



Waste Core Strategy Site Options Consultation

Waste Site Assessment

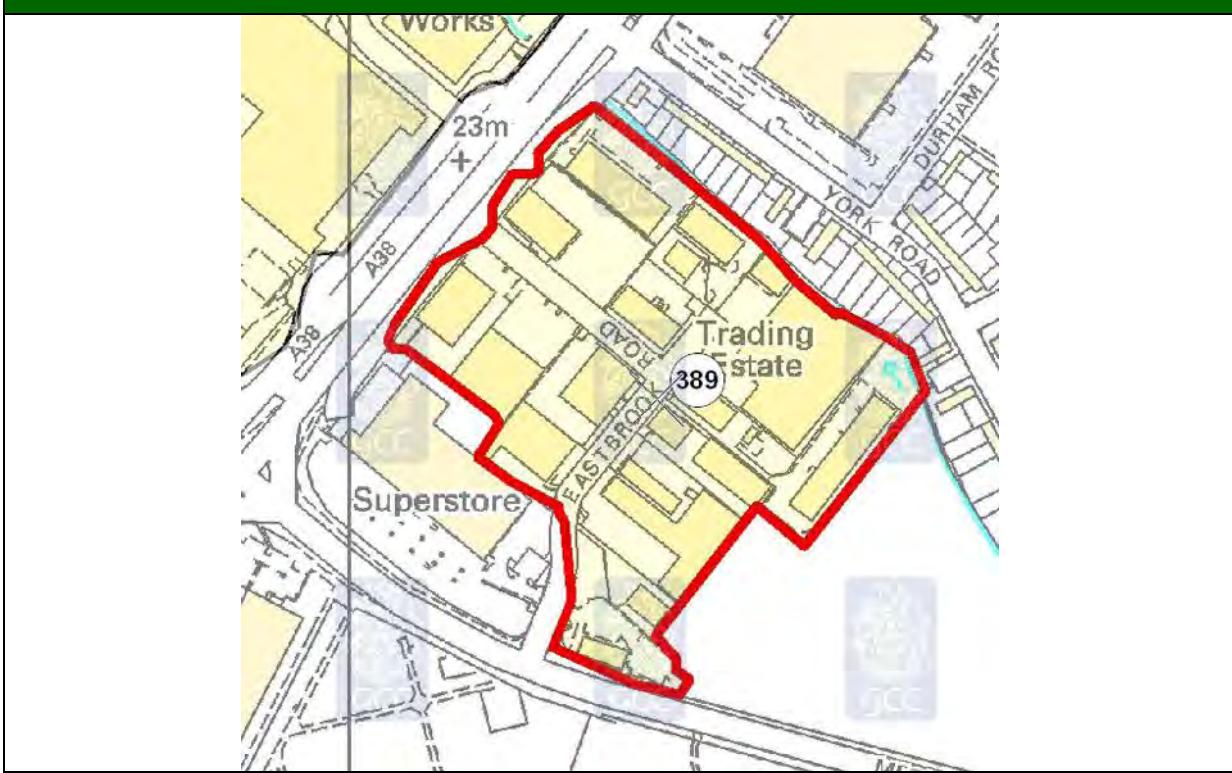
**Appendix C.45: Site 389 - Eastbrook Road Trading Est.
Eastern Ave.**

October 2009

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Site Maps and Images

Site Map



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Aerial Photo



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Appendix C.45: Site 389 - Eastbrook Road Trading Est. Eastern Ave.

Site Images



Locational Information

Site Details			
District	Gloucester		
Parish	Gloucester Non-Parish		
Easting	385183	Northing	217758
Approximate Site Area (hectares)	6		
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>Sloping site. Medium sized industrial estate. Busy and well established and not much evidence of vacant units etc. Various uses. Various retail, business and light industrial. Halfords, Bennett's Coaches, Warners, Initial City Link, BSS, Buildbase, CDW Systems, Service Aluminium, Esterline, Eroga. Junction from Metz Way into site, also off Eastern Avenue / York Road. Some residential properties to the North of site (York Road). Playing fields to south east. Large Homebase store to south west of site. KFC restaurant nearby.</p> <p>Additional Sensitive Receptors: 2 clubs and a playground.</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>	A38		
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.

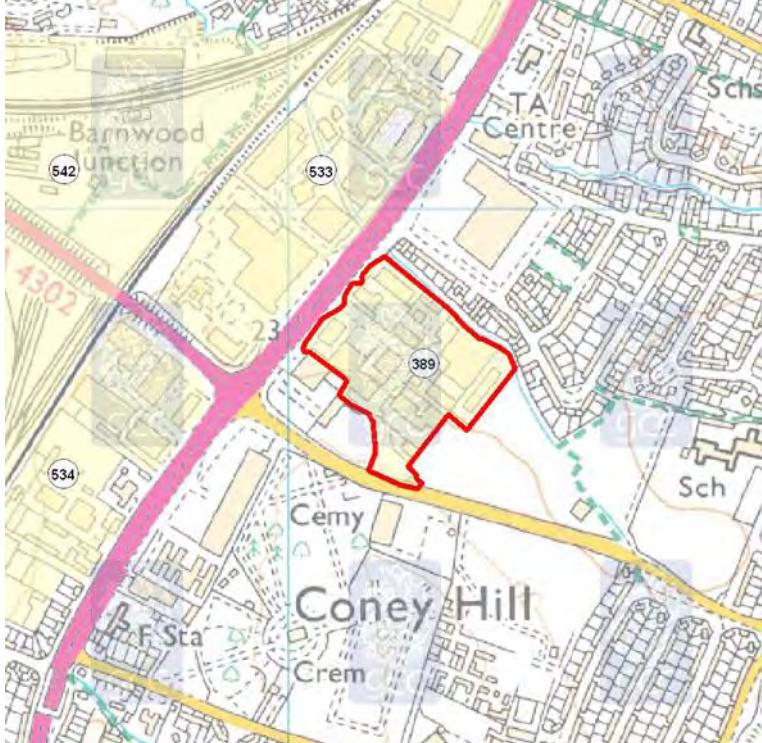
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity 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 45 metres in height (147.6 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	+
Score Definition	Overall impact on biodiversity could be potentially uncertain or positive. Identified important ecological constraint greater than 250 metres and up to and including 1km 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	 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.

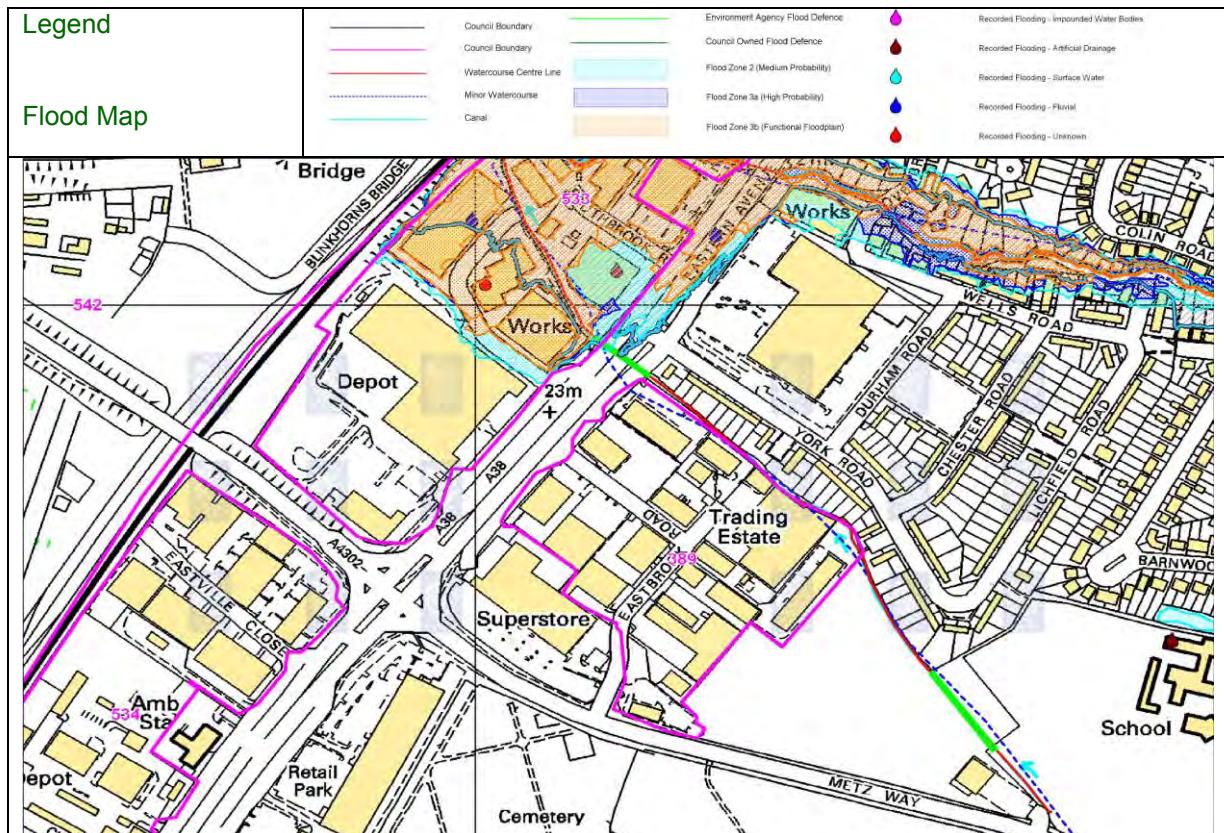
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	+
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * SMR record of less archaeological significance * Known historical or archaeological remains of less significance * Is in the vicinity of less significant archaeological remains * Is within a significant historic landscape character area
Additional Comments	This site only contains the fieldname "Windmill Field" which may suggest the site of a former windmill (SMR 6737).

Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
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 current and former industrial uses (factories). Some having previous SI, many not. Development of a waste facility would enable further remediation of these areas."</p>

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	Site lies fully in Flood Zone 1. An unnamed drain runs along the north eastern boundary of the site. At SO 8515 1792 the drain enters a culvert beneath the A38.
Watercourse(s)	Unnamed Drain
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Flood Zones have not been produced for the unnamed drain.
Fluvial Flood Risk Posed to Site (including climate change)	While the unnamed drain does not show fluvial flood risk, in reality some risk is posed. Flood Zone maps for the Wotton Brook extent to within 30m of the northern boundary of the site along the A38 but do not affect the site itself.
Historic Flooding/Flooding From Other Sources	There are no historic flood outlines or records of flooding from other sources such as groundwater or surface water within the site.
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 drain is culverted beneath the A38 on the northern boundary of the site. Without detailed modelling the residual risk to the site cannot be determined. An FRA should investigate the effect of the culvert.
Score	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	None.

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Source Protection Zones (SPZs)

Comments N/A

Groundwater/Aquifer details

Comments Site 389 is within 250m of a Minor Aquifer High (HU).

Land Ownership and General Deliverability Issues *(Based on research undertaken in-house)*

The site was found to contain various areas of incompatible use such as offices and retail. Once these areas were removed the site was effectively split into three distinct areas, each of which were too small. Therefore the site is undeliverable.

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General Comments

Officer Comments: There are likely to be deliverability and potential use class issues associated with this site. There are nearby sensitive receptors which would need consideration. The site boundary would also need 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.

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.