



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

### **Waste Site Assessment**

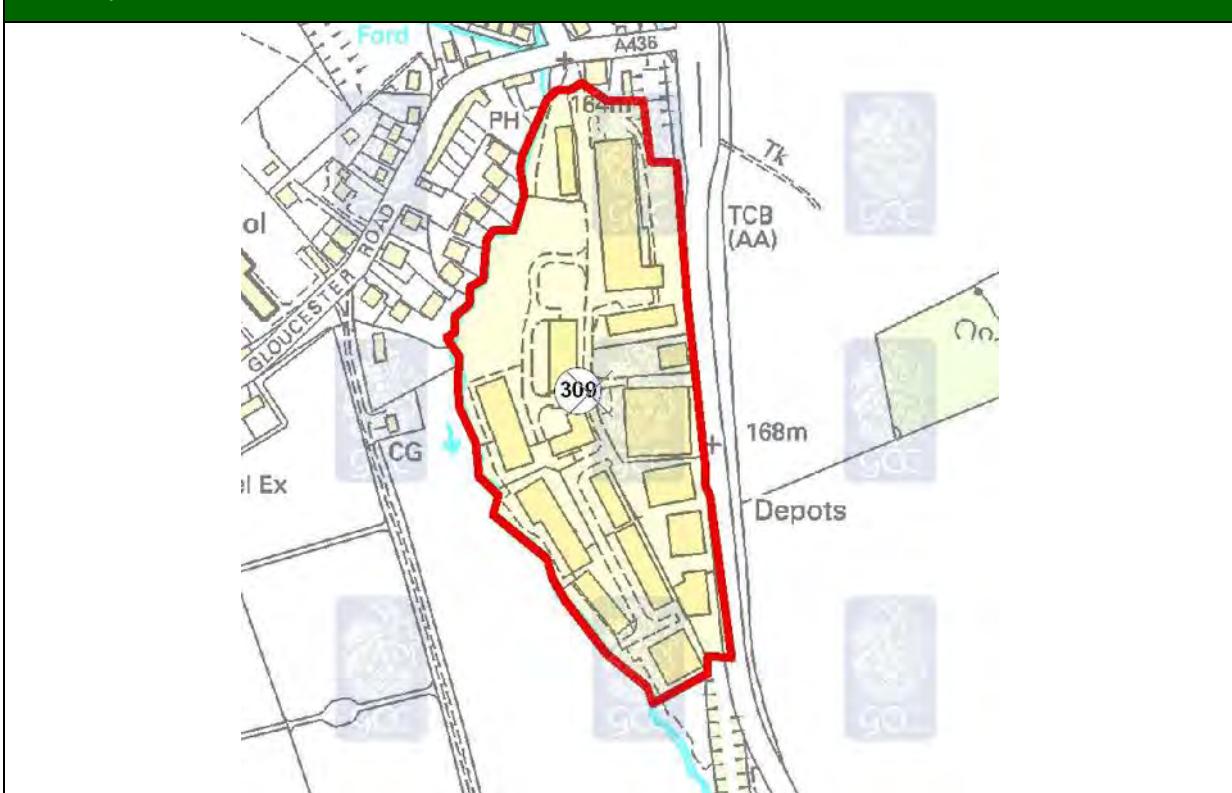
#### **Appendix C.37: Site 309 - Andoversford**

**October 2009**

## Appendix C.37: Site 309 - Andoversford

### *Site Maps and Images*

#### Site Map



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#### Aerial Photo



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

## Appendix C.37: Site 309 - Andoversford

### Site Images



### Locational Information

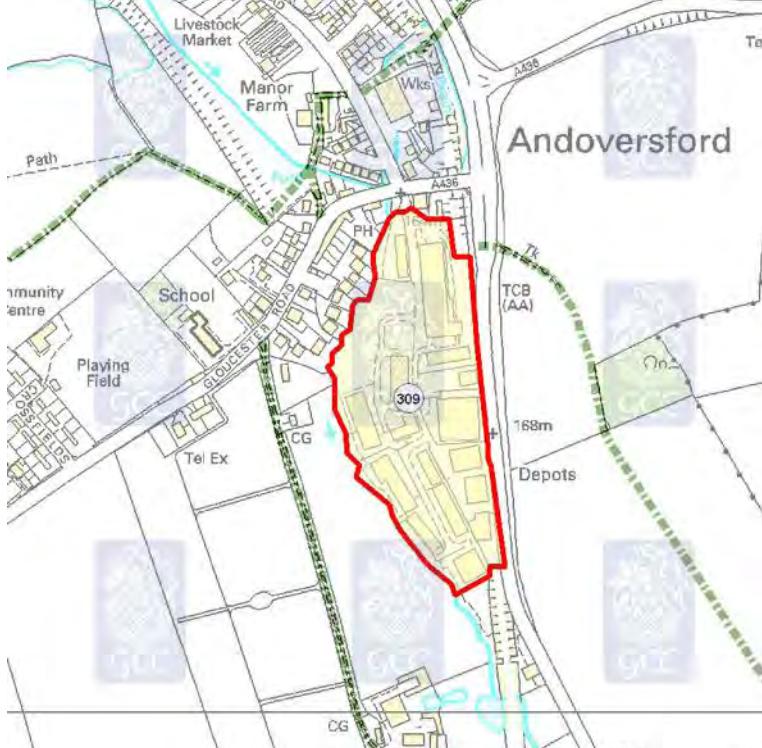
Site Details			
District	Cotswold		
Parish	Andoversford		
Easting	402476	Northing	219352
Approximate Site Area (hectares)	5		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site is listed in Cotswold District Council's Employment Land Review.		
Date of WPA officer visit	3rd December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is a small industrial estate which runs alongside the A40. It contains a mixture of uses housed within a variety of metal and brick industrial units. Businesses include: Monere Construction Ltd, Countryside Windows, Ringwood Furniture, Mojo Limited, USN (UK) Ltd, R and R Catering Hire Ltd, DME Solutions Ltd, Holt JCB Compact Equipment Ltd, Astor Bannerman (Medical)Ltd, Critical Flow System Ltd, Racing Colours Ltd, Richard Grade, Reward, Eagle Line Coaches, and an M.O.T centre. The site is fairly close to Andoversford village, its school and Dowdeswell Manor Stud.</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 within the Cotswolds AONB.		
Landscape Character	High Wold.		
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>	A40		
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>	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>	A40 reasonable road here. Existing industrial estate.		
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 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	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	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> SSSI Site of Special Scientific Interest</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Key Wildlife Site - area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> SAC Site</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> Ramsar Site</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> SPA Site</li> </ul>
Constraints Map	<p>The map shows a detailed view of the Andoversford area. A red polygon outlines Site 309, which is located near the A436 road and the PO (Post Office). The map includes contour lines, roads (A436, PO), and various land use symbols. A pink line indicates a boundary or constraint. Labels on the map include: Dismild Rly, Sewage Works, Andoversford, Manor Farm, FB, Ford, Sch, 309, 170, 180, 170, 168, A436, D, CP, H-Ram, MS, Stock House Square, Owdeswell Manor, and Spr.</p>

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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	0
Score Definition	<p>The site contains no known historical or archaeologically significant remains, but</p> <ul style="list-style-type: none"> <li>* Provides a setting for significant remains</li> <li>* Has the potential to contain significant remains, which are known in the vicinity</li> </ul>
Additional Comments	Designated as 0 as evidence for the Roman town of Wycomb (SMR 54), part of which is a Scheduled Monument within 100m of the site, and buried remains may extend into the area. There are unlikely to be setting issues with the Listed Building of the Royal Oak pub.

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

Flood Risk (Based on information provided by Halcrow)	
Site Description	Site lies predominantly within Flood Zone 1. The River Colne forms the western boundary of the site with Flood Zones 2, 3a and 3b shown to extend into part of the site along the western boundary.
Watercourse(s)	River Colne
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 Zones. Flood Zone 3a has been used to model Flood Zone 3b. Some misalignments evident both along the edge of the site and downstream of the site. Flood Zones 2, 3a, 3a+20% Climate Change and 3b should be modelled as part of a FRA to verify extents and levels.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies predominantly in Flood Zone 1. Flood Zones 2, 3a and 3b are shown to affect the western edge of the site the exact extent of which should be confirmed as part of a FRA. The difference between Flood Zones 2 and 3 is marginal which suggests that the 100 year climate change situation would be very similar, but this should be verified by modelling the 100 year plus climate change event.
Historic Flooding/Flooding From Other Sources	No historic flood outlines were identified within the SFRA for the River Colne. The west of the site, one incident of fluvial flooding was identified along Gloucester Road due to the watercourse overtopping and water flowing along the road. This incident was outside of the site itself. One record of flooding from other sources was identified within the site. The exact source of flooding is unknown. A number of recorded incidents of flooding from other sources were also identified to the north and north west of the site. The source of flooding was generally unknown with the exception of highway flooding recorded along Station Road/Old Gloucester Road junction.
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. The Level 1 SFRA identified a series of informal defences upstream of the site which consisted of a series of road embankments and the dismantled railway.
Culverts	No culverts are known to exist in the site.

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(Location/Type/Watercourse/Residual Risk)						
Score	+					
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.					
Additional Comments	None.					
Legend						
Flood Map						

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### Source Protection Zones (SPZs)

Comments	Site 309 is partially within a Zone III Total Catchment.
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### Groundwater/Aquifer details

Comments	Site 309 is mostly lying over a Major Aquifer Low, partially over a Major Aquifer High 1 and within 250m of a Minor Aquifer Low.
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### Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

Where possible landowners have been identified and contacted but have not responded. The remainder of landowners could not be identified.
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### General Comments

Officer Comments: There are likely to be deliverability issues associated with this site. There are also nearby sensitive receptors which would need consideration. The site boundary would also need modification to remove any areas of flood risk.

Ecology/Biodiversity/Archaeology/Landscape: Further consultation would be required in order to assess any potential impacts upon the above mentioned areas including the Cotswolds AONB.

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 Option C.