

**Waste Core Strategy  
Site Options Consultation**

**Waste Site Assessment**

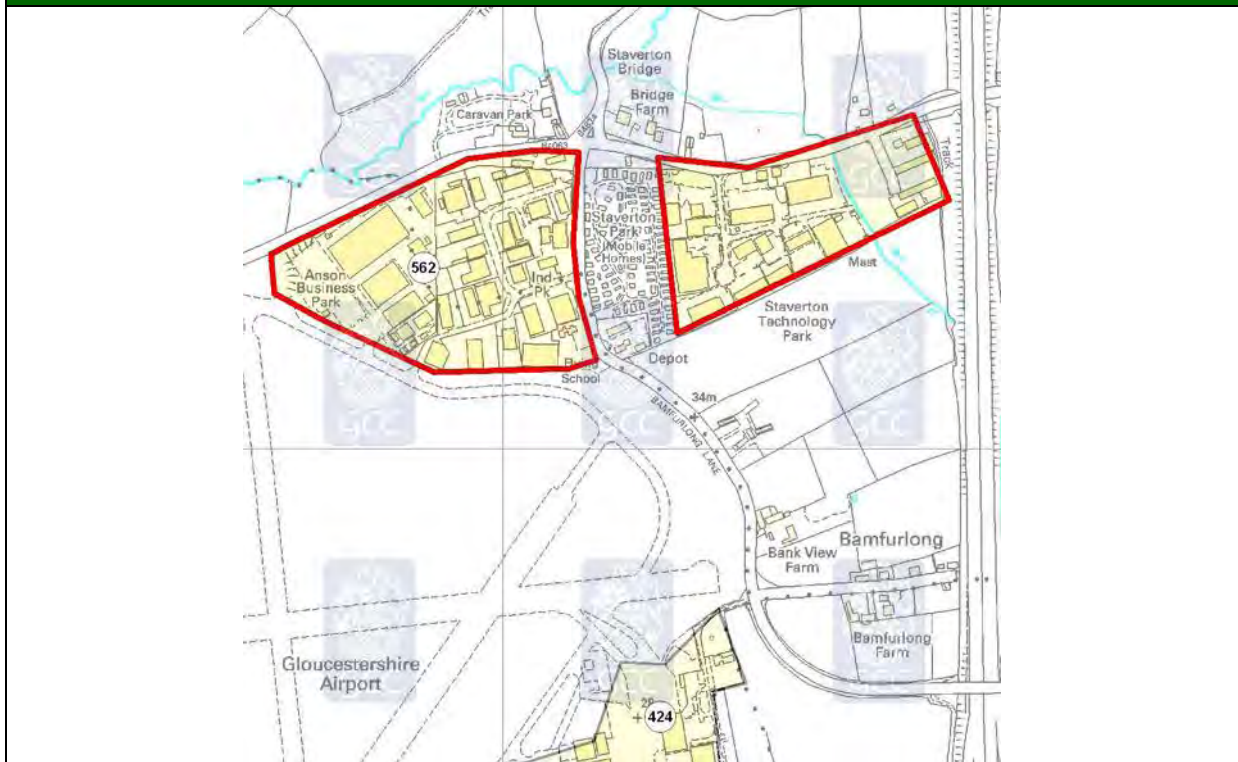
**Appendix C.103: Site 562 - Anson & Staverton Parks**

**October 2009**

## Appendix C.103: Site 562 - Anson & Staverton Parks

### 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](http://www.getmapping.com)

## Site Images



## Locational Information

### Site Details

District	Tewkesbury		
Parish	Churchdown Staverton		
Easting	389119	Northings	222284
Approximate Site Area (hectares)	17		
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 and listed in Tewkesbury Borough Council's Employment Land Review.		
Date of WPA officer visit	1st December 2008		

## Appendix C.103: Site 562 - Anson & Staverton Parks

<p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p>	<p>The site runs along side a section of B4063 Cheltenham Road East. It is spilt into two by Bamfurlong Lane and Staverton Park (mobile homes). With Anson Business Park and Bamfurlong Industrial Park to the west and Staverton Technology Park to the east. Anson's Business Park has a boundary with Gloucestershire Airport. Both areas contain industrial units which vary in size. Anson's Business Park hosts: Dowty Aerospace, AGD, Cheltenham Lamination, Severnside Bodycote, Storage, Engineers. Staverton Technology Park hosts: Direct Mailing, Gloucestershire Media, Creed Catering Supplies, Virgin Media and a flying school. Both areas are accessed directly off the B4063 Cheltenham Road East. The internal road networks are good. Between the two areas there is a Staverton Park which contains a large number of residential mobile homes. There are a number of trees and hedges around the site which could potentially to be enhanced for screening purposes.</p> <p>Other Sensitive Receptors: None.</p>
---	--

### *Site Assessment Factors/Criteria for Consideration*


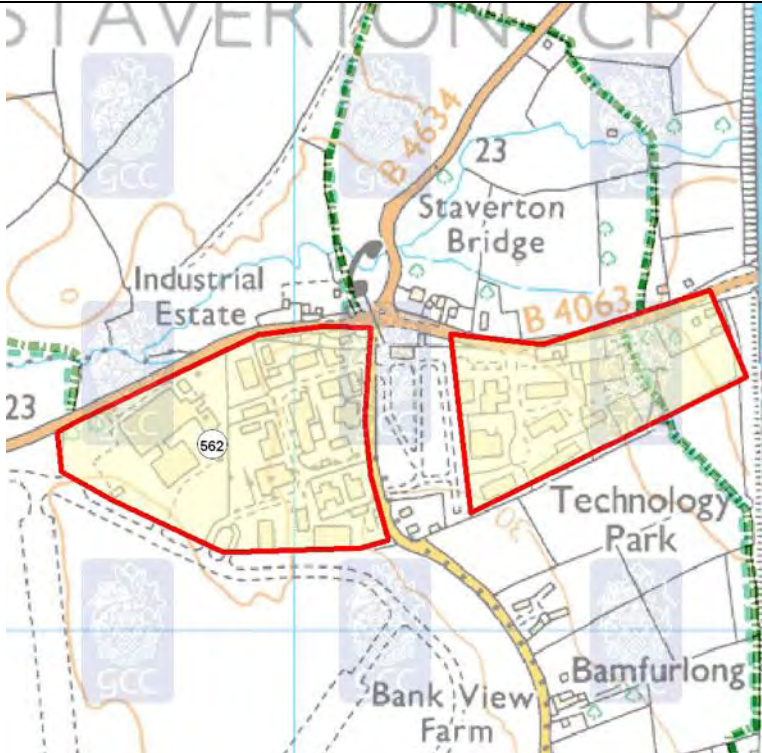
Landscape	
Comments	The site is located on land that has been developed and is not within or adjacent to a national landscape designation such as AONB.
Landscape Character	Vale of Gloucester, Settled Unwooded Vale.
Green Belt	
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.

## Appendix C.103: Site 562 - Anson & Staverton Parks

<b>Highways</b> <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i>			
<b>Routes to access Strategic Network</b> <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		
<b>Proximity to Strategic Highway Network</b> <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).
<b>Sustainable Transport</b> <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).
<b>Employee Accessibility</b> <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).
<b>Other Transport Issues</b> <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>	B road may need upgrading for HGV access.		
<b>Recommendation</b> <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.



## Appendix C.103: Site 562 - Anson & Staverton Parks

Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity for existing route to be enhanced.
Additional Comments	Diversion may be necessary - No enhancements likely.
Map Legend	 <b>Public Right of Way</b>
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 development
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.103: Site 562 - Anson & Staverton Parks

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 [3,535m]
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	

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

## Appendix C.103: Site 562 - Anson & Staverton Parks

### 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"> <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	Designated as a + as the site is within Staverton World War II airfield (SMR 21457), but contains no known significant surviving structures.

### 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, nor have Tewkesbury Borough Council identified the site as a site of concern.
---------	--

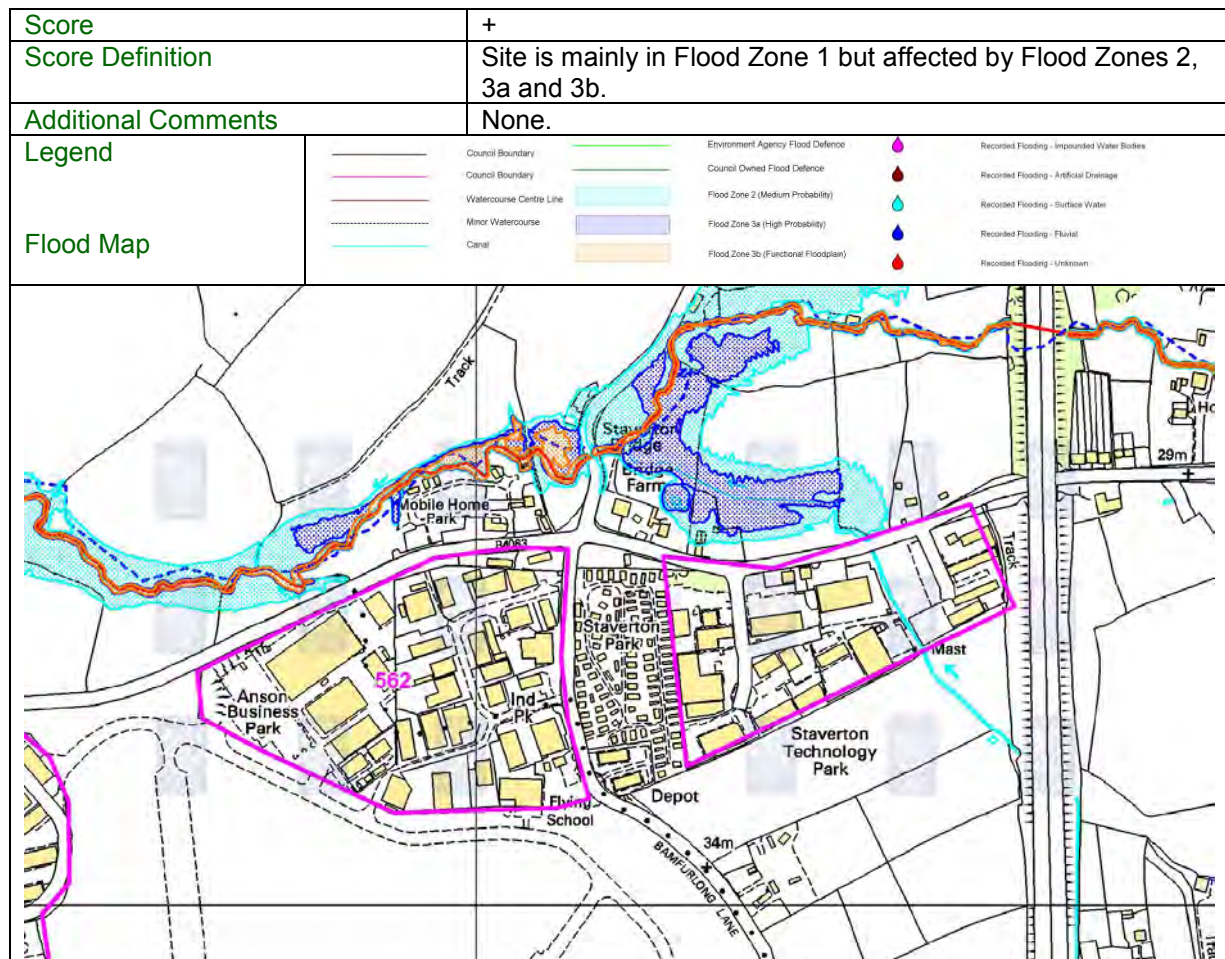
### Flood Risk

*(Based on information provided by Halcrow)*

Site Description	The site is split into two parts: Anson Business Park and Staverton Technology Park. Anson Business Park forms the western part of the site and this part of the site lies fully in Flood Zone 1. The Hatherley Brook flows parallel to the northern edge of the site but does not affect the site itself. Staverton Technology Park forms the eastern half of the site. This part of the site also lies fully within Flood Zone. A drain runs through part of the site however no Flood Zone maps are available for this watercourse.
Watercourse(s)	Unnamed Drain
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. Flood Zones exist for the part of the drain downstream of the site which have been produced as part of the Hatherley Brook modelling study. The Flood Zones do not extend into the site itself.
Fluvial Flood Risk Posed to Site (including climate change)	Both parts of the site lie fully within Flood Zone 1. While no Flood Zone maps have been produced for the drain located in Staverton Technology Park, in reality some risk is posed.
Historic Flooding/Flooding From Other Sources	Records of historic flooding indicate that the part of the site located within Staverton Technology Park was affected by flooding in July 1968. No other records of flooding from other sources such as groundwater and surface water have been recorded within 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)	No culverts are known to exist in the site.



## Appendix C.103: Site 562 - Anson & Staverton Parks



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

### Source Protection Zones (SPZs)

<b>Comments</b>	N/A
-----------------	-----

### Groundwater/Aquifer details

<b>Comments</b>	Site 562 is lying over a Minor Aquifer High (HU) and a Minor Aquifer Intermediate 1.
-----------------	--

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

At this stage the landowner has not been identified and therefore the deliverability of the site is still unknown.
--

## Appendix C.103: Site 562 - Anson & Staverton Parks

### General Comments

Officer Comments: There are likely to be deliverability issues associated with this site.

Ecology/Biodiversity: 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

If deliverability of any of the areas (over 2ha) could be established then any such areas could have potential for further consideration within the WCS.