



## **Waste Core Strategy Site Options Consultation**

### **Waste Site Assessment**

#### **Appendix C.55: Site 433 - Aston Down**

**October 2009**

## Appendix C.55: Site 433 - Aston Down

### *Site Maps and Images*

#### Site Map



#### Aerial Photo



## Appendix C.55: Site 433 - Aston Down

### Site Images



### Locational Information

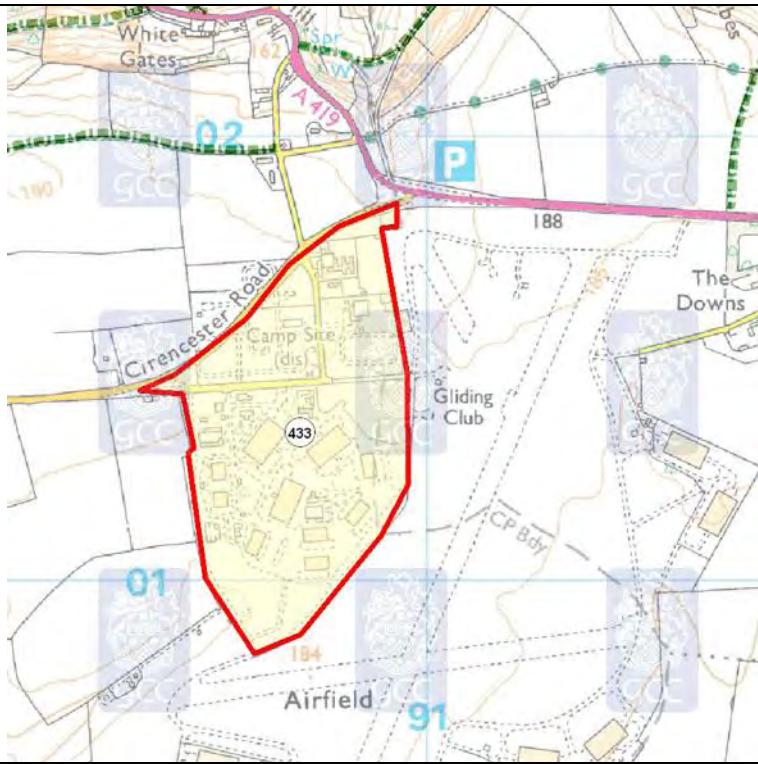
Site Details			
District	Stroud		
Parish	Minchinhampton Sapperton		
Easting	390714	Northing	201327
Approximate Site Area (hectares)	35		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was listed in Stroud District Council's Employment Land Review.		
Date of WPA officer visit	25th November 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>A large, flat, but elevated site, part of an old military air base which is now used mainly for business purposes and parts of the site are allocated for other uses. The former campsite area appears to be disused and derelict. Some businesses are operating on the site, but many of the hangars appear to be unused. Good internal road system with security gates. The nearest neighbour is a gliding club which uses the former military airfield. A few signs nearby indicating that there are e.g. regular car boot sales taking place on site. DEFRA offices close by.</p> <p>Additional Sensitive Receptors: None.</p>		

## Appendix C.55: Site 433 - Aston Down

### Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on land that has been developed and is within the Cotswolds AONB.		
Landscape Character	High Wold Dip Slope.		
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>	Cirencester Rd, A419		
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>	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>	Existing access issues on A419, fairly remote.		
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.

## Appendix C.55: Site 433 - Aston Down

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 Path.
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.55: Site 433 - Aston Down

<b>Ecology/Biodiversity</b> <i>(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))</i>	
Score	0
Score Definition	Overall impact on biodiversity could be potentially negative, uncertain or positive. Identified important ecological constraint up to and including 250metres 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"> <li> SSSI Site of Special Scientific Interest</li> <li> Key Wildlife Site - area</li> <li> SAC Site</li> <li> Ramsar Site</li> <li> SPA Site</li> </ul>
Constraints Map	 <p>A detailed map showing the location of Site 433 (highlighted in yellow and outlined in red) within the Aston Down area. The map includes various geographical features, roads (e.g., A419, A419, A188, A104, A91), and other sites. Labels on the map include Cowcombe Wood, Quarry (dis), Hyde Farm, Works, New Barn Farm, White Gates, Cirencester Road, Camp Site (dis), Gliding Club, Airfield, and Aston Down. The map also shows contour lines and various land use symbols.</p>

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<b>Geodiversity</b> <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.

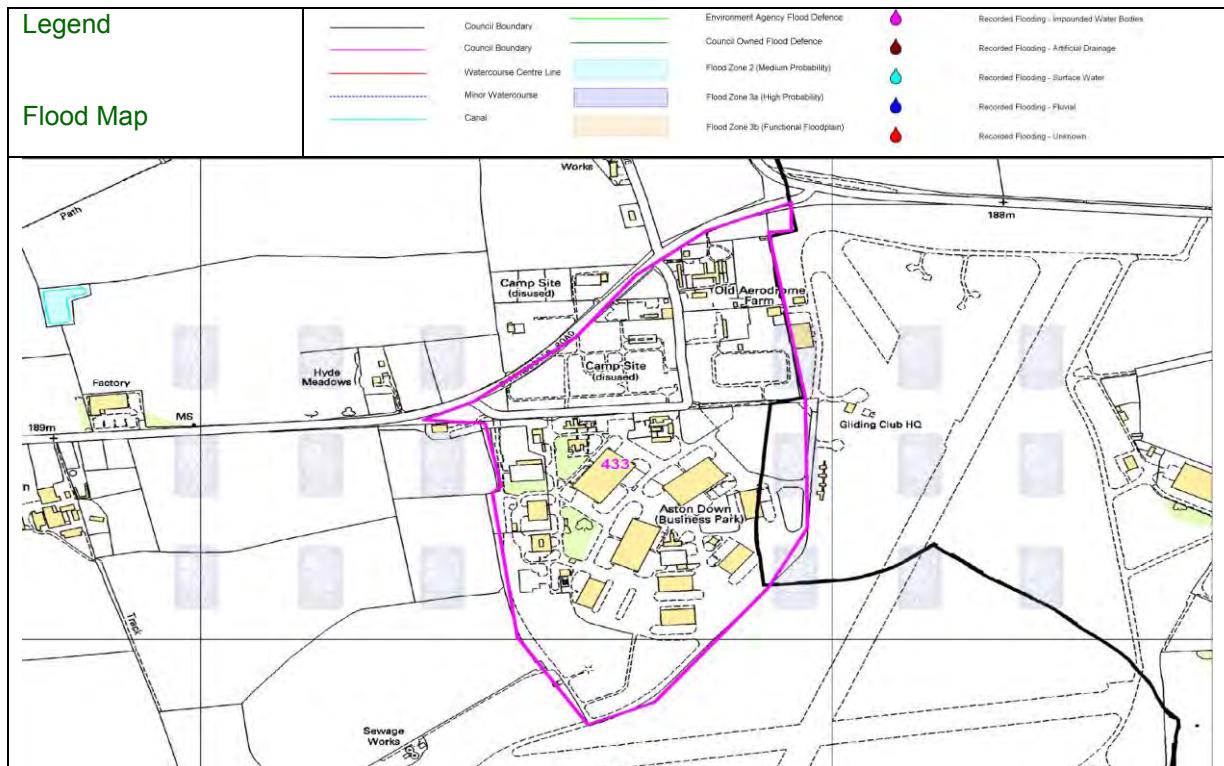
## Appendix C.55: Site 433 - Aston Down

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"> <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	The site is within Minchinhampton World War II airfield (SMR 21179, 21182) but contains no known significant remains.

Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
Comment	<p>The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Stroud District Council identified the site as a site of potential concern. The following comments have been added "Site investigation has been undertaken at the site. Any new development/disturbance to the ground would require additional SI and possible remediation. Some areas contain radioactive material. The site currently does not have planning permission for its current use." and "Re-development would provide an opportunity for investigation and remediation of the site."</p>

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	Site lies fully in Flood Zone 1. No major or minor watercourses are located within the site.
Watercourse(s)	n/a
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	n/a
Fluvial Flood Risk Posed to Site (including climate change)	Fluvial flood risk to this site is low.
Historic Flooding/Flooding From Other Sources	There are no records of historic flooding or flooding from sources including groundwater and surface water have not been recorded on 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.
Score	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	None.

## Appendix C.55: Site 433 - Aston Down



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### Source Protection Zones (SPZs)

Comments	Site 433 is lying over a Zone III Total Catchment and a Zone II Outer Protection Zone.
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### Groundwater/Aquifer details

Comments	Site 433 is lying over a Major Aquifer High (H1).
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### Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The landowners have been contacted but no response has been received.

### General Comments

**Officer Comments:** From the officer site visit there appeared to be some 'vacant' hangars on the site. There may also be some planning issues associated with the site in relation to its current permissions.

**Ecology/Biodiversity:** Further consultation would be required in order to assess any potential impacts upon the above mentioned areas.

**Contaminated Land:** Further investigative work may be required.

**SPZ/Groundwater/Aquifer:** Information would be required from the Environment Agency as to the potential impacts upon the above mentioned areas.

## Appendix C.55: Site 433 - Aston Down

### Potential for Further Discussion within the WCS

The deliverability of the site is unknown. If the site was found to be deliverable then it would have potential for further discussion within the WCS. However, due to the location outside of 'Zone C' it could only be considered in the context of a site for delivering a relatively small scale facility which could support waste infrastructure.