

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

**Appendix C.48: Site 415 - Lansdown and Surrounding
Industrial Estates**

October 2009

Aerial Photo



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Site Images



Locational Information

Site Details



District	Cheltenham		
Parish	Cheltenham Non-Parish		
Easting	393324	Northings	222451
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		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site is split down the middle by the railway line. The two areas are quite evenly sized and consist of a mixture of buildings in terms of size and age. The area to the west of the railway line includes: Stagecoach Depot, Aventix Design, Wynstruments Ltd, Orange Tree Toys. The area to the east of the railway line includes: The Flower Man and Apperley Honing and Torque Control Ltd. There are quite high density residential areas close by as well as the railway station.</p> <p>Additional Sensitive Receptors: St George's centre, playing field, sports ground, school, 2 churches.</p>		

Appendix C.48: Site 415 - Lansdown and Surrounding Industrial Estates

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>	B4633, A40/A4019		
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>	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).
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>	Straddles rail line, a number of residences nearby.		
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.


Appendix C.48: Site 415 - Lansdown and Surrounding Industrial Estates

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	 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.	

Appendix C.48: Site 415 - Lansdown and Surrounding Industrial Estates

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	<div> <div style="display: inline-block; width: 15px; height: 10px; background-color: green; margin-right: 5px;"></div> SSSI Site of Special Scientific Interest </div> <div> <div style="display: inline-block; width: 15px; height: 10px; background-color: pink; margin-right: 5px;"></div> Key Wildlife Site - area </div> <div> <div style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></div> SAC Site </div> <div> <div style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></div> Ramsar Site </div> <div> <div style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></div> SPA Site </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.

Appendix C.48: Site 415 - Lansdown and Surrounding Industrial Estates

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	Designated as - due to possible setting issue with nearby Listed Buildings (SMR 32562, 32563), although these may already have been affected by industrial development - this site would otherwise be Designated as +.

Contaminated Land

(Based on information provided by the appropriate district council)

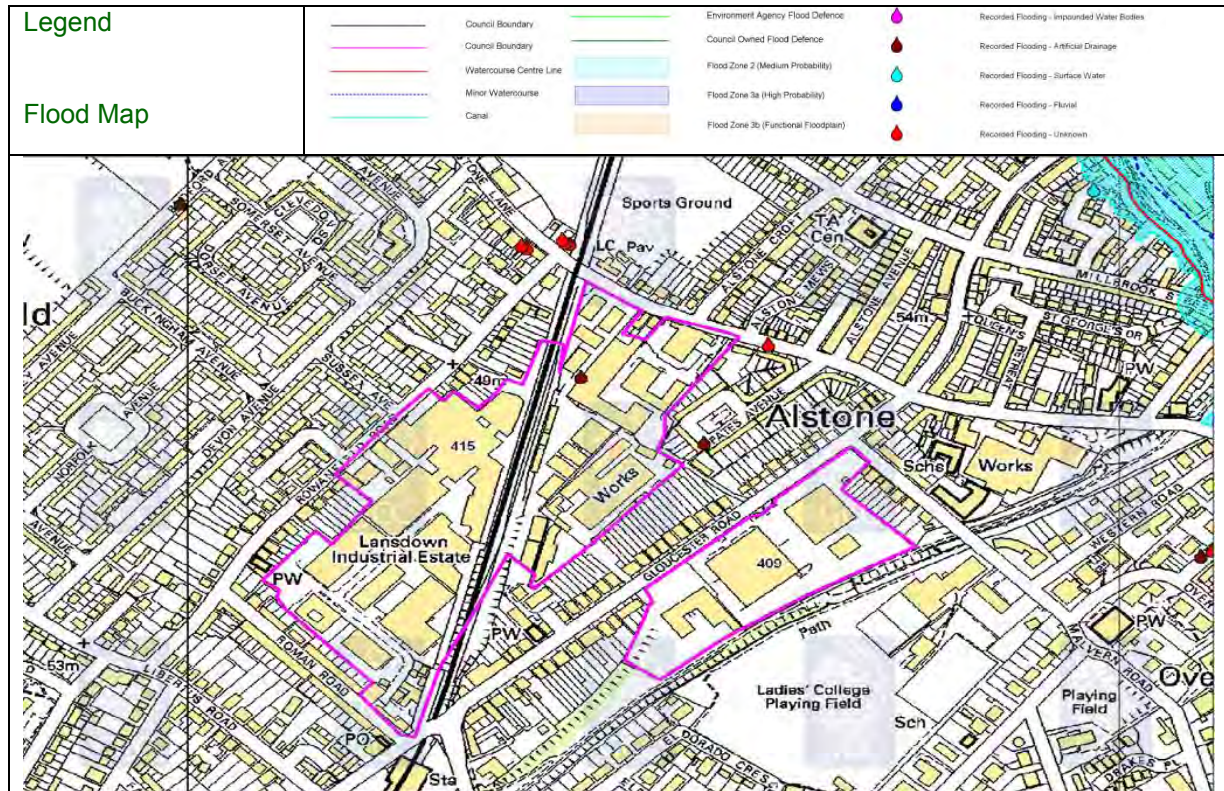
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Cheltenham Borough Council identified the site adjoining area as a site of potential concern. The additional information was available: No remediation proposals have been considered for the site and re-development would offer a viable opportunity for remediation.
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Flood Risk

(Based on information provided by Halcrow)

Site Description	Site lies fully in Flood Zone 1.
Watercourse(s)	No major or minor watercourses, or drains, affect the site.
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.
Historic Flooding/Flooding From Other Sources	No records of historical flooding. On recorded incident of flooding from artificial drainage sources within the site. A number of recorded incidents of flooding from other sources to north of site along Alstone Lane; and, to east of site along Pates Avenue.
Canals (Raised - breach/overlapping)	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.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.
Additional Comments	Records of flooding from sources other than fluvial have been recorded within the site. Flood risk suitability criteria has been decreased to 4.

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Source Protection Zones (SPZs)

Comments
N/A

Groundwater/Aquifer details

Comments
Site 415 is mostly lying over a Minor Aquifer High (HU).

Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

When deliverability of the site was investigated, it was actually clearly separated into five individual areas. Within these individual areas any available land was too small to be considered within the WCS process. Therefore the site is undeliverable.

Appendix C.48: Site 415 - Lansdown and Surrounding Industrial Estates

General Comments

Officer Comments: There are likely to be significant deliverability issues associated with this site. There are nearby sensitive receptors which would need consideration. The site really is five distinct sites with separate accesses divided by distinct boundaries such as roads and the railway line, therefore the site should be 'declustered' into five sites.

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/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.

Flood Risk: Recorded flooding incident on site - FRA/further 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

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