



Waste Core Strategy Site Options Consultation

Waste Site Assessment

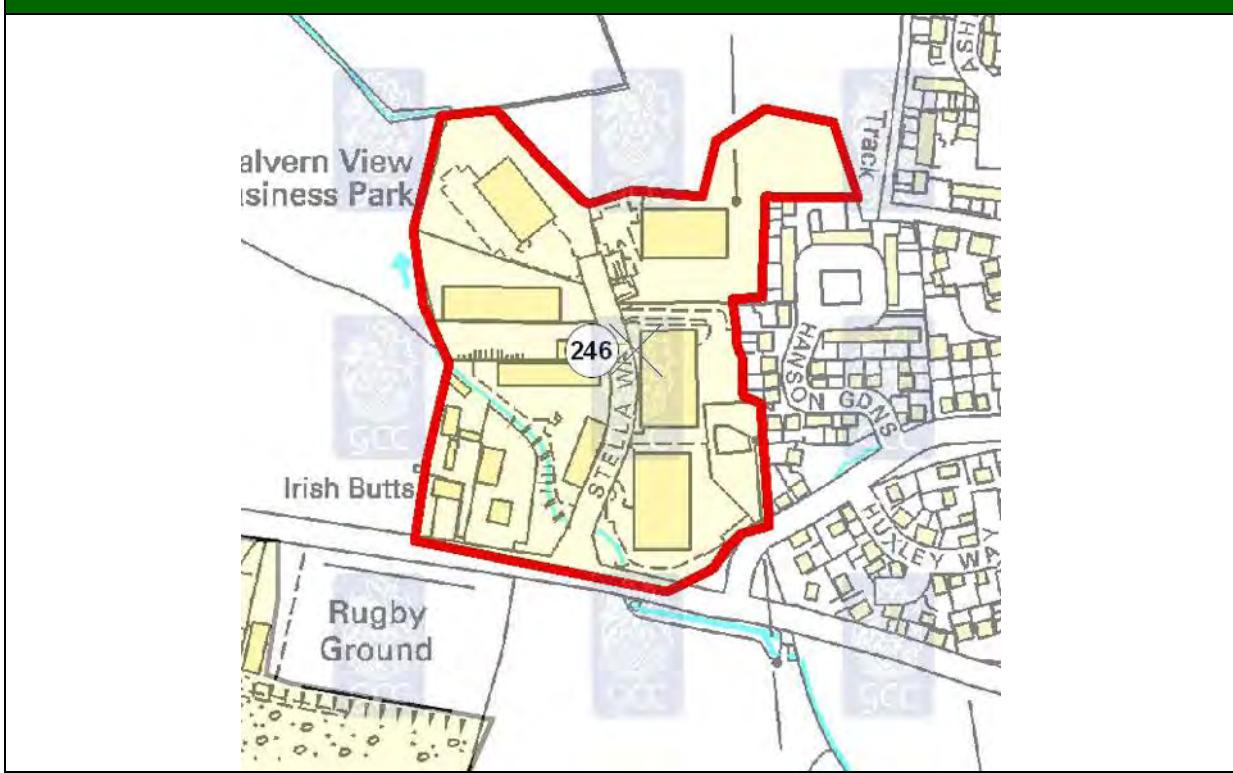
Appendix C.27: Site 246 - Malvern View, Bishop's Cleeve

October 2009

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Site Maps and Images

Site Map



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Aerial Photo



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Appendix C.27: Site 246 - Malvern View, Bishop's Cleeve

Site Images



Locational Information

Site Details

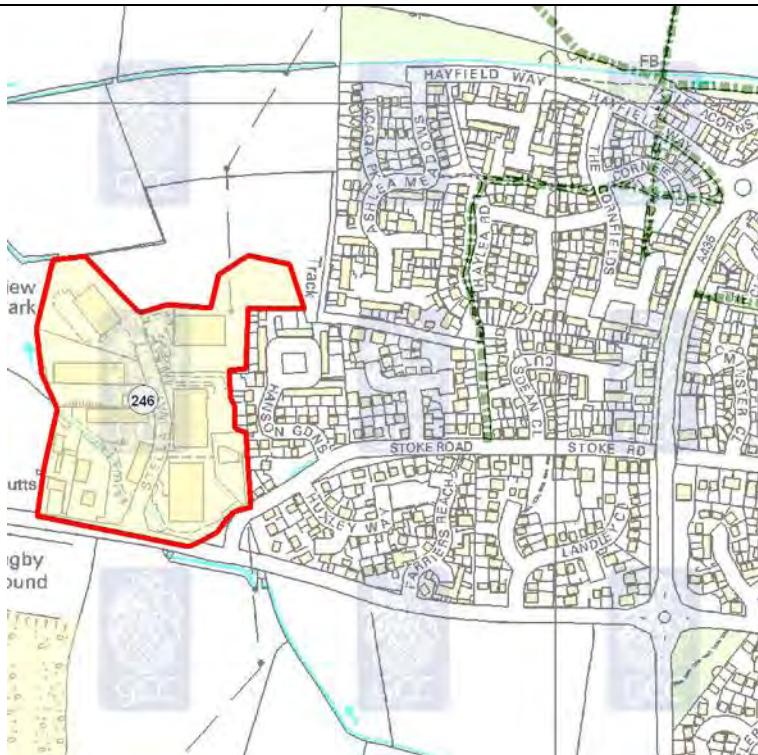
District	Tewkesbury		
Parish	Bishop's Cleeve		
Easting	394584	Northing	227695
Approximate Site Area (hectares)	5		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was identified in the Tewkesbury Local Plan.		
Date of WPA officer visit	8th December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is a small business park located on the outskirts of Bishops Cleeve. To the south west there are a number of smaller units, the rest are large modern units. Businesses include: Elliott Aggregates, Snapecall Builders, Icon, and Symmetry Medical. Residential properties nearby, to the east of the site.</p> <p>Additional Sensitive Receptors: Rugby ground, rifle range.</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 is outside of the Gloucester/Cheltenham Green Belt.		
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>	Medium	Definition	Site has limited potential for rail and/or water based transport (will generally be a little distance from nearest appropriate 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>	Reasonable access, residences near.		
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.

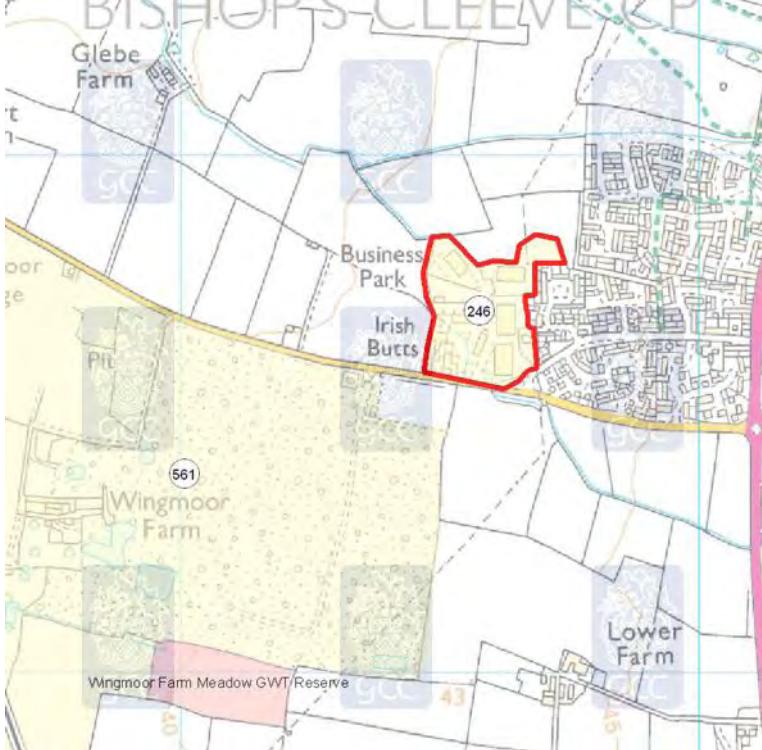
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity 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 <i>(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))</i>	
Score	+
Score Definition	Overall impact on biodiversity could be potentially uncertain or positive. Identified important ecological constraint greater than 250 metres and up to and including 1km 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	 <ul style="list-style-type: none">  SSSI Site of Special Scientific Interest  Key Wildlife Site - area  SAC Site  Ramsar Site  SPA Site
Constraints Map	 <p>A map of the Bishop's Cleeve area showing various ecological constraints and sites. A red polygon outlines Site 246, which is located near the junction of the A43 and the A417. Other marked areas include Glebe Farm, Business Park, Irish Burts, Wingmoor Farm, and Lower Farm. A pink shaded area represents the Wingmoor Farm Meadow GWT Reserve. A yellow shaded area covers the northern part of the map. A blue dashed line represents a boundary or stream. A green dashed line is also present. A small circular area with '246' is located near the center of the map.</p>

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Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

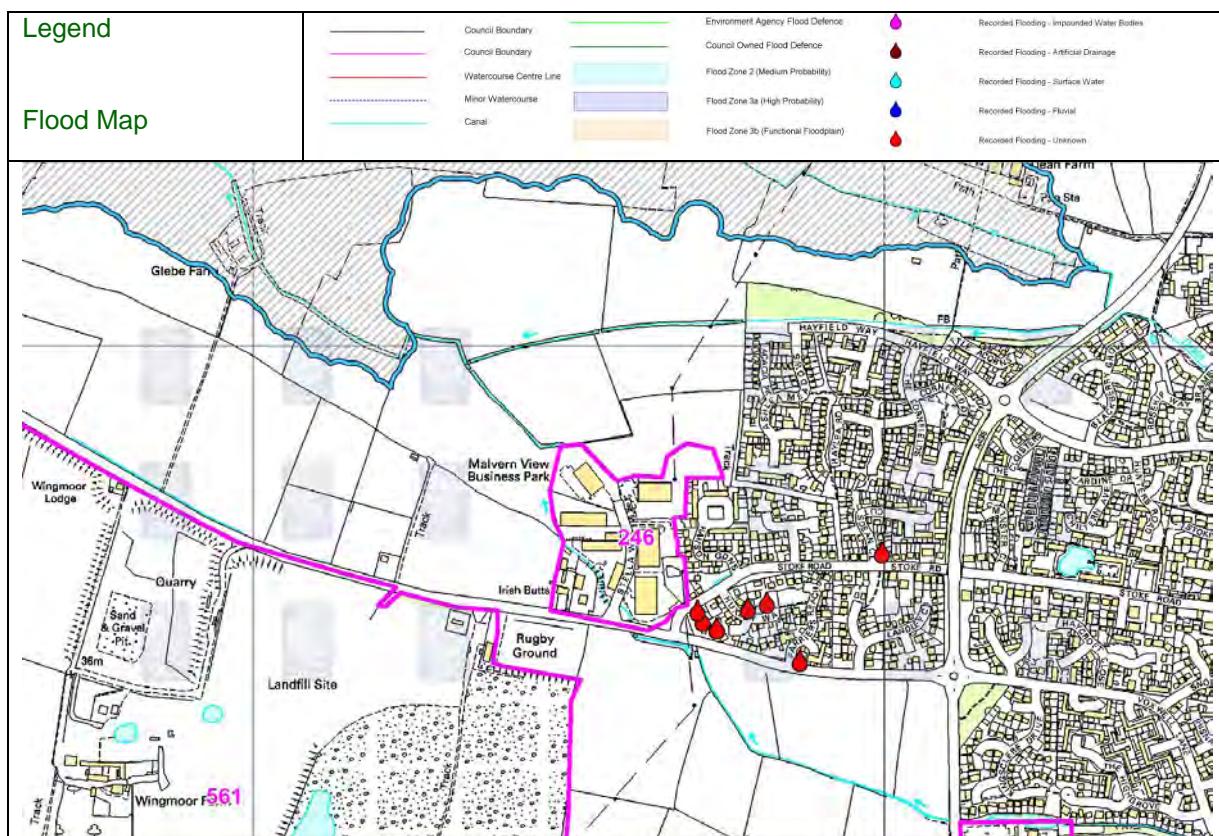
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	+
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * SMR record of less archaeological significance * Known historical or archaeological remains of less significance * Is in the vicinity of less significant archaeological remains * Is within a significant historic landscape character area
Additional Comments	Designated as + as contains less significant archaeological remains, although these may already have been destroyed by development on the site. The status of a nearby cropmark site (SMR 6429 - now destroyed) is not clear.

Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
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 there are "some potentially contaminative issues" associated with the site.

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	Site lies fully in Flood Zone 1. The Glebe Farm Brook flows through the south western corner and then along the north western boundary of the site. The watercourse is culverted beneath Stella Way.
Watercourse(s)	Glebe Farm Brook
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 Glebe Farm Brook.
Fluvial Flood Risk Posed to Site (including climate change)	While the Glebe Farm Brook does not show fluvial flood risk, in reality some risk is posed.
Historic Flooding/Flooding From Other Sources	No records of historical flooding and flooding from other sources including groundwater and surface water have not been recorded on the site. A number of incidents of flooding from other sources have been recorded around Stoke Road, Huxley Way and Farriers Reach. These are located outside of the eastern boundary of the site and the exact source of flooding is unknown.
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. The OS map shows an embankment exists on the left bank of the Glebe Farm Brook as it flows through the south western corner of the site.
Culverts (Location/Type/Watercourse/Residual Risk)	The Glebe Farm Brook is culverted for a short distance beneath Stella Way within the site. Some residual risk may be posed and should be investigated as part of a FRA
Score	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	None

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 246 is lying partially over a Minor Aquifer High (H3).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

It has been indicated that the site is multi-occupied, multi-owned and developed out. Therefore it has been considered that the site is undeliverable.

General Comments

Officer Comments: Further information would be required in relation to any potential permissions granted on this site and whether there may be any deliverability issues. There are nearby sensitive receptors which would also need to be considered.

Safeguarding: Gloucestershire Airport would 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.

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Potential for Further Discussion within the WCS

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