

**Waste Core Strategy  
Site Options Consultation**

**Waste Site Assessment**

**Appendix C.36: Site 300 - Uckington**

**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	Tewkesbury		
Parish	Uckington		
Easting	392504	Northing	224365
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 Tewkesbury Borough Council's Employment Land Review.		
Date of WPA officer visit	11th December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is relatively small. It faces on to the A4019 (Tewkesbury Road) and the B4634 (Old Gloucester Road). On the site there are two units. The site is surrounded by dwellings and businesses. The larger of the two units contains LA Fitness and Bristol Street Motors. The smaller is an Aldi supermarket. The rest of the site consists of car sales and car parking for the supermarket and the gym. On the opposite side of Tewkesbury Road there is a Sainsbury's supermarket. To the west of the site there is a sports ground.</p> <p>Additional Sensitive Receptors: Playing field, sports ground, club, tennis courts.</p>		

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### Site Assessment Factors/Criteria for Consideration


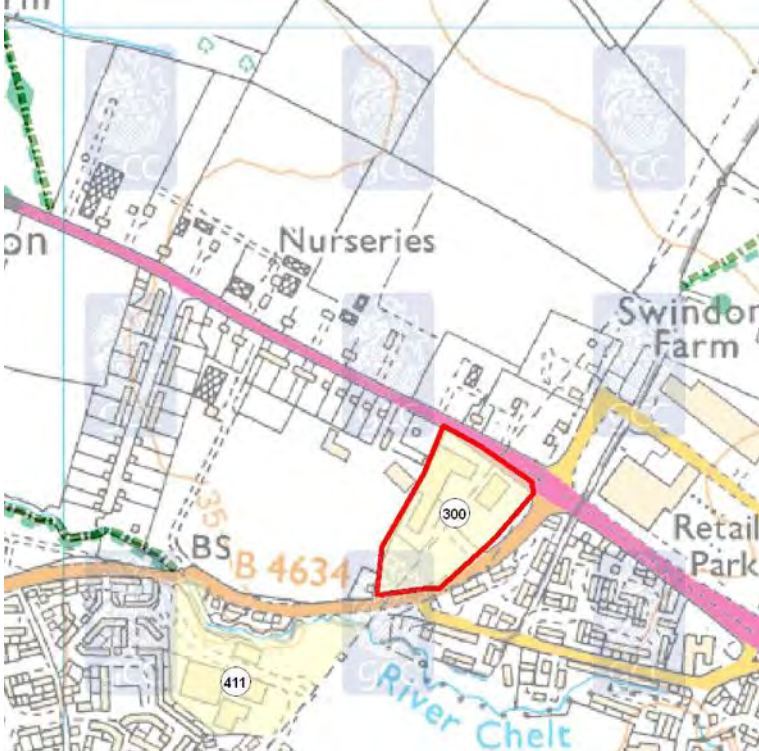
Landscape	
Comments	The site is located on land that has been developed and is not within or adjacent to a national landscape designation such as AONB.
Landscape Character	Cheltenham Urban, Settled Unwooded Vale.

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>	A4019		
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>	Low	Definition	Site has no potential for rail and/or water transport (generally considered too far from nearest 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>	Close proximity to existing foodstore, not great access to trunk roads. Junction has had a no. of accidents.		
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	 <b>Public Right of Way</b>
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 (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.
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.

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### Archaeology and the Historic Environment

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

Score	0
Score Definition	The site contains no known historical or archaeologically significant remains, but * Provides a setting for significant remains * Has the potential to contain significant remains, which are known in the vicinity
Additional Comments	Designated as 0 as evidence for Roman occupation (SMR 5437) is adjacent to the site.

### 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.
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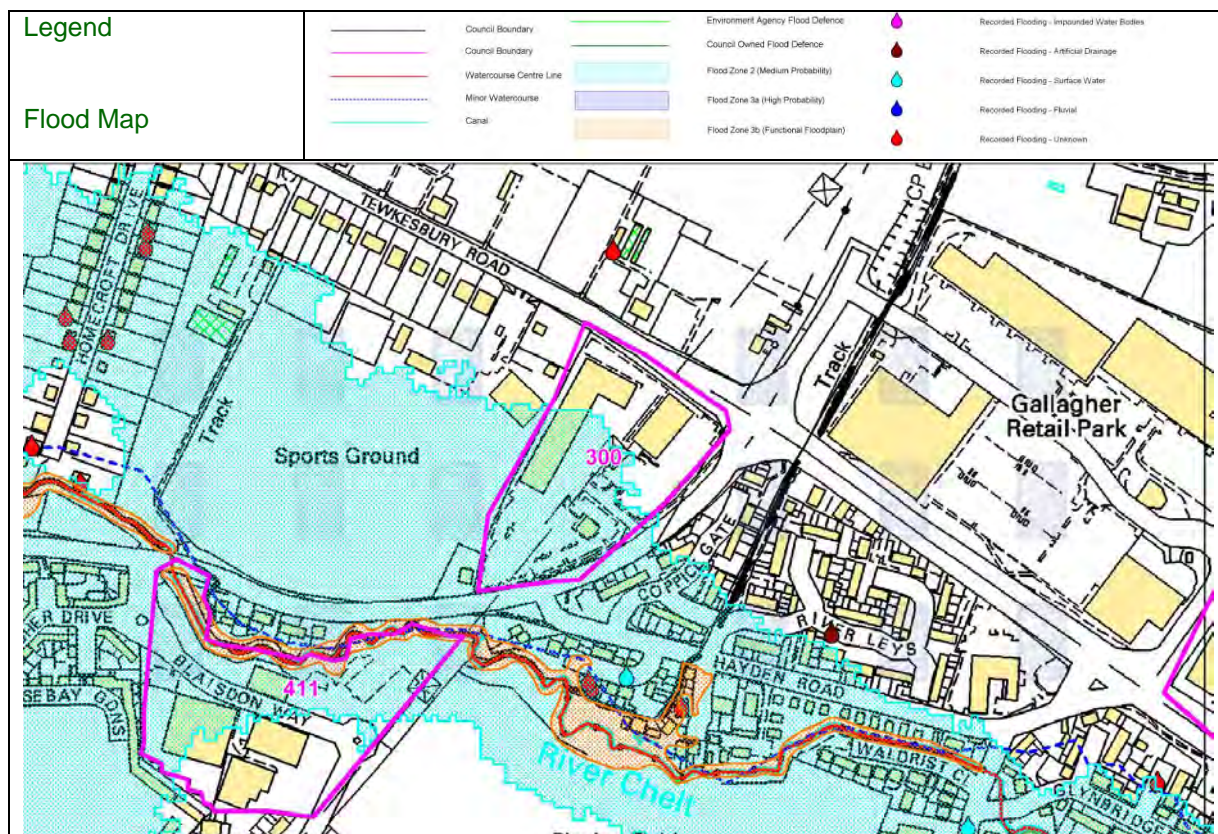
### Flood Risk

*(Based on information provided by Halcrow)*

Site Description	Over 50% of the site lies within Flood Zone 2. The River Chelt flows to the south of the site in a westerly direction but does not flow through the site itself.
Watercourse(s)	River Chelt
Flood Zone	1 and 2
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	JFLOW modelled outline. Low confidence. It is understood that a flood mapping study of the River Chelt is being undertaken. Once the Flood Zone data for this watercourse have been produced they should be incorporated into the SFRA.
Fluvial Flood Risk Posed to Site (including climate change)	Over 50% of the site lies within Flood Zone 2. There is a significant difference between Flood Zone 2 and 3a suggesting the 100 year climate change scenario may affect the site. Flood Zone 2 has currently been used to demonstrate the 100 year 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	No records of historical flooding and flooding from other sources have not been recorded within the site.
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)	No culverts are known to exist in the site.
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	None.



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### Source Protection Zones (SPZs)

Comments	N/A
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### Groundwater/Aquifer details

Comments	Site 300 is lying over a Minor Aquifer Intermediate 1 and Minor Aquifer High (H3). The site is also within 250m of a Minor Aquifer High (HU).
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### Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

At this stage the deliverability of the site is unknown.

### General Comments

**Officer Comments:** There are likely to be significant deliverability and potential use-class issues associated with this site. It is a small site that has been occupied long-term by three separate businesses. 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.

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



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### Potential for Further Discussion within the WCS

In addition to the deliverability issues, the site is very small with more than 50% located within Flood Zone 2. Therefore the site does not have any potential for further discussion within the WCS.