

**Waste Core Strategy  
Site Options Consultation**

**Waste Site Assessment**

**Appendix C.54: Site 424 - Additional land at Staverton  
Technology Park**

**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	Churchdown		
Easting	389184	Northings	221440
Approximate Site Area (hectares)	12		
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 listed in Tewkesbury Borough Council's Employment Land Review.		
Date of WPA officer visit	1st December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is part of the Gloucestershire Airport complex and includes the airport terminal building. It also includes a number of small industrial, retail and office units a majority of which are related to the airport. The majority is of the site is not accessible to the general public due to security reasons. On site are various aviation related businesses and light industrial uses including: Transair Pilot Shop, Aeros Engineering, Cheltenham and Gloucester School of Flying and John Jones Aviation Interiors. The internal road network appears to be good, but some roads are restricted access due to the airport. There are a few dwellings in the vicinity.</p> <p>Additional Sensitive Receptors: None.</p>		

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### Site Assessment Factors/Criteria for Consideration


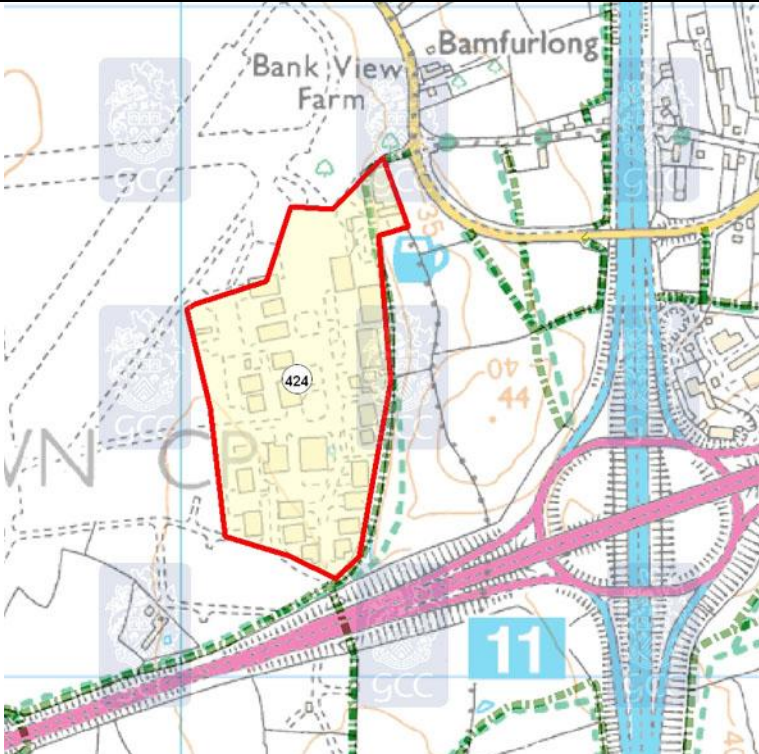
Landscape	
Comments	The site is located on land that has been developed and is not within or adjacent to a national landscape designation such as AONB.
Landscape Character	Vale of Gloucester, Settled Unwooded Vale

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

Highways (Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)			
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>	minor, Bamfurlong La, B4063		
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>	Low	Definition	Site has no potential for rail and/or water transport (generally considered too far from nearest 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>	Close to trunk road network 'as crow flies' but not via road network - could be difficult to achieve direct 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	Impact on the Public Rights of Way network with some minor re-routing required.
Additional Comments	Diversion may be necessary - No enhancements likely.
Map Legend	 <b>Public Right of Way</b>
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 development 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	+*
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 Scores 0* indicate designated aquifer fed/surface water/flood water dependent site(s) over 1km distant which may be affected (where chosen waste technology and development design poses a risk to the water environment)
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)	Innsworth Meadow SSSI [3,780m]
Ecology Legend	<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> </div>
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

*(Based on information provided by Gloucestershire County Council's Archaeology team)*

Score	+
Score Definition	The site fulfils one or more of the following:- <ul style="list-style-type: none"> <li>* SMR record of less archaeological significance</li> <li>* Known historical or archaeological remains of less significance</li> <li>* Is in the vicinity of less significant archaeological remains</li> <li>* Is within a significant historic landscape character area</li> </ul>
Additional Comments	The site is within Staverton World War II airfield (SMR 21457) but contains no known significant remains.

### Contaminated Land

*(Based on information provided by the appropriate district council)*

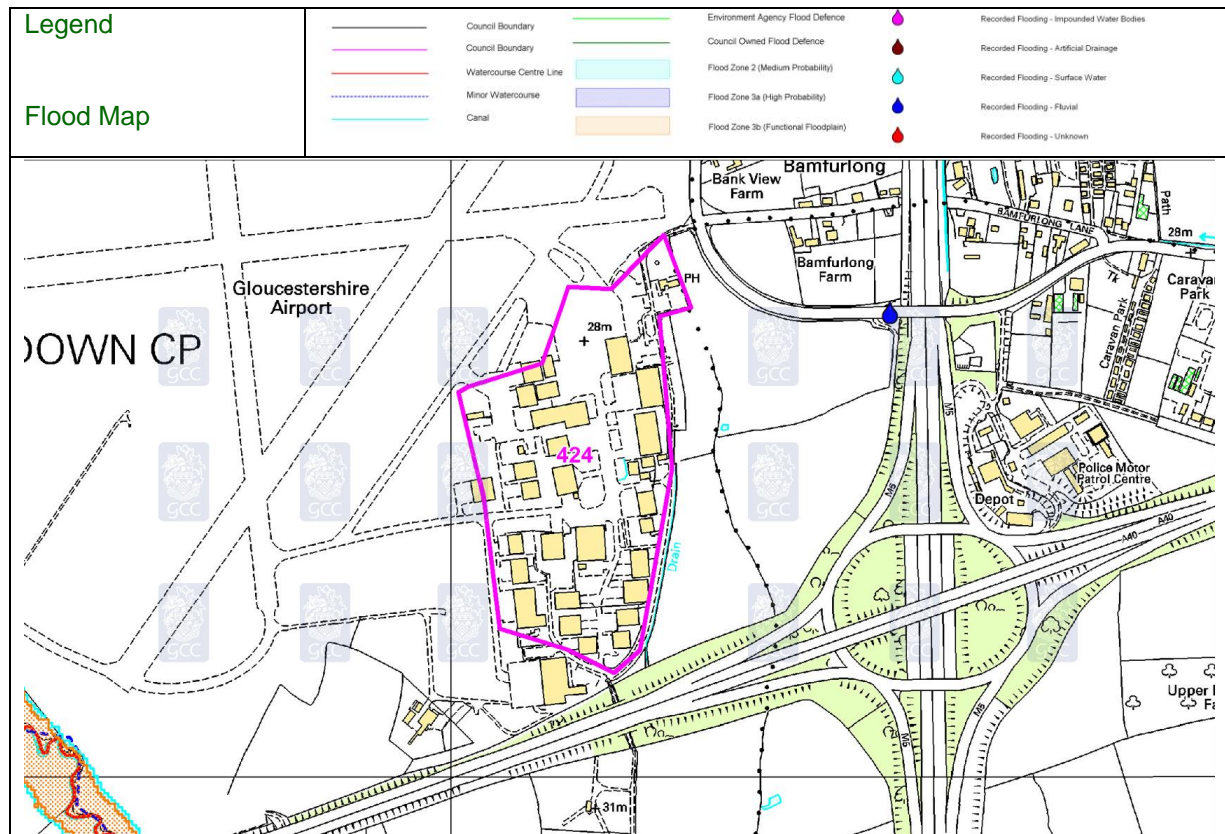
Comment	The site is not classified as "Contaminated Land" under Section 2a of the Environmental Protection Act 1990, however Tewkesbury Borough Council identified the site as a site of concern with the comment that there are "some potentially contaminative issues" associated with the site.
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### Flood Risk

*(Based on information provided by Halcrow)*

Site Description	Site lies fully in Flood Zone 1. A drain runs along the eastern boundary of the site and a small section of a drain has been identified within the centre of the site from assessment of OS maps.
Watercourse(s)	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 this drain.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies fully in Flood Zone 1. While the drain does not show fluvial flood risk, in reality some risk is posed.
Historic Flooding/Flooding From Other Sources	There is one recorded incident of flooding along the northern boundary of the site. The exact source of the 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 .
Culverts (Location/Type/Watercourse/Residual Risk)	It is possible that some drains may be culverted beneath the site. This would need to be verified on site. Without detailed modelling the residual risk posed by any culverts is unknown. Opportunities to de-culvert should be explored as part of a FRA.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.
Additional Comments	None.

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### Source Protection Zones (SPZs)

Comments	N/A
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### Groundwater/Aquifer details

Comments	Site 424 is lying over a Minor Aquifer High (HU) and a Minor Aquifer Intermediate 1.
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### Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The owners of the site indicated that the site was unavailable for MSW residual treatment and therefore the site is undeliverable.



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### General Comments

Officer Comments: There are likely to be significant deliverability issues associated with this site. The whole site appears to be occupied by businesses associated with Gloucestershire Airport and/or the aviation industry.

Safeguarding: Gloucestershire Airport will 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: 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.