

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

Appendix C.41: Site 370 - Gardner Denver, Barton Street

October 2009

Site Maps and Images

Site Map



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Aerial Photo



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Appendix C.41: Site 370 - Gardner Denver, Barton Street

Site Images



Locational Information

Site Details

District	Gloucester		
Parish	Gloucester Non-Parish		
Easting	384352	Northings	217408
Approximate Site Area (hectares)	2		
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>Constrained, tight site. Close residential on three sides. Railway line to the South East boundary. Gardner Denver factory building dominates site - producing air compressors.</p> <p>Additional Sensitive Receptors: School, playing field, club, games court, playground.</p>		

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.

Appendix C.41: Site 370 - Gardner Denver, Barton Street

Green Belt			
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.		
Highways (Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)			
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>	B4073, 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>	Low	Definition	Access via other roads (not involving trips through AONB).
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>	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.

Appendix C.41: Site 370 - Gardner Denver, Barton Street

Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	0
Score Definition	Presence of Public Rights of Way network but no re-routing required.
Additional Comments	No diversion necessary - No enhancements likely.
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	<p>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.</p>
<p>NB. Where a site lies across more than one safeguarding zone the entire site has been defaulted to lowest height category for consultation.</p>	

Appendix C.41: Site 370 - Gardner Denver, Barton Street

Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
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	<div> <div>SSSI Site of Special Scientific Interest</div> <div>Key Wildlife Site - area</div> <div>SAC Site</div> <div>Ramsar Site</div> <div>SPA Site</div> </div>
Constraints Map	

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Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

Appendix C.41: Site 370 - Gardner Denver, Barton Street

Archaeology and the Historic Environment

(Based on information provided by Gloucestershire County Council's Archaeology team)

Score	++
Score Definition	The site fulfils one or more of the following:- * No known historical or archaeological remains * Has no known archaeological potential * Previous development is known to have removed archaeological deposits from all or part of the site
Additional Comments	There is no known archaeology on the site, which has already been developed.

Contaminated Land

(Based on information provided by the appropriate district council)

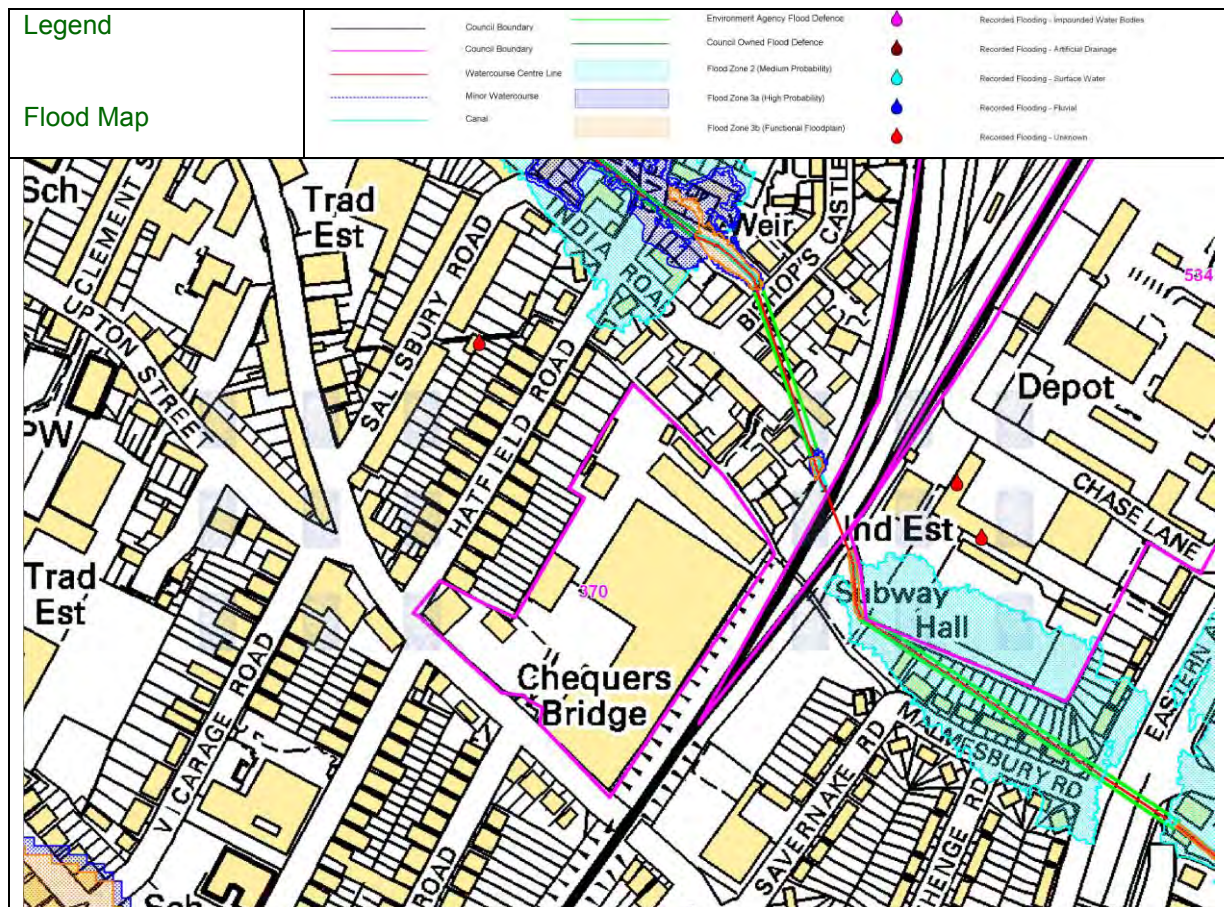
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Gloucester City Council identified the site or adjoining area as a site of potential concern. Gloucester City Council also provided the following information in relation to the site "Former engineering works and isolation hospital. Understood to have been largely remediated during last development. Development likely to have little/no remediation benefit."
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Flood Risk

(Based on information provided by Halcrow)

Site Description	Site lies fully in Flood Zone 1. The River Twyver flows to the north east of the site but does not enter the site itself. The watercourse is culverted for much of its length adjacent to the site. Modelled flood outlines for the River Twyver do not affect the site.
Watercourse(s)	n/a
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.
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 fully in Flood Zone 1.
Additional Comments	None.

Appendix C.41: Site 370 - Gardner Denver, Barton Street



Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 370 is lying over a Minor Aquifer High (HU).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The owners of the site indicated that the site was unavailable for MSW residual treatment and therefore the site is undeliverable.

Appendix C.41: Site 370 - Gardner Denver, Barton Street

General Comments

Officer Comments: There are likely to be significant deliverability and potential use-class issues associated with this site. It is a relatively small site that has been occupied long-term by a business. There are also nearby sensitive receptors which would need consideration.

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.