

**Waste Core Strategy
Site Options Consultation**

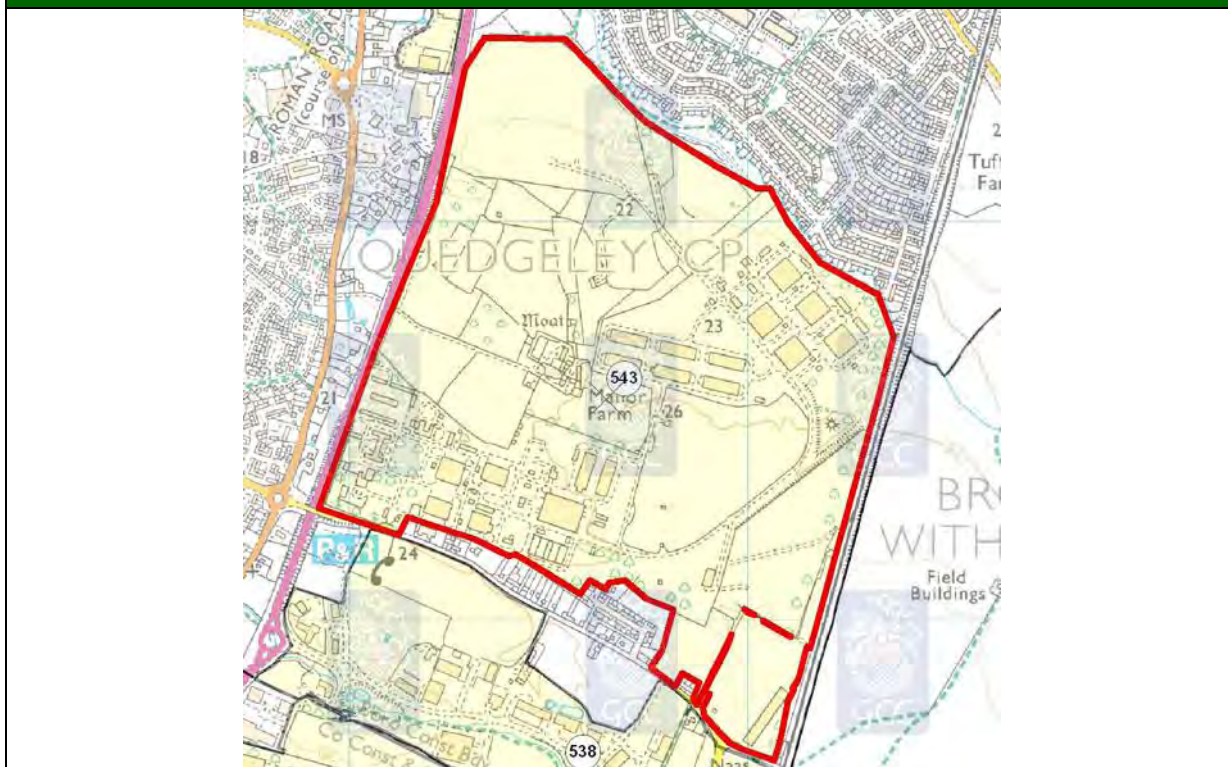
Waste Site Assessment

Appendix C.85: Site 543 - Quedgeley

October 2009

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	Quedgeley		
Easting	381687	Northings	213604
Approximate Site Area (hectares)	144		
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 and identified in the Gloucester Local Plan.		
Date of WPA officer visit	18th September 2008		

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<p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p>	<p>Former RAF Quedgeley base. Huge site with a variety of uses and major redevelopment / regeneration ongoing. Manor Farm is central. Site bounded by A38 to the west and railway to the east. Established residential areas of south Tuffley to the north – Bodiam Ave, Charlecote Ave. The north east of the site is the major development area following the clearing of major RAF buildings. North west of the site has already been developed for a major area of new housing e.g. Woodvale and Valley Gardens. Just North of Naas Lane (behind the existing housing) there is an area of older sheds and RAF buildings that are used for a variety of uses e.g. storage and distribution. In the far south east of site backing onto Naas Crossing and with the railway to the Eastern boundary is a very large new vehicle storage area/facility (IM Group). This is an area of c.7.5ha and looks as though it was rail-linked at some time in the past. Good access from the A38 and fairly near to J12 of the M5. Older residential e.g. north of Naas Lane and lower Tuffley. Nearby are various businesses and housing uses, similar to the uses actually on the site. Screening potential is uncertain – depends on the size and technology of any facility and its exact location on what is a very large site. Total redevelopment of site should be approx 3,300 houses and 20ha of employment land.</p> <p>Additional Sensitive Receptors: Playing field, church, nursing home, hospital, tennis courts.</p>
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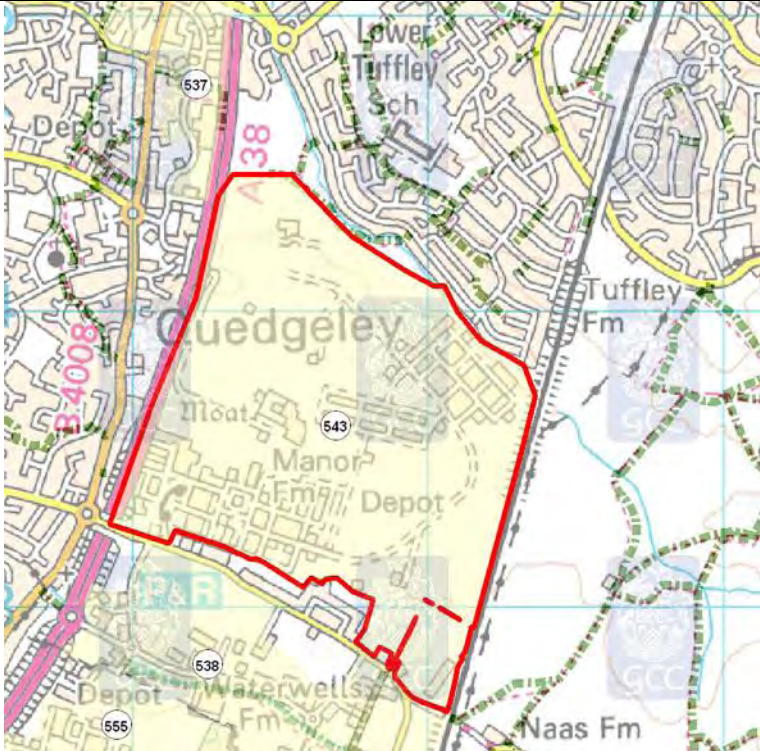
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been mostly 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.

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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>	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>	New development in place here, though site does have good road access, plus near to rail.		
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 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)	Severn Estuary SAC/SPA/Ramsar/SSSI [14,700m]
Ecology Legend	<div> <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>
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.
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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:- <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 contains Manor Farmhouse Listed Building (SMR 3841) and the Scheduled Manor Farm moat (SAM13805) . The setting of these sites is already affected by recent development.

Contaminated Land

(Based on information provided by the appropriate district council)

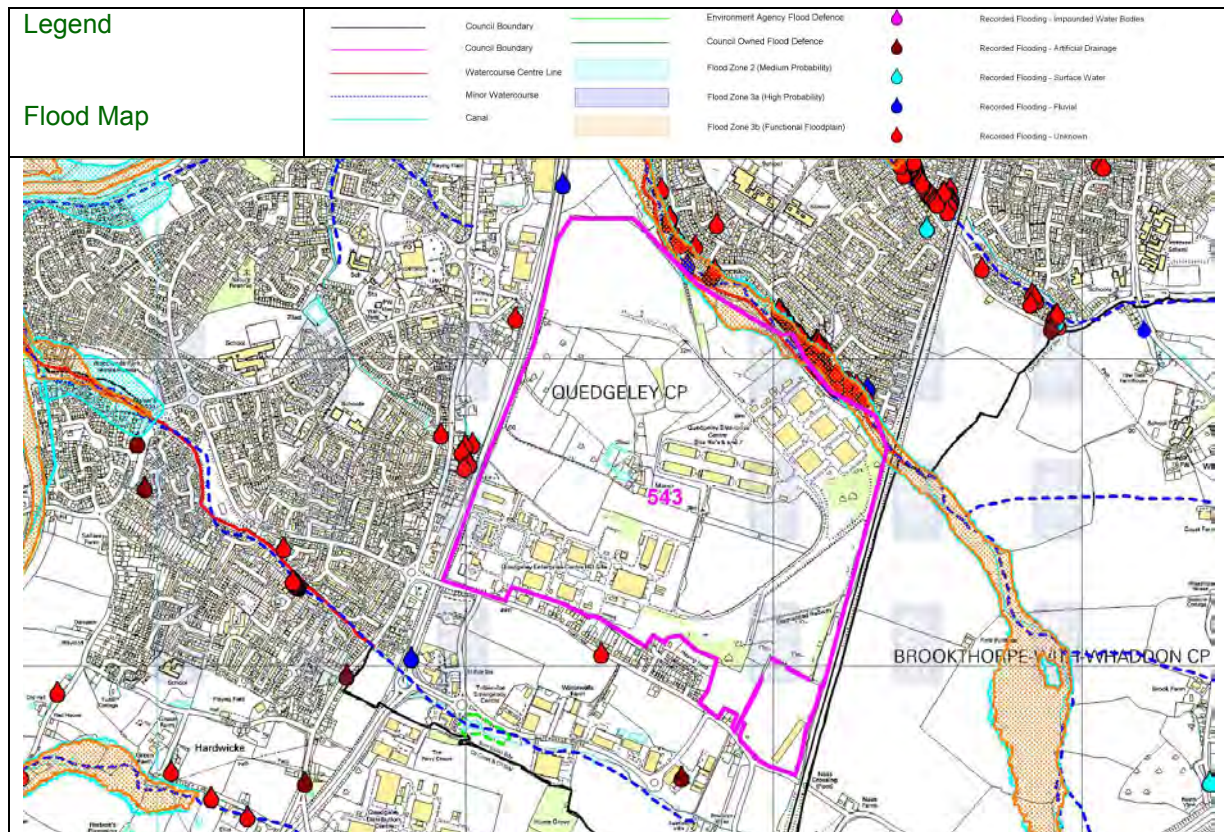
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Gloucester City Council identified the site or adjoining area as a site of potential concern. Gloucester City Council also provided the following information in relation to the site "Former RAF Quedgeley base – now mostly redeveloped. Significant amount of SI and remediation information. Development likely to have little/no remediation benefit."
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Flood Risk

(Based on information provided by Halcrow)

Site Description	Site lies predominantly in Flood Zone 1. Daniels Brook follows the north eastern boundary of the site and Flood Zones 2, 3a and 3b encroach the site slightly.
Watercourse(s)	Daniels Brook
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	JFLOW - low confidence, as there are some misalignments evident.
Fluvial Flood Risk Posed to Site (including climate change)	Site is located primarily in Flood Zone 1.
Historic Flooding/Flooding From Other Sources	Daniels Brook flooded extensively in 2007 and while small parts of the north eastern side of the site were affected, it was the houses just outside the site that were flooded.
Canals (Raised - breach/overlapping)	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)	Daniels Brook emerges from a culvert as it enters the north of the site.
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 543 is partially lying over a Minor Aquifer High (H3) and a Minor Aquifer Intermediate 1.
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The majority of the site was allocated for residential development. The landowners of the remaining areas have indicated that the land is not available for residual MSW treatment. Therefore the site is undeliverable.

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General Comments

Officer Comments: There are likely to be deliverability issues associated with this site. Site boundary should be modified to remove areas not of B1, B2, B8 class uses.

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.

Potential for Further Discussion within the WCS

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