



Waste Core Strategy Site Options Consultation

Waste Site Assessment

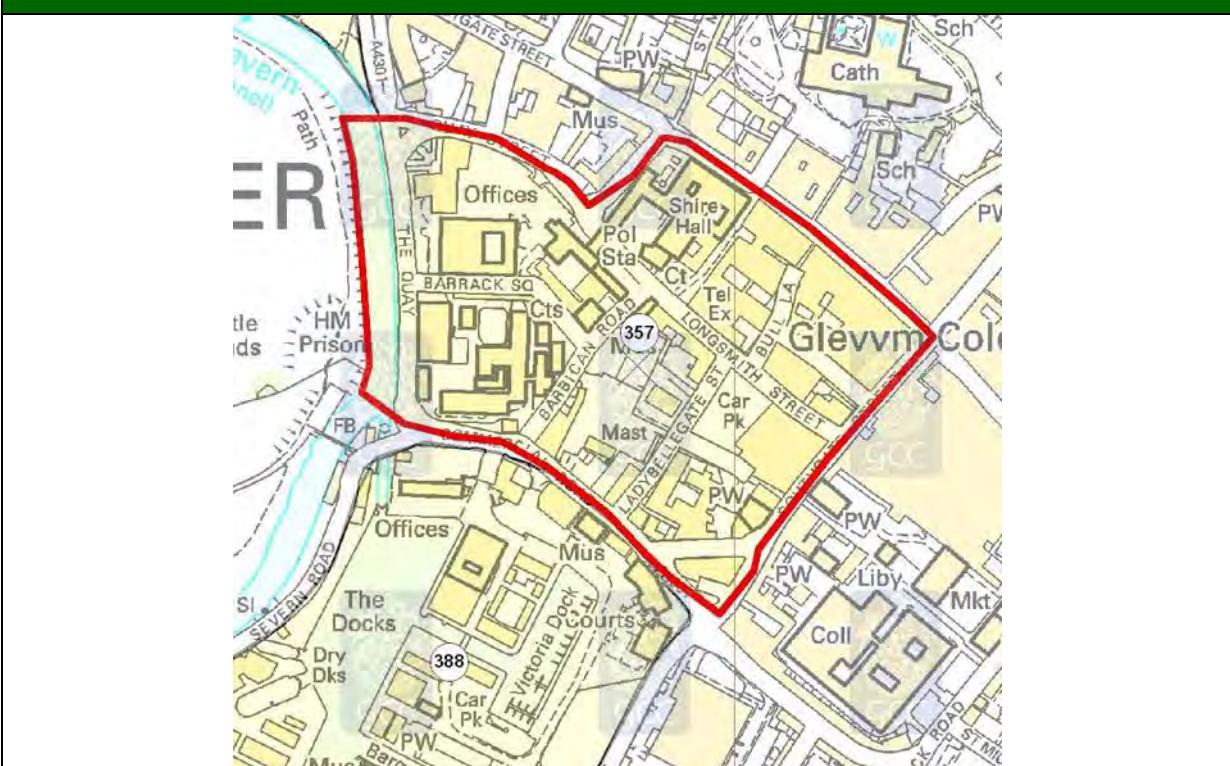
Appendix C.39: Site 357 - Greater Blackfriars

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	382901	Northing	218560
Approximate Site Area (hectares)	12		
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>Mixed-use area, large buildings – various uses. Sloping site down towards docks. Some parts in serious need of regeneration. Westgate Street to the north, the River Severn to the West. Flooding issues on lower parts of site e.g. Quayside. County Council offices, Police station, Prison, Courts, Telephone exchange. Blackfriars Priory in centre. Car parking, some dilapidated and boarded buildings, electricity substation, car parking. Church, shops, restaurants on Southgate Street side. Some residential on lower half of LadyBellegate Street. Baptist Church on Southgate Street. Docks residential flats nearby. Other businesses. Blackfriars Priory and the Cathedral are sensitive.</p> <p>Additional Sensitive Receptors: Cathedral, 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 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>	u/c, A4301		
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>	Medium	Definition	Site has limited potential for rail and/or water based transport (will generally be a little distance from nearest appropriate 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>			
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 <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
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 diversion necessary - No enhancements likely.
Map Legend	 Public Right of Way
PRoW Map	

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Aerodrome Safeguarding <i>(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))</i>	
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 [8,570m]
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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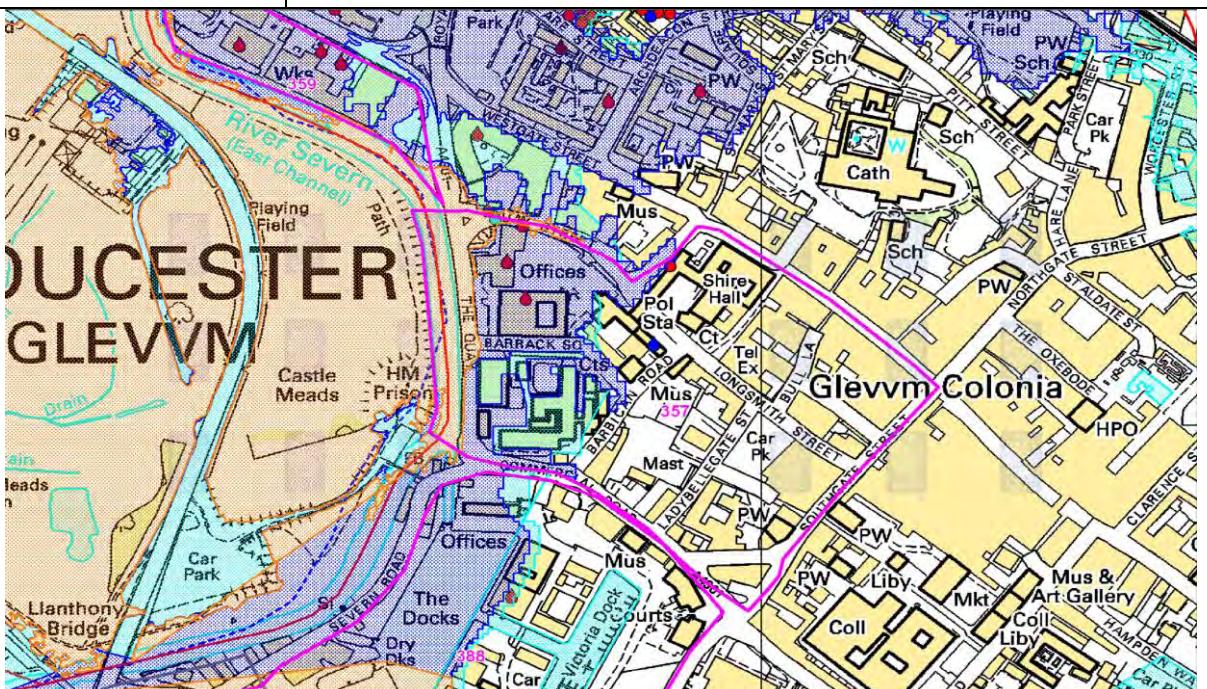
Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

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	There are numerous Listed Buildings, Conservation Areas and Scheduled Monuments on this site.

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 "Various former industrial uses (carriage works, electricity works etc). Some having previous SI, many not. Development of a waste facility would enable remediation of these areas."

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	Approximately one third of the site lies within Flood Zones 2 and 3a. The western boundary of the site is located in Flood Zone 3b. The River Severn flows along the western boundary of the site. The Docks and Victoria Dock are located to the south of the site.
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)	The western third of the site is located within Flood Zones 2 and 3a around Barrack Square. Flood Zone 3b marginally affects the western extent of the site along The Quay. The remainder of the site is located within Flood Zone 1. Flood Zone 2 has been used to model the 100 year Climate Change scenario.
Historic Flooding/Flooding From Other Sources	Historic flood outlines indicate the site has been affected by fluvial flooding in March 1947. The Level 1 SFRA identified a recorded incident of surface water flooding along Quay Street due to a trunk sewer overflowing. The Level 1 SFRA indicated that tidal flooding can occur along the Severn Estuary. Gloucester is considered the limit of tidal dominance on the River Severn with Llanthony and Maisemore Weirs identified as the boundary between the fluvial and tidal interaction.

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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	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	Mainly Flood Zone 2 and 3a affect the site. Only small part shown to be affected by FZ 3b.
Legend	
Flood Map	

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Source Protection Zones (SPZs)	
Comments	N/A

Groundwater/Aquifer details	
Comments	Site 357 is within 250m of a Minor Aquifer Intermediate 1 and a Minor Aquifer High (HU).

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: The layout and setting of the site would be seriously compromised by the installation of a modern waste facility. Further investigation would be required in relation to Gloucester regeneration as the site is a priority regeneration project for GHURC. There are potential deliverability issues and nearby sensitive receptors which would also 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.

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

Due to the significant flood risk associated with the site and deliverability issues, it is felt that this site should not be taken forward into the WCS for further consideration.