



Waste Core Strategy Site Options Consultation

Waste Site Assessment

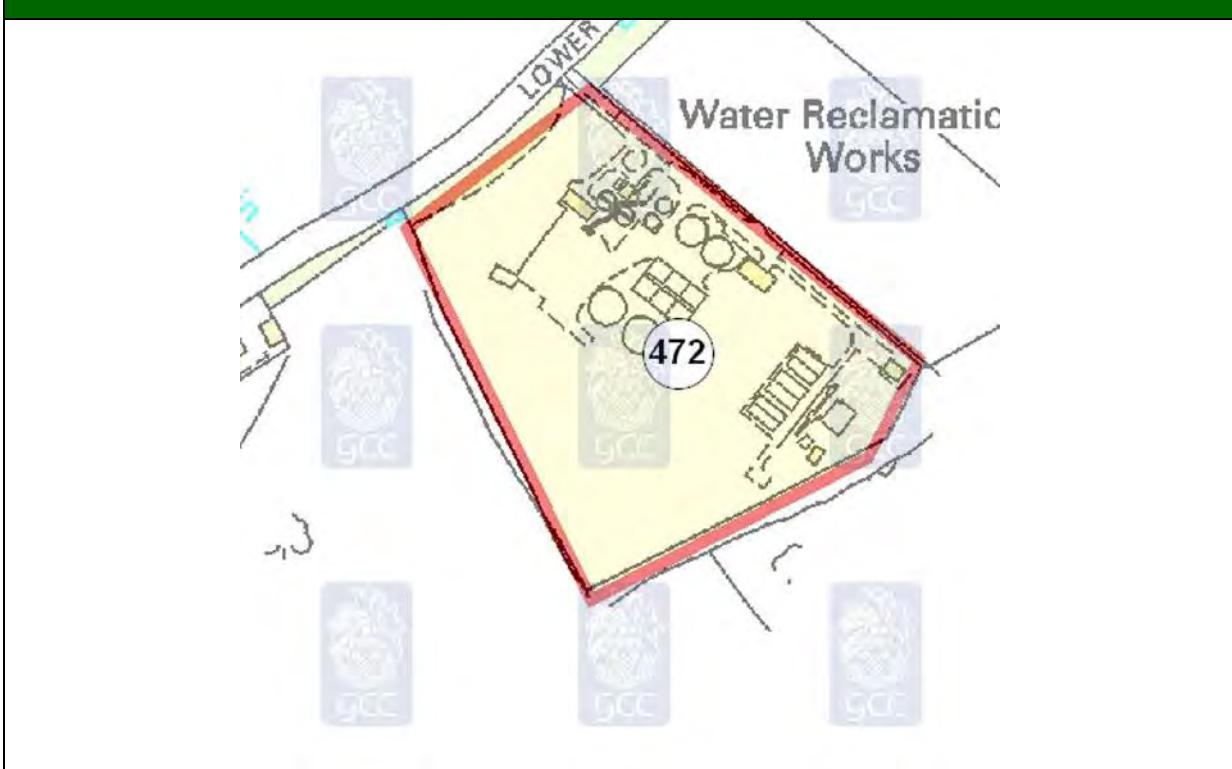
Appendix C.64: Site 472 - Lower Lode STW/WRW

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

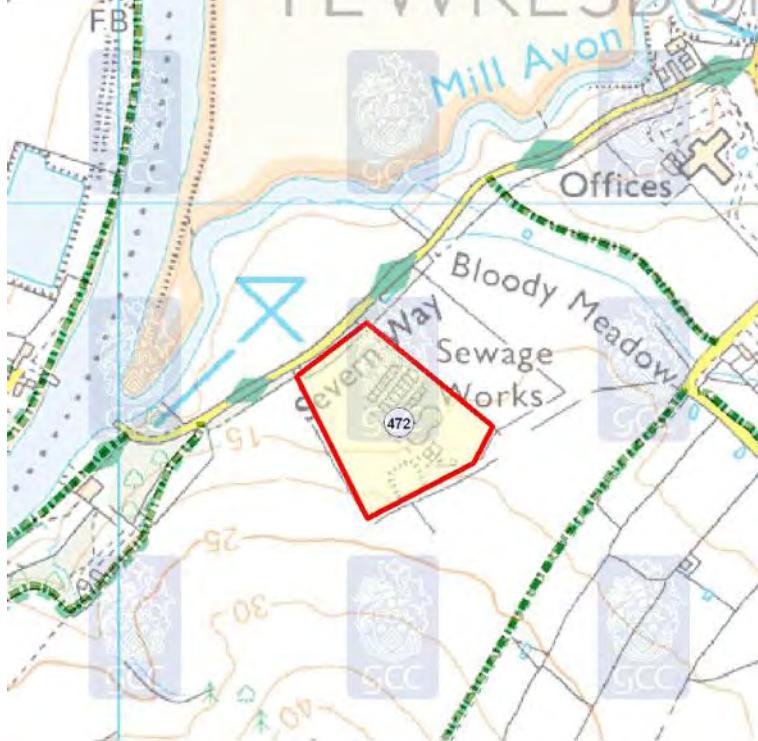
District	Tewkesbury		
Parish	Tewkesbury		
Easting	388356	Northing	231714
Approximate Site Area (hectares)	4		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site contains existing waste management facilities.		
Date of WPA officer visit	5th December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is a Water Reclamation Works / Sewage Treatment Works quite close to Tewkesbury Borough Council Offices and Depot. There is a large amount of open space surrounding the buildings - this area may contain underground tanks of some description. Poor access along a narrow lane which is prone to flooding.</p> <p>Additional Sensitive Receptors: Golf course, sailing club.</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	Vale of Gloucester, Settled Unwooded Vale. Very small area is River Meadow.		
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, 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>	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>	Low	Definition	Site is located some distance from residential areas, and has limited scope for non-car access.
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>	Remote 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>	Not Take Forward	Definition	Consider that site has no potential in transport terms and recommend it is not considered further. In general terms the Not Take Forward category will comprise those sites with a Low or Poor answer for Strategic Highway Access and a Low score for Sustainable Transport, although the overall view for each site will also depend on other relevant local factors.

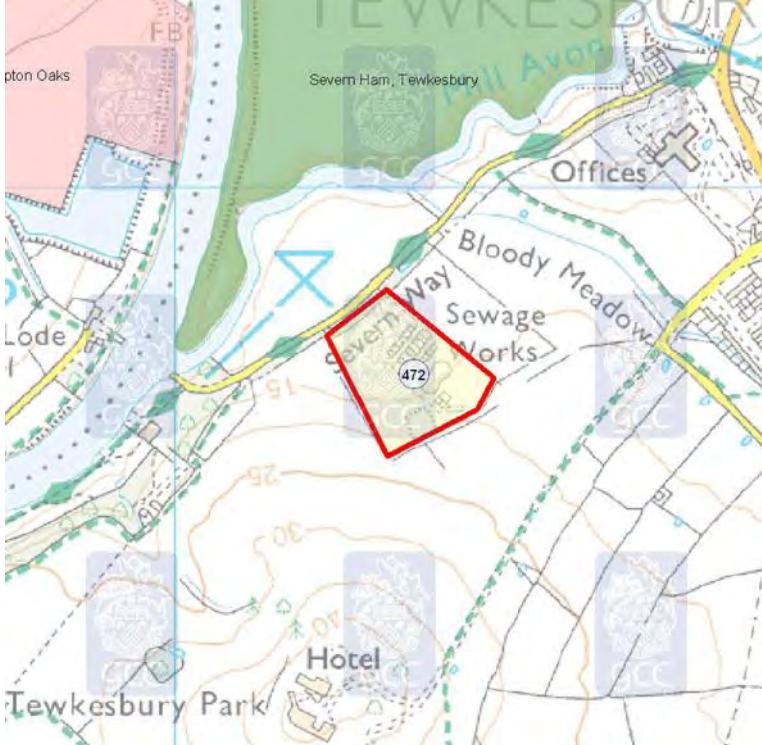
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Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity for existing route to be enhanced.
Additional Comments	No Path.
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 <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 negative or uncertain including potential impact on a nationally designated site Scores - * 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	Severn Ham, Tewkesbury SSSI [155m]
Other Internationally & Nationally Designated Sites (wetlands)	Ashleworth Ham SSSI [6,766m], Coombe Hill Canal SSSI [4,315m], Chaceley Meadows SSSI [2,700m]
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	 <p>A detailed map of the Lower Lode area in Tewkesbury, showing the location of Site 472 (highlighted with a red box). The map includes topographic contours, roads, and various environmental features. Key labels include 'Severn Ham, Tewkesbury', 'Bloody Meadow', 'Sewage Works', '472', 'Lode', 'Tewkesbury Park', and 'Hotel'. The map also shows the location of the Severn Way footpath and various protected areas marked with different patterns and colors.</p>

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Geodiversity
(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)

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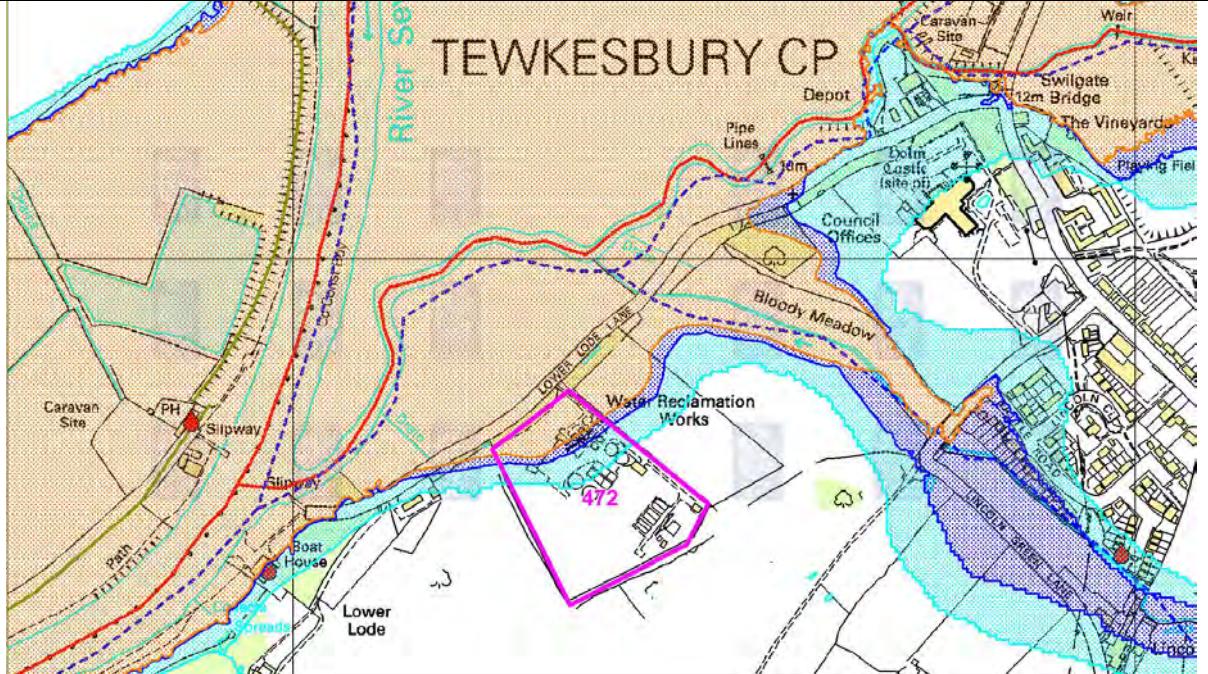
Comments	There were no recorded geological features on the site or within 250m of its boundary.
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Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	--
Score Definition	<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	Designated as -- as within Tewkesbury Registered Battlefield.

Contaminated Land (Based on information provided by the appropriate district council)	
Comment	The site is not classified as "Contaminated Land" under Section 2a of the Environmental Protection Act 1990, nor have Tewkesbury Borough Council identified the site as a site of concern. Tewkesbury Borough Council made an additional comment that there was "flooding risk" associated with the site.

Flood Risk (Based on information provided by Halcrow)	
Site Description	Approximately two thirds of the site lies within Flood Zone 1. No watercourses flow through the site itself, however, the confluence of the River Severn and Mill Avon is located to the north west of the site. Existing Flood Zone maps indicate that Flood Zones 2, 3a and 3b extend into the northern part of the site adjacent to Lower Lode Lane.
Watercourse(s)	River Severn / River Avon Mill
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 (Flood Zones 3a and 3b) and Mill Avon. The Avon is likely to be remodelled by the EA in the next year, therefore the confidence in these outlines is moderate.
Fluvial Flood Risk Posed to Site (including climate change)	Approximately one third of the site is affected by Flood Zones 2. Flood Zones 3a and 3b affect a small part of the northern extent of the site. Flood Zone 2 has been used to represent the 1 in 100 year plus Climate Change scenario. The actual levels and extent of the climate change scenario should be verified by a FRA.
Historic Flooding/Flooding From Other Sources	Historic flood outlines demonstrate that the site was affected by flooding from the River Severn in March 1947; and that although floodwaters were not recorded within the site itself in January 1990, April 1998 and December 2000, water extended close to the site. More recently, flooding from the River Avon affected the northern part of the site in July 2007. Flooding from other sources including groundwater and surface water have not been recorded on 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.

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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 site has flooded historically, encompassing an area in Flood Zone 1. The suitability criteria has therefore been reduced to 3.	
Legend		
Flood Map		

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Source Protection Zones (SPZs)	
Comments	N/A

Groundwater/Aquifer details	
Comments	Site 472 is within 250m of a Minor Aquifer Intermediate 1 and a Minor Aquifer High (H1).

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: Severn Trent would need to be consulted as to the deliverability of the site. There are nearby sensitive receptors which would need to be considered.

Ecology/Biodiversity/Archaeology: Further consultation would be required in order to assess any potential impacts upon the above mentioned areas.

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.

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

Gloucestershire County Council's Highways Development Coordination officers recommended that the site is not considered any further within the WCS and there are also significant flood risk issues associated with the site. Therefore it is felt that this site should not be taken forward into the WCS for further consideration.