



Waste Core Strategy Site Options Consultation

Waste Site Assessment

Appendix C.29: Site 253 - Smiths Industrial Estate

October 2009

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Site Maps and Images

Site Map



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Aerial Photo



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Locational Information

Site Details			
District	Tewkesbury		
Parish	Southam		
Easting	395333	Northing	226212
Approximate Site Area (hectares)	32		
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 majority of this site is taken up by SAPA and GE Aviation. The units vary in style and age. The site also incorporates Cleeve Business Park which has a few smaller industrial units. To the north west of the site there is open space which was previously allocated in Gloucestershire's Waste Local Plan. Blooms garden centre and housing nearby.</p> <p>Additional Sensitive Receptors: Two clubs, sports field, sports ground, tennis courts.</p>		

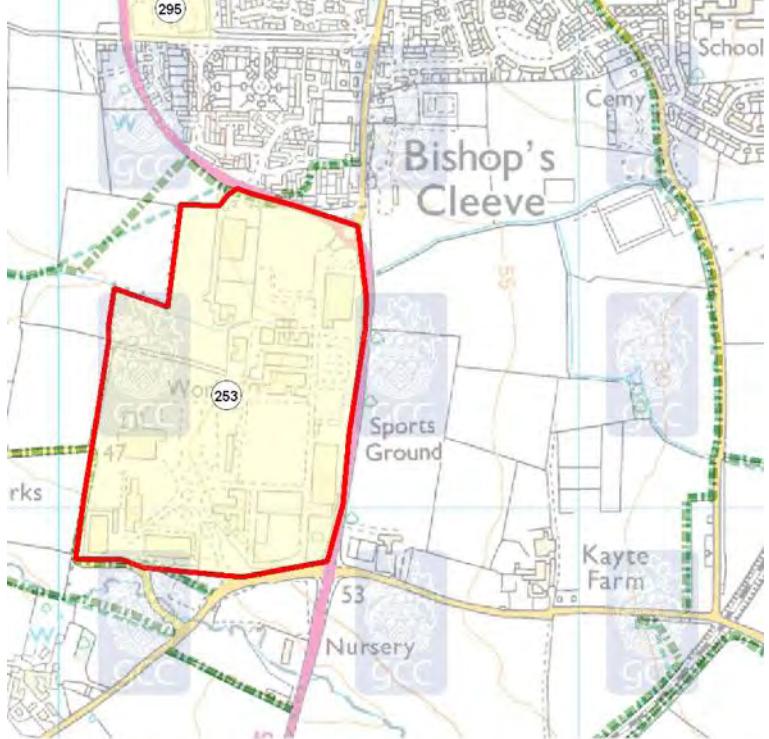
Site Assessment Factors/Criteria for Consideration

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.

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<p>Green Belt</p> <p>Comments The site is outside of the Gloucester/Cheltenham Green Belt.</p>			
<p>Highways <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i></p>			
<p>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></p>	A435		
<p>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></p>	Medium	Definition	Access from (or in close proximity to) routes identified for local journeys (A and B roads).
<p>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></p>	Medium	Definition	Site has limited potential for rail and/or water based transport (will generally be a little distance from nearest appropriate water/rail).
<p>Employee Accessibility <i>Potential for employees to be able to access the site using non-car modes.</i></p>	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).
<p>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></p>	A435 experiences quite heavy traffic movements at times (inc racecourse).		
<p>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></p>	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.

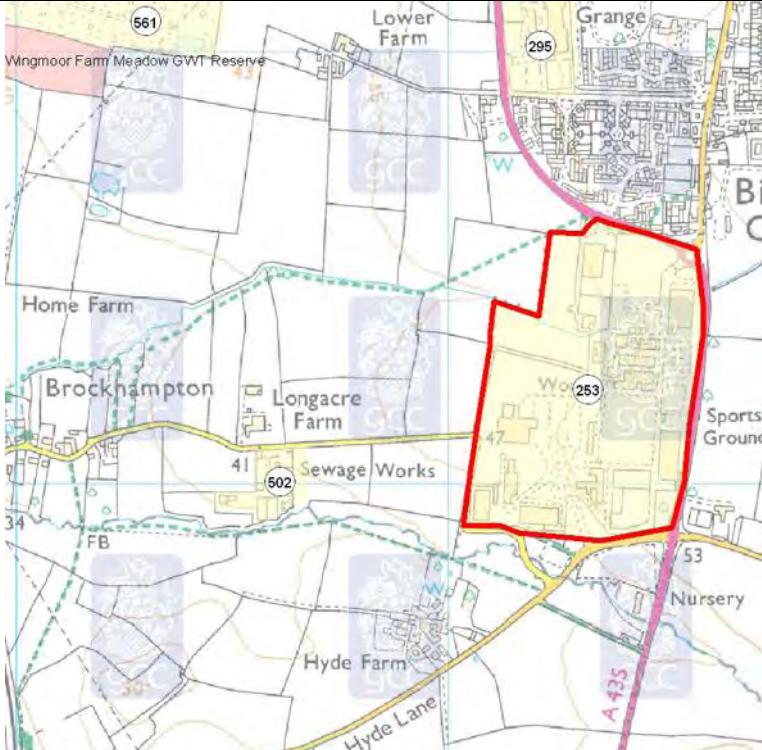
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Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
Score	0
Score Definition	Presence of Public Rights of Way network but no re-routing required.
Additional Comments	No diversion necessary - No enhancements likely.
Map Legend	 Public Right of Way
PRoW Map	

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Aerodrome Safeguarding <i>(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))</i>	
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	<ul style="list-style-type: none"> SSSI Site of Special Scientific Interest Key Wildlife Site - area SAC Site Ramsar Site SPA Site
Constraints Map	

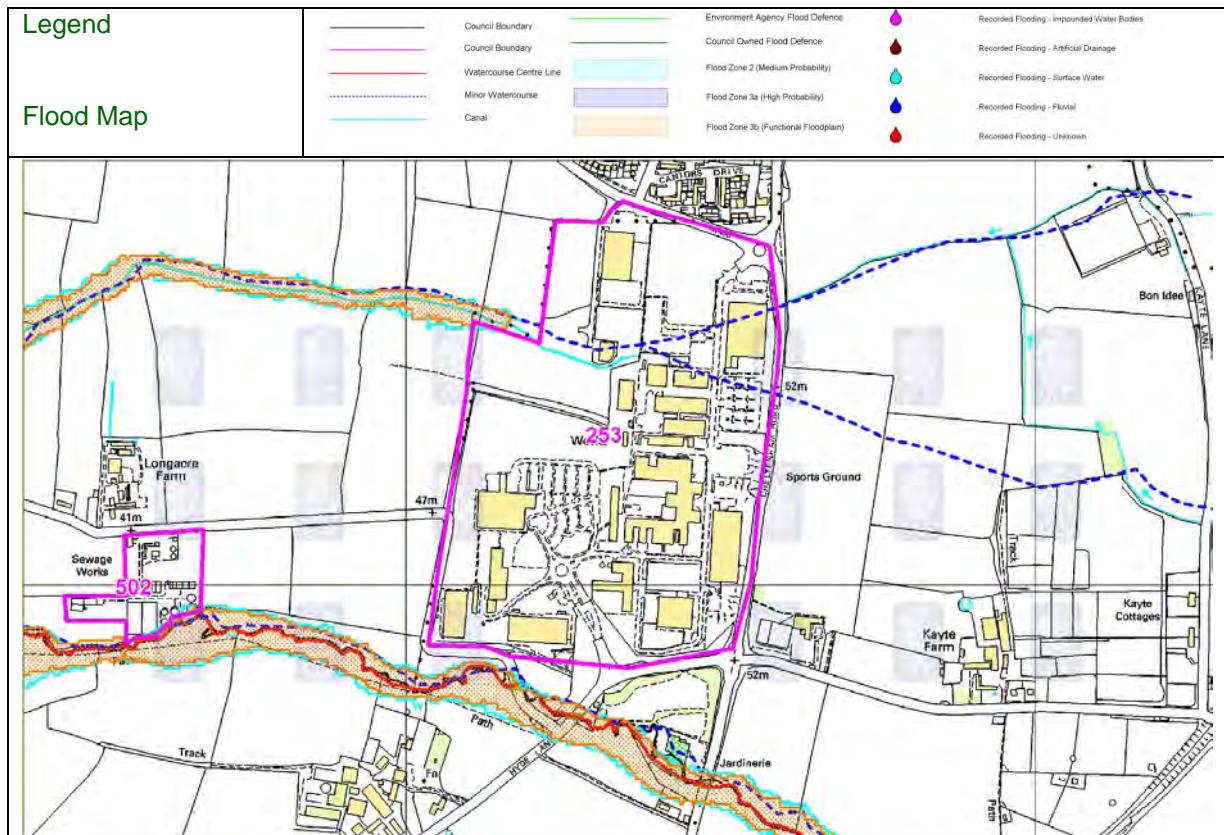
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Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	-
Score Definition	The site fulfils one or more of the following:- * Provides a setting to designated sites (category 1) * Contains known significant archaeological remains.
Additional Comments	Roman ditches (SMR 28094) are found in the northwestern part of the site.
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. Towards the northern extent of the site an unnamed minor watercourse flows in a westerly direction. The watercourse initially consists of two branches, both of which are culverted beneath Cheltenham Road and for approximately 250m through the site, before becoming open channel and continuing in a westerly direction through the site. Outside of the southern boundary of the site, the Hyde Brook exists although the Flood Zones do not extend into the site itself.
Watercourse(s)	Unnamed minor watercourse
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	For the part of the watercourse flowing through the site no Flood Zone maps have been produced.
Fluvial Flood Risk Posed to Site (including climate change)	Part of the unnamed watercourse flows through the site. While no Flood Zone maps have been produced for this section of the watercourse, in reality some risk is posed. It is unclear how climate change will affect this site as the Flood Zone data does not cover the whole site. The actual levels and extent of flooding from this watercourse, including the Climate Change scenarios should be verified by an FRA.
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.
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)	The minor watercourse is culverted for approximately 250m within the site itself. 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 253 is lying over a Minor Aquifer High (H3) and partially Minor Aquifer Intermediate 1.
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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.

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General Comments

Officer Comments: Further information would be required in relation to deliverability of this site. 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.

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

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