



Waste Core Strategy Site Options Consultation

Waste Site Assessment

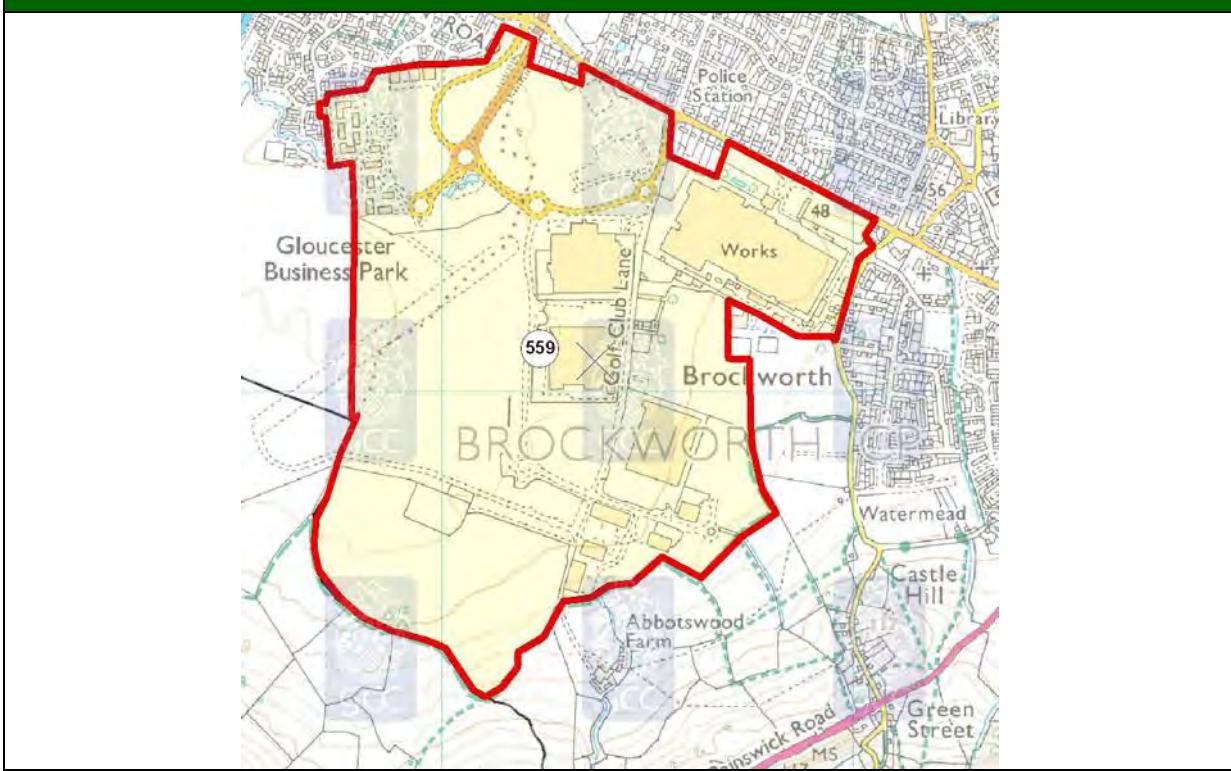
Appendix C.100: Site 559 - Gloucester Business Park

October 2009

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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	Brockworth Hucclecote		
Easting	388265	Northing	216108
Approximate Site Area (hectares)	136		
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; identified in the Tewkesbury Local Plan and was a site in the Gloucestershire Waste Local Plan.		
Date of WPA officer visit	3rd December 2008		

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<p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p>	<p>This is a large site which consists of modern industrial units to the east and south, office blocks to the west and a supermarket and leisure facilities to the north. There are some sizeable vacant open plots on the site. Offices including Alder King and Ecclesiastical Insurance. Storage and Distribution including Wincanton (currently) and Direct Wines. Also: Tesco, Brewers Fayre (pub), Travelodge, Esporta and Invista. The site is well sign posted and within easy reach of J11a of the M5. There is good access from the B4641 and Hucclecote Road. Access can also be gained from the new housing estate to the south west of the site. There is some farmland surrounding and some tree screening, but the site is overlooked by the surrounding hills.</p> <p>Additional Sensitive Receptors: Youth centre, club, nursery, surgery, church, 2 playing fields, playground, bowling club, tennis court, village hall.</p>
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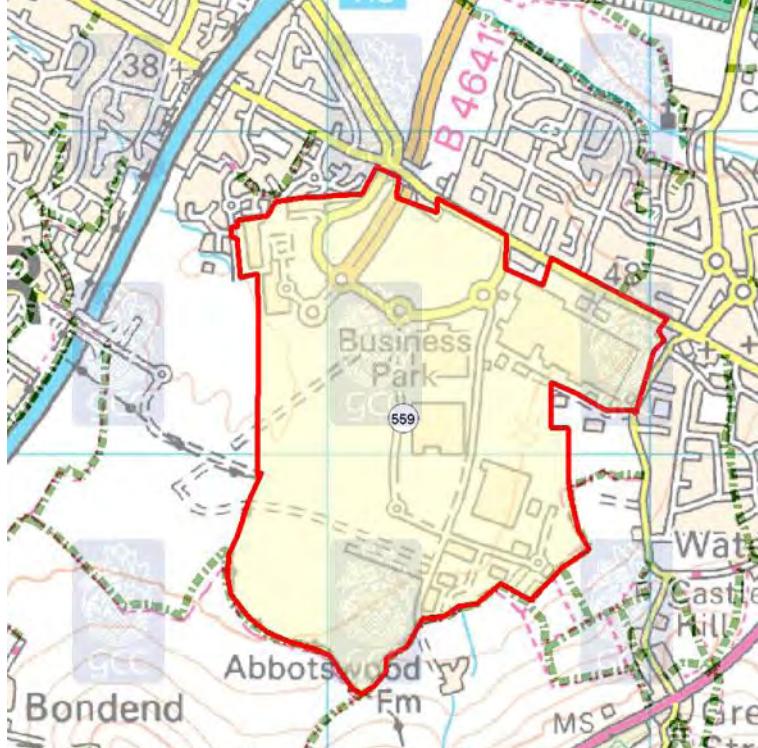
Site Assessment Factors/Criteria for Consideration

<p>Landscape</p>	
Comments	The site is located on land that has been developed and is less than 5m from the Cotswolds AONB.
Landscape Character	Part Vale of Berkeley, Settled Unwooded Vale, Part Gloucester Urban.
<p>Green Belt</p>	
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.

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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>	B4641, A417/M5		
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>	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>	Brockworth recent development. Good access, though some local speed concerns/request for calming.		
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.

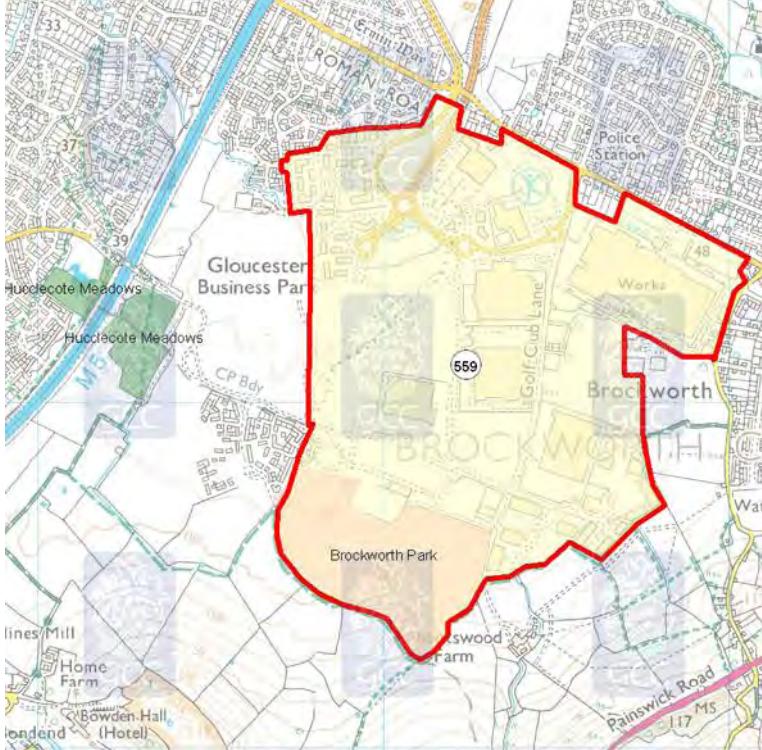
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Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
Score	-
Score Definition	Impact on the Public Rights of Way network with some minor re-routing required.
Additional Comments	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 buildings, structures, erections and works exceeding 45 metres in height (147.6 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 negative or uncertain including potential impact on an internationally designated site.
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	Cotswold Beechwoods SAC/Cotswold Commons & Beechwoods SSSI [825m], Hucclecote Meadows SSSI [375m]
Other Internationally & Nationally Designated Sites (wetlands)	None
Ecology Legend	 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.

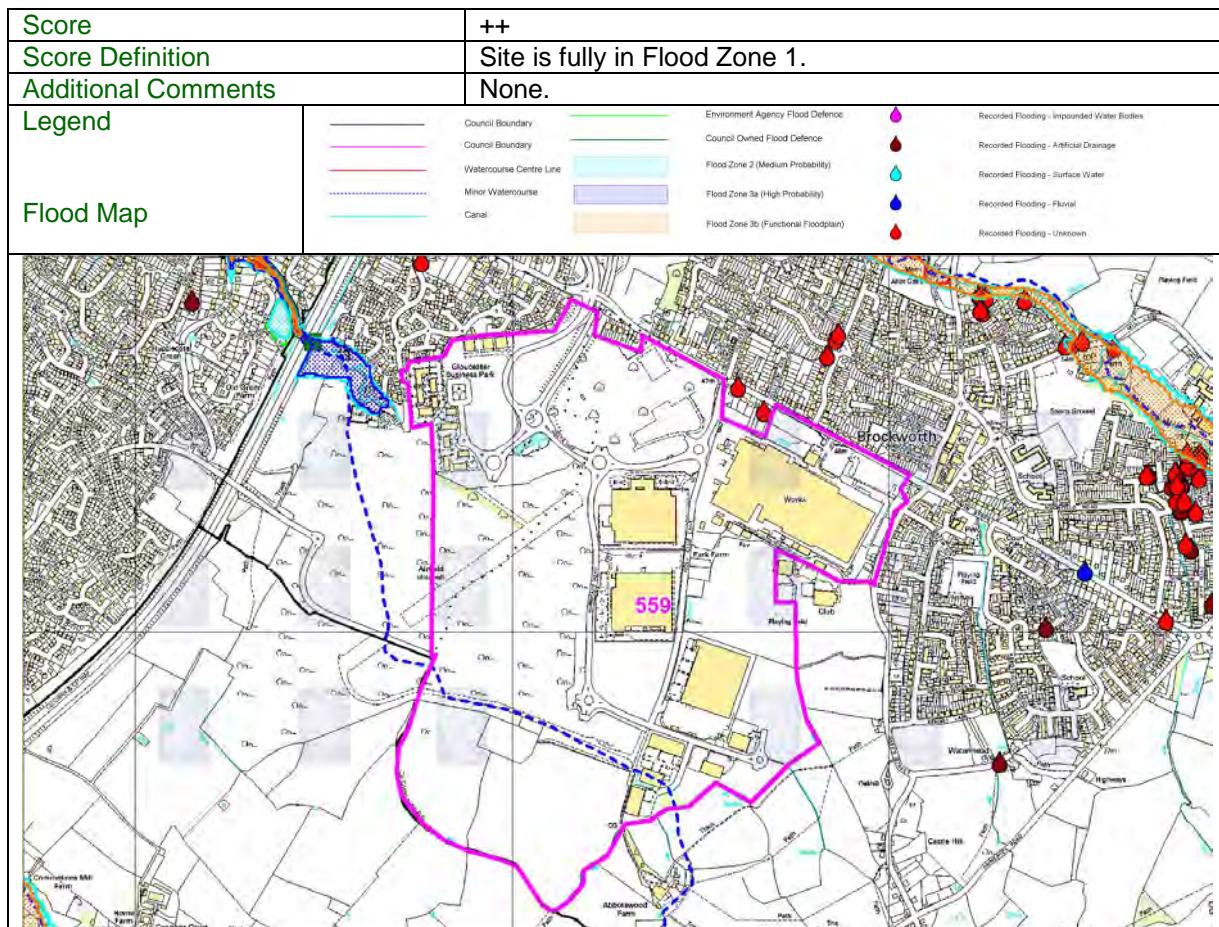
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	0
Score Definition	<p>The site contains no known historical or archaeologically significant remains, but</p> <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	<p>Designated as 0 as there is evidence for prehistoric and Roman settlement and funerary activity within 100m of the site (SMR 20087) remains of which could extend into the site and survive in undeveloped area. The site also contains a number of surviving World War I aircraft hangers (SMR 13983, 13984, 13985), the significance of which cannot be determined without further analysis. The Roman Road (SMR 7542) which forms the northern edge of the site, is likely to survive beneath the modern road rather than within the site boundary, and there are unlikely to be setting issues with the Listed 73 Ermin Street on the opposite side of the main road.</p>

Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
Comment	<p>The site is not classified as "Contaminated Land" under Section 2a of the Environmental Protection Act 1990, nor have Tewkesbury Borough Council identified the site as a site of concern. Tewkesbury Borough Council made an additional comment that there had been "remediation carried out" on the site.</p>

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	<p>Site lies fully in Flood Zone 1. The headwaters of the Wotton Brook flow around the site and appear to be culverted through the site. A number of drains and small water bodies are located within the site and may be culverted beneath the site in some places.</p>
Watercourse(s)	Unnamed Watercourse/Wotton 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 upper reaches of the Wotton Brook or the unnamed drains
Fluvial Flood Risk Posed to Site (including climate change)	While the upper reaches of the Wotton Brook and the unnamed drains do 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 have not been recorded within the site itself. There are some recorded incidents of flooding outside of the northern boundary of the site along Ermin Street. 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.
Culverts (Location/Type/Watercourse/Residual Risk)	No culverts are known to exist in the site, however, the OS maps indicate that the upper reaches of the Wotton Brook and the unnamed drains may be culverted through some parts of the site. This should be verified as part of a FRA. Opportunities for de-culverting should also be investigated as part of a FRA.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 559 is partially lying over a Minor Aquifer High (HU). The site is also within 250m of a Minor Aquifer Intermediate 1.
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The landowners do not wish to promote the site as a strategic site for MSW treatment, 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.

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.