



Waste Core Strategy Site Options Consultation

Waste Site Assessment

Appendix C.38: Site 312 - Ullenwood

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

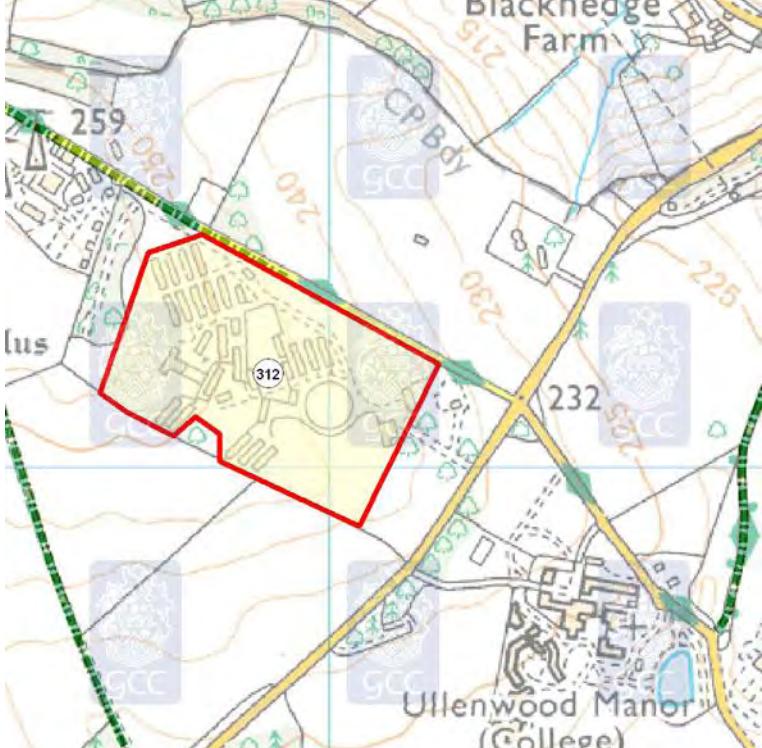
Site Details			
District	Cotswold		
Parish	Coberley		
Easting	393919	Northing	217119
Approximate Site Area (hectares)	9		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was 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 comprises of a number of small single storey brick built units. The units contain a mixture of offices and workshops. There is also a collection of concrete garage/sheds to the north west of the site. The site is located at the end of a long drive. It houses e.g. self contained holiday cottages and businesses such as Paperclip Cards and Developmental. There are a number of empty units on the site. It is close to Star College, Crickley hill, a cricket club, conference centre and Ullenwood Court House.</p> <p>Additional Sensitive Receptors: College, cricket ground.</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 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>	u/c, A436		
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>	Road adjacent is only 3m width, road from Air Balloon not bad but weight limit. Large new house built on part of site, some was (or still is?) used by Fire & Rescue.		
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	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 diversion 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 <i>(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))</i>	
Score	-
Score Definition	Overall impact on biodiversity could be potentially negative or uncertain including potential impact on a nationally designated site.
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	Crickley Hill & Barrow Wake SSSI [295m], Leckhampton Hill & Charlton Kings Common [655m]
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	

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Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	There were nearby SSSIs with Geological Features recorded: Crickley Hill & Barrow Wake [295m] Leckhampton Hill & Charlton Kings Common [655m]

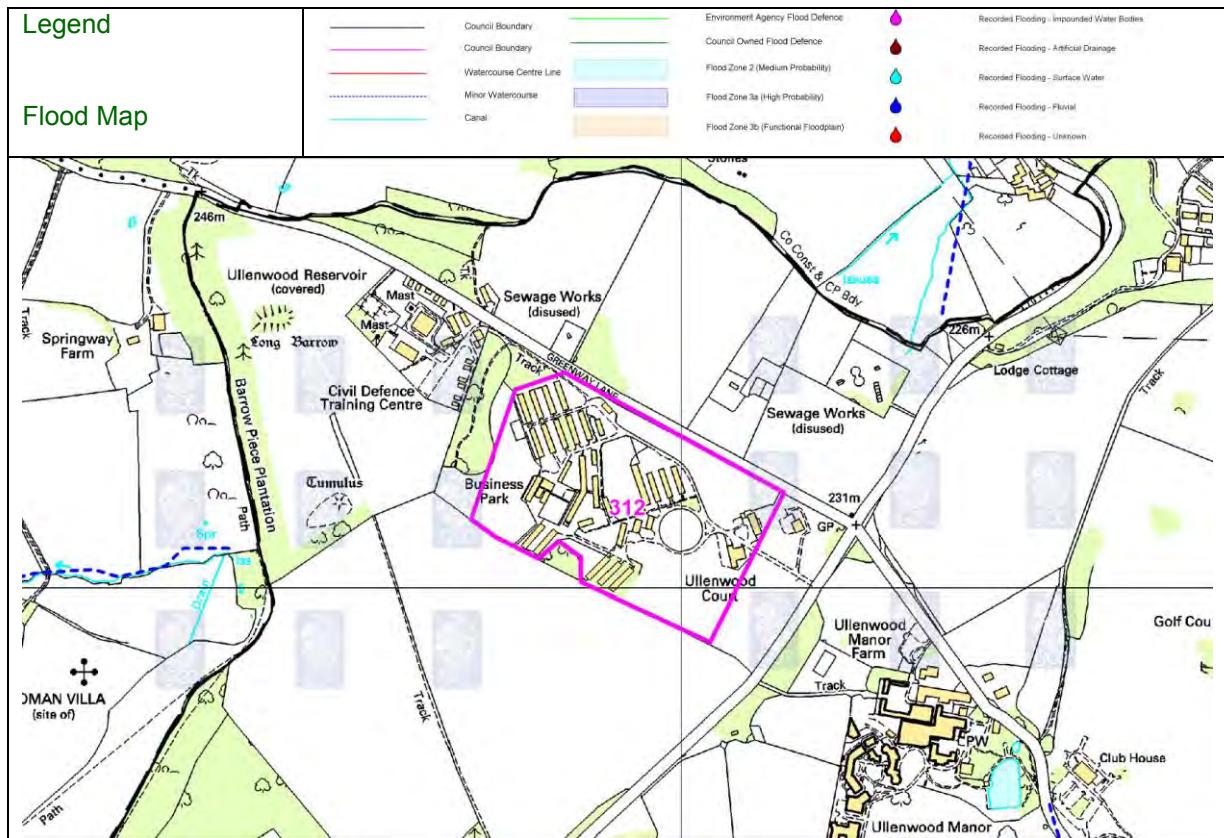
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	+
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * SMR record of less archaeological significance * Known historical or archaeological remains of less significance * Is in the vicinity of less significant archaeological remains * Is within a significant historic landscape character area
Additional Comments	The site is within the Ullenwood World War II military camp and hospital (SMR 30350).

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)	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 have not been recorded within the 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.
Score	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	None.

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Source Protection Zones (SPZs)

Comments N/A

Groundwater/Aquifer details

Comments Site 312 is lying over a Major Aquifer High (H1). The site is also within 250m of a Minor Aquifer High (H1).

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: The layout and setting of the site would be seriously compromised by the installation of a modern waste facility. There are potential deliverability issues and nearby sensitive receptors which would also need consideration.

Safeguarding: Gloucestershire Airport 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.

Ecology/Biodiversity/Geodiversity/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.

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. Therefore it is felt that this site should not be taken forward into the WCS for further consideration.