



Waste Core Strategy Site Options Consultation

Waste Site Assessment

**Appendix C.106: Site 581 – Orchard Business Centre,
Stoke Orchard**

October 2009

Appendix C. 106 : 581 Orchard Business Centre, Stoke Orchard

Site Maps and Images

Site Map



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Aerial Photo



Imagery copyright Getmapping PLC. www.getmapping.com

Appendix C. 106 : 581 Orchard Business Centre, Stoke Orchard

Site Images



Locational Information

Site Details			
District	Tewkesbury		
Parish	Stoke Orchard		
Easting	391856	Northing	228411
Approximate Site Area (hectares)	9		
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 and was listed in Tewkesbury Borough Council's Employment Land Review.		
Date of WPA officer visit	28th July 2009		

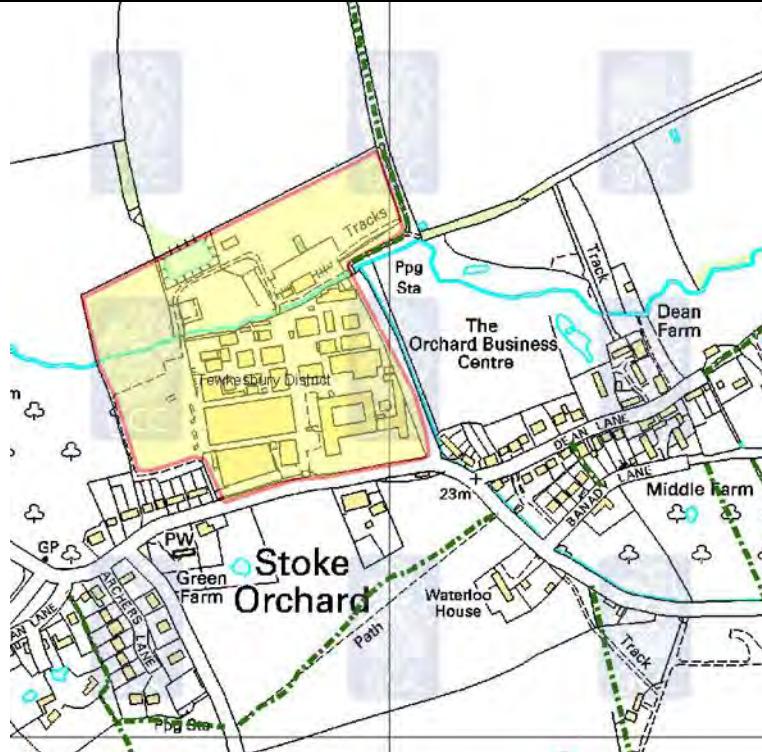
Appendix C. 106 : 581 Orchard Business Centre, Stoke Orchard

<p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p>	<p>This is a relatively large site located within a rural area. It was originally built to provide accommodation for the Coal Research Establishment (CRE) in the 1950s. The CRE ceased existence in 1995. No a majority of the buildings have become redundant. There is a collection of offices to the south west of the site (Orchard Business Centre Limited). These are still occupied by a variety of businesses.</p> <p>Other sensitive receptors – 1 Church</p>
--	---

Site Assessment Factors/Criteria for Consideration

<p>Landscape</p>	
Comments	The site is located on developed land that is not within or adjacent to a national landscape designation such as AONB.

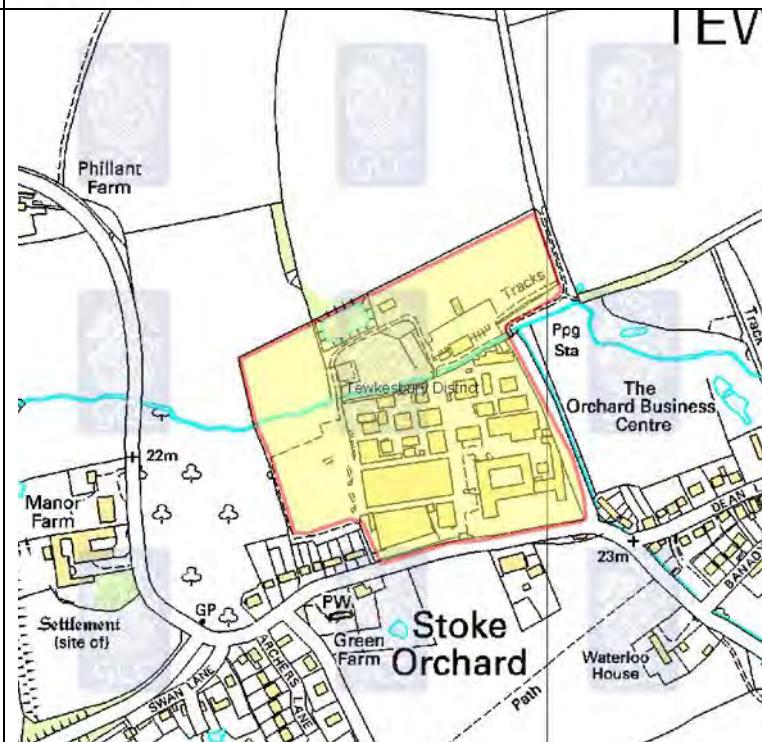
<p>Green Belt</p>	
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.

<p>Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i></p>	
Map Legend	 Public Right of Way
PRoW Map	

© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Appendix C. 106 : 581 Orchard Business Centre, Stoke Orchard

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 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.	

Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
Ecology Legend	 <p>  SSSI Site of Special Scientific Interest  Key Wildlife Site - area  SAC Site  Ramsar Site  SPA Site </p>
Constraints Map	 <p>The map shows the layout of Stoke Orchard, including the location of The Orchard Business Centre. It highlights several farm buildings such as Phillant Farm, Manor Farm, and Waterloo House. The River Tew is shown flowing through the area. Flood zones are indicated with different colors: a large yellow area in the center, a red area to the west, and a blue area to the east. The map also shows various roads, paths, and buildings like GP, PW, and Green Farm.</p>

© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Flood Risk (Based on information provided by Halcrow)	
Site Description	The central section of the site is within Flood Zone 3b. This splits the site into sections.

Source Protection Zones (SPZs)	
Comments	N/A

Appendix C. 106 : 581 Orchard Business Centre, Stoke Orchard

Groundwater/Aquifer details

Comments	Minor Aquifer Low and Minor Aquifer Intermediate 1 lying over site and also within 250m buffer zone of the site
----------	---

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

The landowners have indicated that the land is not available for residual MSW treatment. Therefore the site is undeliverable

General Comments

Officer comments: The site is not available.

Aerodrome Safeguarding: 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.

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.