



Waste Core Strategy Site Options Consultation

Waste Site Assessment

Appendix C.104: Site 563 - Isbourne Business Park & STW

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	Winchcombe		
Easting	403066	Northing	229524
Approximate Site Area (hectares)	3		
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	8th December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is split into two areas. The area to the north contains a number of small industrial/business units constructed of Cotswold Stone. The area to the south is a Sewage Treatment Works. Additionally hosted on site are: National Oilwell, Goff Brewery, This England, Evergreen, Brynteg Books, Dan Gabb Personal Training, Wesley House Events, Winchcombe Reclamation. Access appears to be poor from the (B4632) to both areas of the site.</p> <p>There is housing to the north and the site is within close proximity of Winchcombe centre. Also surrounding are farmland and allotments. There is a limited screening of both areas from the road. It may be challenging to improve the screening.</p> <p>Additional Sensitive Receptors: Playground.</p>		

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Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on land that has been developed and is less than 25m from the Cotswolds AONB.		
Landscape Character	Teddington and Greet Vale, Unwooded Vale.		
Green Belt			
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.		
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>	B4632		
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>	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>	Not good road access.		
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

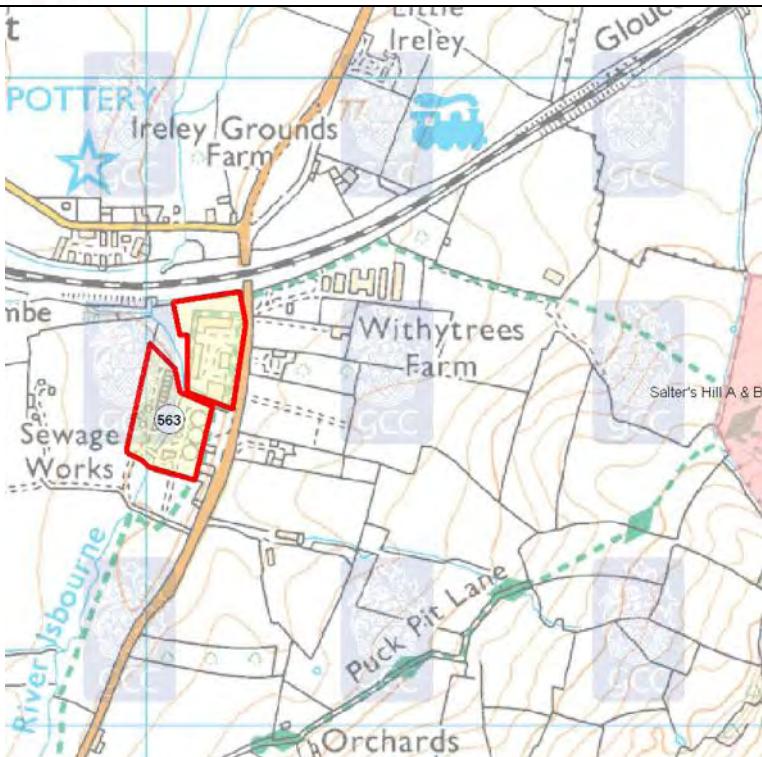
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Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity for existing route to be enhanced.
Additional Comments	Diversions may be necessary - No enhancements likely.
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 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.	

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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	<ul style="list-style-type: none"> SSSI Site of Special Scientific Interest Key Wildlife Site - area SAC Site Ramsar Site SPA Site
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.

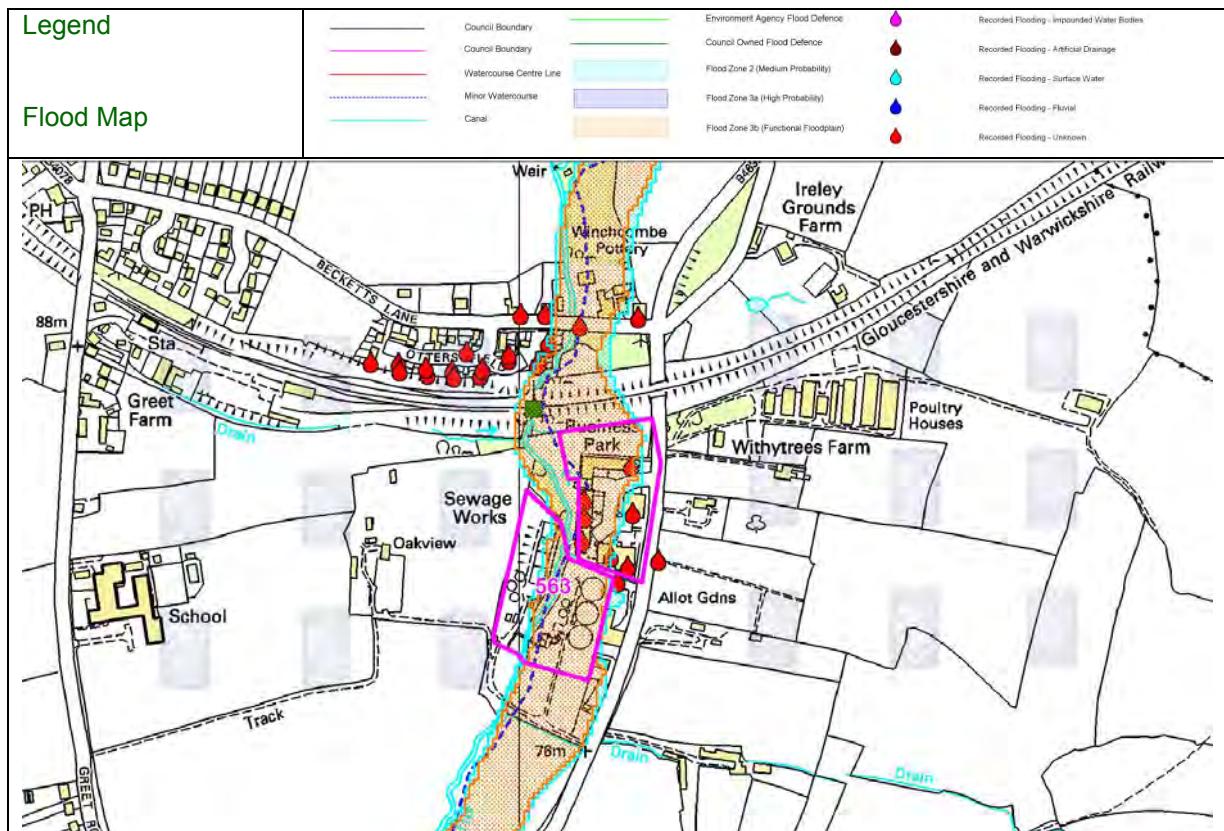
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	++
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * No known historical or archaeological remains * Has no known archaeological potential * Previous development is known to have removed archaeological deposits from all or part of the site
Additional Comments	The site contains no known archaeological remains, although there are some areas which have not been developed.

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 are "some potentially contaminative issues" associated with the site.

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	The site forms part of a sewage treatment works and is split into two sections. The River Isbourne flows to the west of the northern part of the site, and through the western edge of the southern part of the site. The majority of the site is located within Flood Zones 2, 3a and 3b with small slithers of the site along the eastern and western boundaries located within Flood Zone 1.
Watercourse(s)	River Isbourne
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	JFLOW modelled outlines. Low confidence in flood outlines as misalignments are evident along parts of the watercourse. Flood Zone 3a has been used to represent Flood Zone 3b. There is little difference in the extent of Flood Zones. Flood Zones 2, 3a, 3a +20% Climate change and 3b should be modelled for FRA, to verify extents and levels.
Fluvial Flood Risk Posed to Site (including climate change)	The majority of the site is affected by Flood Zones 2, 3a and 3b with only small parts of the site located within Flood Zone 1. It is unclear how climate change will affect this site as the resolution of the existing Flood zone data is poor. The actual levels and extent of the Climate Change scenarios should be verified by an FRA.
Historic Flooding/Flooding From Other Sources	Both sites flooded extensively in July 2007.
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 however the Gloucestershire and Warwickshire Railway is located along the northern boundary of the site and may be acting as an informal flood defence. There may be a residual risk to the site which should be considered as part of a FRA.
Culverts (Location/Type/Watercourse/Residual Risk)	No culverts are known to exist in the site.
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.

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Source Protection Zones (SPZs)

Comments

Groundwater/Aquifer details

Comments Site 563 is mostly lying over a 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.

General Comments

Officer Comments: There are likely to be deliverability issues associated with this site. There are sensitive receptors which would also need consideration.

Landscape: Less than 25m from AONB so further consultation would be required in order to assess any potential impacts upon the above mentioned area.

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.

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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 is also significant flood risk on the site, therefore it is felt that this site should not be taken forward into the WCS.