

**Waste Core Strategy  
Site Options Consultation**

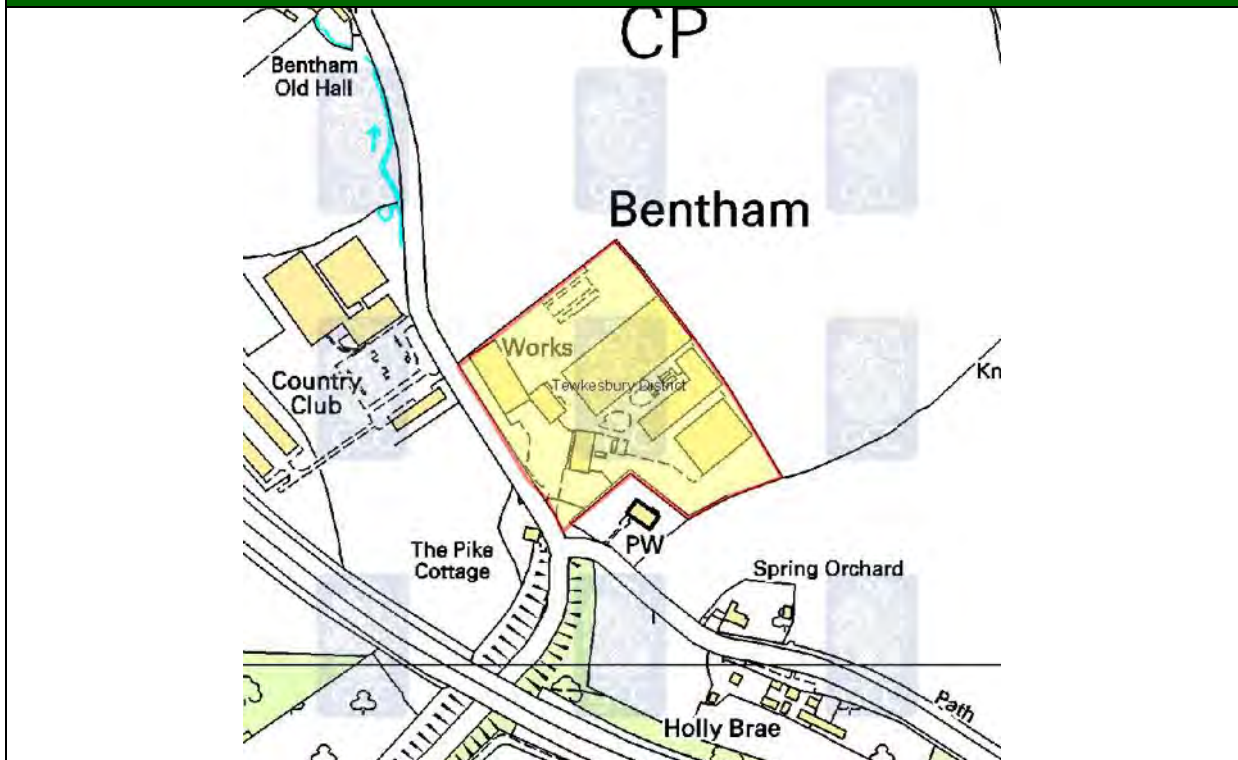
**Waste Site Assessment**

**Appendix C.105: Site 580 –Land at Bentham**

**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	Badgeworth		
Easting	391504	Northings	216238
Approximate Site Area (hectares)	3.4		
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>	Planning officers aware of site.		
Date of WPA officer visit	23 <sup>rd</sup> July 2009		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is located on the outskirts of the settlement of Bentham. The site contains a number of building which are in disrepair.</p> <p>Additional sensitive receptors: 1 church, 1 country club</p>		

## Appendix C.105: Site 580 –Land at Bentham

### Site Assessment Factors/Criteria for Consideration

#### Landscape

Comments	The site is located on developed land the Cotswold AONB.
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#### Green Belt

Comments	The site is outside of the Gloucester/Cheltenham Green Belt.
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#### Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)

##### 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 buildings, structures, erections and works exceeding 15 metres in height (49.2 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.
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NB. Where a site lies across more than one safeguarding zone the entire site has been defaulted to lowest height category for consultation.



## Appendix C.105: Site 580 –Land at Bentham

### Ecology/Biodiversity

(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))

#### Ecology Legend

- SSSI Site of Special Scientific Interest
- Key Wildlife Site - area
- SAC Site
- Ramsar Site
- SPA Site

#### Constraints Map



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### Flood Risk

(Based on information provided by Halcrow)

#### Site Description

There is no flooding on the site

### Source Protection Zones (SPZs)

#### Comments

N/A

### Groundwater/Aquifer details

#### Comments

Minor Aquifer High (H3) just lying over site and within 250m buffer zone.  
Minor Aquifer Intermediate 1 (I1) within 250m buffer zone.

### Land Ownership and General Deliverability Issues

(Based on research undertaken in-house)

The landowner has been contacted and has not responded. Therefore the deliverability of the site is unknown.

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### General Comments

Officer comments: The site is not available.

Aerodrome Safeguarding: The site lies within the Gloucestershire Airport zone for - All buildings, structures, erections and works exceeding 15 metres in height (49.2 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.

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 were found to be deliverable then it could have potential for further discussion within the WCS.