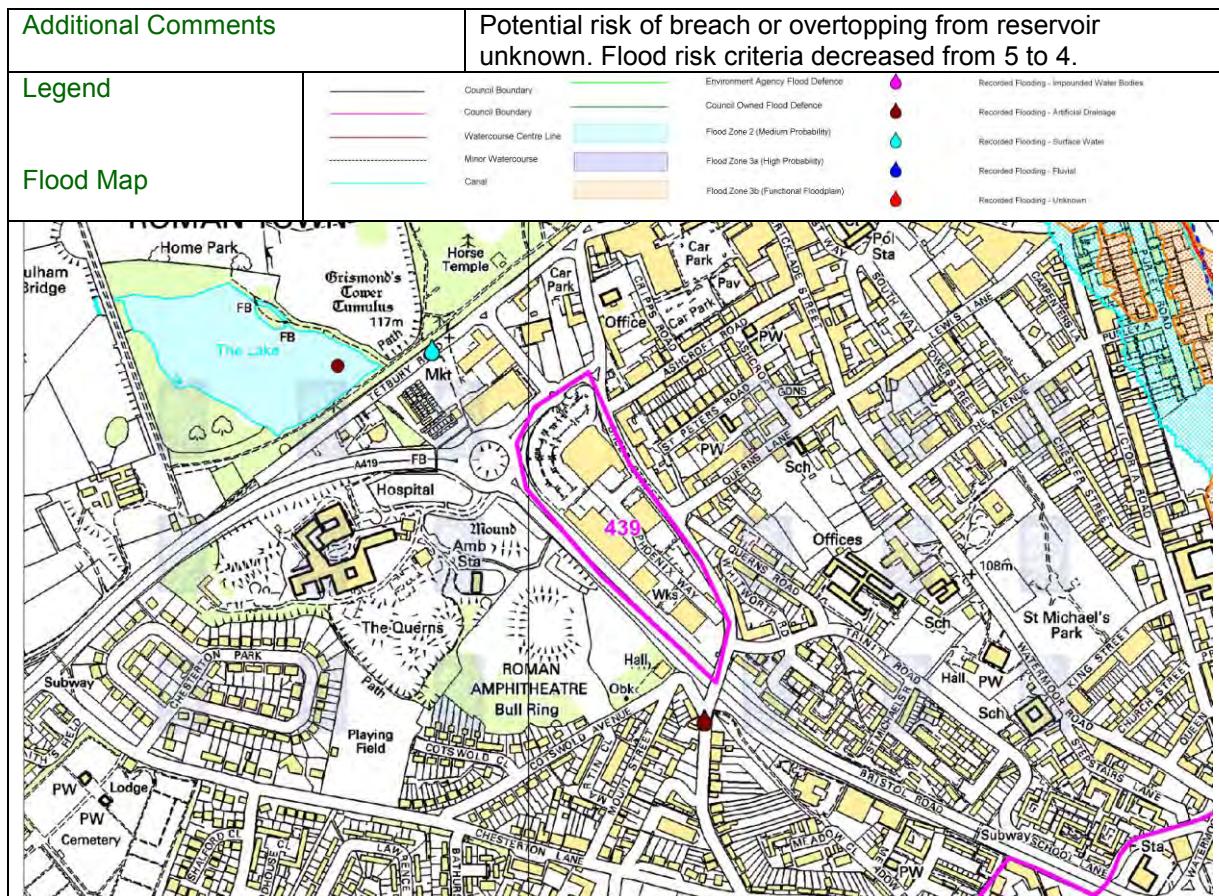
Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There was a Geological Local Site recorded on the site: A 417 Cutting, Cirencester [GGT Site No. 269] A road cutting, partly obscured, exposing a limited section through the Middle Jurassic 'Forest Marble Formation'. BGS mapping suggests the occurrence of the Siddington Fault at this location, but nothing of it is seen at the surface.

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	Part of the site is within the Scheduled Monument of Roman Cirencester (SAM 361).

Contaminated Land (Based on information provided by the appropriate district council)	
Comment	No information was made available in relation to potential contamination on this site.

Flood Risk (Based on information provided by Halcrow)	
Site Description	Site lies fully in Flood Zone 1.
Watercourse(s)	No major or minor watercourses, or drains, affect the site.
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	n/a
Fluvial Flood Risk Posed to Site (including climate change)	Fluvial flood risk is low. In reality some risk is posed by the unnamed drain.
Historic Flooding/Flooding From Other Sources	No records of historical flooding and flooding from other sources have not been recorded within the site. There is one record of flooding from artificial drainage sources along the southern boundary of the site along Somerford Road. The cause of the flooding was reported to be two blocked drains in the road. An impounding reservoir is located to the north west of the site in Cirencester Park. There are no recorded incidents of breach or overtopping of the reservoir however, the residual risk should be investigated as part of a FRA.
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)	No culverts are known to exist in the site.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 439 is lying over a Minor Aquifer High (HU). The site is also within 250m of a Minor Aquifer High (H1).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

Areas of the site were found to contain incompatible uses (eg retail) and therefore should be removed. The landowners for a majority of the rest of site have been contacted and responded that land within their ownership was unavailable for residual MSW treatment. The remainder of the site was then below the required 2ha.

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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 in B1, B2, B8 use and this could potentially result in 'declustering'. There are several sensitive receptors which would need consideration.

Safeguarding: The MOD 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/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.