



Waste Core Strategy Site Options Consultation

Waste Site Assessment

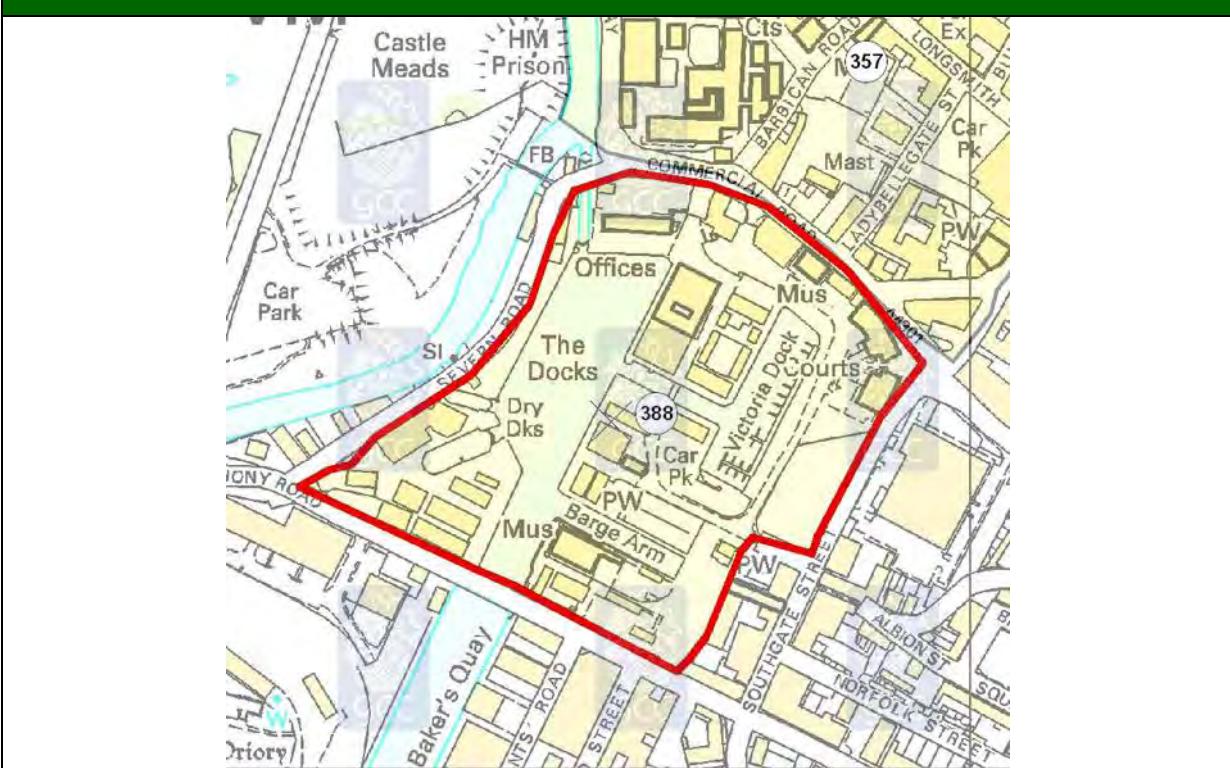
Appendix C.44: Site 388 - The Docks, Gloucester

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

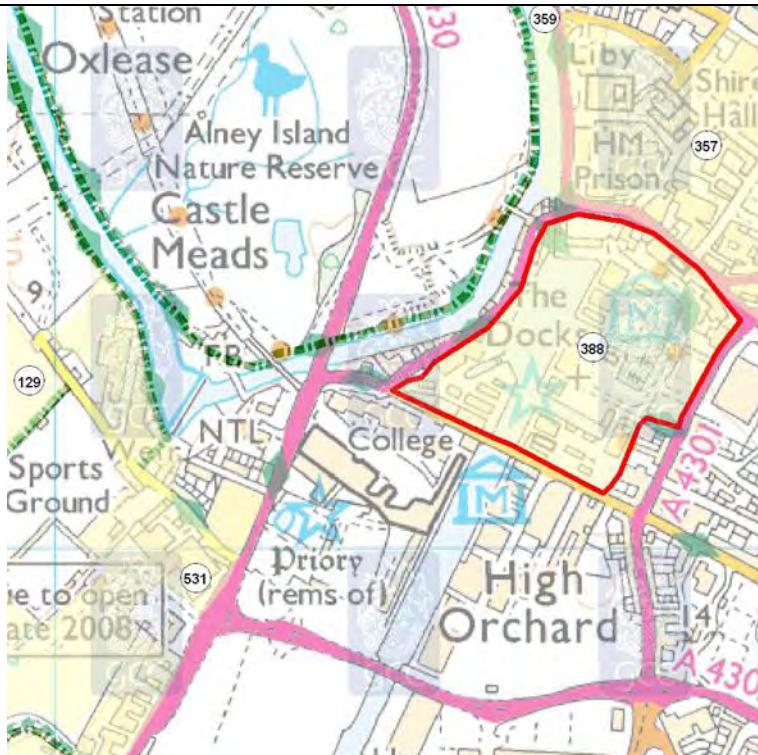
Site Details			
District	Gloucester		
Parish	Gloucester Non-Parish		
Easting	382745	Northing	218277
Approximate Site Area (hectares)	10		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed 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>Historic Victoria Dock, Main Dock, working Dry Dock and Barge Arm. Listed brick warehouses and new flats. Regeneration area – increasing numbers of residential flats. Bounded by Southgate Street, Commercial Road, Severn Road and Llanthony Road (with rising bridge). Flats, working dry docks (T. Nielsen & Company), boating mooring, limited retail, antiques centre, City Council offices, museums, small businesses/charities, Docks offices. Main access to the Docks is currently off Southgate street.</p> <p>Residential on site. Listed buildings on site. Rapidly developing areas of residential and retail at Gloucester Quays development. Prison to the North. Vinings restaurant, Mariners church (central).</p> <p>Additional Sensitive Receptors: 4 churches, bowling green, 2 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	Gloucester Urban.		
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>	minor, A4301/A430		
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>	Docks, recently developed, urban area.		
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.

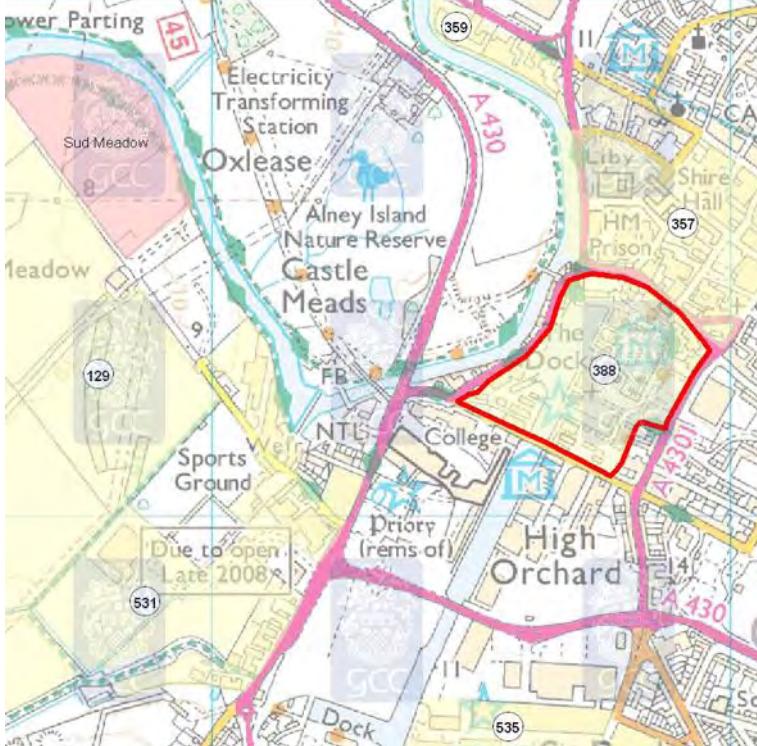
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity 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 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 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 [8,193m], Severn Estuary SAC/SPA/Ramsar/SSSI [13,100m]
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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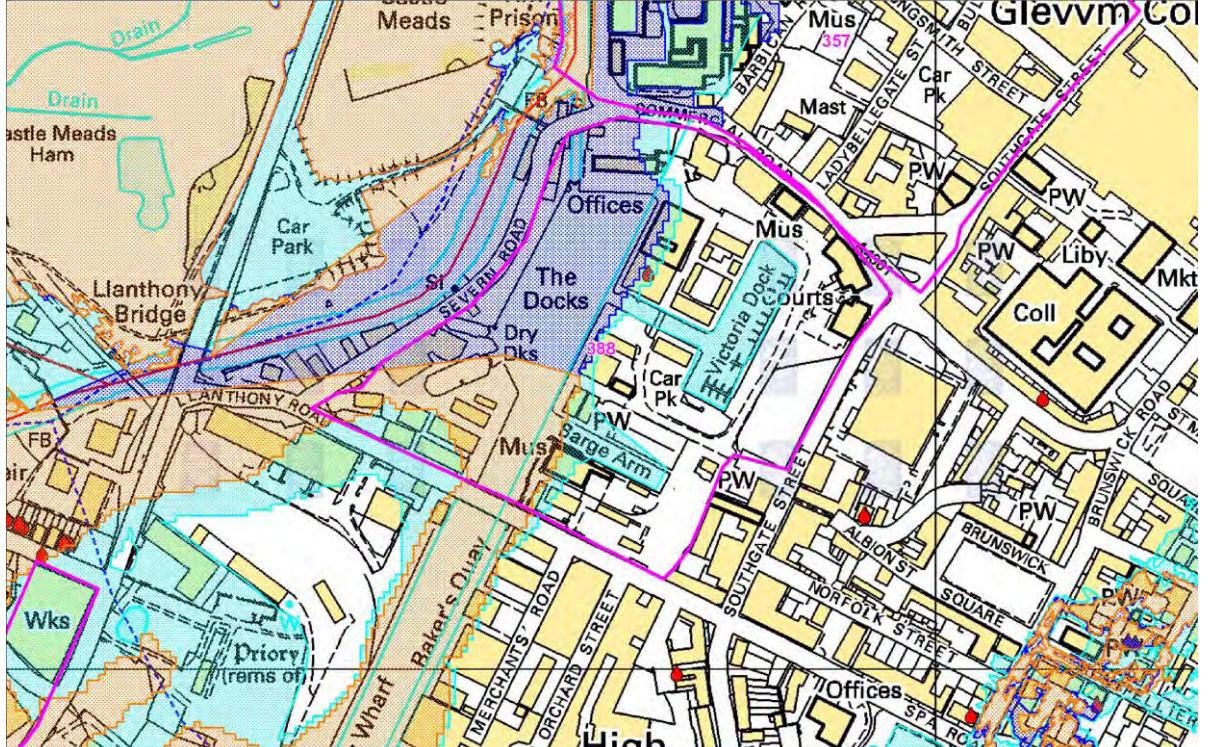
Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
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	Numerous Listed Buildings on the site which is also within two conservation areas.

Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
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 dockyards, timber yards etc – mostly now remediated and regenerated. Development would have little/no remediation benefit."

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	Site is located within the Gloucester Dock area. The Docks and part of the Gloucester and Sharpness Canal are located along the western half of the site. Victoria Dock is located within the eastern part of the site. The River Severn flows around the western edge of the site but does not enter the site itself.
Watercourse(s)	River Severn
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 differences 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)	Over 50% of the site is located within Flood Zone 2. Flood Zones 3a and 3b also affect the site. This is mainly in the western extent of the site. Flood Zone 3a extends into the western half of the site only. Flood Zone 2 has been used to model the 100 year Climate Change scenario. It is expected that sites located in Flood Zones 2 and 3 will be subject to more frequent and potentially deeper flooding as a result of climate change. In addition, the tidal section of the Severn may be subject to increased storm surges and wave height in the future.

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Historic Flooding/Flooding From Other Sources	Historic records for the River Severn indicate the site was affected by flooding during the March 1947 event. The Level 1 SFRA identified one additional recorded incident of flooding within the site. The exact source and date of the flooding is unknown.
Canals (Raised - breach/overtopping)	Part of the Gloucester and Sharpness Canal is located within the site. No recorded incidents of breach or overtopping have been identified from the Level 1 SFRA. Consultation with BW has indicated there are no raised sections along this stretch of the canal.
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	0
Score Definition	Site is mainly in Flood Zone 2 (Historical flood risk, flood risk from other sources and residual risk has been incorporated into the determination of the suitability score).
Additional Comments	The eastern side of the development would be suitable for development, being fully in Flood Zone 1. The suitability rating is set at 3 due to Flood Zones 2 and 3 extending into the west of the site.
Legend	
Flood Map	

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Source Protection Zones (SPZs)	
Comments	N/A

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Groundwater/Aquifer details

Comments	Site 388 is within 250m of a Minor Aquifer High (HU).
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Land Ownership and General Deliverability Issues *(Based on research undertaken in-house)*

After the site boundary was modified to remove areas of flood risk, the landowner with the largest interest was contacted and indicated that the site was unavailable. The remaining areas were already developed with incompatible uses or were too small.

General Comments

Officer Comments: There are likely to be deliverability issues associated with this site. There are also regeneration proposals planned for this area and nearby sensitive receptors which would need consideration. The site boundary would need significant modification to remove areas of flood risk.

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.

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.