



Waste Core Strategy Site Options Consultation

Waste Site Assessment

Appendix C.4: Site 029 - Kingshill North, Cirencester

October 2009

Appendix C.4: Site 029 - Kingshill North, Cirencester

Site Maps and Images

Site Map



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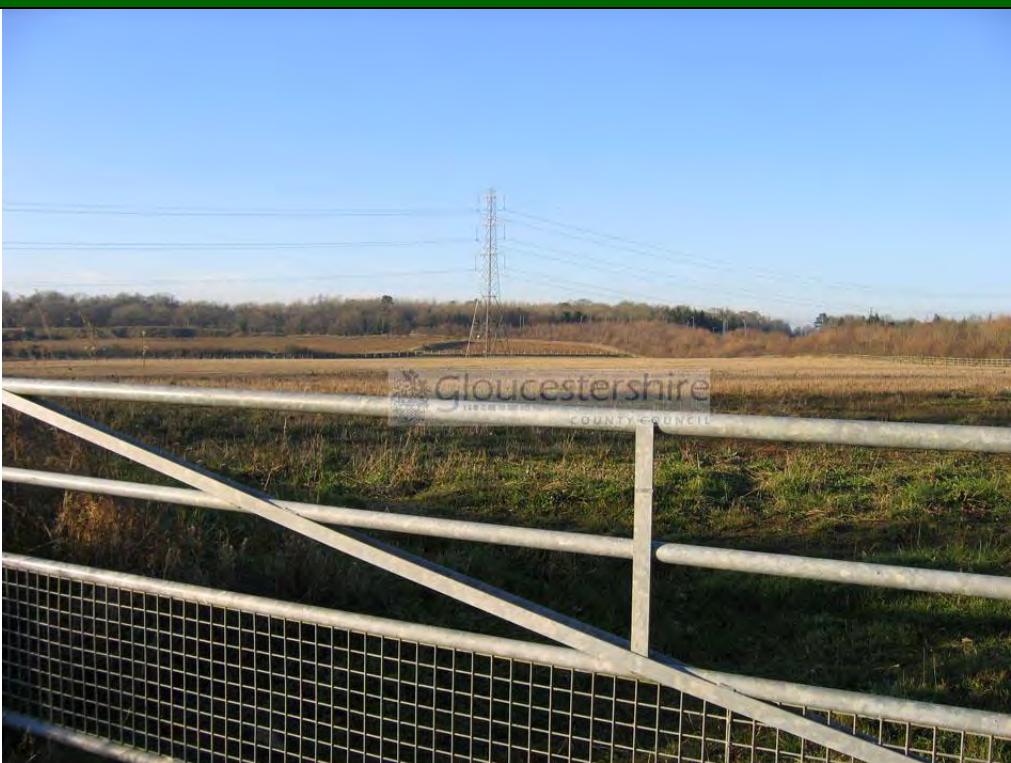
Aerial Photo



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Site Images



Locational Information

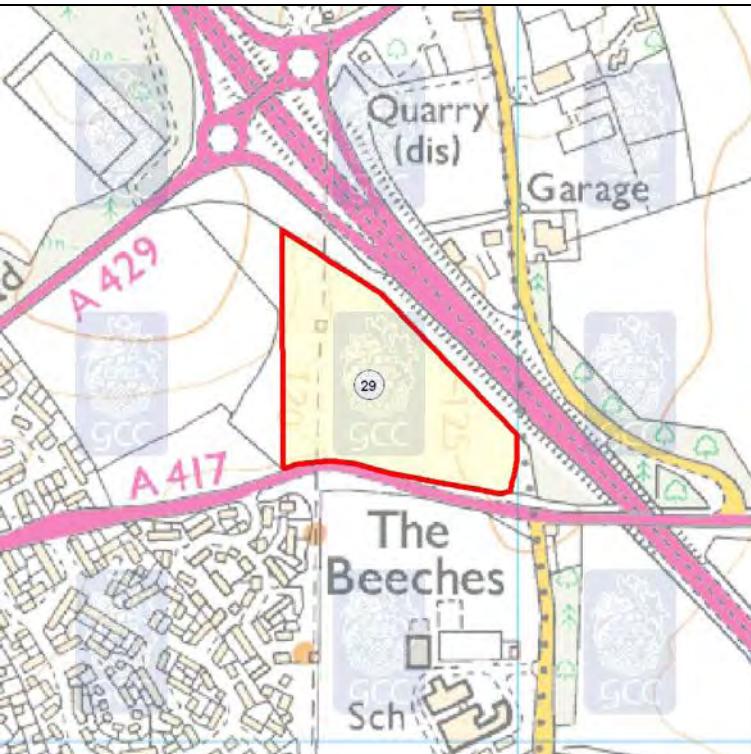
Site Details			
District	Cotswold		
Parish	Cirencester		
Easting	403836	Northing	202416
Approximate Site Area (hectares)	5		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site is identified in the Cotswold Local Plan.		
Date of WPA officer visit	3rd December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	The site is an open field which is accessed via a farm gateway. It is surrounded by 'A' roads. Additional Sensitive Receptors: School, play area.		

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Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on undeveloped land less than 500m from the Cotswolds AONB.		
Landscape Character	The Ampneys Dip Slope Lowland.		
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>	A417		
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>	Good	Definition	Direct access onto (or close proximity to) trunk road network or major A roads (roads for long distance journeys).
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>	Not easy access to trunk road. Housing permission immediately to west (r/b being built).		
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.

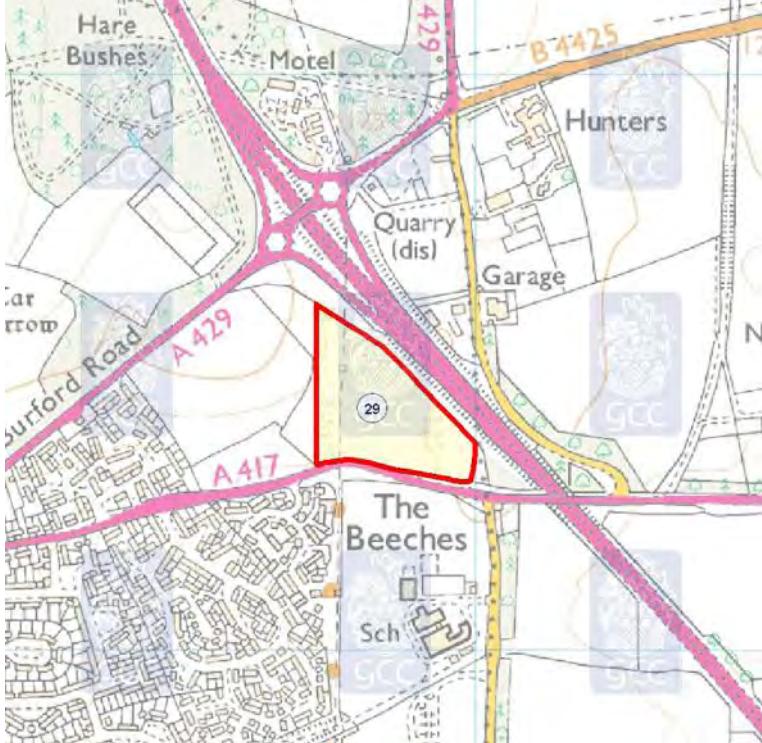
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Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity for existing route to be enhanced.
Additional Comments	No Path.
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 within the MOD - South Cerney zone for - all buildings, structure, erections & works exceeding 150 feet in height; Fairford - All applications involving a refuse tip, a reservoir, a sewage disposal works, a nature reserve or a bird sanctuary.
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	 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.

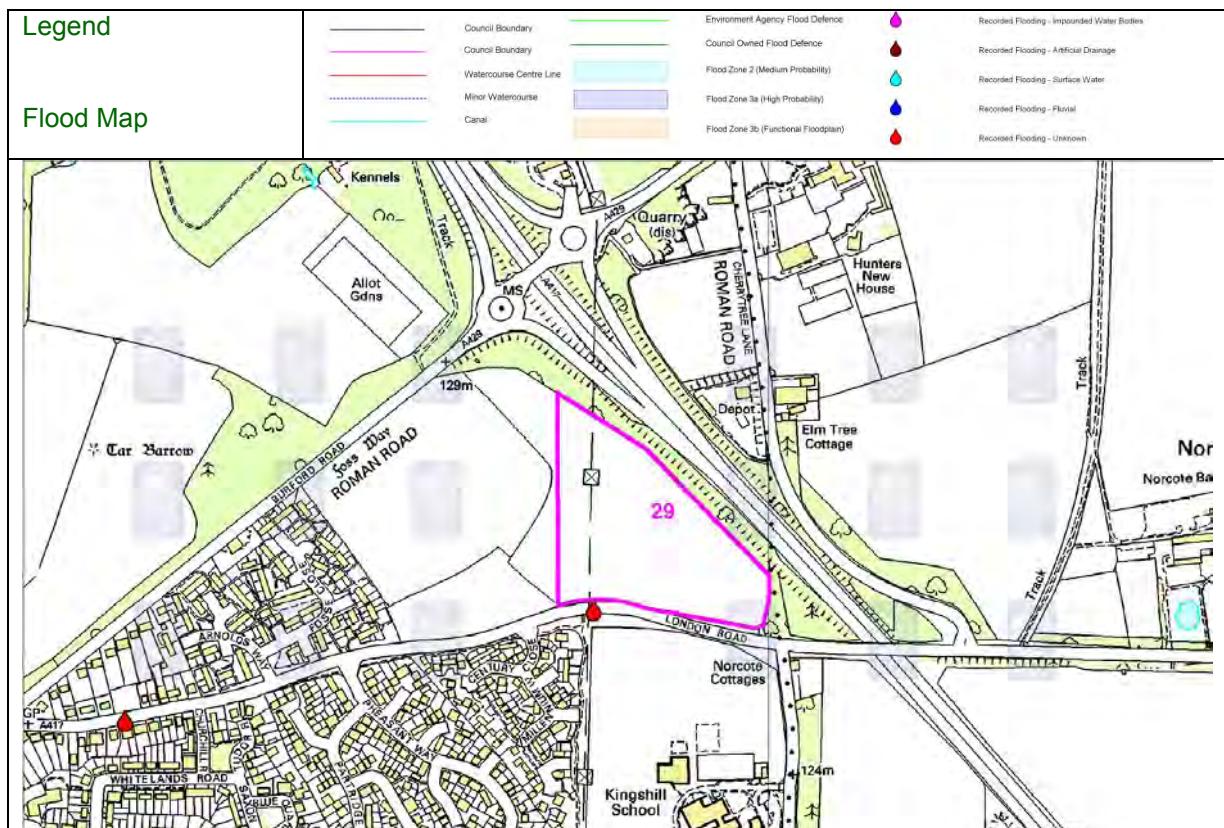
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	-
Score Definition	The site fulfils one or more of the following:- * Provides a setting to designated sites (category 1) * Contains known significant archaeological remains.
Additional Comments	Prehistoric, Roman and medieval features (SMR 28654, 22444, 20701) have been found during evaluation at this site, which is currently undeveloped farmland.

Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
Comment	No information was made available in relation to potential contamination on this site.

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	Site lies fully in Flood Zone 1.
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)	n/a
Fluvial Flood Risk Posed to Site (including climate change)	Fluvial flood risk is low.
Historic Flooding/Flooding From Other Sources	No records of historical flooding and flooding from other sources have not been recorded within the site. There is one record of flooding from other sources along the southern boundary of the site. The exact source of the flooding is unknown.
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	FRA should assess flood risk posed to the road to the south of the site, as flooding has been recorded in the past. This could have implications for access/egress.

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Source Protection Zones (SPZs)

Comments	Site 029 is within 250m of a Zone III Total Catchment.
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Groundwater/Aquifer details

Comments	Site 029 is lying over a Major High Aquifer (H1) & Minor Aquifer High (H1). The site is also within 250m of a Minor Aquifer High (HU), Minor Aquifer Intermediate 1 and Major Aquifer Intermediate 1.
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The landowners have been contacted and acknowledge that the site is under their ownership. They have not indicated whether or not they want the site to be included. Therefore the deliverability of the site is still unknown.

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General Comments

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

LandscapeArchaeology: Further consultations may be required in relation to potential impacts upon the above mentioned areas.

Safeguarding: The MOD 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.

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.

Potential for Further Discussion within the WCS

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 relativley small scale facility which could support waste infrastructure.