



Waste Core Strategy Site Options Consultation

Waste Site Assessment

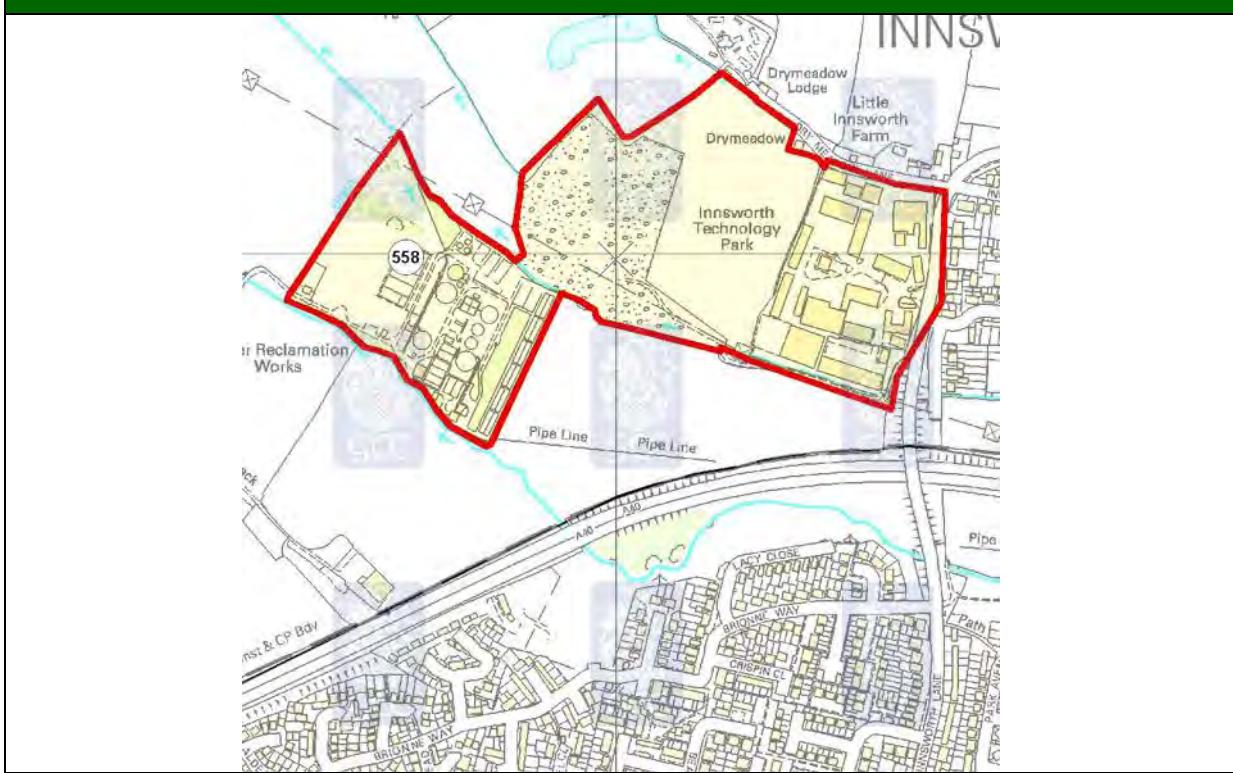
Appendix C.99: Site 558 - Innsworth Area

October 2009

Appendix C.99: Site 558 - Innsworth Area

Site Maps and Images

Site Map



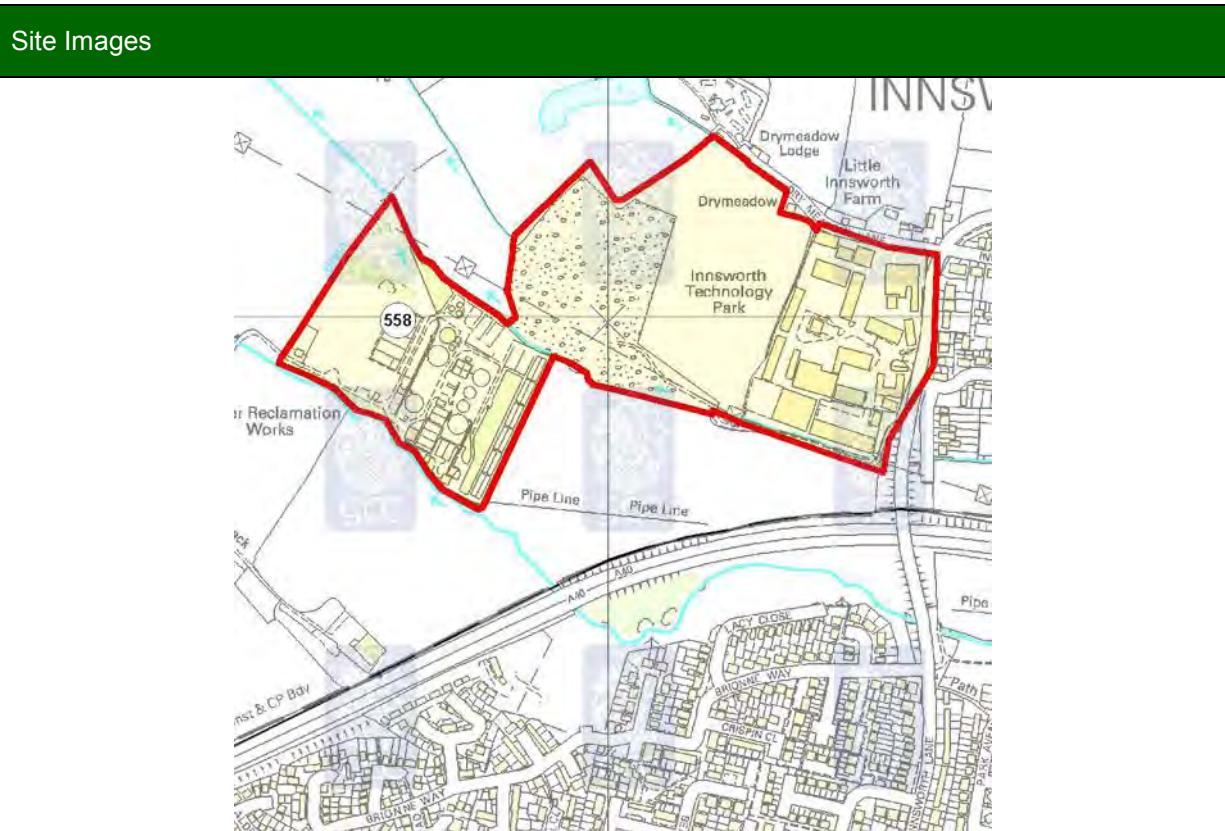
© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Aerial Photo



Imagery copyright Getmapping PLC. www.getmapping.com

Appendix C.99: Site 558 - Innsworth Area



Locational Information

Site Details

| | | | |
|---|---|----------|--------|
| District | Tewkesbury | | |
| Parish | Innsworth | | |
| Easting | 385032 | Northing | 220994 |
| Approximate Site Area (hectares) | 20 | | |
| 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 and contains existing waste management facilities. | | |
| Date of WPA officer visit | 1st December 2008 | | |

Appendix C.99: Site 558 - Innsworth Area

| | |
|--|---|
| <p>Broad Description of Site (including current activities on site, location and neighbouring uses)</p> | <p>The site is divided into three areas. Access is off Innsworth Lane for the Technology Park and Drymeadow recycling site (Hogath's) and from Longford Lane for the Sewage Treatment Works (Severn Trent Water). The Technology Park consists of a mixture of small businesses contained within relatively modern industrial units. The units are reasonably well occupied. The Technology Park consists of a variety of uses including - light industrial (e.g. Enterprise Engineering and Sevteck Engineering), retail (MASH) and a café (Balti Dinner) and Hogarth's recycling site which consists of a recycling operation and skip storage. The internal roads in the Technology Park are of a reasonable standard, but require some maintenance. The access to the recycling site is via an unadopted mud track. The site does not have a wheel washing facility. Access to the Severn Trent site is via a single track country lane, with limited passing places. There is a new housing development to the East of the Technology Park. There is one dwelling located next to the Severn Trent site. Housing and farmland are in relatively close proximity. The site is currently quite well screened. Around all three of the areas there is a mixture of mature trees and hedging. Around the recycling site there is a bund.</p> <p>Additional Sensitive Receptors: Playground, playing field.</p> |
|--|---|

Site Assessment Factors/Criteria for Consideration

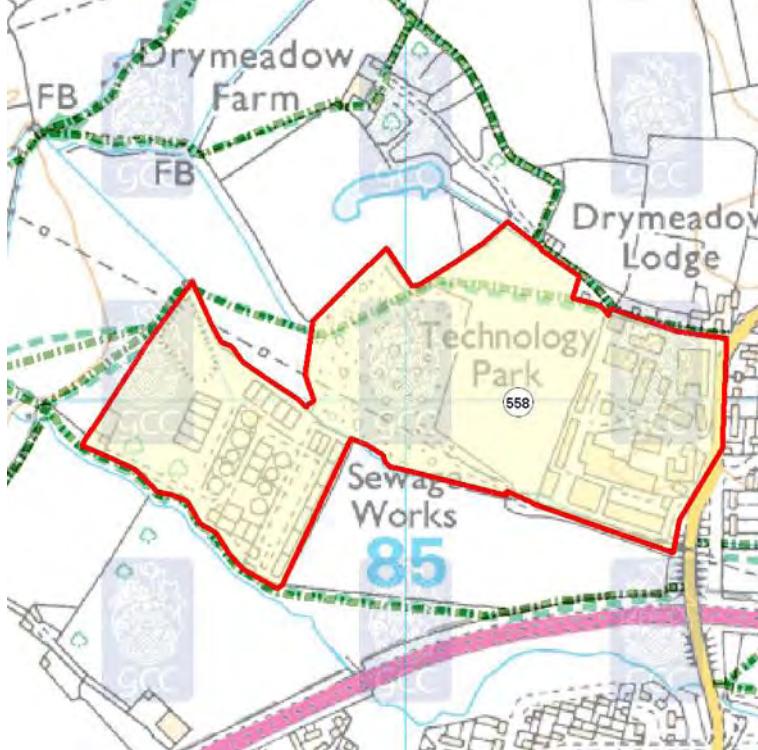
| | |
|-----------------------------------|--|
| <p>Landscape</p> | |
| <p>Comments</p> | <p>The site is located on land that has been developed and is not within or adjacent to a national landscape designation such as AONB.</p> |
| <p>Landscape Character</p> | <p>Part Gloucester Urban, Part The Rea, Maisemore Ham and Longford, Floodplain Farmland.</p> |

| | |
|--------------------------|---|
| <p>Green Belt</p> | |
| <p>Comments</p> | <p>The site is outside of the Gloucester/Cheltenham Green Belt.</p> |

Appendix C.99: Site 558 - Innsworth Area

| 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> | Innsworth La, 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> | Access would need to be via local roads, capacity problems at Hare & Hounds, area planned for development. | | |
| 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> | Not Take Forward | Definition | Consider that site has no potential in transport terms and recommend it is not considered further. In general terms the Not Take Forward category will comprise those sites with a Low or Poor answer for Strategic Highway Access and a Low score for Sustainable Transport, although the overall view for each site will also depend on other relevant local factors |

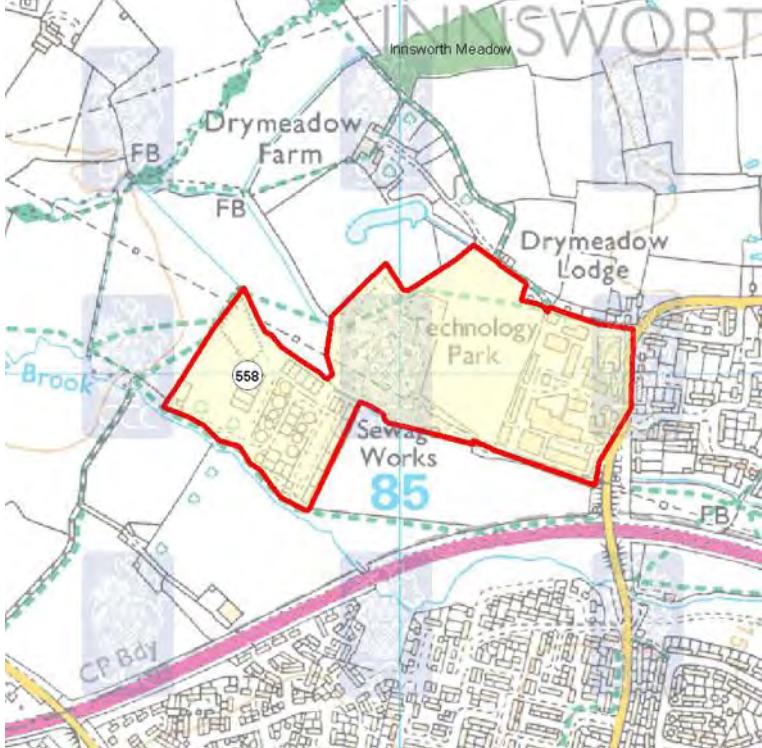
Appendix C.99: Site 558 - Innsworth Area

| Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team) | |
|--|--|
| Score | 0 |
| Score Definition | Presence of Public Rights of Way network but no re-routing required. |
| Additional Comments | Diversions may be necessary - No enhancements likely. |
| 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 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.99: Site 558 - Innsworth Area

| 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 a nationally 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 | Innsworth Meadow SSSI [280m] |
| Other Internationally & Nationally Designated Sites (wetlands) | None |
| 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 |  |

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

| 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. |

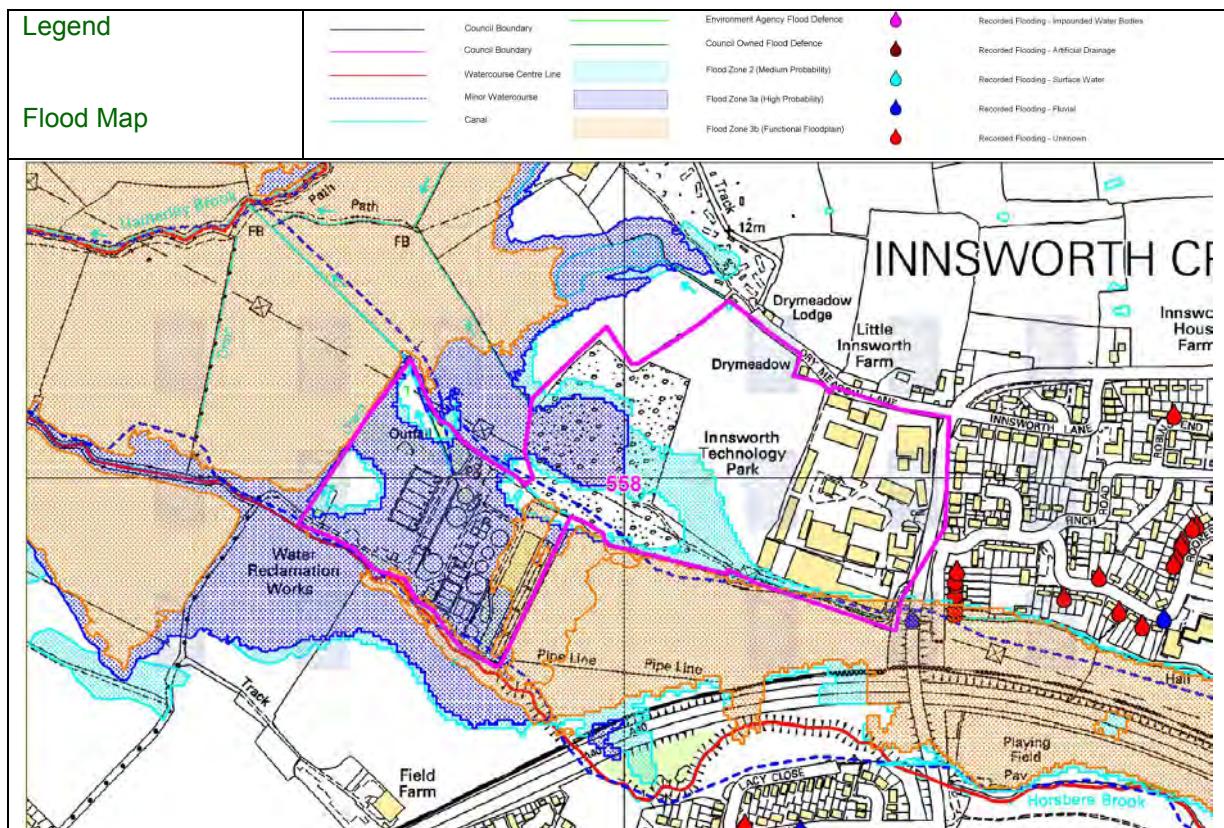
Appendix C.99: Site 558 - Innsworth Area

| 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 0 as geophysical survey on the site suggests evidence for prehistoric Roman and medieval remains (SMR 30922) which may survive in the undeveloped areas. The site also contains some surviving World War II military huts (SMR 27932). |

| 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 is "landfill in eastern section" of site. |

| Flood Risk <i>(Based on information provided by Halcrow)</i> | |
|---|--|
| Site Description | Site predominantly in Flood Zones 2 and 3a and marginally by Flood Zone 3b. Horsebere Brook flows along the western boundary of the site. An unnamed watercourse also flows through the site. |
| Watercourse(s) | Horsebere Brook |
| Flood Zone | 1, 2, 3a and 3b |
| Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information) | High confidence in Flood Zones as these have been modelled using detailed modelling techniques. |
| Fluvial Flood Risk Posed to Site (including climate change) | High flood risk posed to site, from the Horsebere Brook, the local minor watercourses and the interaction with the Hatherley Brook to the north, exacerbating the risk. The floodplain is fairly wide and flat and risk is likely to increase as a result of climate change. |
| Historic Flooding/Flooding From Other Sources | Most of the site flooded in July 2007, including areas of Flood Zone 1. |
| 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) | The OS tiles indicate that culverts may exist within the site, which may pose increased residual risk. |
| Score | -- |
| Score Definition | Site is mainly in Flood Zone 3b (Historical flood risk, flood risk from other sources and residual risk has been incorporated into the determination of the suitability score). |
| Additional Comments | None. |

Appendix C.99: Site 558 - Innsworth Area



Source Protection Zones (SPZs)

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

Groundwater/Aquifer details

| | |
|----------|--|
| Comments | Site 558 is lying over a Minor Aquifer High (H1). The site is also within 250m of a Minor Aquifer High (H2), Minor Aquifer High (HU) and Minor Aquifer Intermediate 1. |
|----------|--|

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

At this stage the deliverability of the site is unknown.

Appendix C.99: Site 558 - Innsworth Area

General Comments

Officer Comments: There are likely to be deliverability issues associated with this site, which is in part, the subject of a current application for major mixed use development which if successful may include new highways access. There are sensitive receptors which would also need consideration. The site boundary would need modification to remove areas of flood risk.

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

Gloucestershire County Council's Highways Development Coordination officers recommended that the site is not considered any further within the WCS, there are also significant areas of flood risk on the site, therefore it is felt that this site should not be taken forward into the WCS.