

**Waste Core Strategy  
Site Options Consultation**

**Waste Site Assessment**

**Appendix C.34: Site 295 - The Grange, Bishop's Cleeve**

**October 2009**

*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	Bishop's Cleeve		
Easting	395213	Northings	227072
Approximate Site Area (hectares)	6		
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 identified in the Tewkesbury Local Plan.		
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 taken up by Zurich / Capita. It consists of a large office building, car parking and a landscaped garden. Housing in proximity to the south, south east and north of the site.</p> <p>Additional Sensitive receptors: School.</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 not within or adjacent to a national landscape designation such as AONB.		
Landscape Character	Vale of Gloucester, Settled 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>	A435		
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>	Medium	Definition	Site has limited potential for rail and/or water based transport (will generally be a little distance from nearest appropriate 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>	Close to residential, A435 can be busy.		
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 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 within the Gloucestershire Airport zone for - All buildings, structures, erections and works exceeding 90 metres in height (295.3 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.
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	0
Score Definition	Overall impact on biodiversity could be potentially negative, uncertain or positive. Identified important ecological constraint up to and including 250 metres 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:- * Contains a SAM, or non-designated remains of national importance * Contains a Listed Building * Is within a Conservation Area * Is within a Registered Park or Garden of Special Historic Interest * Is within a Registered Battlefield
Additional Comments	The setting of the Listed Buildings on this site may already have been affected by recent development. Part of the site is also an undesignated designed landscape (Gloucestershire Historic Landscape Characterisation designation F1).

### 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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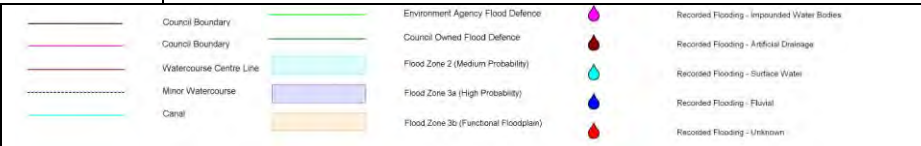
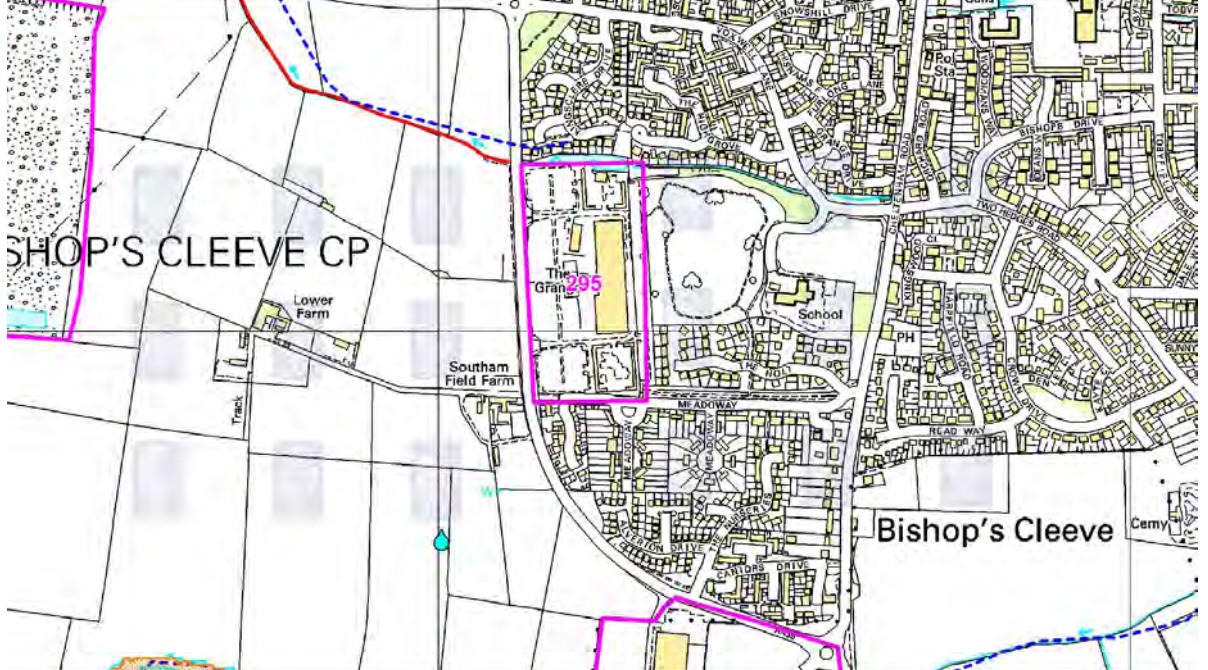
### Flood Risk

*(Based on information provided by Halcrow)*

Site Description	Site lies fully in Flood Zone 1. Glebe Farm Brook flows along the northern boundary of the site in a westerly direction. The watercourse is culverted upstream of Cheltenham Road (outside of the site), before becoming open channel. As the Brook flows into the site, it enters a pool, part of which is located within the site itself, before exiting the pool and flowing beneath the A435 which forms the western boundary of the site.
Watercourse(s)	Glebe Farm Brook
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	No Flood Zones have been produced for the Glebe Farm Brook.
Fluvial Flood Risk Posed to Site (including climate change)	While the Glebe Farm Brook does not show fluvial flood risk, in reality some risk is posed.
Historic Flooding/Flooding From Other Sources	No records of historical flooding and flooding from other sources including groundwater and surface water have not been recorded on the site. The pool located at the northern boundary of the site may present some risk and should be assessed as part of a FRA. There is one recorded incident of surface water flooding to the south west of the site but does not affect the site itself.
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	No culverts are known to exist in the site.



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(Location/Type/Watercourse/Residual Risk)	
Score	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	None.
Legend	 <p>             Council Boundary              Council Owned Flood Defence              Watercourse Centre Line              Minor Watercourse              Canal              Environment Agency Flood Defence              Council Owned Flood Defence              Flood Zone 2 (Medium Probability)              Flood Zone 3a (High Probability)              Flood Zone 3b (Functional Floodplain)              Recorded Flooding - Impounded Water Bodies              Recorded Flooding - Artificial Drainage              Recorded Flooding - Surface Water              Recorded Flooding - Fluvial              Recorded Flooding - Unknown           </p>
Flood Map	 <p>The map shows the location of Site 295, 'The Grange', highlighted in yellow. It is situated in a residential area of Bishop's Cleeve, Gloucestershire. The map includes various features such as roads (e.g., Bishop's Cleeve CP, Lower Farm, Southam Field Farm, Meadowway, School, PH, Road Way, Cemetery), water features (e.g., River Sever, River Churn), and flood zones. The site is located within Flood Zone 1 (High Probability). The map also shows the location of the River Sever and the River Churn, and the site is situated in a residential area of Bishop's Cleeve, Gloucestershire.</p>

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### Source Protection Zones (SPZs)

Comments N/A

### Groundwater/Aquifer details

Comments Site 295 is within 250m of a Minor Aquifer High (H3).

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

The land is developed into office buildings which are tied into long-term lease and unavailable. Therefore the site is undeliverable.



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### General Comments

Officer Comments: Further information would be required in relation to deliverability of this site. There are nearby sensitive receptors which would also need to be considered.

Safeguarding: Gloucestershire Airport would 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.

Ecology/Biodiversity/Archaeology/Landscape: 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.

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

The site is undeliverable and therefore has no potential for further discussion within the WCS.