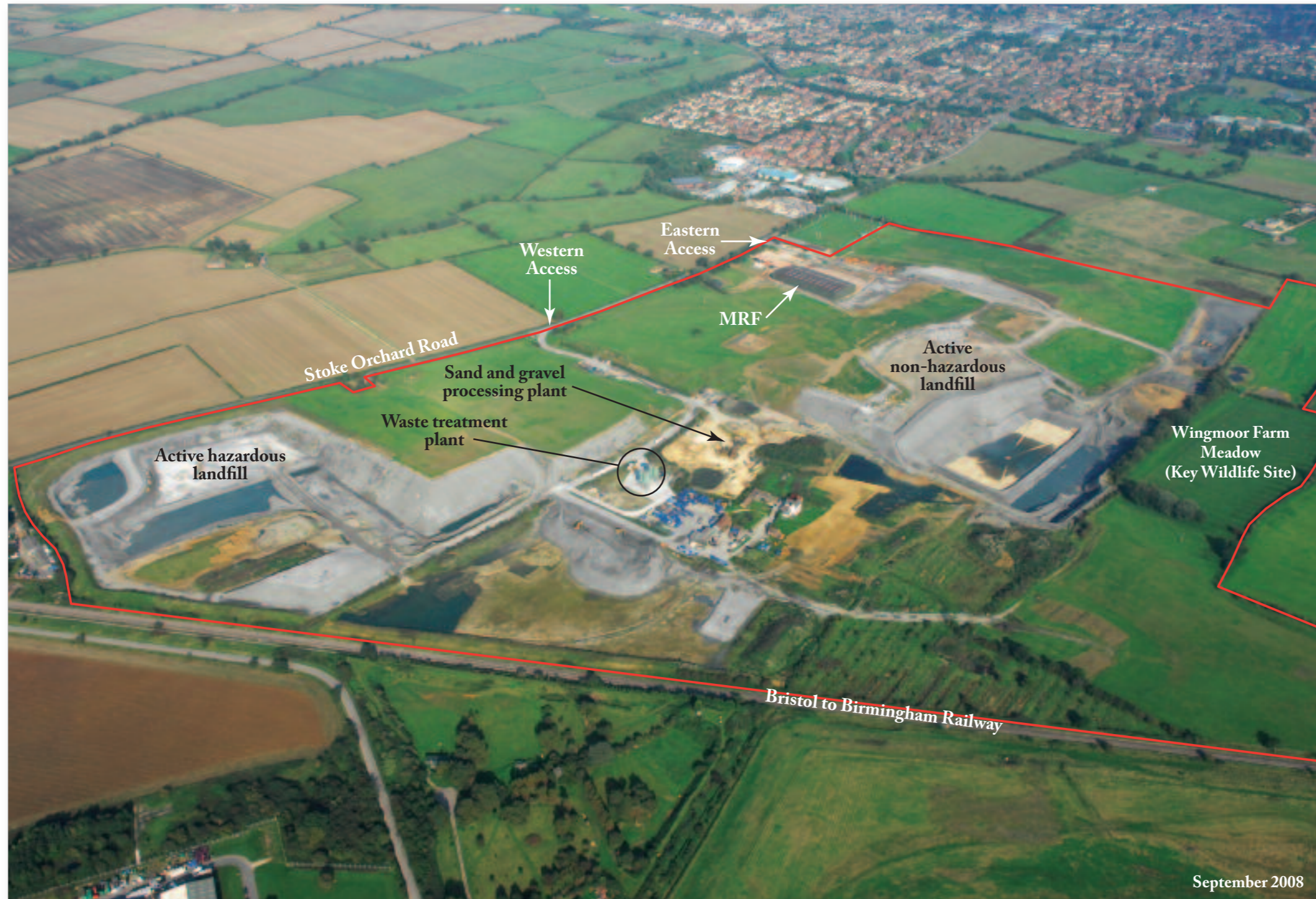


Figure 2.1 : Aerial context

Source: Grundon



INTRODUCTION

2.1 This chapter describes the physical context of the proposed Wingmoor Farm East Facility near Bishop's Cleeve, Gloucestershire. The description of the site is based on site visits, aerial photographs, ordnance survey maps, surveys commissioned for the environmental impact assessment (EIA) and information provided in both the adopted and emerging Development Plan.

2.2 This chapter does not deal with statutory designations of landscape, ecological or conservation importance. These are detailed and discussed within the relevant chapters of this Environmental Statement (ES). Additional information, relevant to specialist assessments, is also included in the assessment chapters where necessary.

SITE CONTEXT AND LOCATION

2.3 The application site is located approximately 200m to the west of residential properties in the village of Bishop's Cleeve and 2.5km to the north of Cheltenham. The application site boundary shown on Figure 1.2, is bounded on its northern side by Stoke Orchard Road, and on its western side by the Bristol to Birmingham Railway line. The site is within the administrative areas of the Parish of Bishop's Cleeve, the Borough of Tewkesbury and the County of Gloucestershire.

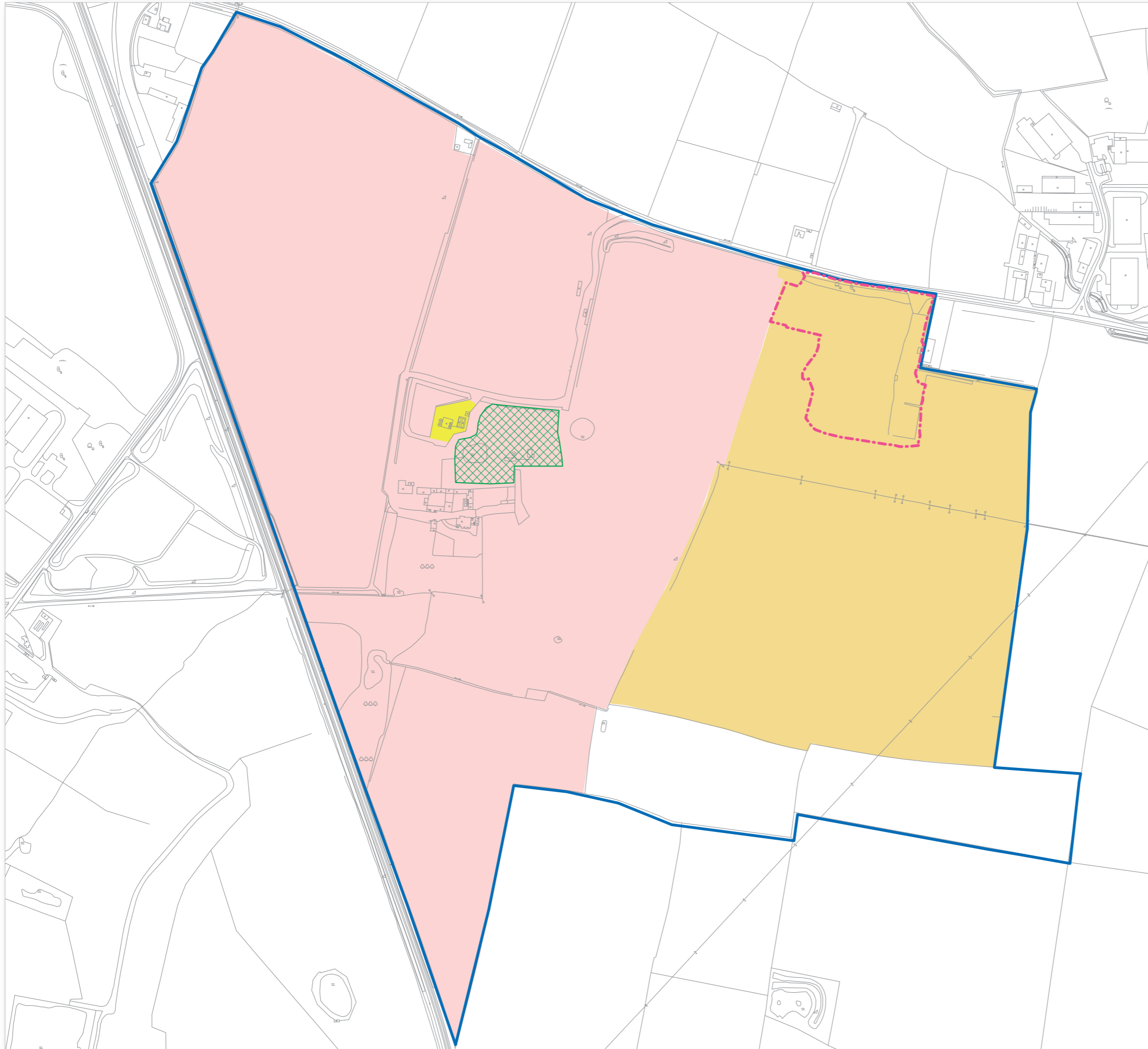








Figure 2.2 : Illustrative Planning History

-  Ownership boundary
- Joining of landfills
[95/8446/1099/FUL]
-  Wingmoor Quarry
- Extraction (Part)
[T.4037]
- Extraction (Part)
[T.4402/A]
- Tipping
[T.4402/H]
- ROMP Conditions
[97/8446/0816/MIN]
-  Wingmoor Farm
- Extraction and landfill
[88T/8446/01/02]
- Clay extraction
[90T/8446/01/11]
-  Waste Treatment Plant
[94/8446/0992/FUL]
-  Gravel processing plant
[97/8446/0130/FUL]
- Light weight aggregate site
[T/01/5446/0723/FUL]
- Others**
- Gas engine
[T/04/8446/0118/Ful]
-  Materials Recovery Facility
05/4037/1317FUL
07/01016/CM



Source. Grundon, Gloucestershire County Council

Scale: 1:5000

Based upon the Ordnance Survey scale map with the permission of The Controller of Her Majesty's Stationery Office
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2.4 The application site covers approximately 78.65 hectares of which 54 hectares are and will be used for infilling, including approximately 3 hectares of land from which sand and gravel has yet to be extracted. Over 40% of the site area already restored comprises the northern and eastern slopes of the landform approved under Planning Permission Ref: 95/8446/1099 granted in 1996. A further 20% of the site has been or is in the process of being filled, including the high point of the restoration profile.

2.5 The site has two site accesses off Stoke Orchard Road. The eastern access provides access to the materials recovery facility (MRF) and to the south eastern part of the site used for non-hazardous landfill. The western access point, provides access to the waste treatment plant and the hazardous landfill area, as well as the current parking and vehicles servicing area for Grundon's fleet of collection vehicles. An aerial photograph of the site taken in September 2008 is provided at Figure 2.1.

PLANNING HISTORY

2.6 Until its purchase by Grundon in 2001, the eastern area of the application site was known as Wingmoor Quarry and was owned and operated by the Gloucestershire Sand and Gravel Company as illustrated in Figure 2.2. Extraction commenced on part of Wingmoor Quarry in 1963 (Planning Permissions Ref: T.4037), with later consents for further extraction in 1968 and restoration by waste tipping in 1979 (Planning Permissions Refs: T4402/A & T4402/H respectively).

2.7 In 1989, Grundon obtained planning permission (Ref: 88T/8446/01/02) for the extraction of minerals from land at Wingmoor Farm, located to the west of Wingmoor Quarry. This permission required restoration to agriculture by the deposit of controlled waste. In 1996 GCC granted consent for a single restoration scheme covering both Wingmoor Quarry and Wingmoor Farm (Planning Permission Ref: 95/8446/1099).

2.8 In 2006 planning permission was granted for a Materials Recovery Facility (MRF) (Ref: 05/4037/1317/FUL) in the north-eastern part of the site adjacent to the eastern entrance to the site. A variation of the planning permission was also granted in 2007 (Ref: T/07/01016/CM). Construction of the MRF began in 2008, and the building is now complete.

2.9 In summary the site has planning permission for the following:

- extraction of sand and gravel (Ref: 88T/8446/01/02);
- processing of sand and gravel (Ref: 97/8446/0130/FUL);
- extraction of clay for engineering, restoration and export (Ref: 90T/8446/0992/FUL);
- processing of clay to produce a lightweight aggregate for export (this does not form part of the proposals and is therefore not assessed within this ES);
- restoration, through the importation of waste, to agriculture and nature conservation uses (Ref: 88T/8446/01/02);
- treatment of waste prior to landfill, including treatment of Air Pollution Control residues (APC) (94/8446/0992/FUL);
- gas engines (which use landfill gas to produce electricity) (Ref: 04/8446/0118/FUL), and
- use of ancillary infrastructure, such as weighbridges, offices, and mess facilities required for the operation and restoration of the site.

2.10 Mineral extraction, landfill/landraising and waste treatment are all on-going activities. Wastes currently imported to the site, under the appropriate permit from the Environment Agency, include:

- non-hazardous wastes such as commercial and industrial wastes, and municipal wastes;
- wastes such as contaminated soils, asbestos and Air Pollution Control (APC) residues, which are classified as hazardous;
- liquid wastes which are used in the treatment process of APC residues, and
- construction and demolition waste.

2.11 Recent planning policies prepared by GCC now refer to the combined site as 'Wingmoor Farm East', to distinguish it from an adjacent landfill and waste management site, operated by Cory Environmental, which is described by GCC as 'Wingmoor Farm West'.

SURROUNDING CONTEXT

2.12 The immediate surroundings of the site are generally open and rural, comprising farmland and other land restored after mineral extraction, as shown in Figure 2.3. Wingmoor Farm West, a waste management facility operated by Cory Environmental is separated from the application site by the Bristol to Birmingham railway line. Operations here include the import of non-hazardous waste and inert waste for disposal to landfill, waste transfer, composting, and a household waste recycling centre (HWRC), open to the public. Vehicular access to Wingmoor Farm West is from Stoke Orchard Road, immediately west of the railway bridge.

2.13 Away from these two waste management facilities Bishop's Cleeve has seen additional housing and economic development throughout the 1990's following the development of the Bishop's Cleeve Bypass, the A435. This brought the settlement closer to the application site. The nearest group of dwellings to Wingmoor Farm East are on the western edge of Bishop's Cleeve, approximately 220m east of the boundary of Grundon's site, 400m from the MRF building, 550m from non-hazardous landfill operations and 1000m from the hazardous waste landfill.

2.14 Some individual residential properties are closer to the proposed development site:

- Pussy Willows (Cattery) – 60 metres to the west of the site boundary
- Log Cabin (part of the Cattery) – 10 metres from the site boundary
- Wingmoor Lodge – 5 metres to the north of the site boundary
- Haydon – 40 metres to the north of the site boundary
- Home Farm – 335 metres to south of the site boundary
- Lower Farm – 190 metres to the east of the site of the site boundary
- Court Farm – 75 metres to the north west of the site boundary

2.15 Residential properties in the village of Stoke Orchard lie approximately 1km to the west of the site boundary. Residential properties in Brockhampton are over 700m to the south.

2.16 There are also a number of employment and industrial uses within the vicinity of the site including a number of uses comprising Malvern View Business Park situated to the north of Stoke Orchard Road, accessed off Stella Way. Zurich office building, a large employer in the area is situated to the east of the A435 approximately 700m from the site boundary. Other employment uses are situated adjacent to the A435 approximately 1km from the application site.

2.17 Cheltenham North RFC rugby ground and clubhouse adjoin the site of the Materials Recovery Facility (MRF). South east of the rugby ground, adjoining the eastern boundary of the site, is a restored area of former infilled mineral workings, known as Elliot's Landfill.

2.18 The boundary of the Cotswold Area of Outstanding Natural Beauty (AONB) is some 2.5km to the east. Wingmoor Farm Meadow, which is a Key Wildlife Site (a non-statutory designation identified in

the Tewkesbury Borough Local Plan), adjoins the operational sites southern boundary, and is within Grundon's ownership. It contains a ridge and furrow feature and is identified as unimproved species rich meadow.

2.19 There are several public footpaths near to the site as shown on Figure 8.3 in Chapter 8 of this ES.

2.20 The proposal site also lies within the Cheltenham Green Belt the northern boundary of which coincides with the northern boundary of the application site.

CUMULATIVE DEVELOPMENTS

2.21 There are a number of permitted and proposed developments within the vicinity of the site that could effect or be affected by the proposals. The following are permitted proposals that have been taken into consideration within the assessment of the proposals:

- Approximately 450 dwellings at Homelands Farm north of Bishop's Cleeve;
- Waste Transfer Operation / MRF at The Park, subject to a legal agreement, and
- In vessel composting facility at the Park, subject to a legal agreement.

2.22 In addition there are a number of proposals that are either proposed in draft development plans for the area or are being brought forward for development. These are:

- 1000 dwellings at Bishop's Cleeve proposed in the revised draft RSS, Homelands Farm is assumed to form part of this allocation;
- 4000-5000 dwellings north of Cheltenham proposed in the revised draft RSS, and
- Mechanical Biological Treatment and Anaerobic Digestion Facility at The Park, proposed by Cory Environmental that would replace the permitted in vessel composting and waste transfer developments at the Park.

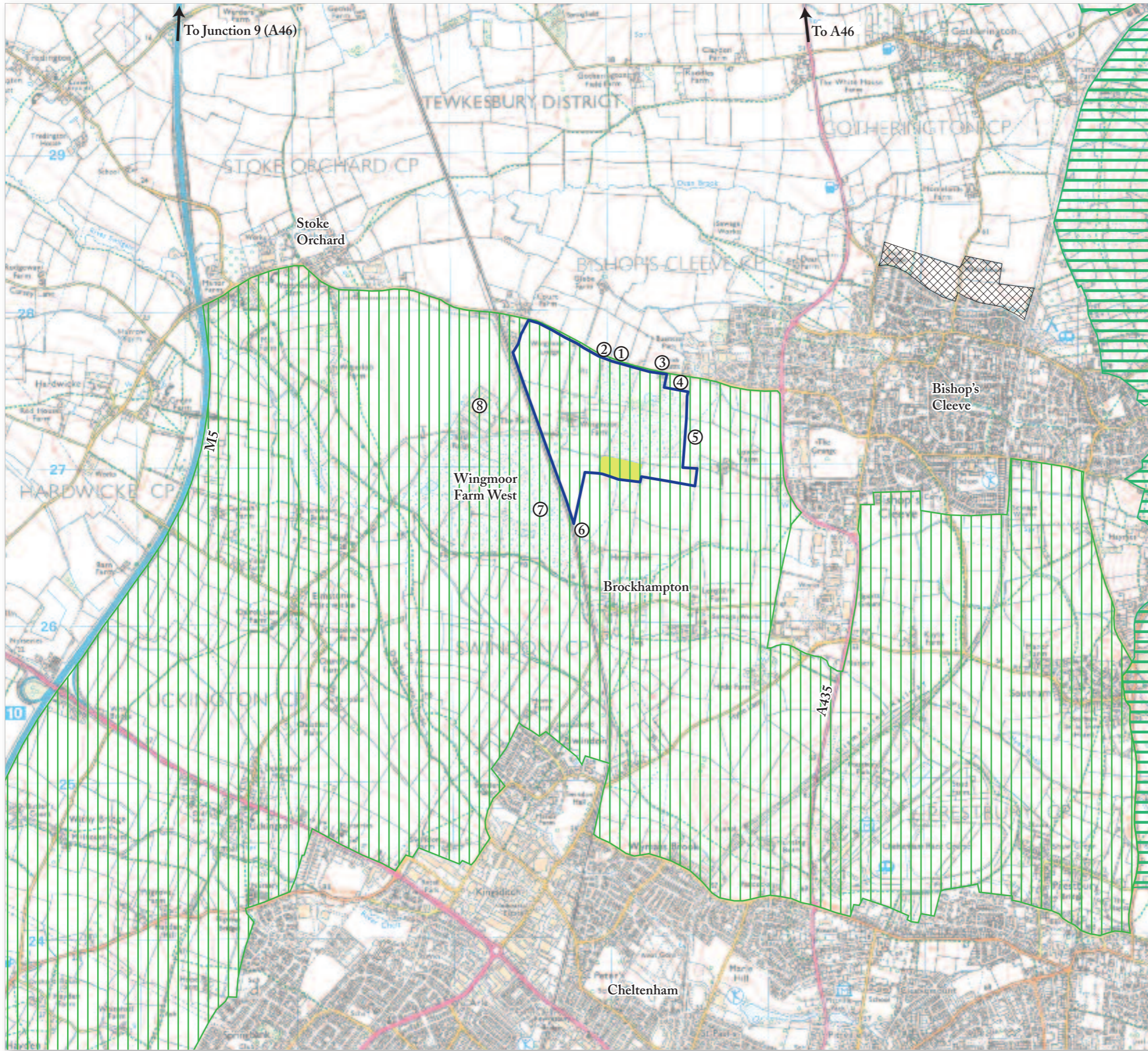


Figure 2.3 : Surrounding Context

-  Grondon Ownership
- 1** Stoke Orchard Road
- 2** Western Access to Wingmoor Farm
- 3** Eastern Access to Wingmoor Quarry
- 4** Cheltenham North RFC
- 5** Restored Former Landfill (Elliot's Landfill)
- 6** Bristol - Birmingham Railway Line
- 7** Wingmoor Farm West (Cory Environmental)
- 8** The Park
-  Cheltenham Green Belt
-  Cotswold Area of Outstanding Natural Beauty
-  Wingmoor Farm Meadow - Key Wildlife Site
-  Homelands Farm housing development



Source. Tewkesbury Borough Local Plan to 2011
Cheltenham Borough Local Plan Second Review

Scale: 1:25 000

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