

**Waste Core Strategy
Site Options Consultation**

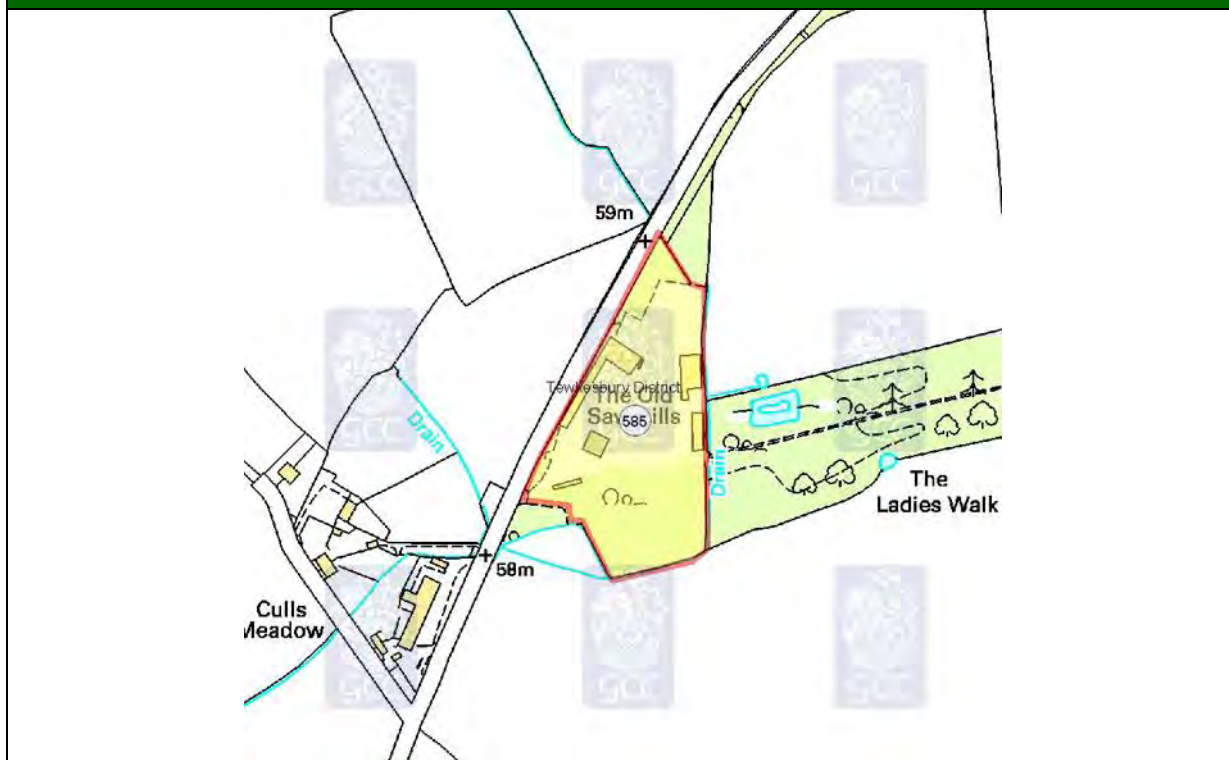
Waste Site Assessment

Appendix C.110: Site 585 - Toddington Saw Mills

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	Toddington		
Easting	402158	Northings	233309
Approximate Site Area (hectares)	3		
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>	Brought forward through call for sites		
Date of WPA officer visit	14th April 2009		
Broad Description of Site (including current activities on site, location and neighbouring uses)	The site is occupied by Cotswold & Vale Fencing Supplies Limited. To the south west of the site there is an open space which currently has a number of lorries on it. The rest of the site contains a number of storage sheds and outdoor storage of fencing materials. There are not any houses adjoining the site, but a few within close proximity. Neighbouring uses: Farmland, Orchard Trading Estate and garage. To the east of the site there is woodland. The site is currently screened by a number of trees and high hedges.		

Site Assessment Factors/Criteria for Consideration


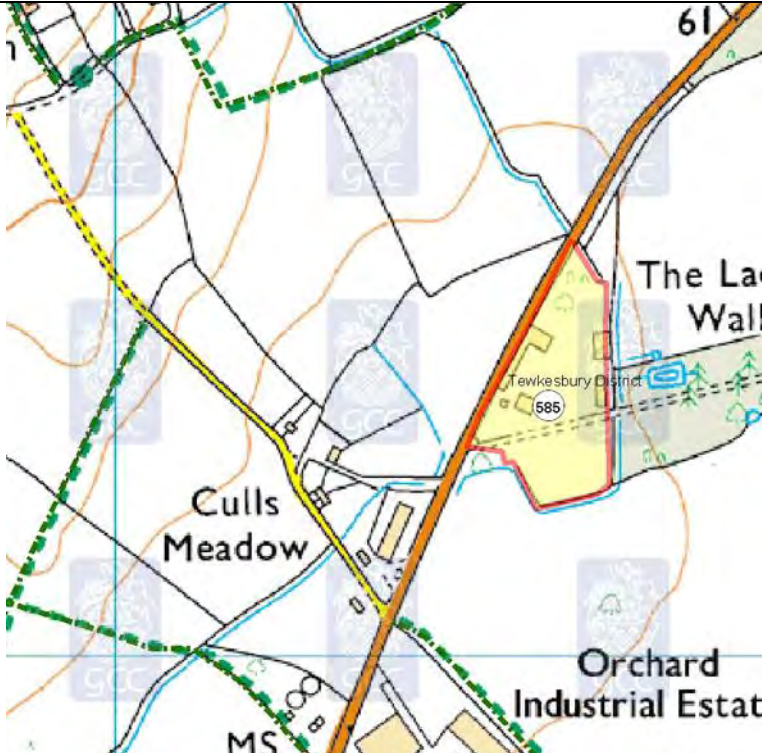
Landscape

Comments	The site is located on developed land within the Cotswolds AONB.
Landscape Character	Unwooded Vale

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Green Belt			
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.		
Highways (Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)			
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>	B4078, B4077		
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>			
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	The site does not directly affect any registered public rights of way.
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 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	+
Score Definition	Overall impact on biodiversity could be potentially uncertain or positive. Identified important ecological constraint greater than 250 metres and up to and including 1km 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	<div> <div>SSSI Site of Special Scientific Interest</div> <div>Key Wildlife Site - area</div> <div>SAC Site</div> <div>Ramsar Site</div> <div>SPA Site</div> </div>
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.

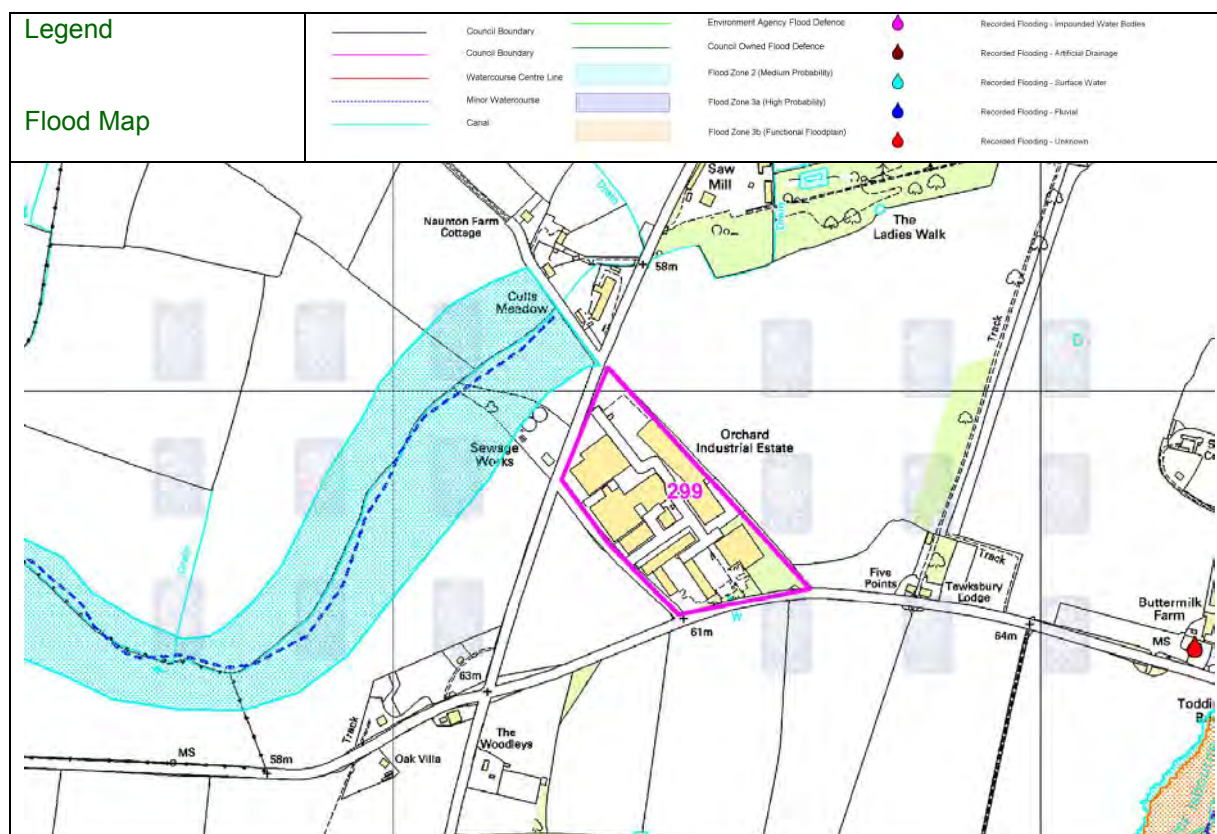
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Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	--
Score Definition	The site fulfils one or more of the following:- <ul style="list-style-type: none"> * Contains a SAM, or non-designated remains of national importance * Contains a Listed Building * Is within a Conservation Area * Is within a Registered Park or Garden of Special Historic Interest * Is within a Registered Battlefield
Additional Comments	The following is comments on additional sites reported to the Archaeology Service in April 2009. This comprises general comments on whether the 2008 archaeological assessment of nearby sites can be extended to the new sites, based on a visual search of known archaeological constraints in the immediate vicinity. A full search of all archaeological constraints within 500m has not been undertaken to the same specifications as the 2008 search. This site is within the area of English Heritage's Registered Park and Garden of Toddington Manor SMR 13733), and c. 500 from the Grade 2 listed building of inner lodge and a number of SMR entries. Given that it is within an RPG this site would be designated as --.

Contaminated Land (Based on information provided by the appropriate district council)	
Comment	Present mapping shows a saw mill on the site with possible ground contamination from fuels and timber treatment. Apart from that I can say nothing further about this site except that it appears to be more isolated than some.

Flood Risk (Based on information provided by Halcrow)	
Site Description	Site lies fully in Flood Zone 1. A drain runs along the eastern and southern boundaries of the site. The drain is culverted beneath the B4078. To the east of the site there is a small water body.
Watercourse(s)	Unnamed Drain
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	No Flood Zones have been produced for the unnamed drain.
Fluvial Flood Risk Posed to Site (including climate change)	While the unnamed drain does not show fluvial flood risk, in reality some risk is posed.
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 on 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)	The unnamed drain is culverted beneath the B4078 to the south west of the site. Some residual risk may be posed to the site and should be investigated as part of a FRA.
Score	++
Score Definition	Site is fully in Flood Zone 1.
Additional Comments	

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	N/A
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

The site has been proposed by the landowner, therefore is potentially deliverable.

General Comments

Archaeology/Landscape: Further consultation would be required in order to assess any potential impacts upon the above mentioned areas.
Contaminated Land: Further investigative work may be required.

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.