

**Waste Core Strategy
Site Options Consultation**

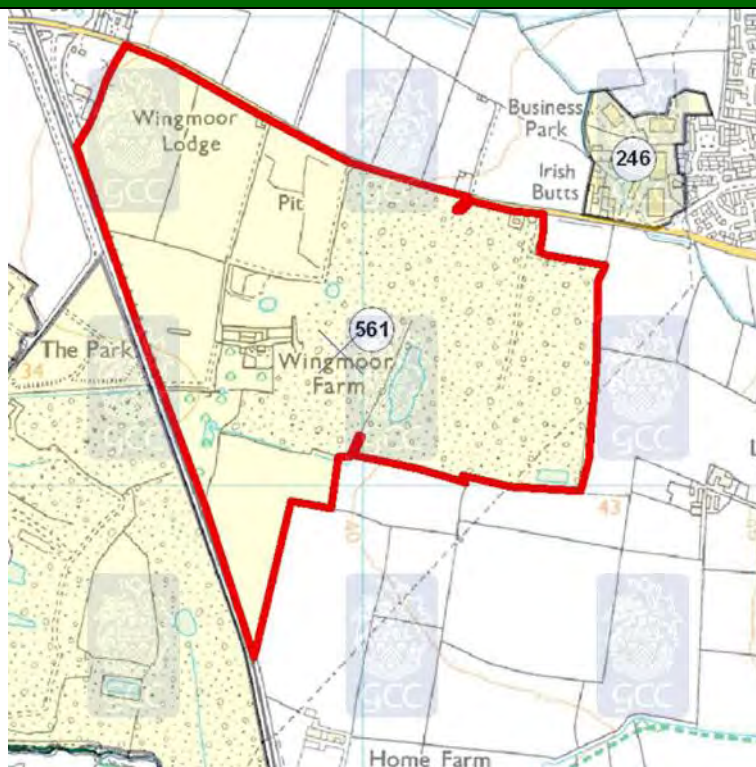
Waste Site Assessment

Appendix C.102: Site 561 - Wingmoor Farm East

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	Bishop's Cleeve		
Easting	393929	Northings	227364
Approximate Site Area (hectares)	73		
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 a site in the Gloucestershire Waste Local Plan and contains existing waste management facilities.		
Date of WPA officer visit	11th December 2008		

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<p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p>	<p>This large site is operated by Grundons. On the site there currently an Air Pollution Control (APC) treatment facility, a hazardous waste landfill and a non-hazardous landfill. Permission for a Materials Recovery Facility (MRF) has been implemented i.e. the shell has been partially constructed, and it may be complete around March 2009. The site is located to the east of the railway line. Some of the landfill site has undergone restoration with the aim of following the natural fall of the land. There is also a small sand and gravel operation run by Huntsman's Quarries, which utilises the sand and gravel on the site. There are two separate accesses to the site, both are good. The one closest to the railways line provides access to the APC facility, the hazardous waste site the offices and Huntsmans. The second access provides access to the landfill and will also provide access to the MRF. The second access is currently being improved in conjunction with the development of the MRF. The settlement of Bishops Cleeve is within close proximity. Malvern View Business Park is close to the site. Some of the site has been restored. There is limited screening around the site particularly along the southern boundary.</p> <p>Additional information: • The site is one of 12 hazardous waste facilities in the country. • 40-45% of the APC comes from a Kent paper mill. APC also originates from glass manufacture and Energy from Waste plants. • The non-hazardous landfill is mostly trade waste, 60% of which originates from Cheltenham and Tewkesbury. • The structure of the MRF has been completed and once it is in operation it will be able to sort glass, tins and plastic, two thirds of the sorting will be done by hand.</p> <p>Additional Sensitive Receptors: Rugby ground.</p>
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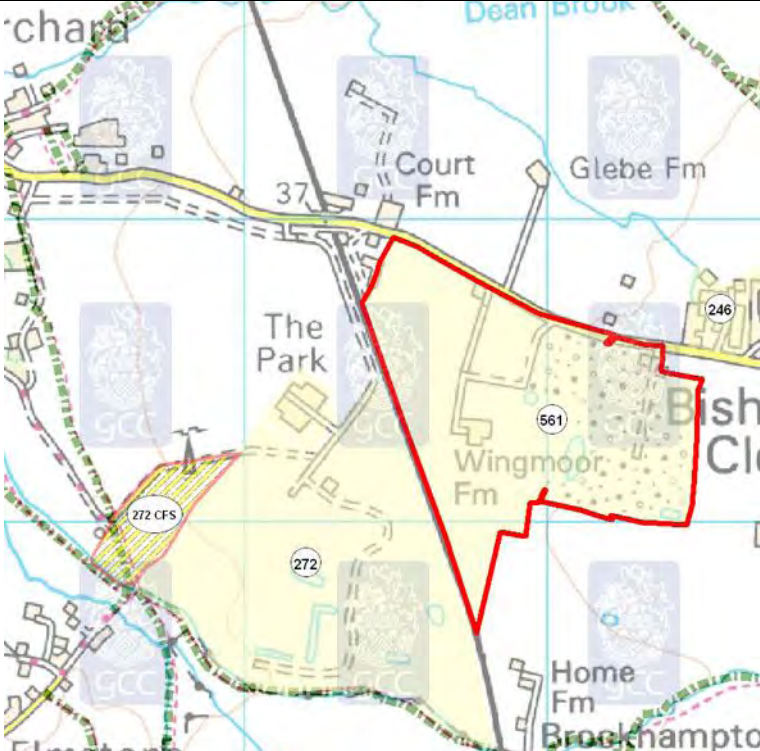
Site Assessment Factors/Criteria for Consideration

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.
Green Belt	
Comments	The site lies upon previously developed land within Gloucester/Cheltenham Greenbelt.

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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>	Stoke Rd, A435		
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>	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>	Site currently being worked, reasonable 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>	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 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 (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></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 was a Geological Local Site recorded on the site:
GLS – Wingmoor Farm Pit [GGT Site No. 231]
A large working gravel pit extracting sand and gravel from the Quaternary 'Avon Valley Formation' (2nd Avon Terrace).
Since the original technical work, Wingmoor Farm Quarry has also been designated as a RIG with the reason that the "site is of national importance in that it exposes the Oxynotum Zone (within the Charmouth Mudstone Formation), which is rarely seen in the UK. It is absent from the Dorset Coast Section and is only permanently visible elsewhere in the UK at Robin Hoods Bay in Yorkshire. For several years the quarries at Wingmoor Farm site have exposed the oxynotum Subzone) and good specimens of the zonal species, Oxynoticeras Oxynotum, can be found there. The exposures are temporary however, they are working along the strike of the beds meaning that there will be accessible exposures for many years. The exposures are accessible and the quarrying company keen to encourage visitors"

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:-
* No known historical or archaeological remains
* Has no known archaeological potential
* Previous development is known to have removed archaeological deposits from all or part of the site

Additional Comments

Designated as ++ as much of the archaeological potential of the site (c. 85%) has been destroyed by gravel extraction. Cropmarks (destroyed without record) have been identified in some of the areas which are now quarried (SMR 4446, 6430), and it is possible that buried archaeological remains may survive in the few parts of the site where quarrying has not taken place.

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, however Tewkesbury Borough Council identified the site as a site of concern with the comment that the site is a "major active landfill".

Flood Risk

(Based on information provided by Halcrow)

Site Description

Site lies fully in Flood Zone 1. A series of drains and a number of water bodies are located within the site. The railway line forms the western boundary of the site and a drain is culverted beneath the railway line.

Watercourse(s)

Unnamed drains

Flood Zone

1

Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)

No Flood Zones have been produced for the unnamed drains

Fluvial Flood Risk Posed to Site (including climate change)

While the series of unnamed drains do not show fluvial flood risk, in reality some risk is posed.

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Historic Flooding/Flooding From Other Sources	There are no records of historic flooding or flooding from sources including groundwater and surface water have not been recorded on the site. The OS maps indicate that a series of water bodies exist within the site. The risk of flooding from these sources should be investigated as part of an FRA.																																
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, however, the OS maps show a series of drains and these may be culverted through some parts of the site. The small drain along the western boundary of the site is shown to be culverted beneath the railway and some residual risk may be presented.																																
Score	++																																
Score Definition	Site is fully in Flood Zone 1.																																
Additional Comments	None.																																
Legend	<table><tr><td></td><td>Council Boundary</td><td></td><td>Environment Agency Flood Defence</td><td></td><td>Recorded Flooding - Impounded Water Bodies</td></tr><tr><td></td><td>Council Boundary</td><td></td><td>Council Owned Flood Defence</td><td></td><td>Recorded Flooding - Artificial Drainage</td></tr><tr><td></td><td>Watercourse Centre Line</td><td></td><td>Flood Zone 2 (Medium Probability)</td><td></td><td>Recorded Flooding - Surface Water</td></tr><tr><td></td><td>Minor Watercourse</td><td></td><td>Flood Zone 3a (High Probability)</td><td></td><td>Recorded Flooding - Fluvial</td></tr><tr><td></td><td>Canal</td><td></td><td>Flood Zone 3b (Functional Floodplain)</td><td></td><td>Recorded Flooding - Unknown</td></tr></table>				Council Boundary		Environment Agency Flood Defence		Recorded Flooding - Impounded Water Bodies		Council Boundary		Council Owned Flood Defence		Recorded Flooding - Artificial Drainage		Watercourse Centre Line		Flood Zone 2 (Medium Probability)		Recorded Flooding - Surface Water		Minor Watercourse		Flood Zone 3a (High Probability)		Recorded Flooding - Fluvial		Canal		Flood Zone 3b (Functional Floodplain)		Recorded Flooding - Unknown
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Flood Map																																	

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Source Protection Zones (SPZs)

Comments N/A

Groundwater/Aquifer details

Comments Site 561 is mostly lying over a Major Aquifer High (H3). The site is also within 250m of a Minor Aquifer High (HU) and Minor Aquifer Intermediate 1.

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

The landowner has proposed 3 separate parcels of land within the original larger site boundary which are available for residual MSW treatment.

General Comments

Officer comments: The previously landfilled areas may need investigation as to suitability for development, as a consequence site boundaries may need amending.

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

Safeguarding: Gloucestershire Airport 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.

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.

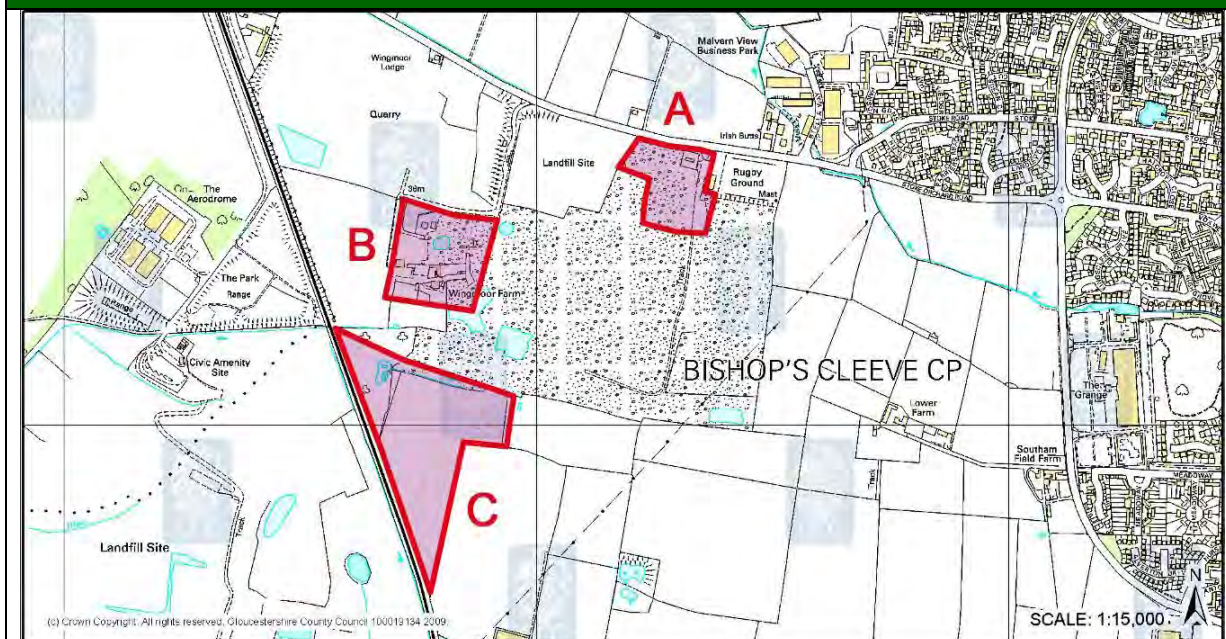
Potential for Further Discussion within the WCS

The areas of land indicated by the landowner as deliverable should have additional technical assessments undertaken on them.

HRA Summary

The nearest European site is Dixon Wood SAC and the implication of this and the potential impacts on other European sites are detailed in: SA Reports under Objective 8: Biodiversity, HRA Baseline Reports and the Site Options HRA Report which forms part of this consultation.

Modified Site Map



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Landscape and Visual Impact Assessment (Provided by Atkins)	
Introduction	<p>The purpose of this Landscape and Visual Impact Assessment is to ascertain the potential effects of the proposals for a built Waste Facility, of two to five hectares within Wingmoor Farm East site, on the landscape resources and impacts on the visual amenity of the area.</p> <p>The assessment considered the possible building height and land take for three (3 No.) different facility sizes (2000-6000m², up to 20m height / 3000-7000m², up to 30m height / 4000-9000m², up to 40m height) each with a potential for an emissions stack of 40, 60 or 80m height.</p> <p>The site is located to the west of Bishops Cleeve, five miles north of Cheltenham, Gloucestershire on Stoke Road leading from the A435 to Stoke Orchard. Wingmoor Farm East is currently the site of a recycling plant and quarry (the site has been quarried for sand, gravel and clay since the 1960s) and covers approximately 73 hectares. Some quarried areas have been used for landfill, some of which have been remediated. The potential waste facility is being considered for three (3 No.) separate parcels of land within the farm area ranging from 2.5 to 7.5 hectares, refer to the site location plan parcels A, B and C.</p> <p>The immediate landscape setting is predominantly open arable field pattern against the urban fringe of Bishops Cleeve and Cheltenham. A current planning application has been submitted for an extension of time and remediation in regards to the existing landfill operations on site.</p>
Assessment Methodology	<p>A desk study was carried out comprising a review of published texts and maps to develop an understanding of the site in terms of general landscape character, special values and interests, local value and its wider landscape context.</p> <p>Baseline information on the landscape of the area was collected through a preliminary desktop study of maps, plans and documents. Documentation used in the desk study included:</p> <ul style="list-style-type: none"> • Countryside Character Volume 5: West Midlands, Natural England; • Gloucestershire Landscape Character Assessment, Gloucestershire County Council; • Multi-Agency Geographic Information for the Countryside (Magic) website; • 1:50 000 Scale Digital Ordnance Survey Maps; and • Aerial Photography. <p>To identify those elements of the landscape which notably contribute to the character of the landscape, an assessment of existing landscape features was carried out.</p> <p>The desk study was followed by a field survey carried out by Atkins Consultants Ltd in June 2009, to identify key issues and constraints in respect of the impact of the development on views into the proposed site, effects on the landscape of the site and the relationship between the development and the surrounding landscape to:</p> <ul style="list-style-type: none"> • Validate and qualify the results of the desk study; • Identify key visual receptors; and • Record an assessment of the landscape on both an objective and subjective basis.
Baseline Landscape Character and Designations: Desk Survey	<p>Countryside Character Volume 5 West Midlands (Natural England): Landscape Character Area: 106, Severn and Avon Vales</p> <p>Key characteristics:</p> <ul style="list-style-type: none"> • Diverse range of flat and gently undulating landscapes, united by broad river valley character. • Riverside landscapes with little woodland, often very open. • Variety of land uses from small pasture fields and commons in the west to

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	<p>intensive agriculture in the east.</p> <ul style="list-style-type: none"> • Distinct and contrasting vales: Evesham, Berkeley, Gloucester, Leadon, Avon. • Many ancient market towns and large villages along the rivers. • Nucleated villages with timber frame and brick buildings. • Prominent views of hills – such as the Cotswolds, Bredon and the Malverns – at the edges of the character area.
<p>Gloucestershire Landscape Character Assessment (Gloucestershire County Council):</p>	<p>County Landscape Character Type: Settled Unwooded Vale County Landscape Character Area: Vale of Gloucester Settled Unwooded Vale Key characteristics:</p> <ul style="list-style-type: none"> • Soft, gently undulating to flat landscape, but with intermittent locally elevated areas that project above the otherwise flatter landform; • Area drained by a series of east west aligned tributaries of the Severn, including the Cam, Frome and Cheltenham, and the Stratford Avon flowing into the Severn from the north; • Mixed arable and pastoral land use enclosed by hedgerow network, in places forming a strong landscape pattern; • Limited woodland cover with mature hedgerow trees and occasional orchards; • Rural areas bordered by large urban and suburban areas and interspersed with commercial and industrial premises; • Varied mix of buildings materials including brick, timber and stone, and slate and thatch roofing; • Proliferation of modern 'suburban' buildings styles and materials; • Major transport corridors pass through the Vale, frequently aligned north south, beyond which is a network of local roads and lanes linking villages and hamlets; and • Widespread network of pylons and transmission lines;
<p>Designations Relating to Landscape:</p>	<p>Landscape designations are applied to areas of special value at international, national, regional or local level in response to particular qualities or historical or cultural associations. No part of the study area is so designated; however the site is in close proximity to:</p> <ul style="list-style-type: none"> • An extensive area of land approximately 3km east of site is designated under the Cotswolds Area of Outstanding Natural Beauty (AONB), a nationally recognised designation. • Portions of woodland within the same area are also designated Ancient Woodland (Ancient & Semi-Natural and Ancient Replanted Woodland). • A public footpath runs along south the site approximately 0.5km away passing between the A435 at Bishop's Cleeve in a south west direction towards Home Farm Brockhampton.
<p>Baseline Landscape Character and Features: Site Survey</p>	<p>The study area comprises three (3 No.) parcels of land which have been identified as suitable within the Wingmoor Farm East site. These sites comprise previously development land surrounded by an agricultural landscape of medium scale, irregular fields defined by hedgerows. The area is a mix of pasture and arable.</p> <p>Though the natural landform of the area is relatively low and level at approximately 30m AOD, the existing onsite landfill is a significant landform in the local area and creates a false sense of a hilly landscape. The Cotswold escarpment and Cleeve Hill form the skyline to the west with a pattern of woodland and agricultural fields.</p> <p>In proximity to the site to the east (approximately 200m) is the western fringe of the Bishop's Cleeve community with several residential properties overlooking the fields adjacent the site, with glimpses of the existing remediated landfill and active uses on the site. Properties to Stoke Road and Farriers Reach are likely to be adversely impacted by any development to the northern boundary of the site along Stoke Road, in particular to Site A.</p> <p>On site, the existing Wingmoor Farm Materials Recovery Facility (MRF), Site A, a large dark green agricultural style building, is a prominent feature in the landscape when considered from the Cotswold Escarpment and AONB. North of the site is an existing small business park to Stella Way with medium to large units.</p>

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<p>Landscape Quality, Condition and Capacity to Accommodate Change: Site Survey</p>	<p>Landscape Quality and Condition of site: Poor Capacity to Accept Change: Low (Site A - MRF Site) / High (Site B - Waste Management Site)/Medium (Site C - Remediated Landfill)</p> <p>The study area comprises previously developed land, no part of which carries a landscape designation, nor is the site within close proximity to a designated landscape. However due to the low, predominantly flat topography of the local area; the Cotswold Escarpment overlooks the extent of the Wingmoor Farm East area and existing structures on the site and notable for their scale in the local built context.</p> <p>Due to the proximity of residential properties, existing vegetation screening and landform of the existing landfill, the impacts of development would depend on the type of development and parcel of land selected. Development of any facility of notable greater size than existing or resulting in an increase in site activity or lighting to the MRF site, Site A would adversely impact the neighbouring residential properties. Therefore this parcel is considered to have a low capacity to accommodate change, however could accommodate a facility of similar scale and appearance to the existing facility.</p> <p>Due to the disturbed nature of the surrounding landscape limited views from surrounding receptors, the existing Waste Management Facility to the centre of the Wingmoor Farm East, Site B could accommodate a large scale facility with minimal impact on the surrounding area. Inclusion of a medium or large emission stack (60m +) would create a vertical landmark in the surrounding area. Therefore this parcel is considered to have a High capacity to accommodate change.</p> <p>The third parcel of land to the south of the site comprises previously restored landfill, Site C with potential views from the north of Swindon and to Brockhampton Lane. This area is less sensitive to development than the MRF site, Site A however it is considered to have a low capacity to accommodate larger structures.</p>
<p>Potential Landscape Impacts</p>	<p>Site A - MRF Site (Stoke Road)</p> <ul style="list-style-type: none"> • Wintertime views of the facility from the residential properties located in Bishop's Cleeve to the north. • Permanent alteration of the site in terms of scale and intensity of development resulting from a facility both taller and larger than the existing on site and surrounding units. • Notable increase in building height (20m +) within a relatively low and flat landscape would be prominent above existing vegetation. • Erection of an emissions stack (40 – 80m in height) would create a significant incongruous vertical landmark out of keeping with the surrounding landscape character. • Deterioration of the existing landscape character due to the construction of a facility significantly larger than any existing on site associated external works and activity on site. • Impact on the natural quality of the landscape setting for the Cotswold AONB. <p>Site B - Waste Management Site</p> <ul style="list-style-type: none"> • Erection of an emissions stack (40 – 80m in height) would create a significant incongruous vertical landmark out of keeping with the surrounding landscape character. <p>Site C - Remediated Landfill (southern parcel)</p> <ul style="list-style-type: none"> • Glimpsed / oblique angle views from residential properties to the north of Swindon and from Brockhampton Lane. • Permanent alteration of the site in terms of landcover and land use resulting in degradation of the local landscape character. • Erection of an emissions stack (40 – 80m in height) would create a significant incongruous vertical landmark out of keeping with the surrounding landscape

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	character. • Impact on the natural quality of the landscape setting for the Cotswold AONB.		
Potential Landscape Mitigation Measures	• On site buildings, materials and infrastructure should reflect the local agricultural style of the surrounding area, designed to sit as low in the landscape as possible using neutral, matt colours and avoiding the introduction of reflective materials. • Structural landscaping to Stoke Road to create a unified frontage to the proposed facility and businesses to Stella Way. • Sensitive site planning to reduce the requirement for additional infrastructure and expansive areas of hardstanding. • Significant boundary enhancements to the north along Stoke Road, east and south including the advanced planting of a native woodland mix of primarily deciduous trees and shrub understory planting to screen surrounding residential properties.		
Visual Receptors	Sensitivity of Receptor	Potential Impact on Receptor	Potential Visual Mitigation Measures
Stoke Road / Farriers Reach Residential Properties	High	Site A – Moderate Adverse due to proximity offset by angle of view Site B, C – Negligible to Slight Adverse due to intervening landform	<input type="checkbox"/> Restriction of building height and associated emissions stack <input type="checkbox"/> Minimisation of hardstanding areas <input type="checkbox"/> Minimal lighting and use of lower columns <input type="checkbox"/> Use of matt, neutral colours and avoidance of shiny or reflective materials
Swindon and Brockhampton Lane Residential Properties	High	Site A, B – Negligible to Slight Adverse due to intervening landform Site C – Slight Adverse due to distance from site and angle of view	
Cotswold AONB	High	Site A, B and C – Moderate Adverse due the exposed nature of the site offset by the distance from site.	
Stoke Road users	Low	Site A - Negligible to Slight Adverse due to the exposed nature of the site offset by the limited period of exposure, depending on the site of facility Site B, C - Negligible to Slight Adverse due to the distance from site and intervening landform	
Summary: Residual Landscape and Visual Impacts	<p>By sensitively planning the site and facility in consideration to the capacity of the three potential parcels of land, limiting the height of vertical structures and minimising areas of hardstanding, the site would experience negligible impacts due to the development of a small facility omitting an emissions stack located on any of the three parcels of land, A, B or C.</p> <p>A small or medium sized facility with any height emission stack would have a slight - moderate adverse impact on neighbouring residences area and the Cotswold AONB if located to the either the MRF, Site A and remediated landfill, Site C parcels of land. A large facility with any height emission stack would have a moderate adverse impact if located to the MRF site, slight adverse impact on the local landscape character and visual amenity of the area if located to remediated landfill.</p> <p>It is considered that any scale development to the Waste Management facility, Site B would have a negligible – slight adverse impact. Therefore the Waste Management Facility can be said to be a High Landscape Suitability whereas both the MRF site can be said to have a Low-Medium Landscape Suitability and Remediated Landfill Site a Medium Landscape Suitability for development of a waste facility.</p>		

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Further Highways Assessments (Provided by Gloucestershire County Council's Highways Development Co-ordination team)	
Existing Site Usage	150k tonnes/pa of hazardous landfill, 307k Commercial & Industrial, 50k MRF (for latter permission granted but facility not yet in place)
Predicted Net Traffic effect of new Strategic Waste facility	Net increase in traffic
Strategic Road Network Access	A435 would be used to access SRN, with most likely to travel south towards Cheltenham and then A4019/A40 to the M5. For north direction traffic would travel on A435 until the A46 near Ashchurch. Existing weight limit should discourage HGV trips through Stoke Orchard village.
Environmental and residential impacts	Vehicles would need to travel to/from east of site to avoid Stoke Orchard village. South of Bishop's Cleeve this could involve significant traffic on local roads in North and West Cheltenham
Potential Junction Impacts	Some nearby A435 junctions are forecast to have operational problems according to recently submitted Grundon TA, including A435/Voxwell Lane and A435/Southam La lights. May therefore need to be some investment in junction improvements
Sustainable Transport potential (rail/water)	The site backs on to the main Cheltenham - Birmingham line. At present there are no sidings and thus a new main line connection and loading siding would be required. The optimal location would be governed by signalling equipment and other infrastructure. The cost of installing such a mainline connection is likely to be very high, unless associated works are programmed. Liaison would be necessary with Network Rail if this was to be progressed any further, and there could be issues relating to available freight paths
Employee Accessibility by Sustainable Modes	Bishop's Cleeve is not that far away although pedestrian access may need upgrading. Bus frequency not great on Stoke Orchard Rd.
Conclusion	
This site is identified in the WCS Site Options Consultation document as Site 1, Areas A, B and C, Wingmoor Farm, East, Tewkesbury Borough.	