

**Waste Core Strategy  
Site Options Consultation**

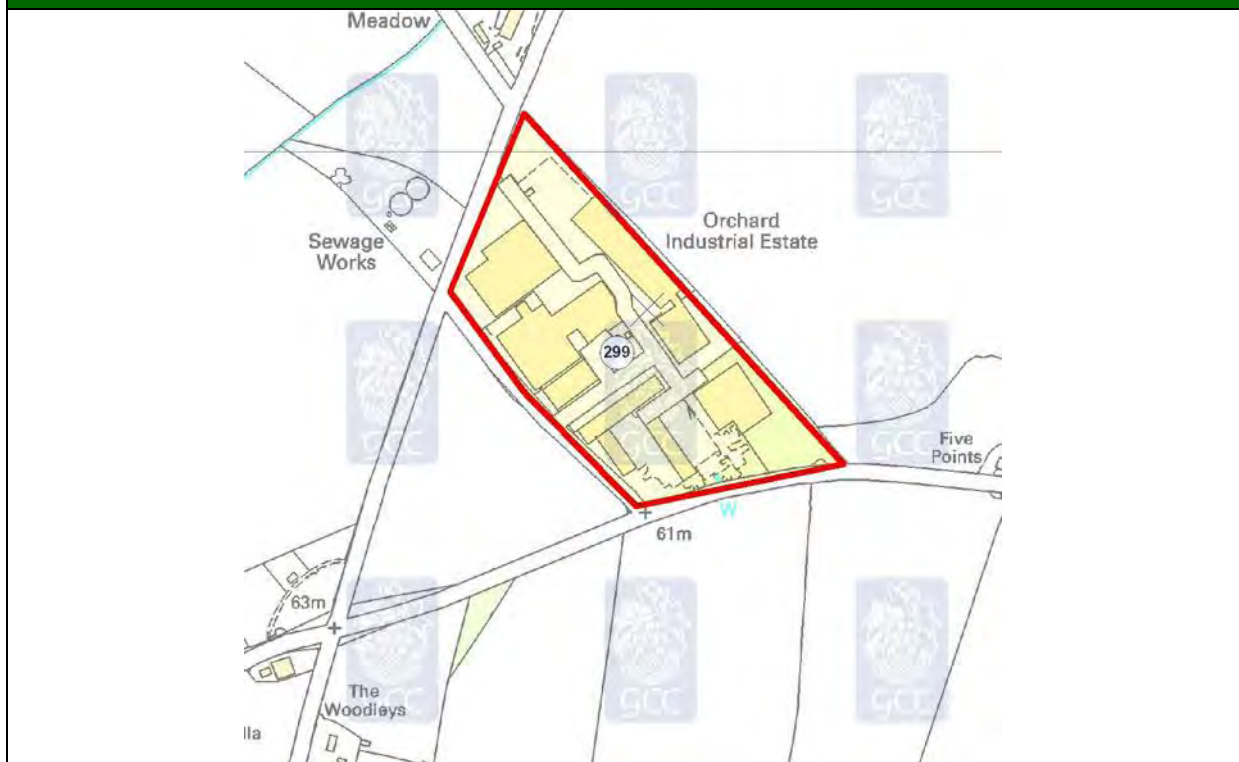
**Waste Site Assessment**

**Appendix C.35: Site 299 - Toddington - Orchard Trading  
Estate**

**October 2009**

*Site Maps and Images*

Site Map



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Aerial Photo



Imagery copyright Getmapping PLC. [www.getmapping.com](http://www.getmapping.com)

## Site Images



## Locational Information

Site Details			
District	Tewkesbury		
Parish	Toddington		
Easting	402422	Northings	232813
Approximate Site Area (hectares)	7		
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.		
Date of WPA officer visit	11th December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is a small industrial estate surrounded by open countryside. It is in close proximity to the village of Toddington. There are range of industrial units on the site which vary in size and age. Johnsons Security operates out of a majority of the units on the site, but other businesses include: Martyns Meats, Cotswold Windows, Vovellini, Mirror Technology, Apaco, Lindab and Bottletech.</p> <p>Additional Sensitive Receptors: None.</p>		

## Appendix C.35: Site 299 – Toddington – Orchard Trading Estate


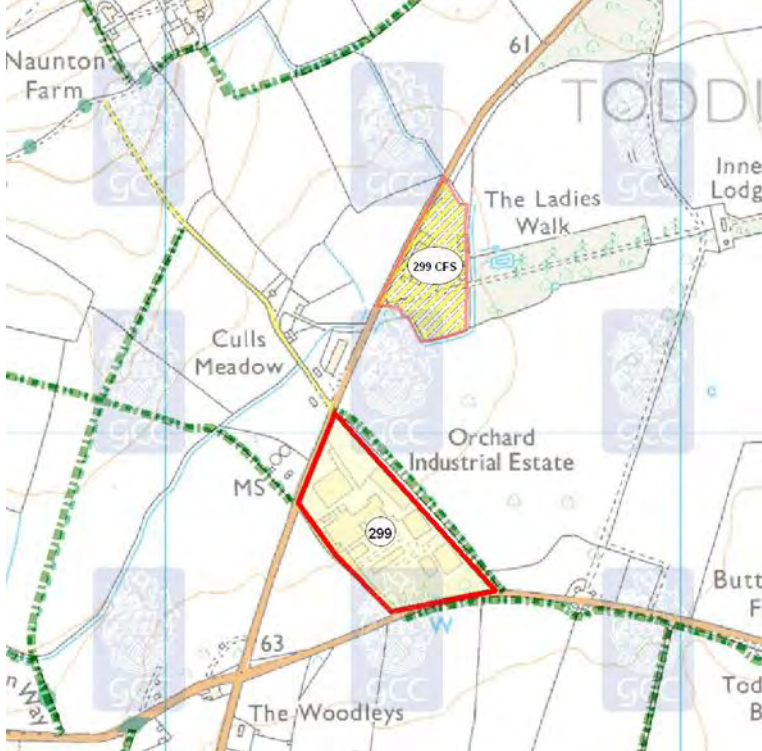
### Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been developed and is less than 5m from the Cotswolds AONB.
Landscape Character	Teddington and Greet Vale, Unwooded Vale. The CFS area is Cotswolds AONB Unwooded Vale.

Green Belt	
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.

Highways (Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)			
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>	B4077/B4078		
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>	Medium	Definition	Access from (or in close proximity to) routes identified for local journeys (A and B roads).
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>	Low	Definition	Site is located some distance from residential areas, and has limited scope for non-car access.
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>			
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 (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	No diversion necessary - No enhancements likely.
Map Legend	 <b>Public Right of Way</b>
PRoW Map	

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Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The site lies outside all safeguarding zones.
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.35: Site 299 – Toddington – Orchard Trading Estate

Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
Score	+
Score Definition	Overall impact on biodiversity could be potentially uncertain or positive. Identified important ecological constraint greater than 250 metres and up to and including 1km distant.
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)	None
Ecology Legend	<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> </div>
Constraints Map	

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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.

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### 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:- * Provides a setting to designated sites (category 1) * Contains known significant archaeological remains.
Additional Comments	Designated as - as adjacent to Toddington Manor Registered Park and Garden - the site itself is already industrial buildings.

### Contaminated Land

*(Based on information provided by the appropriate district council)*

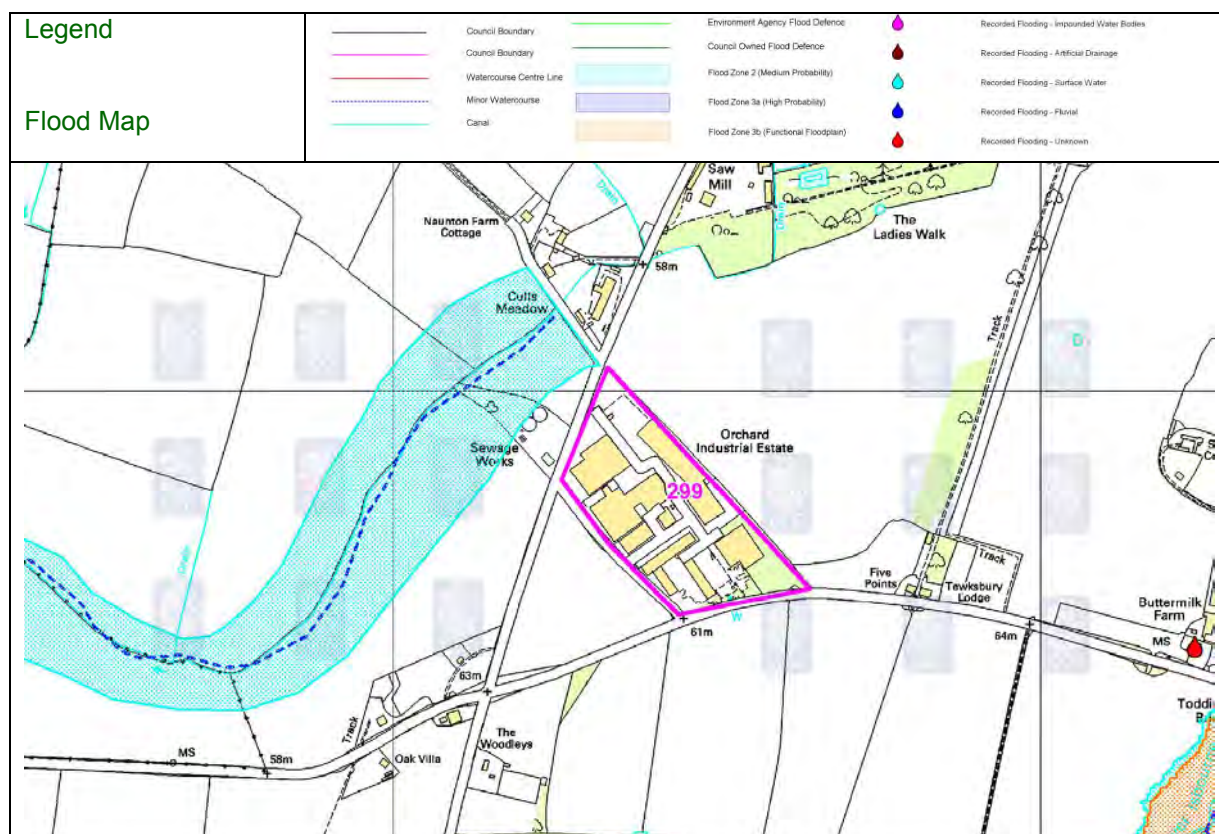
Comment	The site is not classified as "Contaminated Land" under Section 2a of the Environmental Protection Act 1990, nor have Tewkesbury Borough Council identified the site as a site of concern.
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### Flood Risk

*(Based on information provided by Halcrow)*

Site Description	Site lies fully in Flood Zone 1. The OS maps indicate a well is located within the site towards the southern boundary. A minor watercourse is located to the west of the site. Flood Zone 2 exists for this watercourse but does not extend into the site itself.
Watercourse(s)	No major or minor watercourses, or drains, affect the site.
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Site lies fully in Flood Zone 1.
Fluvial Flood Risk Posed to Site (including climate change)	Fluvial flood risk is low. In reality some risk is posed by the unnamed drain.
Historic Flooding/Flooding From Other Sources	No records of historical flooding and flooding from other sources have not been recorded within the site.
Canals (Raised - breach/overlapping)	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.
Score	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	None.

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### Source Protection Zones (SPZs)

Comments	N/A
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### Groundwater/Aquifer details

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

The owners of the site had no objection to the site being considered, but most of the space on the site is currently occupied. Therefore it was considered that the site is undeliverable.

### General Comments

Officer Comments: Further information would be required in relation to deliverability of this site.

Archaeology/Landscape: Further consultation would be required in order to assess any 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.