

**Waste Core Strategy  
Site Options Consultation**

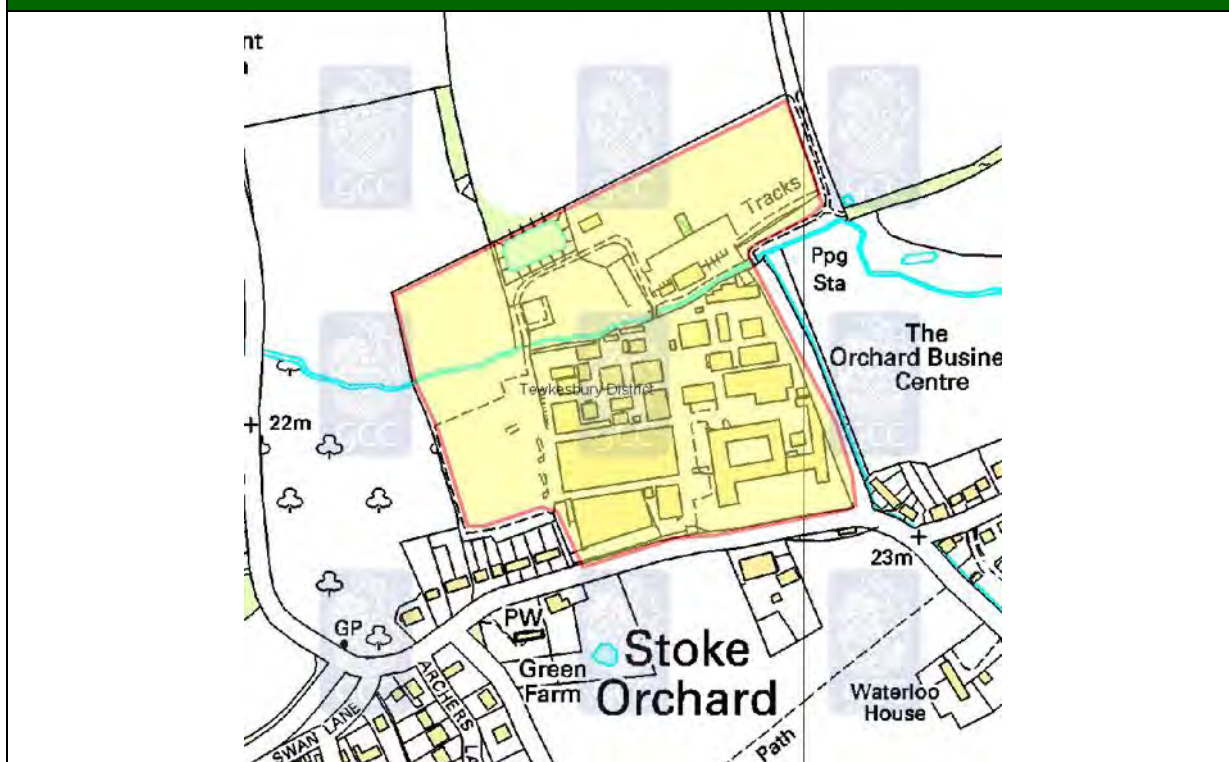
**Waste Site Assessment**

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

**October 2009**

### 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](http://www.getmapping.com)

## Site Images



## Locational Information

### Site Details

District	Tewkesbury		
Parish	Stoke Orchard		
Easting	391856	Northings	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

Broad Description of Site (including current activities on site, location and neighbouring uses)	<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


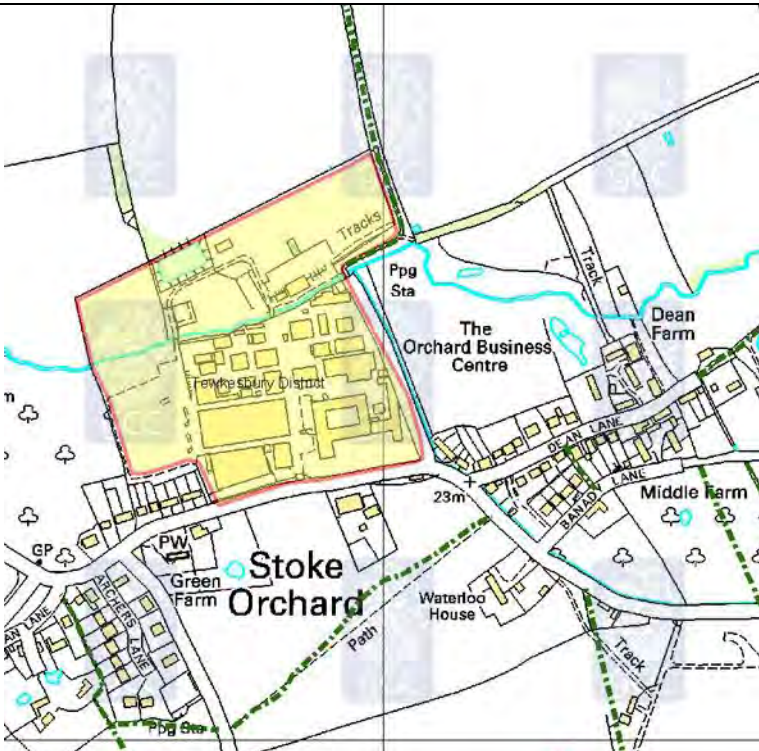
#### Landscape

Comments	The site is located on developed land that is not within or adjacent to a national landscape designation such as AONB.
----------	--

#### Green Belt

Comments	The site is outside of the Gloucester/Cheltenham Green Belt.
----------	--

### Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)

Map Legend	 <b>Public Right of Way</b>
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</p> <p>Key Wildlife Site - area</p> <p>SAC Site</p> <p>Ramsar Site</p> <p>SPA Site</p>
Constraints Map	

© 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.