

**Waste Core Strategy
Site Options Consultation**

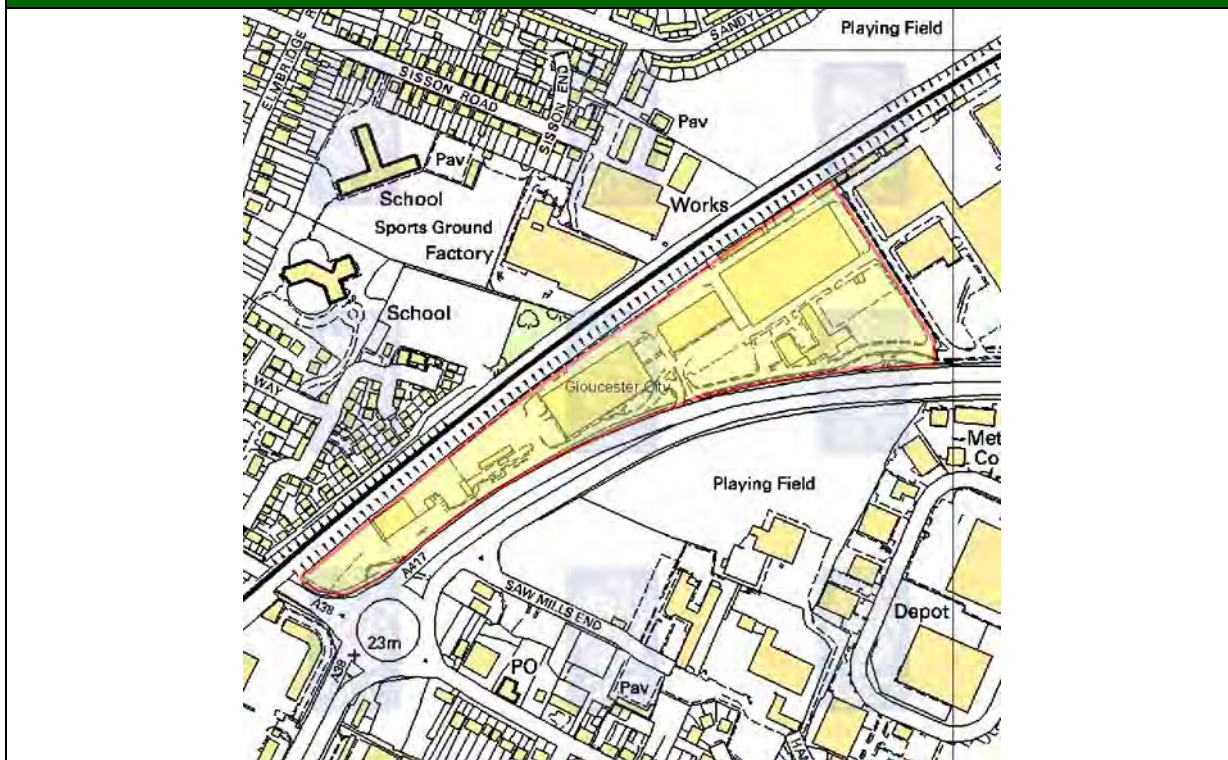
Waste Site Assessment

**Appendix C.108: Site 583 –Luther Challis Business Park
and Imperial Gate**

October 2009

Site Maps and Images

Site Map



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Aerial Photo



Imagery copyright Getmapping PLC. www.getmapping.com

Site Images



Locational Information

Site Details			
District	Gloucester		
Parish	Gloucester NP		
Easting	385648	Northings	218666
Approximate Site Area (hectares)	6.25		
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 the Gloucester Employment Land Review 2007		
Date of WPA officer visit	11th June 2009		

Appendix C.108: Site 583 – Luther Challis Business Park and Imperial Gate

<p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p>	<p>The site has recently under gone redevelopment. There a couple of new units on the site which are occupied by trade counter retail units. To the west of the site there is a Keyway depot. On the eastern section of the site there is large warehouse unit which appears to have been on the site for a number of years. To the east of the entrance road there is an established office block.</p> <p>Additional Sensitive receptors: 2 Nursery's, Playground, Public Park, School, Sports Ground, 2 Bowling Green, 2 Playing Fields, Club, 2 Games Court.</p>
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Site Assessment Factors/Criteria for Consideration



Landscape

<p>Comments</p>	<p>The site is located on developed land that is not within or adjacent to a national landscape designation such as AONB.</p>
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Green Belt

<p>Comments</p>	<p>The site is outside of the Gloucester/Cheltenham Green Belt.</p>
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)

<p>Map Legend</p>	<p> Public Right of Way</p>
<p>PRoW Map</p>	

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Appendix C.108: Site 583 – Luther Challis Business Park and Imperial Gate

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 buildings, structures, erections and works exceeding 15 metres in height (49.2 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.
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NB. Where a site lies across more than one safeguarding zone the entire site has been defaulted to lowest height category for consultation.

Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))

Ecology Legend	<p>SSSI Site of Special Scientific Interest</p> <p>Key Wildlife Site - area</p> <p>SAC Site</p> <p>Ramsar Site</p> <p>SPA Site</p>
Constraints Map	

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Flood Risk

(Based on information provided by Halcrow)

Site Description	There is no flooding on the site.
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Source Protection Zones (SPZs)

Comments	N/A
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Appendix C.108: Site 583 – Luther Challis Business Park and Imperial Gate

Groundwater/Aquifer details

Comments	Minor Aquifer High (HU) lying over site and within 250m buffer zone
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The land owners of the site have been contacted and have either indicated they do want their land is not available for residual MSW treatment or have not responded to the letter.

General Comments

Officer comments: The site is not available

Groundwater/Aquifer: Clarification would be required from the Environment Agency as to the implications of a potential facility on the aquifer(s) as detailed above.

Potential for Further Discussion within the WCS

If any areas of the site (above 2ha) are found to be deliverable then any such areas would have potential for further discussion within the WCS.