



Waste Core Strategy Site Options Consultation

Waste Site Assessment

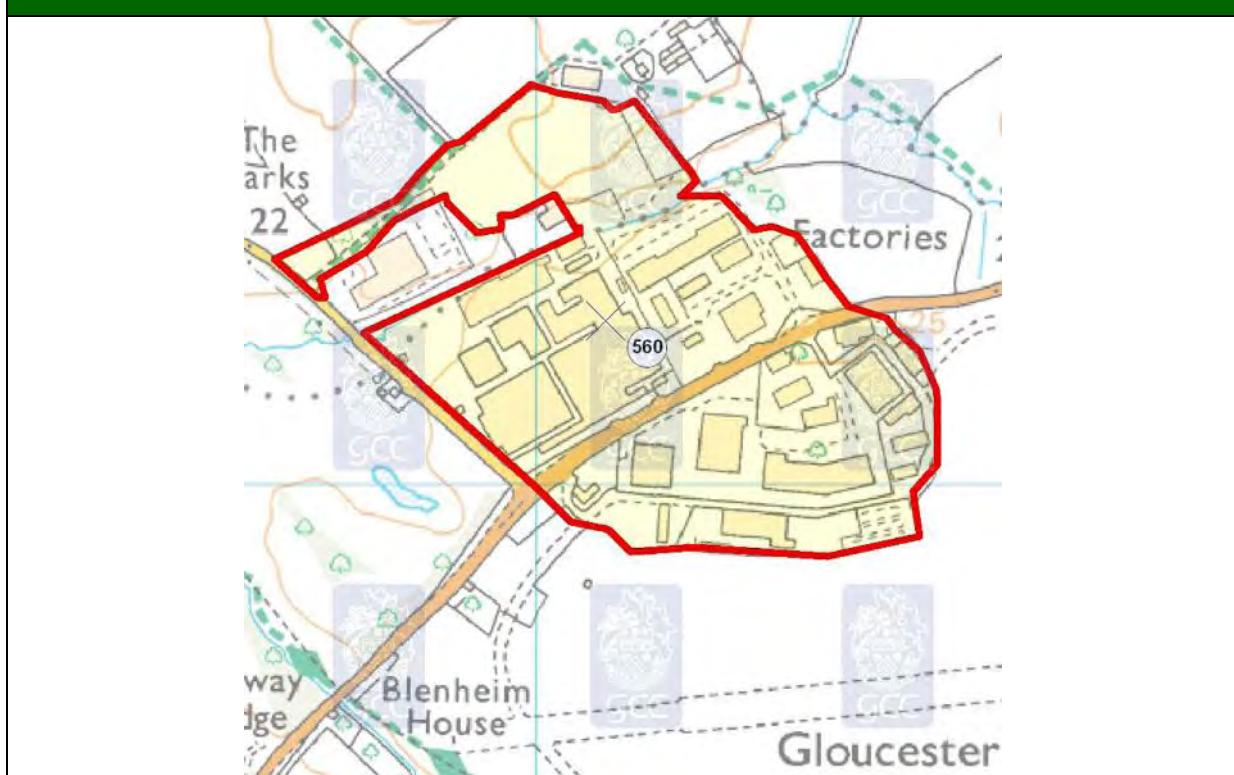
**Appendix C.101: Site 560 - Ashville Business Park,
Staverton**

October 2009

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Site Maps and Images

Site Map



Aerial Photo



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Site Images



Locational Information

Site Details

District	Tewkesbury		
Parish	Churchdown Down Hatherley		
Easting	388158	Northing	222177
Approximate Site Area (hectares)	28		
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; listed in Tewkesbury Borough Council's Employment Land Review and a site in Gloucestershire's Waste Local Plan.		
Date of WPA officer visit	1st December 2008		

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<p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p>	<p>The site consists of four areas split by the B4063 Cheltenham Road East. To the north west of the site there is section of open space which was allocated in the Waste Local Plan. Neighbouring is the Dowty factory and Ashville Business Park. Ashville Business Park consists of a group of relatively new units. On the opposite side of the B4063 is Meteor Business Park, which contains a number of older industrial units and a car showroom. On Ashville Business Park there are the following businesses: Cheltenham and Gloucester Mercedes Benz, Chrysler Jeep as well as St Johns Ambulance and Staverton ambulance station. On Meteor Business Park there are the following uses: Mitsubishi Motors, Staverton building supplies, mobile home sales, Clarkson Evans, Severn Trent storage. Good access from B4063 Cheltenham Road East. All parts of the site have a good internal road network. Mainly small businesses. There are a couple of dwellings within the vicinity, Brickhampton Golf Course and Staverton airport. Some countryside and other other businesses surrounding and generally all parts of the site are open. There are a few trees, but it might be challenging to screen the site.</p> <p>Additional Sensitive Receptors: Sports ground, club.</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 majority of site is outside of the Gloucester/Cheltenham Green Belt. A small section to the north west 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>	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>	Low	Definition	Access via other roads (not involving trips through AONB).
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>	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>	Nearby Hare and Hounds junction experiences congestion, may need upgrading.		
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.

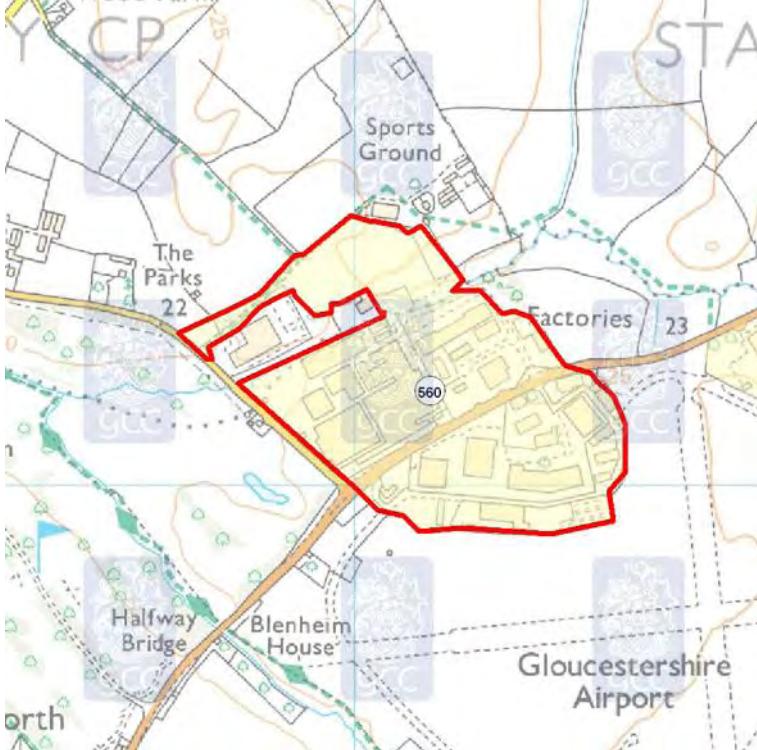
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Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
Score	-
Score Definition	Impact on the Public Rights of Way network with some minor re-routing required.
Additional Comments	Diversion may be necessary - Enhancements possible.
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 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	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 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 [2,623m]
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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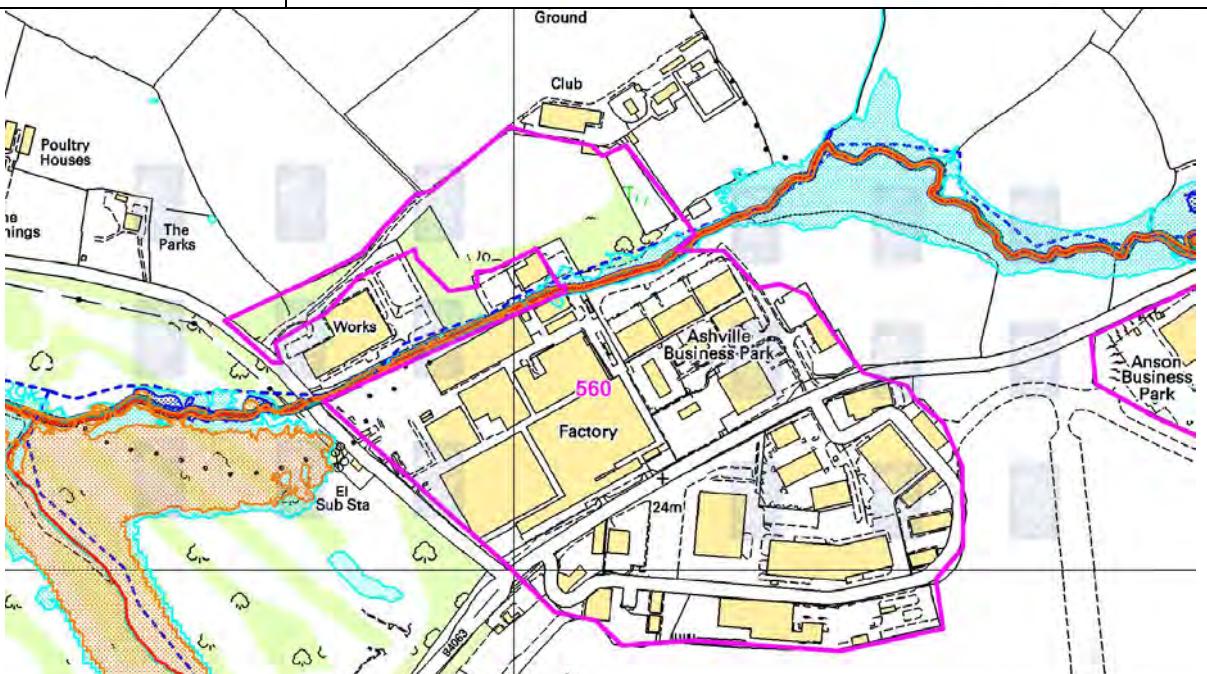
Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	0
Score Definition	<p>The site contains no known historical or archaeologically significant remains, but</p> <ul style="list-style-type: none"> * Provides a setting for significant remains * Has the potential to contain significant remains, which are known in the vicinity
Additional Comments	Designated as a 0 as the site is within Staverton World War II airfield, and contains four World War II pill boxes (SMR 7112), the full significance of which cannot be determined without further analysis.

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 predominantly in Flood Zone 1. The Hatherley Brook enters the site along the eastern boundary at SP 8821 2239 and flows through the site for approximately 170m before exiting the site and forming part of the site boundary. Flood Zone 2 extends into a small part of the site but Flood Zones 3a and 3b are shown to remain in bank for the parts of the watercourse that flow through the site.
Watercourse(s)	Hatherley Brook
Flood Zone	1,2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Modelled flood outlines have been produced for Flood Zones 2, 3a, 3b and the 100 year climate change event.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies predominantly within Flood Zone 1 although parts of the site are shown to be affected by Flood Zone 2 where the watercourse flows through part of the north eastern extent of the site. Modelled flood outlines for the 100 year climate change event indicate that in general the watercourse will remain within bank. Recent fluvial flooding recorded in July 2007 indicates that parts of the site adjacent to the watercourse are at risk from fluvial flooding.
Historic Flooding/Flooding From Other Sources	Historic flood outlines for the Hatherley Brook indicate that parts of the site adjacent to the watercourse have been affected by flooding in July 1968 and more recently in July 2007. The area shown to have been affected by flooding in July 2007 is greater in extent than Flood Zone 2. No records of flooding from other sources including groundwater and surface water have been recorded on the site.
Canals (Raised - breach/overtopping)	No canals exist in or adjacent to the site.

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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.	
Score	+	
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.	
Additional Comments	None.	
Legend	 <p>The legend includes the following items:</p> <ul style="list-style-type: none"> Council Boundary (Black line) Council Boundary (Red line) Watercourse Centreline (Blue line) Minor Watercourse (Dashed line) Canal (Green line) Environment Agency Flood Defence (Green line) Council Owned Flood Defence (Red line) Flood Zone 2 (Medium Probability) (Light Blue) Flood Zone 3a (High Probability) (Light Purple) Flood Zone 3b (Functional Floodplain) (Light Orange) Recorded Flooding - Impounded Water Bodies (Purple dot) Recorded Flooding - Artificial Drainage (Red dot) Recorded Flooding - Surface Water (Blue dot) Recorded Flooding - Fluvial (Dark Blue dot) Recorded Flooding - Unknown (Red dot) 	
Flood Map	 <p>The map shows the flood risk for Site 560. The site is located in the central part of the map, with buildings labeled '560', 'Factory', and 'Ashville Business Park'. The map includes a legend for various features and flood zones. A pink boundary highlights the site area. The map also shows 'The Parks', 'Poultry Houses', 'El Sub Sta', and 'Anson Business Park'. A '24m' contour line is visible. A north arrow is present in the top left corner.</p>	

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Source Protection Zones (SPZs)	
Comments	N/A
Groundwater/Aquifer details	
Comments	Site 560 is lying over a Minor Aquifer High (HU) and a Minor Aquifer Intermediate 1. The site is also within 250m of a Minor Aquifer High (H1).
Land Ownership and General Deliverability Issues (Based on research undertaken in-house)	
The landowners have indicated that the site is not available. Therefore the site is undeliverable.	

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General Comments

Officer Comments: There are likely to be deliverability and potential issues with existing use classes associated with this site. There are sensitive receptors which would also need consideration. The site boundary needs modification to remove areas of flood risk and non-B1, B2, B8 uses.

PRoW/Ecology/Biodiversity/Archaeology: 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 site is undeliverable and therefore has no potential for further discussion within the WCS.