

**Waste Core Strategy
Site Options Consultation**

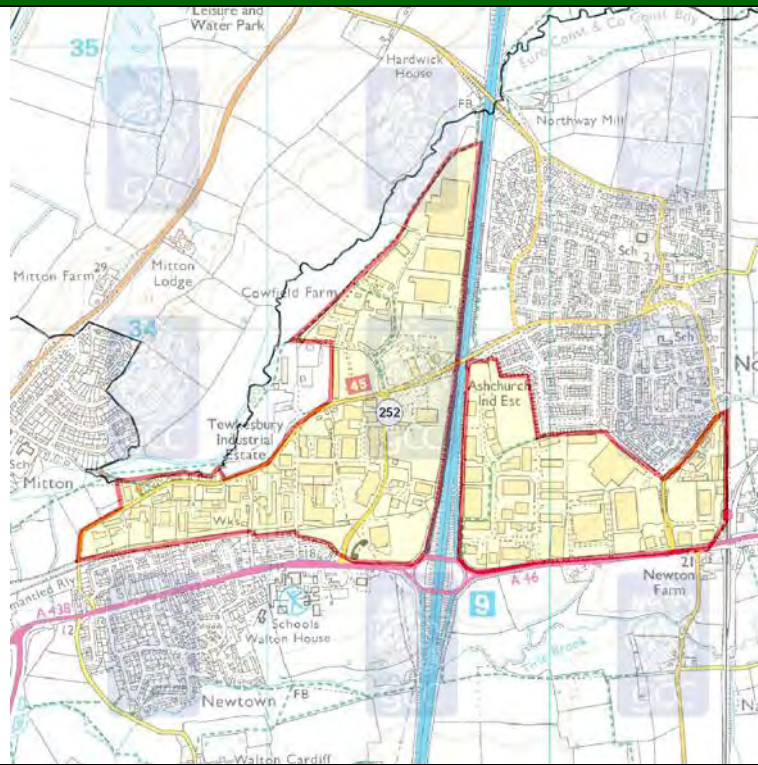
Waste Site Assessment

**Appendix C.28: Site 252 - Business/Industrial Park,
Tewkesbury/Aschurch**

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

Site Images



Locational Information

Site Details			
District	Tewkesbury		
Parish	Northway Tewkesbury		
Easting	391577	Northing	233604
Approximate Site Area (hectares)	119		
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; was listed in Tewkesbury Borough Council's Employment Land Review and contains existing waste management facilities.		
Date of WPA officer visit	5th December 2008		

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch

<p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p>	<p>This is a very large site which consists of three areas. Areas 1 and 2 are to the west of the M5 and Area 3 is to the east. The site is based around Junction 9 of the M5.</p> <p>AREA 1 - Is in between the A438 (Ashchurch Road) and Northway Lane. It consists of a large number of older units. Businesses in this area include: Jewsons, Tewkesbury Car Auctions, Cotteswold Dairy, Peugeot garage, Travelodge, Brewers Fayre.</p> <p>AREA 2 – This is a relatively new section of the business Park and is located to the north of Northway Lane. The units on here are office based and a number of them are barn conversions. Businesses include: TRL Technology, Emotional Rescue, Satamatic, Royal Mail.</p> <p>AREA 3 – This is to the east of the M5. It consists of a few industrial units and large open space due to the demolition of a factory which is now available for development. Businesses include: MOOG, SAPA, Even Springs. There is also a vacant site: (Easter Park).</p> <p>Additional Sensitive Receptors: Youth club, tennis court, church, playground, 3 schools, 2 clubs.</p>
--	---


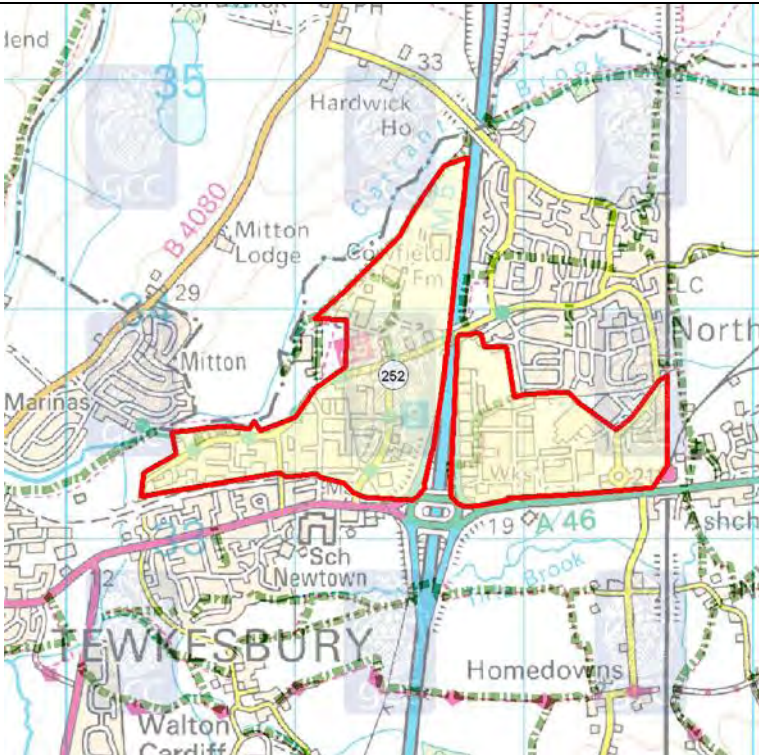
Site Assessment Factors/Criteria for Consideration

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	Tewkesbury Urban, Settled Unwooded Vale.
Green Belt	
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch

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>	Northway La/Shannon Way & A46		
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>	Good	Definition	Direct access onto (or close proximity to) trunk road network or major A roads (roads for long distance journeys).
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>	High	Definition	Site located close to substantial urban areas allowing significant scope for non-car trips.
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>	Very close to trunk road network (A46/M5) and rail.		
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>	Take Forward	Definition	The site has reasonable merit in transport terms and should potentially be taken forward for more detailed consideration (subject to views of other disciplines). In general terms the Take Forward category will comprise those sites with a Medium or better answer for Strategic Highway Access/Employee Accessibility and a High score for Sustainable Transport, although the overall view for each site will also depend on other relevant local factors.

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch

Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	
Score Definition	
Additional Comments	Path due to be extinguished.
Map Legend	 Public Right of Way
PRoW Map	

© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

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 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.	

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch

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 250metres 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)	Severn Ham SSSI [1,157m]
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	

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch

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.
----------	--

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"> * Contains a SAM, or non-designated remains of national importance * Contains a Listed Building * Is within a Conservation Area * Is within a Registered Park or Garden of Special Historic Interest * Is within a Registered Battlefield
Additional Comments	The Listed Buildings on this site (SMR 15008, 15009) are post-medieval agricultural buildings whose setting may already be affected by later industrial buildings.

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.
---------	--

Flood Risk

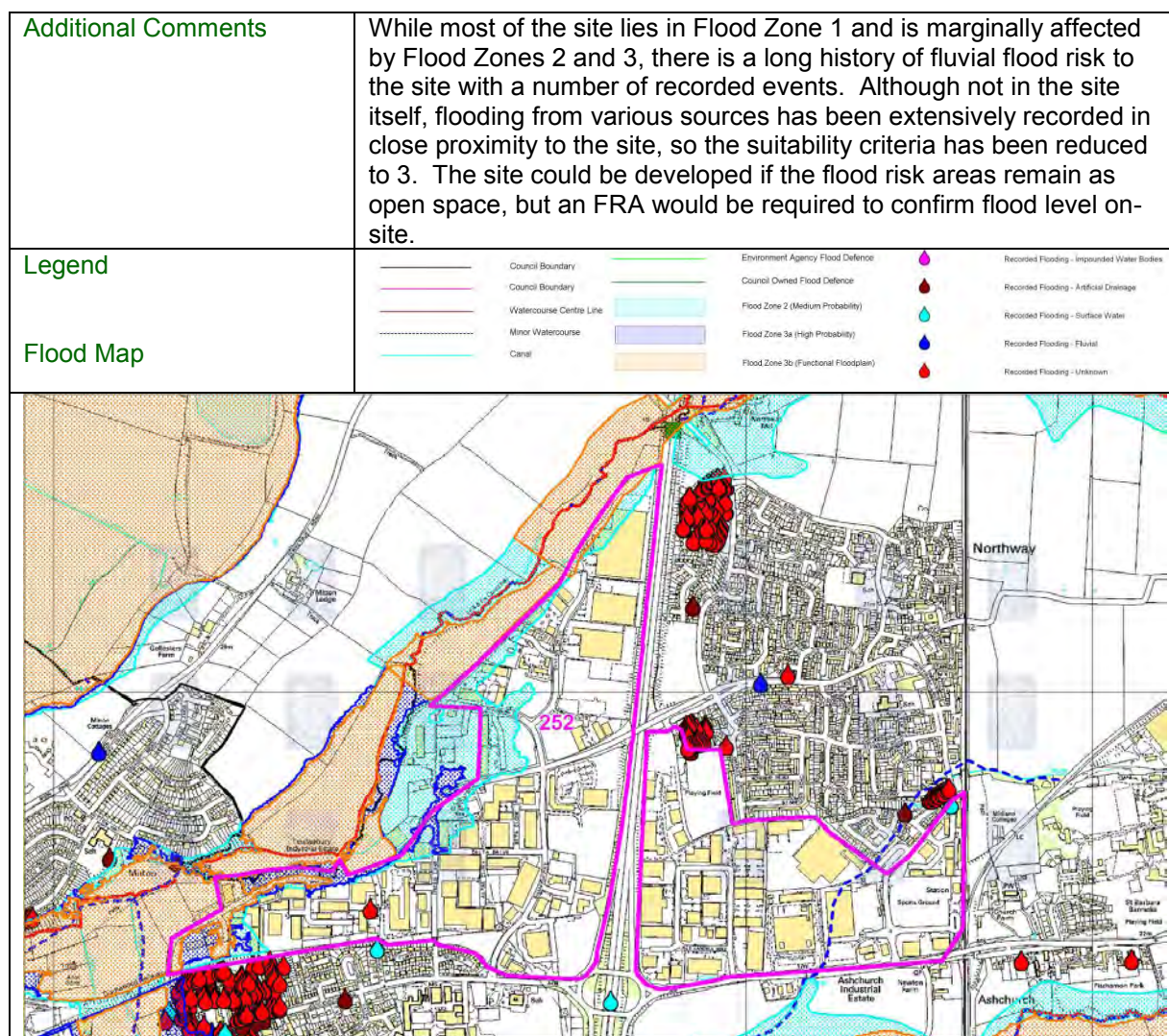
(Based on information provided by Halcrow)

Site Description	<p>This site is split into two sections, with the M5 motorway situated between the two parts of the site. The western half of the site lies predominantly within Flood Zone 1. The Carrant Brook flows in a southerly direction along the western boundary but does not enter the site itself. Towards the northern half of the site, Flood Zone maps for this watercourse indicate that Flood Zones 2, 3a and 3b extend into a small part of the site. Further downstream a series of embankments run parallel to the site, at which point only Flood Zone 2 is shown to affect the site. The south western corner of the site is marginally affected by Flood Zones 2, 3a and 3b. A series of drains are located in this area outside of the site itself.</p> <p>The eastern half of the site lies fully within Flood Zone 1. An unnamed minor watercourse rises outside of the northern boundary of the site, flowing in a westerly direction parallel to the site. The watercourse sinks outside of the site boundary by Fairway (SP 9251 3367) and appears to be culverted through the site itself, emerging as open channel just outside of the southern boundary of the site at SP 9220 3335. A pool is located to the south of Alexandra Way (SP 9188 3317).</p>
Watercourse(s)	Carrant Brook and Unnamed minor watercourse
Flood Zone	1, 2, 3a, 3b 1

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch

Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	JFLOW modelled outlines. Low confidence in Flood Zones. Flood Zones should be modelled as well as the 1 in 100 year climate change event. No Flood Zones have been produced for the unnamed watercourse.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies predominantly in Flood Zone 1, though Flood Zones 2, 3a and 3b affect parts of the western boundary of the site around the Carrant Brook. Flood Zone 2 has been used to represent the 1 in 100 year Climate Change scenario. There is a difference between the Flood Zone 2 and the 100 year climate change situation indicating the extent and depth of flooding may be different. This should be verified by modelling the 100 year plus climate change event. Site lies fully in Flood Zone 1. The unnamed minor watercourse is culverted through the majority of the site, In reality some fluvial flood risk is posed. Residual risk presented by the culvert should be investigated as part of a FRA. Climate change is expected to increase the intensity and duration of rainfall events, which may cause increased surface water flood risk in the existing urban areas, which may be conveyed to other areas of the site.
Historic Flooding/Flooding From Other Sources	Historic flood outlines indicate parts of the site were affected by flooding in March 1947, 1998, December 2000 and July 2007. Within the southern half of the site, there is one recorded incident of flooding from other sources although the exact source of the flooding is unknown. Outside of the southern boundary of the site, there is a significant number of recorded incidents of flooding. In the majority of cases the exact source of flooding is unknown. However, some records refer to flooding from sources including artificial drainage and surface water. Records indicate that flooding from sources including artificial drainage and surface water have been recorded within the site, mainly towards the north western boundary around Oak Drive and adjacent to the north eastern corner of the site around Fairway.
Canals (Raised - breach/overtopping)	No canals exist in or adjacent to the site.
Flood Defences (Location/Type/SoP/Residual Risk)	No formal defences are known to exist in the site itself although a series of embankments have been identified from OS maps along the Carrant Brook which runs parallel to the western half of the site. The embankments appear to be preventing Flood Zones 3a and 3b from extending into the site. Residual risk of overtopping or breach of the embankments should be assessed as part of a FRA. No defences are known to exist in the site.
Culverts (Location/Type/Watercourse/ Residual Risk)	No culverts are known to exist in the western half of the site. A number of drains are located outside of the site boundary but it is not clear whether any of these are culverted through the site. This would have to be verified with a site visit. The unnamed minor watercourse is culverted through the site. Records of flooding from other sources indicate there have been recorded incidents of flooding in the area upstream of the culvert entry. Although outside of the site itself, there may be a residual risk to the site should a blockage occur or during the 100 year climate change event. In the absence of detailed modelling, the residual risk posed by the culvert is unknown and should therefore be confirmed as part of a FRA. Options to de-culvert the watercourse should be explored as part of a FRA.
Score	0
Score Definition	Site is mainly in Flood Zone 2 (Historical flood risk, flood risk from other sources and residual risk has been incorporated into the determination of the suitability score).

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Source Protection Zones (SPZs)

Comments	N/A
----------	-----

Groundwater/Aquifer details

Comments	Site 252 is lying over a Minor Aquifer High (HU), Minor Aquifer High (H1) and Minor Aquifer Intermediate 1.
----------	---

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

Areas of the site were found to contain incompatible uses (eg offices and retail), or affected by flooding. The site boundary was modified to remove these undeliverable areas. Of the remaining areas, where possible the various landowners were contacted to establish deliverability. Many of the landowners responded that land within their ownership was unavailable for residual MSW treatment. To date one landowner has expressed any interest in promoting the site for residual MSW treatment and some landowners have not responded or could not be identified.

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch

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. Shape file would need modifying to remove areas affected by flood zones 2 and 3.

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.

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

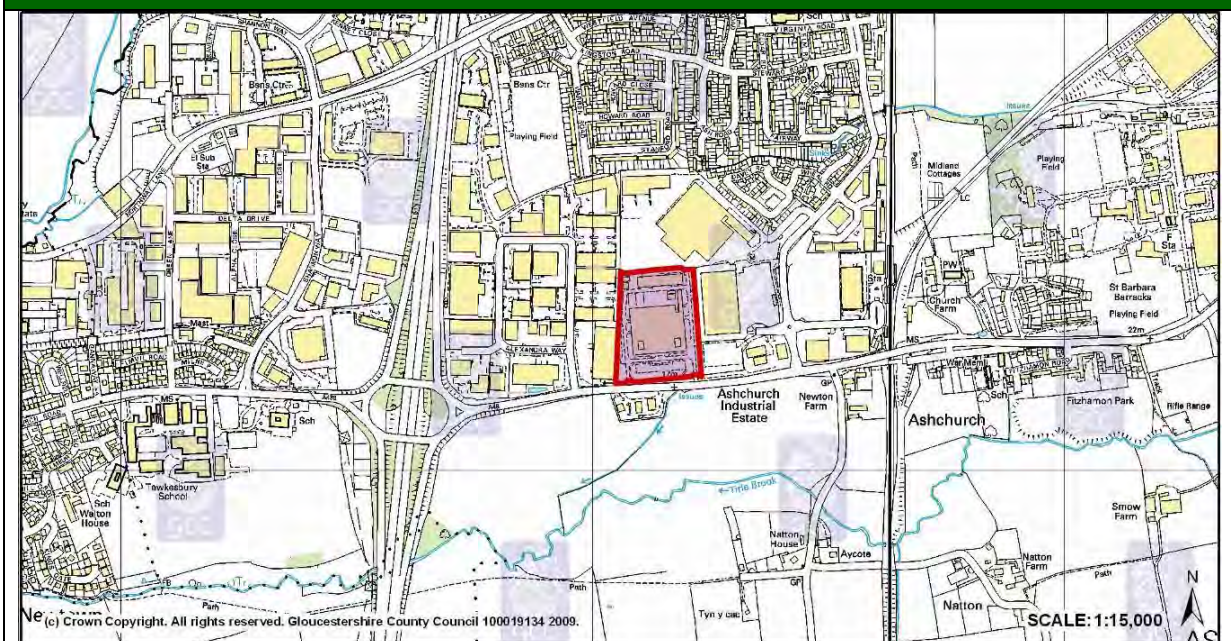
Contaminated Land: Further investigative work may be required.

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

Additional technical assessments should be undertaken on the area that has been promoted by the landowner as being potentially deliverable for residual MSW treatment. As deliverability is a key requirement of PPS10 no further work should be undertaken on any areas where deliverability is uncertain.

Revised Site Map (area known as Easter Park)



HRA Screening summary:

The nearest European site is Dixton 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 Screening Report which forms part of this consultation.

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch

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 up to three hectares within the site near Ashchurch, 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 study area is located 1.5miles east of Tewkesbury, 13.5 miles north of the city of Gloucester, near Ashchurch on the A46 at Junction 9 of the M5. The site is a former industrial area with expansive areas of hardstanding and scrub ground cover. The roughly rectangular plot is approximately 4 hectares in size. The immediate landscape setting is industrial units to the north, east and west and predominantly an open arable field pattern to the south snaked through by several small water courses</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 intensive agriculture in the east. • 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.

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch

	<ul style="list-style-type: none"> • 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</p> <p>County Landscape Character Area: Tewkesbury Urban</p>
<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 located approximately 2km east of the site is designated under the Cotswold Area of Outstanding Natural Beauty (AONB), a nationally recognised designation. • A Scheduled Ancient Monument known to be a Deserted Medieval Village lies approximately 1.5km south west of the site boundary. • There are no Public Rights of Ways passing through the site, although there are various routes located within approximately 0.5km from the site.
<p>Baseline Landscape Character and Features: Site Survey</p>	<p>The study area is a rectangular brownfield, former industrial site with aggregate stockpiles, areas of hardstanding and ruderal vegetation enclosed by chain link fencing. It is bordered to the east, north and west by large occupied warehouses and their associated car and truck parking and truck loading areas.</p> <p>To the south is the A46, south of which the only local development is a service station and restaurant.</p> <p>Beyond to the south lies open arable farmland divided by hedgerows and mature trees, interspersed by individual residential properties.</p> <p>A dense, scruffy row of mature shrubs with intermittent mixed trees provide screening for most of the southern boundary however large gaps along the western end allow clear views into the site. A line of semi-mature trees line the western boundary and the southern end of the eastern boundary. The remainder of the eastern boundary and the entire northern and eastern edges are bare of vegetation apart from the occasional mature tree.</p> <p>The topography of the study area and locality is flat at approximately 10m AOD, however 5km to the southeast lay the Cotswolds hills locally rising to 280m AOD.</p>
<p>Landscape Quality, Condition and Capacity to Accommodate Change: Site Survey</p>	<p>The quality and condition of the site has been significantly degraded due to the previous land uses and development. In its current condition as a vacant brownfield lot with occupied industrial premises on three sides the study area would be able to accommodate new development if similar in size and scale with negligible adverse impact.</p> <p>Despite the site boundary along the A46 being relatively well screened with vegetation, the overall quality of it is poor. New development would create opportunity to address this as well and mitigate the existing views in to the west of this frontage.</p>
<p>Potential Landscape Impacts</p>	<ul style="list-style-type: none"> • Permanent alteration of the site in terms of scale and intensity of development resulting from a facility both taller and larger than the existing surrounding warehouses (approximately up to 20m in height). • Erection of an emissions stack (40 – 80m in height) would stand notably taller than any surrounding building. • Increases in vehicular traffic especially refuse trucks accessing the site. • Reuse of derelict brownfield site of limited ecological value with potential to improve the existing landscape character and quality of the site.

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch

Potential Landscape Mitigation Measures	<ul style="list-style-type: none"> • Building height and scale to be in keeping with surroundings. • Restriction of emission stack height • Improved screening planting along southern boundary with native and evergreen species in keeping with local vernacular 		
Visual Receptors	Sensitivity of Receptor	Potential Impact on Receptor	Potential Visual Mitigation Measures
Houses at Natton Farm,	High	Moderate adverse	<input type="checkbox"/> Screening to southern boundary <input type="checkbox"/> Low emissions stack <input type="checkbox"/> Building materials to reflect those surrounding
Users of A46, service station and restaurant	Medium	Moderate adverse	
Business workers at adjacent businesses	Medium	Slight benefice due to the existing derelict condition of the site	<input type="checkbox"/> Low emissions stack <input type="checkbox"/> Building materials to reflect those surrounding
Residential properties north of site	High	Slight adverse depending on height of emissions stack	<input type="checkbox"/> Low emissions stack
Summary: Residual Landscape and Visual Impacts	<p>Due to the potential for mitigation, evidenced by the existing screen planting, the site has a high capacity to accommodate the development of a facility of any size, small medium or large.</p> <p>The main visual impacts on the residential properties to south and to the users of the A46, the service station and restaurant could be substantially mitigated through sensitive site planning and screen planting, the style of which should be in keeping with the locally characteristic hedgerows and woodland.</p> <p>As the site is bordered on three sides by existing industrial / business development and is now a derelict site, a development in keeping with local vernacular, size and scale would fit into the existing landscape character and visually benefit users of the surrounding businesses. However, an emissions stack required by a facility that this 3ha site could accommodate would stand taller than all local buildings and would thus have a slight adverse impact on receptors across a much wider zone of visual influence.</p> <p>Site planning should avoid the loss of the mature vegetation within the site and along its boundaries.</p> <p>Mitigation should include clearing out any dead or diseased planting and replacement where gaps in the screening are present.</p> <p>As such, the Ashchurch site can be said to be of high landscape suitability for consideration as a potential strategic waste site.</p>		

Appendix C.28: Site 252 - Business/Industrial Park, Tewkesbury/Aschurch

Further Highways Assessments (Provided by Gloucestershire County Council's Highways Development Co-ordination team)	
Existing Site Usage	Existing permission for around 20,000 m2 of mainly B2 use, although site is currently cleared.
Predicted Net Traffic effect of new Strategic Waste facility	Probably a net decrease in traffic due to existing commercial consents
Strategic Road Network Access	Site is in very close proximity to the SRN via Junction 9 of the M5 motorway
Environmental and residential impacts	There are limited amounts of residential properties nearby, and the site is likely to have minimal impact, as in close proximity to SRN.
Potential Junction Impacts	As most traffic will head towards the motorway the main potential junction impact should focus on the M5 Junction 9 roundabout, for which the Highways Agency are responsible for, and they have some concerns over capacity and are entering into the J9 Travel Plan project. There is also queuing on the A46 at peak times.
Sustainable Transport potential (rail/water)	Whilst the site is in fairly close proximity to the main railway line, connection of rail to the site is likely to be prohibitively expensive due to the presence of the A46 road, and there are also issues relating to available freight paths.
Employee Accessibility by Sustainable Modes	The site is reasonably close to residential properties in Ashchurch, Northway and Tewkesbury, which could result in some walk/cycle/bus journeys to the facility. Cycle route improvements as part of Tewkesbury Healthy Towns project could provide improved opportunities for walk/cycle trips by employees.

Conclusion
This site is identified in the WCS Site Options Consultation document as Site 3, Easter Park, Aschurch/Tewkesbury Industrial Estate, Tewkesbury Borough.