



Waste Core Strategy Site Options Consultation

Waste Site Assessment

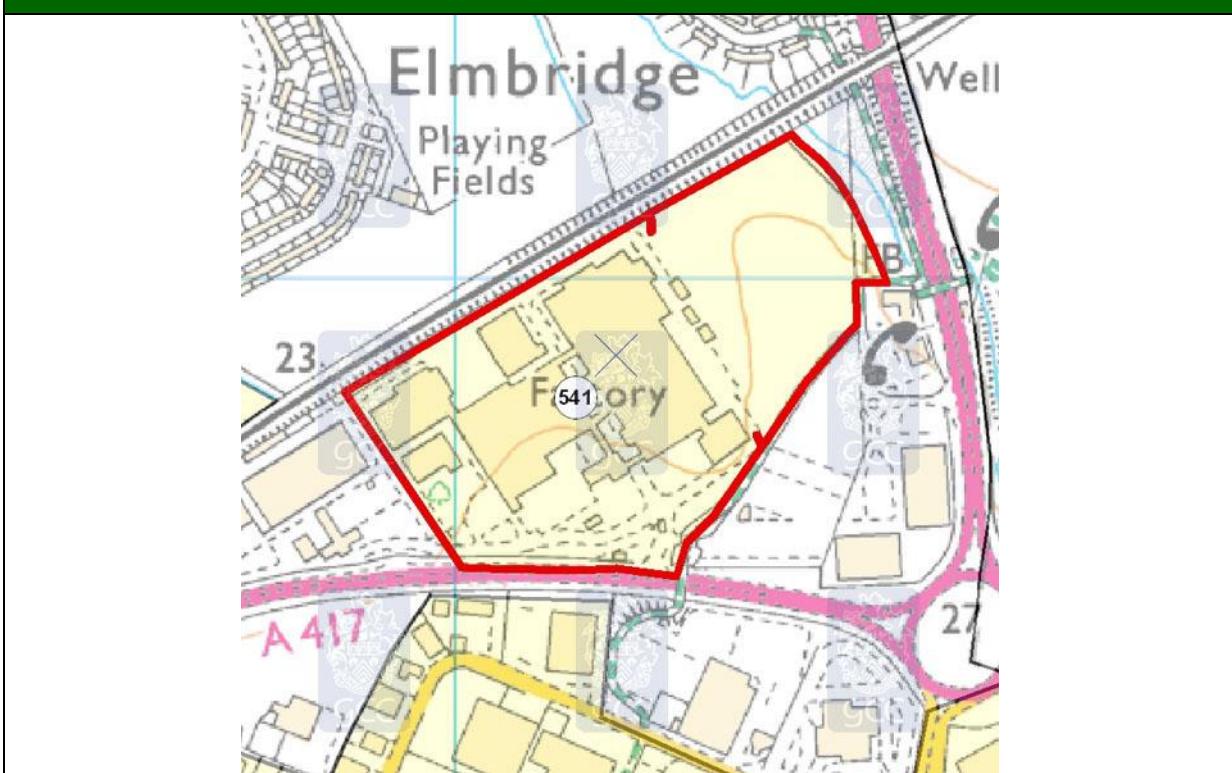
Appendix C.83: Site 541 - Unilever/Walls Area

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

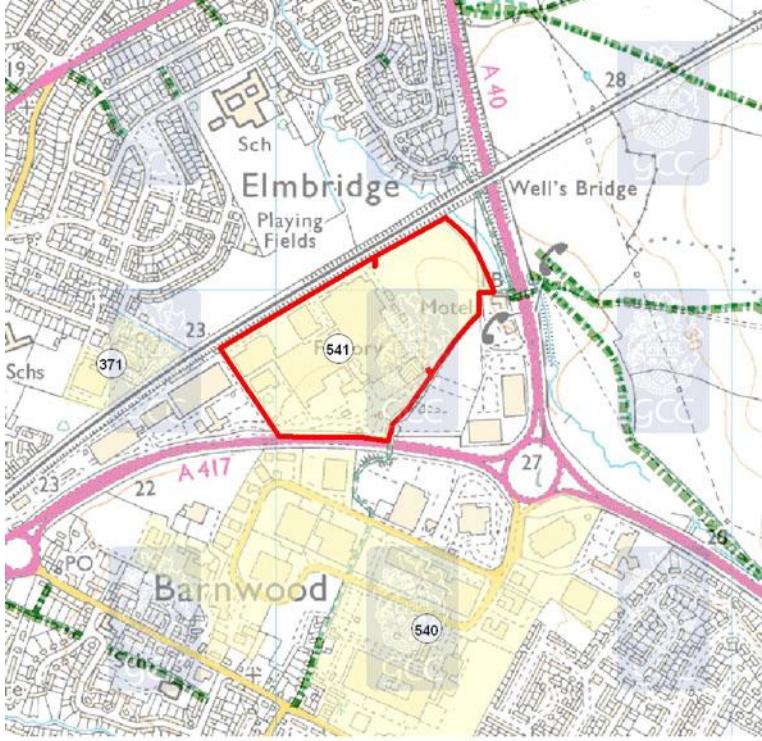
Site Details			
District	Gloucester		
Parish	Gloucester Non-Parish		
Easting	386194	Northing	218891
Approximate Site Area (hectares)	16		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was listed in Gloucester City Council's Employment Land Review.		
Date of WPA officer visit	18th September 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>Established and well developed factory site. Major redevelopment and additional building work in progress on eastern part of site (See site photographs). Generally flat site, potentially very good access off A417. Some car parking and green areas to the south. Railway line providing boundary to north. Quite large undeveloped area in far north west of site. The Unilever factory dominates the site. Good junction off A417. Site roads do not feel too narrow or constrained. Ice cream manufacture / storage is potentially sensitive. Sainsbury's (over other side of A417). Not much residential in close proximity. Waste use e.g. Keyway depot to east near Barnwood roundabout. Screening uncertain, depends of the size and nature of any proposed facility.</p> <p>Additional Sensitive Receptors: 2 playing fields, 2 clubs, pitch and putt golf course (?).</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>	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>	Being re-developed, good road 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>	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.

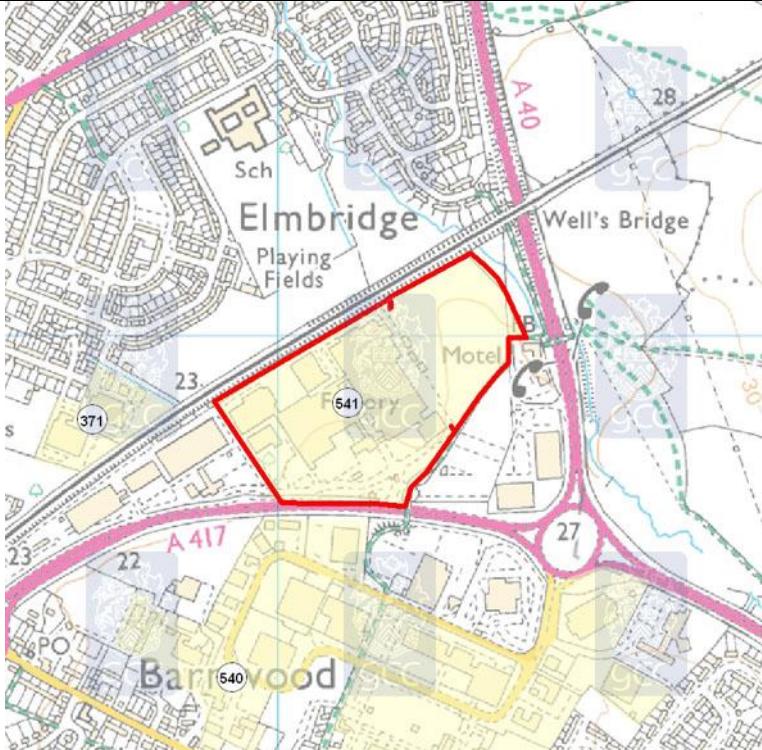
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity 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 15 metres in height (49.2 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 <i>(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))</i>	
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.

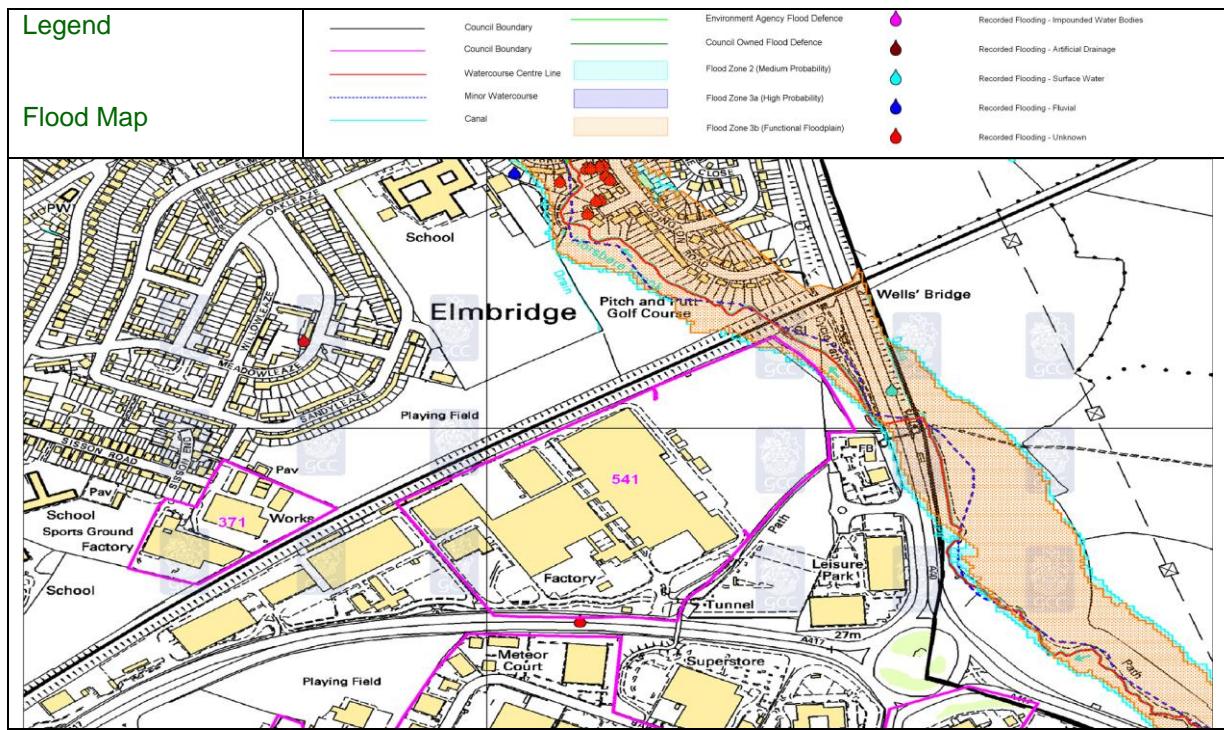
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Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	0
Score Definition	<p>The site contains no known historical or archaeologically significant remains, but</p> <ul style="list-style-type: none"> * Provides a setting for significant remains * Has the potential to contain significant remains, which are known in the vicinity
Additional Comments	Possible Roman Villa (SMR 6731) is adjacent to the undeveloped eastern part of this site.

Contaminated Land (Based on information provided by the appropriate district council)	
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 "Current factory site. No previous SI. Development benefit unknown."

Flood Risk (Based on information provided by Halcrow)	
Site Description	Site lies predominantly within Flood Zone 1. The Horsebere Brook flows in a north westerly direction parallel to the eastern boundary of the site but does not enter the site itself. At the north western corner of the site the watercourse is culverted beneath a railway line.
Watercourse(s)	Horsebere Brook
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	JFLOW modelled outlines. Low confidence. Some misalignments evident in Flood Zone data to the east of the site. The effect of the railway has not been considered in the existing Flood Zone data. The extent and depth of flooding should be considered as part of an FRA including Flood Zones 2, 3a, 3b and the 100 year climate change event.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies predominantly in Flood Zone 1. Only the north eastern corner of the site is affected by Flood Zones 2, 3a and 3b. The 100 year climate change scenario is not deemed robust as it is based on the JFLOW Flood Zone 2, which appears inaccurate. The extent and depth of flooding within the site should be verified as part of a FRA.
Historic Flooding/Flooding From Other Sources	No records of historical flooding and flooding from other sources have not been recorded within the site. Just outside the southern boundary of the site there is one recorded incident along the A417 just outside of the southern boundary of the site. The exact source of flooding is unknown.
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)	The watercourse is likely to be culverted beneath the railway. The railway line may have an impounding effect during flood events, causing water to pond in the site area. This should be investigated as part of an FRA.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.
Additional Comments	none.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 541 is partially lying over a Minor Aquifer High (HU).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The landowner has indicated that the site is unavailable for MSW residual treatment, therefore the site is undeliverable.

General Comments

Officer Comments: There are likely to be significant deliverability issues associated with this site. The site would need modification to remove any areas of flood risk. There are several sensitive receptors which would also need consideration in addition to the potential sensitivity of the food processing on site.

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.

Ecology/Biodiversity/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.

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Potential for Further Discussion within the WCS

The site is undeliverable and therefore has no potential for further discussion within the WCS.