

**Waste Core Strategy  
Site Options Consultation**

**Waste Site Assessment**

**Appendix C.33: Site 294 - Arle Court/Hatherley Lane/the  
Reddings**

**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	Cheltenham		
Parish	Cheltenham Non-Parish		
Easting	391232	Northings	221469
Approximate Site Area (hectares)	11		
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		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>This is a large site which is split into two areas by Hatherley Lane. Both areas are of roughly equal size. The area to the south of Hatherley Lane is currently vacant and the buildings on it have been demolished. It is not clear what will replace the previous buildings. Also, on the area to the south of Hatherley Lane is the Nuffield Hospital. Clearly this area would not be included if this location progressed as a potential strategic site. Other uses on the site include: GE Aviation, Manor by the Lake and a vacant site. Nearby are residential properties, Travelodge, KFC, Harvester.</p> <p>Additional Sensitive Receptors: Hospital, sports 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 not within or adjacent to a national landscape designation such as AONB.
Landscape Character	Cheltenham Urban.

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>	Hatherley La, A40		
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>	Medium	Definition	Access from (or in close proximity to) routes identified for local journeys (A and B roads).
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>	Medium	Definition	Site has limited potential for rail and/or water based transport (will generally be a little distance from nearest appropriate water/rail).
Employee Accessibility <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.
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>	Congested network nearby. Includes existing hospital and industry, v close to residential.		
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>	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.

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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	 <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 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 (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 negative or uncertain including potential impact on a nationally designated site Scores -* indicate designated aquifer fed/surface water/flood water dependent site(s) over 1km distant which may be affected (where chosen waste technology and development design poses a risk to the water environment)
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	Badgeworth SSSI [560m]
Other Internationally & Nationally Designated Sites (wetlands)	Innsworth Meadow SSSI [5,830m]
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.

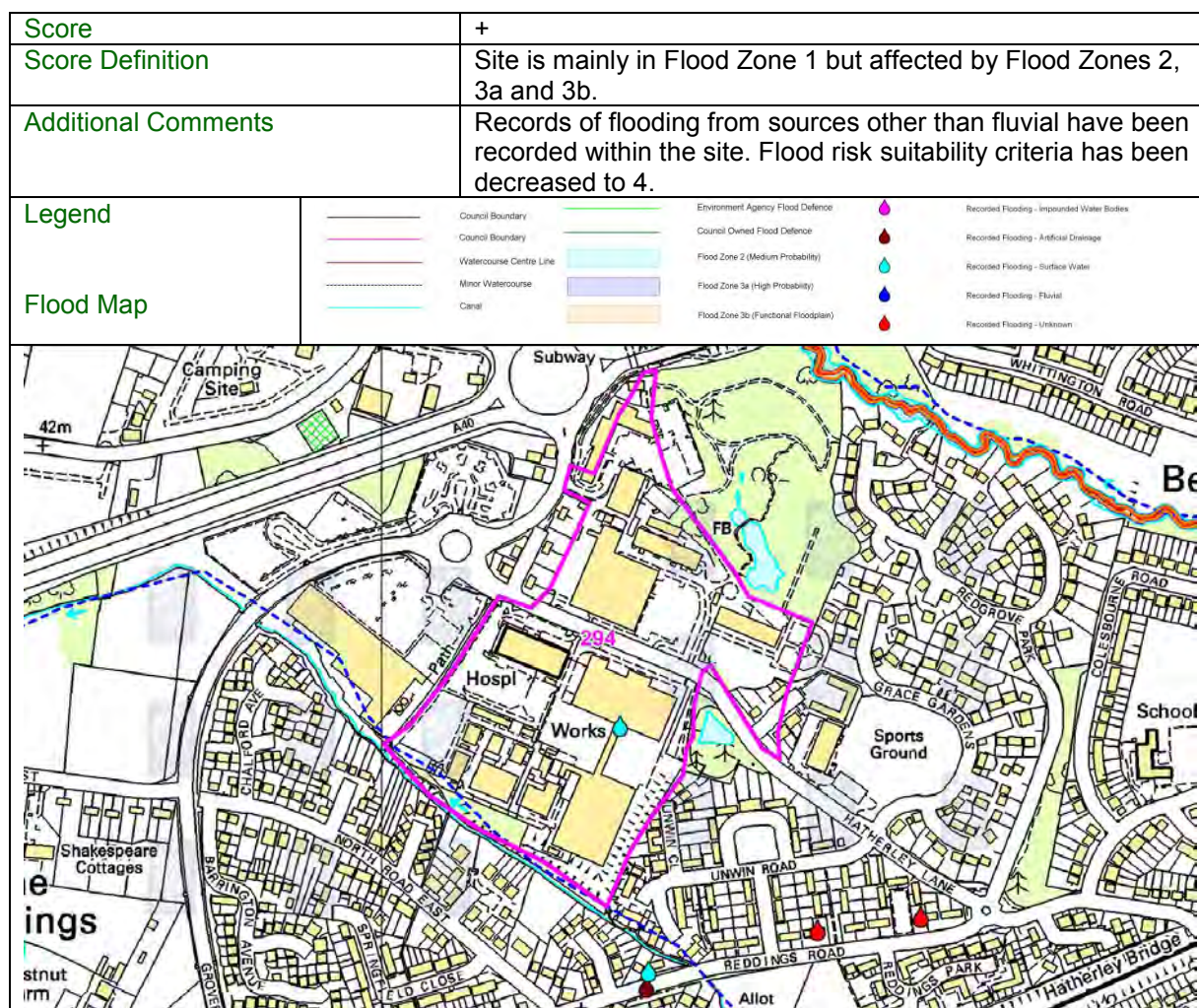
Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	--
Score Definition	The site fulfils one or more of the following:- <ul style="list-style-type: none"> <li>* Contains a SAM, or non-designated remains of national importance</li> <li>* Contains a Listed Building</li> <li>* Is within a Conservation Area</li> <li>* Is within a Registered Park or Garden of Special Historic Interest</li> <li>* Is within a Registered Battlefield</li> </ul>
Additional Comments	The setting of the Listed Buildings on this site may already have been affected by recent industrial buildings. The eastern part of the site is also an undesignated designed landscape (Gloucestershire Historic Landscape Characterisation designation F1).

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: The south of Hatherley Road is currently being remediated and for the site north of Hatherley road (Dowty) re-development would offer a viable opportunity for remediation.

Flood Risk (Based on information provided by Halcrow)	
Site Description	Site lies fully in Flood Zone 1. A minor watercourse flows along the southern boundary of the site. Two impounded water bodies are located along the eastern boundary of the site.
Watercourse(s)	Minor Watercourse
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	No Flood Zones exist for this watercourse.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies fully in Flood Zone 1. While the minor watercourse does not show fluvial flood risk, in reality some risk is posed.
Historic Flooding/Flooding From Other Sources	There are no historic flood outlines for the minor watercourse. Records of flooding from other sources have been recorded within the site which indicate that surface water issues have been recorded within the site. Anecdotal evidence suggested that water has been flowing into a nearby lake which is swelling and causing flooding.
Canals (Raised - breach/overtopping)	No canals exist in 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.



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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)

Areas of the site were found to contain incompatible uses and the landowners of the remaining areas have indicated that there is no land available within the site suitable for residual MSW treatment.



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### General Comments

Officer Comments: Further information would be required in relation to potential issues with existing use classes and deliverability of this site. There are nearby sensitive receptors which would also need to be considered.

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/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

The site is undeliverable and therefore has no potential for further discussion within the WCS.