



Waste Core Strategy Site Options Consultation

Waste Site Assessment

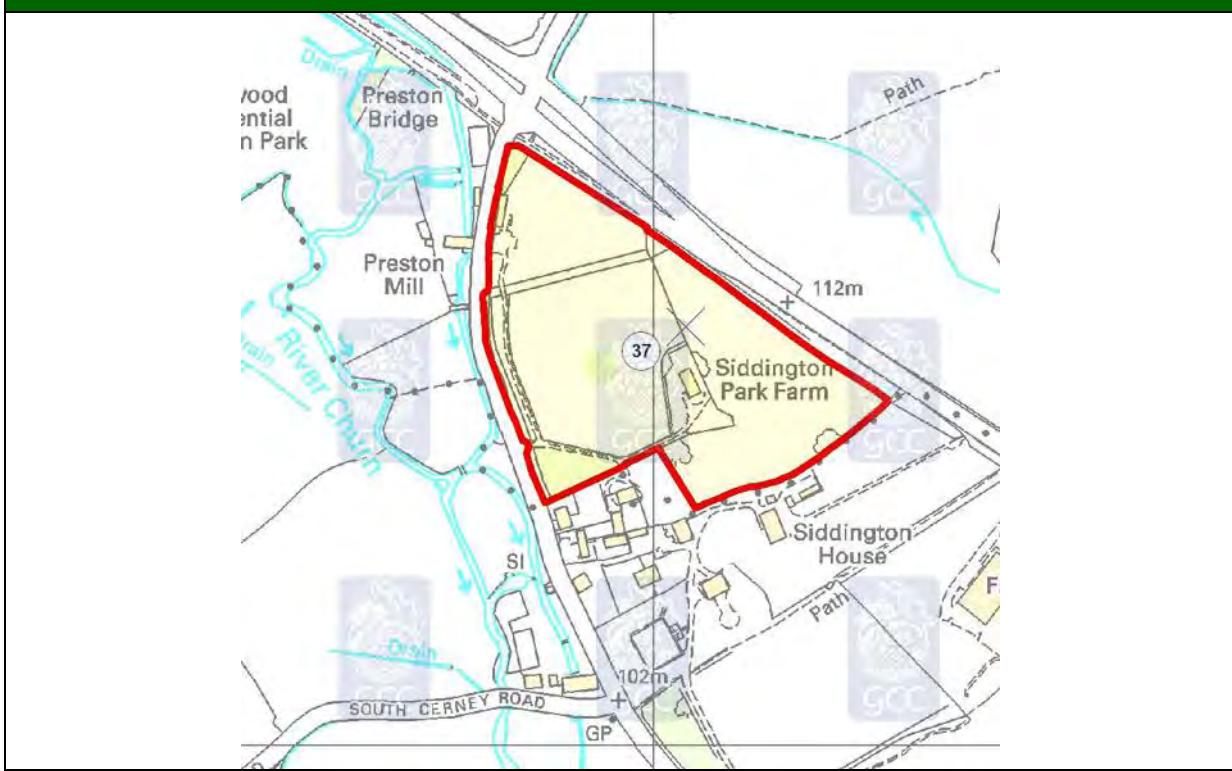
Appendix C.5: Site 037 - Siddington Park Farm

October 2009

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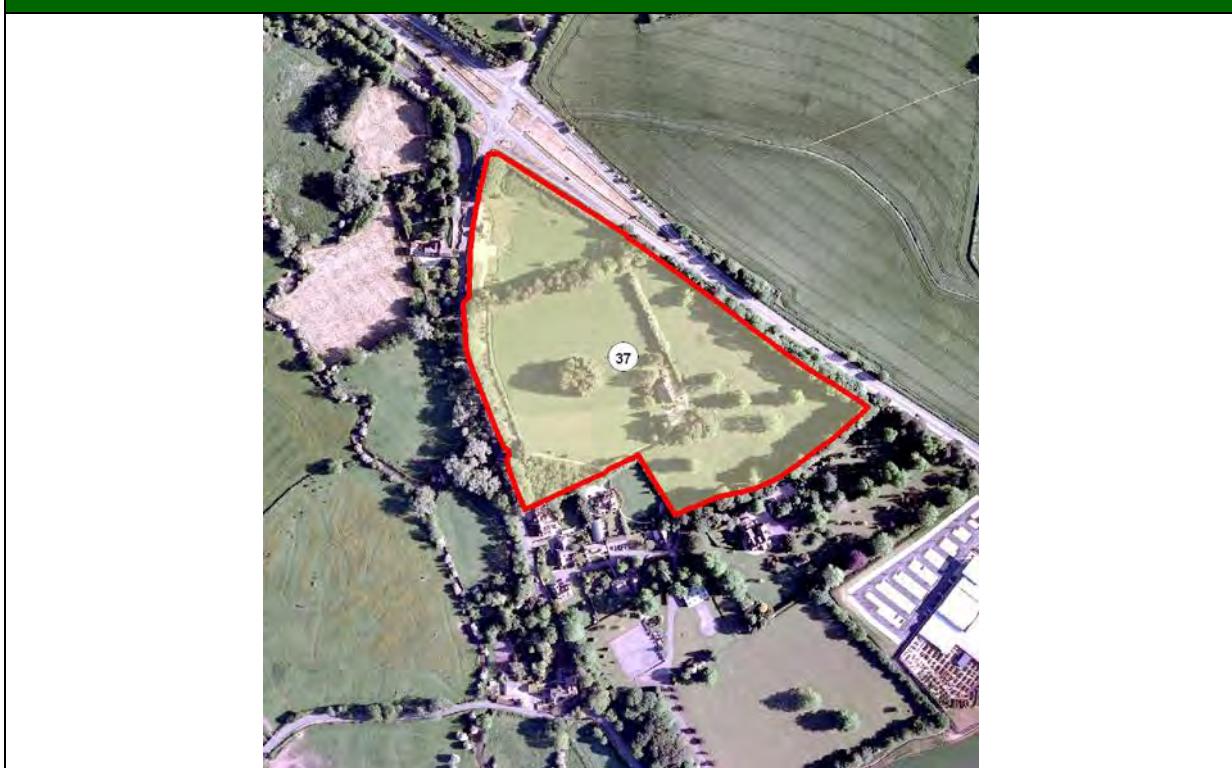
Site Maps and Images

Site Map



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Aerial Photo



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Site Images



Locational Information

Site Details			
District	Cotswold		
Parish	Preston		
Easting	403991	Northing	200338
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 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)	<p>Small parcel of land running alongside the A419. There is an old converted Mill and a dwelling on the site surrounded by a couple of small fields. Both building are constructed from Cotswold Stone. The boundary of the site is heavily wooded on the south west side.</p> <p>In general the site could be described as 'mainly undeveloped'. There is an office block containing uses / small businesses such as 'In Touch With Health' and 'The Working Manager'. There is also one dwelling with associated residential curtilage.</p> <p>Additional Sensitive Receptors: Tennis court.</p>		

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Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on partially developed land not within or adjacent to a national landscape designation such as AONB.		
Landscape Character	Kemble Dip Slope, 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>	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>	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>	On old rd (but still dual) at Preston Tollbar, talk of possible r/b. NE of site - not great road - residential planned, school.		
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	 Public Right of Way
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 MOD - South Cerney zone for - all buildings, structure, erections & works exceeding 50 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	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 Scores 0* indicate designated aquifer fed/surface water/flood water dependent site(s) over 1km distant which may be affected (where chosen waste technology and development design poses a risk to the water environment)
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)	Wildmoorway Meadows SSSI [3,471m]
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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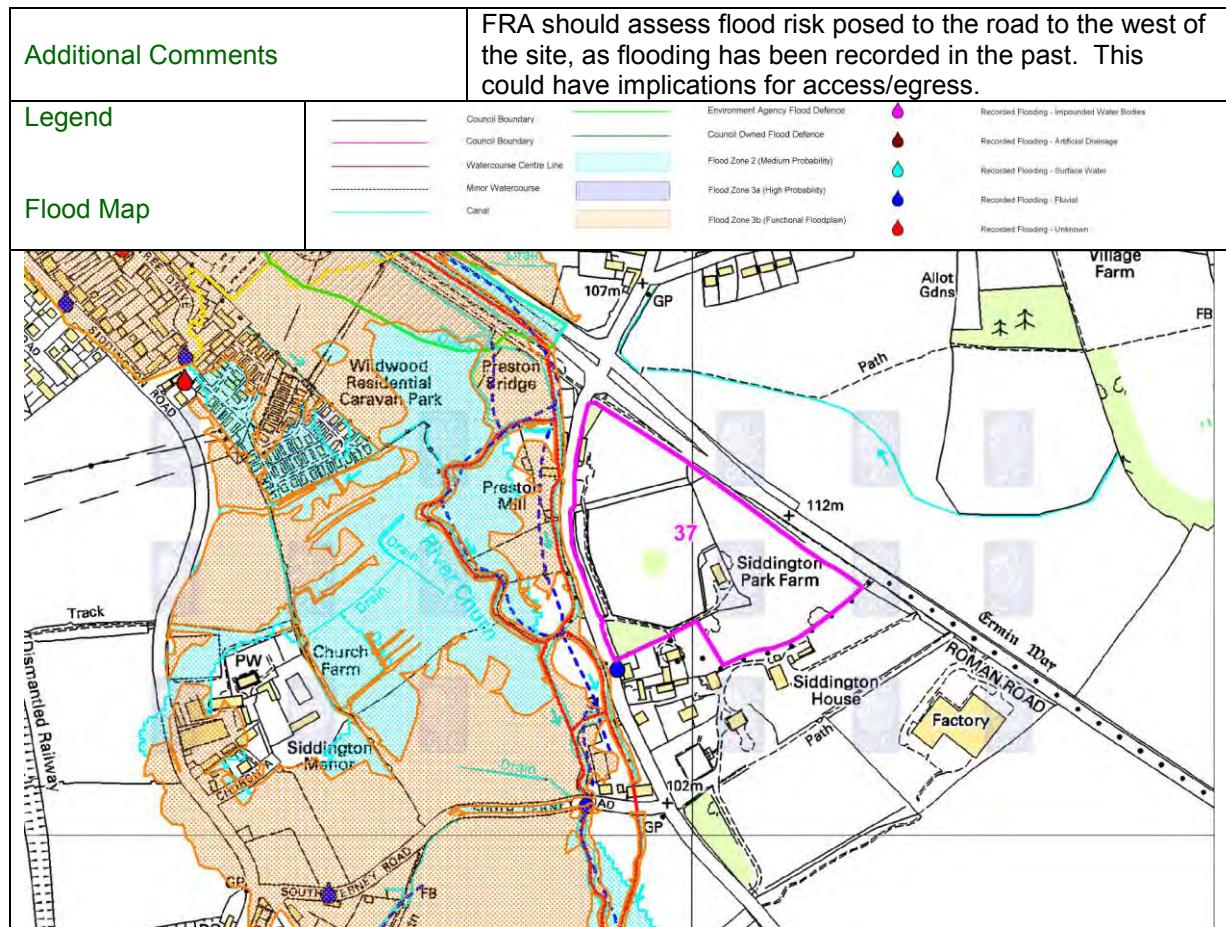
Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	-
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * Provides a setting to designated sites (category 1) * Contains known significant archaeological remains.
Additional Comments	Designated as a - due to the proximity of Listed Buildings which may have a setting issue.

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	<p>Site lies fully in Flood Zone 1. The River Churn is located to the west of the site. Flood Zone maps for this watercourse do not extend into the site itself however, Flood Zones 2, 3a and 3b lie approximately 10m from the western boundary of the site.</p> <p>An unnamed drain flows to the north of the site. No Flood Zone maps exist for the drain.</p>
Watercourse(s)	River Churn
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	<p>Modelled Flood Zones exist for Flood Zones 2 and 3a. Flood Zone 3a has been used to represent Flood Zone 3b.</p> <p>Consultation with the Environment Agency during the Level 1 SFRA indicated that there is a lower confidence in the modelled outlines for the River Churn south of where the Churn crosses the disused railway line north of South Cerney (approx SU 040,984). This does not affect the site itself.</p>
Fluvial Flood Risk Posed to Site (including climate change)	<p>Fluvial flood risk is low although Flood Zones 2, 3a and 3b come to within 10m of the western boundary of the site. No Flood Zones exist for the drain located to the north of the site. In reality some risk may be posed.</p>
Historic Flooding/Flooding From Other Sources	<p>No records of historical flooding and flooding from other sources have not been recorded within the site itself however the Level 1 SFRA identified one incident of fluvial flooding along the road adjacent to the site, though this was just outside the site itself.</p>
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.

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Source Protection Zones (SPZs)

Comments	Site 037 is within 250m of a Zone III Total Catchment.
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Groundwater/Aquifer details

Comments	Site 037 is lying over a Minor High Aquifer (H1).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The landowners have been contacted and have not responded.

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General Comments

Officer comments: Site visits identified that large areas of the site were undeveloped and the areas that were developed had more of a light business/office character than industrial. Further investigations would be required as to the use and potential planning on this site. Sensitive receptors would also need investigating.

Ecology/Biodiversity/Landscape/Archaeology: Further consultations may be required in relation to potential impacts upon the above mentioned areas.

Highways: The site has been recommended as a possible, but comments indicated that the access road was not ideal, so further highways investigations would be required.

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 relatively small scale facility which could support waste infrastructure. It would also need to take into consideration the technical work outlined above.