



## **Waste Core Strategy Site Options Consultation**

### **Waste Site Assessment**

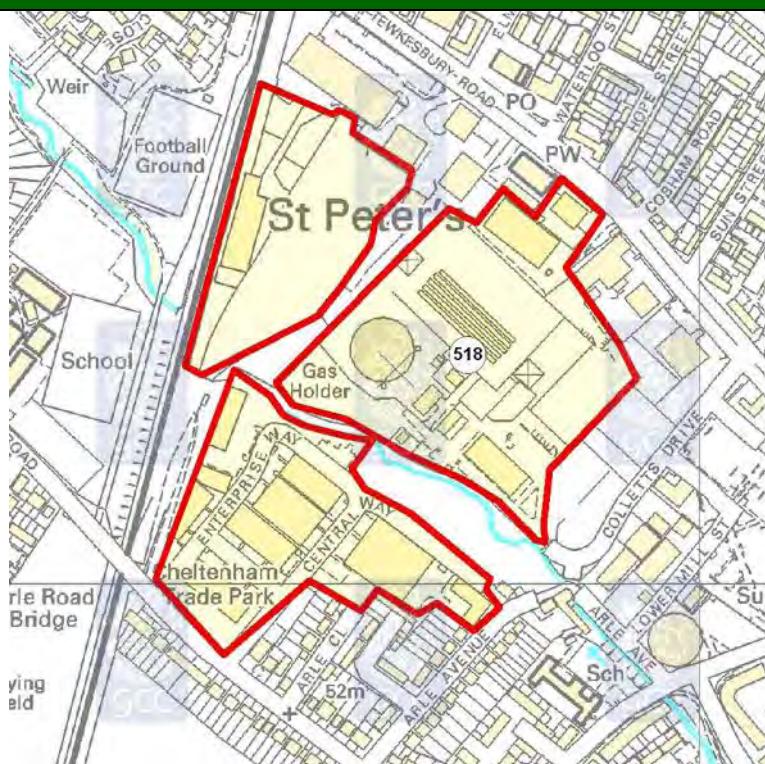
**Appendix C.67: Site 518 - Arle Road & Tewkesbury Road  
Sites**

**October 2009**

## Appendix C.67: Site 518 - Arle Road & Tewkesbury Road Sites

### *Site Maps and Images*

#### Site Map



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#### Aerial Photo



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## Appendix C.67: Site 518 - Arle Road & Tewkesbury Road Sites

### Site Images



### Locational Information

#### Site Details

District	Cheltenham		
Parish	Cheltenham Non-Parish		
Easting	393714	Northing	223181
Approximate Site Area (hectares)	12		
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 is listed in Cheltenham Borough Council's Employment Land Review.		
Date of WPA officer visit	8th December 2008		

## Appendix C.67: Site 518 - Arle Road & Tewkesbury Road Sites

<p><b>Broad Description of Site (including current activities on site, location and neighbouring uses)</b></p>	<p>The site is split into three areas.</p> <p>AREA 1 – Is to the north west of the site (Neptune Business Centre) and is located behind the Range D.I.Y store. The area has only just been constructed and some building is still taking place.</p> <p>AREA 2 – Is to the north east of the site. The majority of the site is taken up by Wales and West Utilities.</p> <p>AREA 3 – Is to the south of the site (Cheltenham Trade Park). It contains a mixture of business and industrial units. Most of the units are shared.</p> <p>AREA 1 – Includes: Absolute Auto Body Care, Hush Interiors, and Cotswold Machinery Sales.</p> <p>AREA 2 – Includes: Wales and West Utilities, SMP Portacabin Hire.</p> <p>AREA 3 – Includes: Cheltenham Canoes, Service Point and Gloucestershire NHS Trust.</p> <p>There are separate accesses to each area. The two sites to the north of the River Chelt are accessed from the Tewkesbury Road. The area to the south is accessed from Arle Road.</p> <p>Additional Sensitive Receptors: 2 Schools, club, sports ground, playing field, centre, games court, football ground, BMX track, play area.</p>
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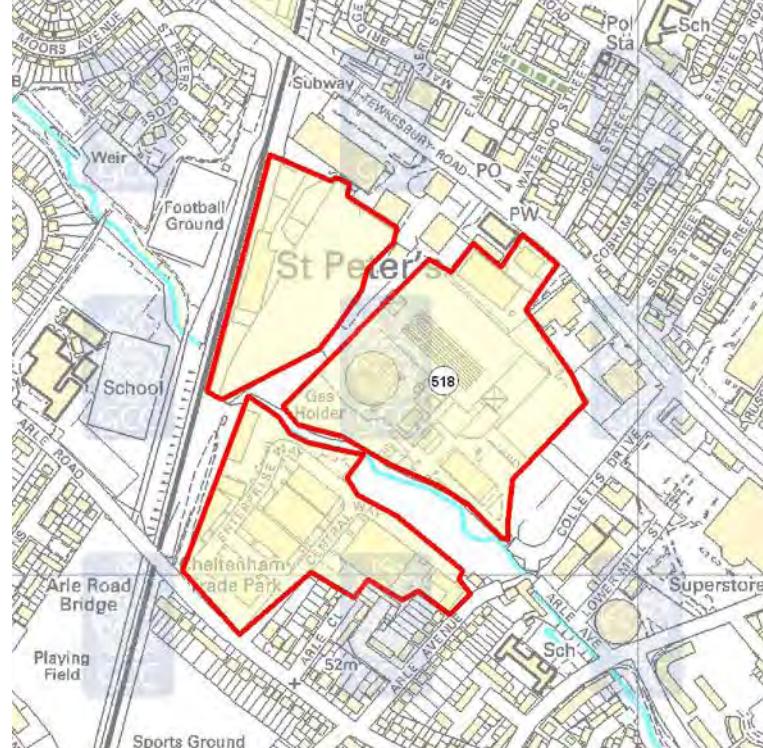
### *Site Assessment Factors/Criteria for Consideration*

<p><b>Landscape</b></p>	
<p><b>Comments</b></p>	<p>The site is located on land that has been developed and is not within or adjacent to a national landscape designation such as AONB.</p>
<p><b>Landscape Character</b></p>	<p>Cheltenham Urban.</p>
<p><b>Green Belt</b></p>	
<p><b>Comments</b></p>	<p>The site is outside of the Gloucester/Cheltenham Green Belt.</p>

## Appendix C.67: Site 518 - Arle Road & Tewkesbury Road Sites

<b>Highways</b> <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i>			
<b>Routes to access Strategic Network</b> <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>	A4019		
<b>Proximity to Strategic Highway Network</b> <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>	Medium	Definition	Access from (or in close proximity to) routes identified for local journeys (A and B roads).
<b>Sustainable Transport</b> <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>	High	Definition	Site has potential for rail and/or water based transport to play a significant role (site will generally back directly on to water/rail).
<b>Employee Accessibility</b> <i>Potential for employees to be able to access the site using non-car modes.</i>	High	Definition	Site located close to substantial urban areas allowing significant scope for non-car trips.
<b>Other Transport Issues</b> <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>	Close to rail, but site in use with retail pk type uses, housing nearby to north.		
<b>Recommendation</b> <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>	Possible	Definition	Site has some concerns from a transport perspective, and could still be taken forward depending on views of other disciplines, but may require significant mitigation.

## Appendix C.67: Site 518 - Arle Road & Tewkesbury Road Sites

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 Path.
Map Legend	 <b>Public Right of Way</b>
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 45 metres in height (147.6 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.
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.67: Site 518 - Arle Road & Tewkesbury Road Sites

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"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> SSSI Site of Special Scientific Interest</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Key Wildlife Site - area</li> <li><span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> SAC Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, lightblue 2px, lightblue 4px); border: 1px solid black; margin-right: 5px;"></span> Ramsar Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, lightblue 2px, lightblue 4px); border: 1px solid black; margin-right: 5px;"></span> SPA Site</li> </ul>
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.

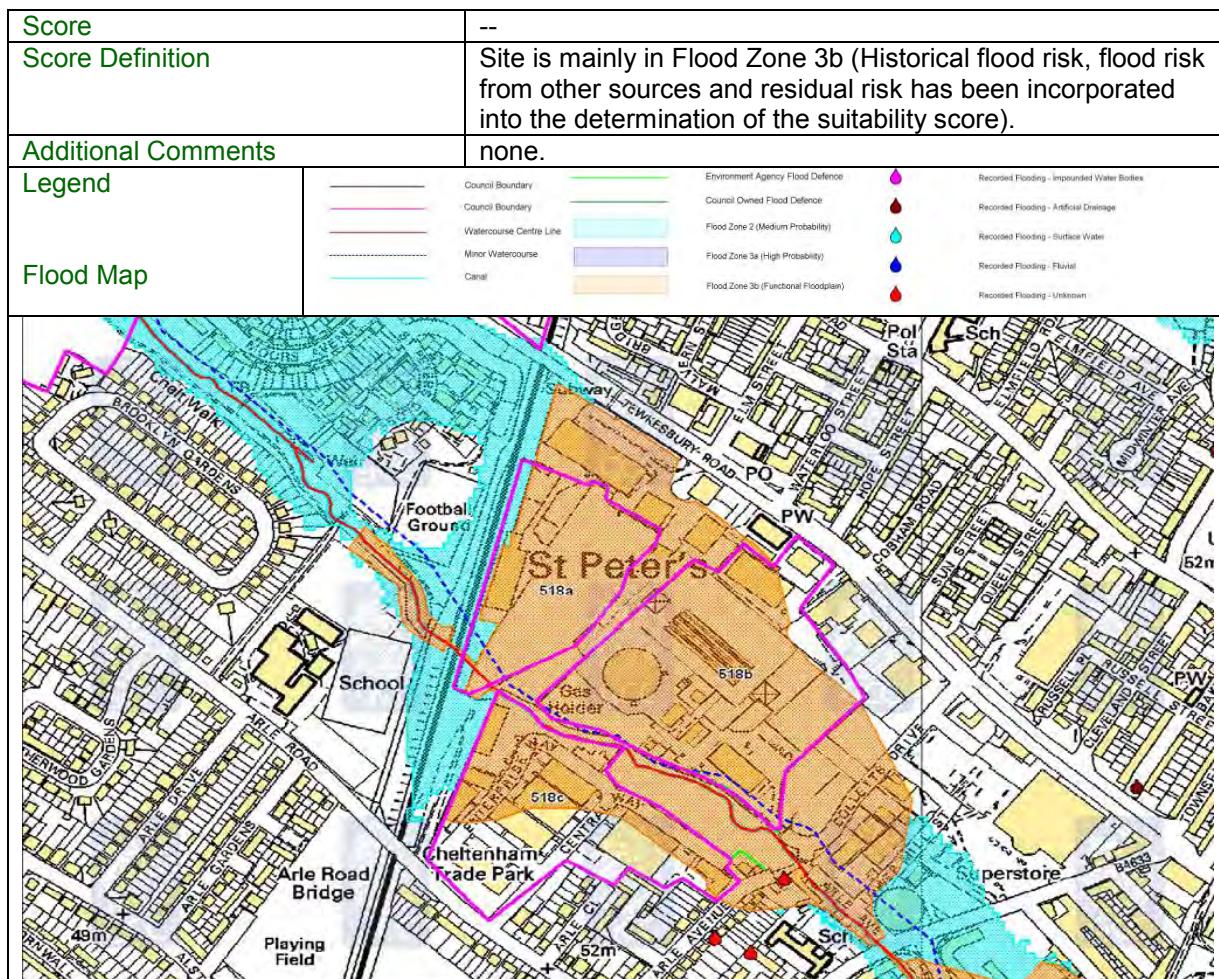
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Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	-
Score Definition	The site fulfils one or more of the following:- * Provides a setting to designated sites (category 1) * Contains known significant archaeological remains.
Additional Comments	Adjacent to Listed Buildings in the form of a church (SMR 8445) and industrial premises (SMR 32574). The setting of these may already be affected by recent industrial development.

Contaminated Land (Based on information provided by the appropriate district council)	
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Cheltenham Borough Council identified the site adjoining area as a site of potential concern. The additional information was available: Remediation proposals have been considered for the new Neptune Business Centre to west of gas works on the site and re-development would offer a viable opportunity for remediation.

Flood Risk (Based on information provided by Halcrow)	
Site Description	Site consists of three areas (518a, 518b & 518c). Sites 518a & b are located on the right bank of the River Chelt and 518c on the left bank. The watercourse flows along the southern boundary of sites 518a & 518b and the northern boundary of site 518c. The watercourse enters a culvert at SO 9358 2318 at the north western corner of site 518c and is then culverted beneath part of site 518a and the railway.
Watercourse(s)	River Chelt
Flood Zone	2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Modelled flood outlines. It should be noted that Flood Zone maps for the River Chelt are currently being updated and a new hydraulic model is being produced. Updated Flood Zone maps are expected to be available in 2009. The SFRA should incorporate this information when it becomes available.
Fluvial Flood Risk Posed to Site (including climate change)	Fluvial flood risk is high. Sites 518a and 518b lie entirely within Flood Zone 3b. Approximately 50% of Site 518c lies within Flood Zone 3b. The railway line at the western boundary of the sites may be obstructing floodplain flow causing flood waters to back up in the site.
Historic Flooding/Flooding From Other Sources	Records of historical flooding shows a large part of site 518b and a small part of site 518c were affected by flooding in July 2007 from the River Chelt. There are no further records of flooding from other sources within the site; however, there are some recorded incidents of flooding to the east of site 518c. The source of the flooding is unknown.
Canals (Raised - breach/overtopping)	No canals exist in the site.
Flood Defences (Location/Type/SoP/Residual Risk)	No defences are known to exist within the site. To the east of site 518c there is a floodwall protecting Alstone House.
Culverts (Location/Type/Watercourse/Residual Risk)	The watercourse is culverted beneath site 518a before flowing beneath the railway. There is a residual risk from blockage of the railway culvert which may increase flooding upstream.

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### Source Protection Zones (SPZs)

Comments	N/A
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### Groundwater/Aquifer details

Comments	Site 518 is lying over a Minor Aquifer High (HU).
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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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## Appendix C.67: Site 518 - Arle Road & Tewkesbury Road Sites

### General Comments

Officer comments: The site is split into 3 distinctive areas and would need 'declustering' accordingly. There are likely to be some deliverability issues associated with the site.

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.

Ecology/Archaeology: 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

Due to the significant flood risk associated with the site, it is felt that this site should not be taken forward into the WCS for further consideration.