



Waste Core Strategy Site Options Consultation

Waste Site Assessment

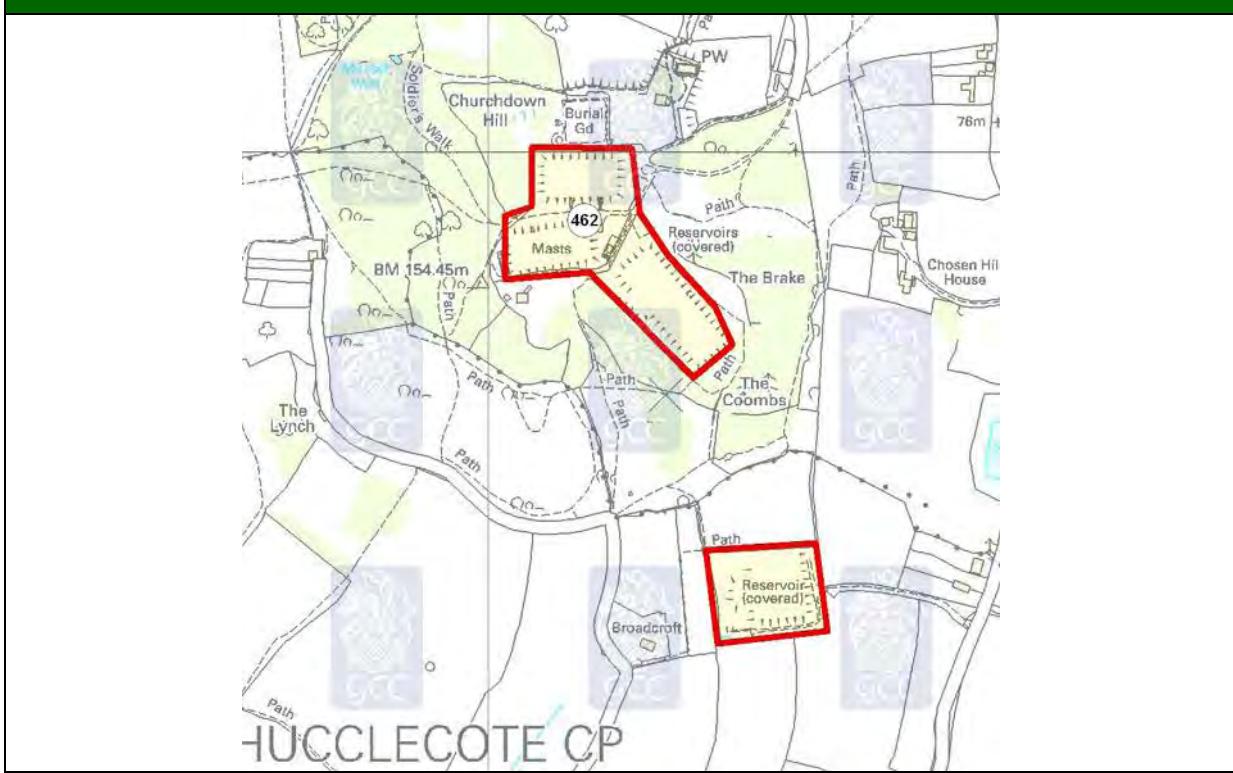
Appendix C.60: Site 462 - Chosen Hill Reservoirs

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

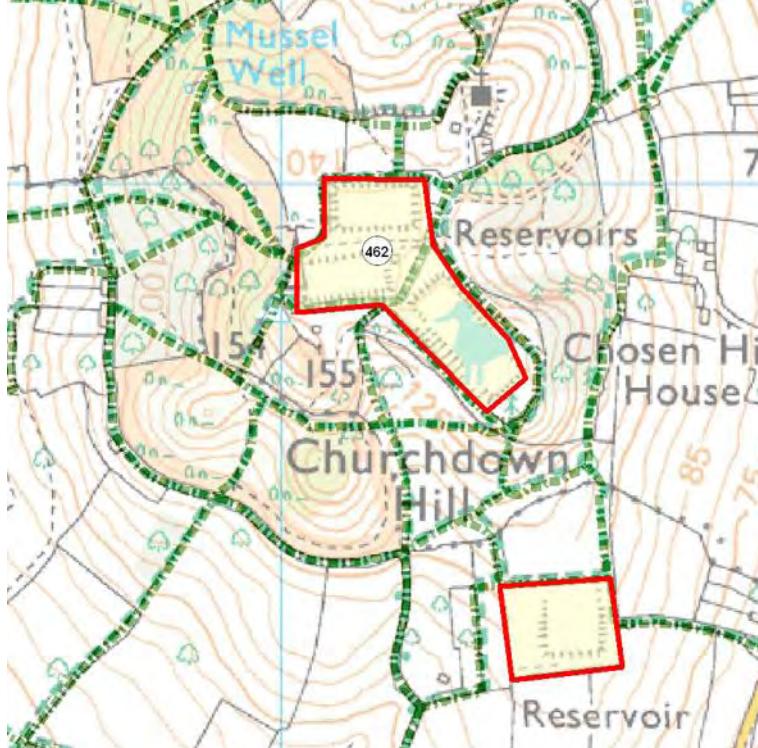
Site Details			
District	Tewkesbury		
Parish	Churchdown Hucclecote		
Easting	388203	Northing	218758
Approximate Site Area (hectares)	5		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site contains existing waste management facilities.		
Date of WPA officer visit	1st December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site consists of two separate covered reservoirs owned and operated by Severn Trent Water on Chosen Hill. Access to the lower reservoir is off Hucclecote Lane. The upper reservoir is located at the end of a narrow lane. Surrounding the upper reservoir is a nature reserve. Both sites are accessed via Churchdown village. The lower reservoir is accessed via a private driveway off Hucclecote Lane. The upper reservoir is accessed by a steep and narrow lane with limited passing places. There are few dwellings located nearby to the lower reservoir. The upper reservoir is within close proximity to St Bartholomew church and burial ground.</p> <p>Additional Sensitive Receptors: Church with churchyard.</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	Churchdown/Chosen Hill Escarpment Outlier, Wooded Oulier.		
Green Belt			
Comments	The site lies upon previously developed land within Gloucester/Cheltenham Greenbelt.		
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>	minor, u/c, B4063/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>	Low	Definition	Access via other roads (not involving trips through AONB).
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>	Access via unsuitable lane, some speed issues.		
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>	Not Take Forward	Definition	Consider that site has no potential in transport terms and recommend it is not considered further. In general terms the Not Take Forward category will comprise those sites with a Low or Poor answer for Strategic Highway Access and a Low score for Sustainable Transport, although the overall view for each site will also depend on other relevant local factors.

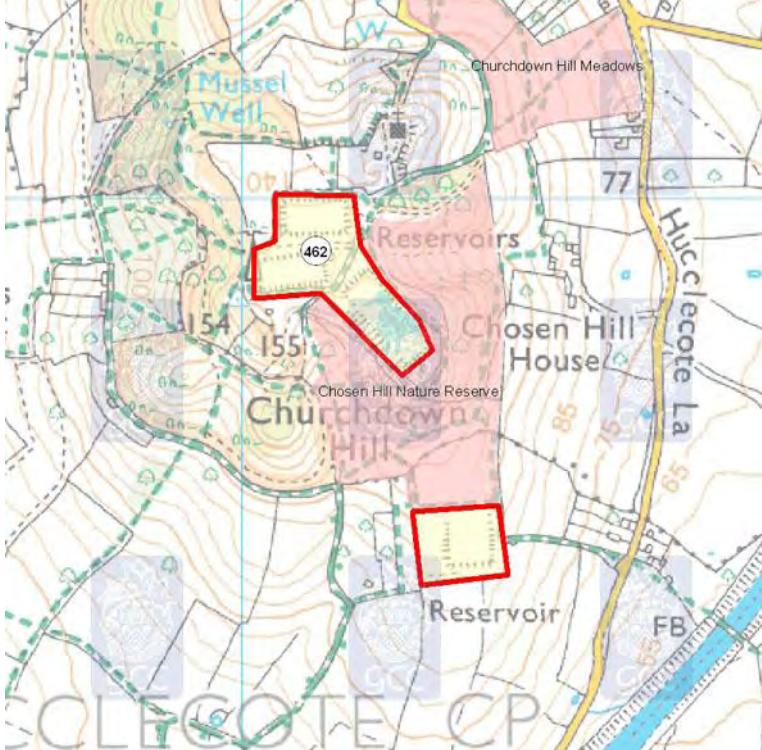
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Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	-
Score Definition	Impact on the Public Rights of Way network with some minor re-routing required.
Additional Comments	Diversion may be necessary - No enhancements likely.
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 Gloucestershire Airport Zone for - All development
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"> SSSI Site of Special Scientific Interest Key Wildlife Site - area SAC Site Ramsar Site SPA Site
Constraints Map	 <p>The map shows the Chosen Hill area with contour lines and various land use features. Two reservoirs are labeled: 'Mussel Well' and 'Reservoir'. A 'Chosen Hill Nature Reserve' is indicated. A red boundary outlines Site 462, which is located near the top of Chosen Hill. The map also shows 'Churchdown Hill Meadows', 'Hucclecote La', 'Chosen Hill House', and 'Reservoir'. A road network is shown with route numbers 154, 155, and 77. A blue line represents a watercourse. A red rectangle highlights a specific area on the eastern side of the hill.</p>

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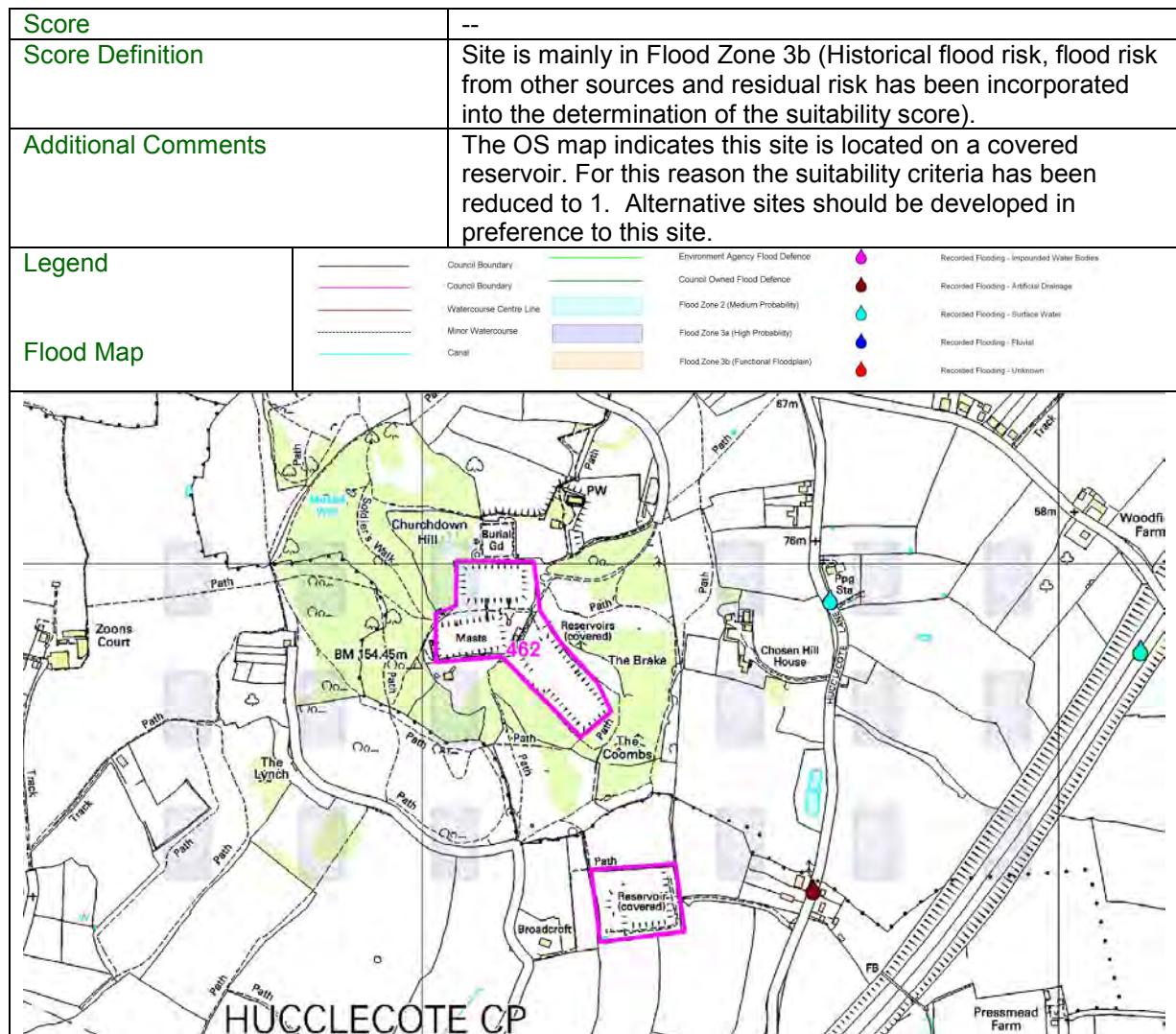
Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There was a Geological Local Site within 250m of the site: Chosen Hill Reservoirs [GGT Site No. 211] A small exposure of Early Jurassic 'Marlstone Rock Formation', lying immediately beneath the NE corner of St Bartholemew's Church. Part of a once extensive outcrop, now mostly overgrown.

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	0
Score Definition	The site contains no known historical or archaeologically significant remains, but <ul style="list-style-type: none"> * Provides a setting for significant remains * Has the potential to contain significant remains, which are known in the vicinity
Additional Comments	Designated as 0 as development at this site may impact on the possible remains of Churchdown Hillfort (SMR 4426), although the site itself appears to consist of underground reservoirs with little archaeological potential.

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, however Tewkesbury Borough Council identified the site as a site of concern with the comment that there are "burial grounds to the north".

Flood Risk (Based on information provided by Halcrow)	
Site Description	Site lies fully in Flood Zone 1. This site is split into two sections both of which are shown to be located on covered reservoirs on the OS map.
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 is low. In reality some risk is posed by the unnamed drain.
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 within the site itself. Incidents of surface water flooding and flooding from artificial drainage sources have been recorded along Hucclecote Lane. One of the incidents refers to surface runoff crossing the road indicate runoff from fields may be an issue in this area. The OS map indicates this site is located on a covered reservoir. Alternative sites should be developed in preference to this 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.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 462 is partially lying over a Minor Aquifer Intermediate 1.
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

At this stage the deliverability of the site is unknown.
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General Comments

Officer comments: Severn Trent would need to be consulted as to the deliverability of the site. There are nearby sensitive public receptors.

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

Safeguarding: Gloucestershire Airport may 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.

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

Gloucestershire County Council's Highways Development Coordination officers recommended that the site is not considered any further within the WCS and there are also significant water resource issues associated with the site. Therefore it is felt that this site should not be taken forward into the WCS for further consideration.