



Waste Core Strategy Site Options Consultation

Waste Site Assessment

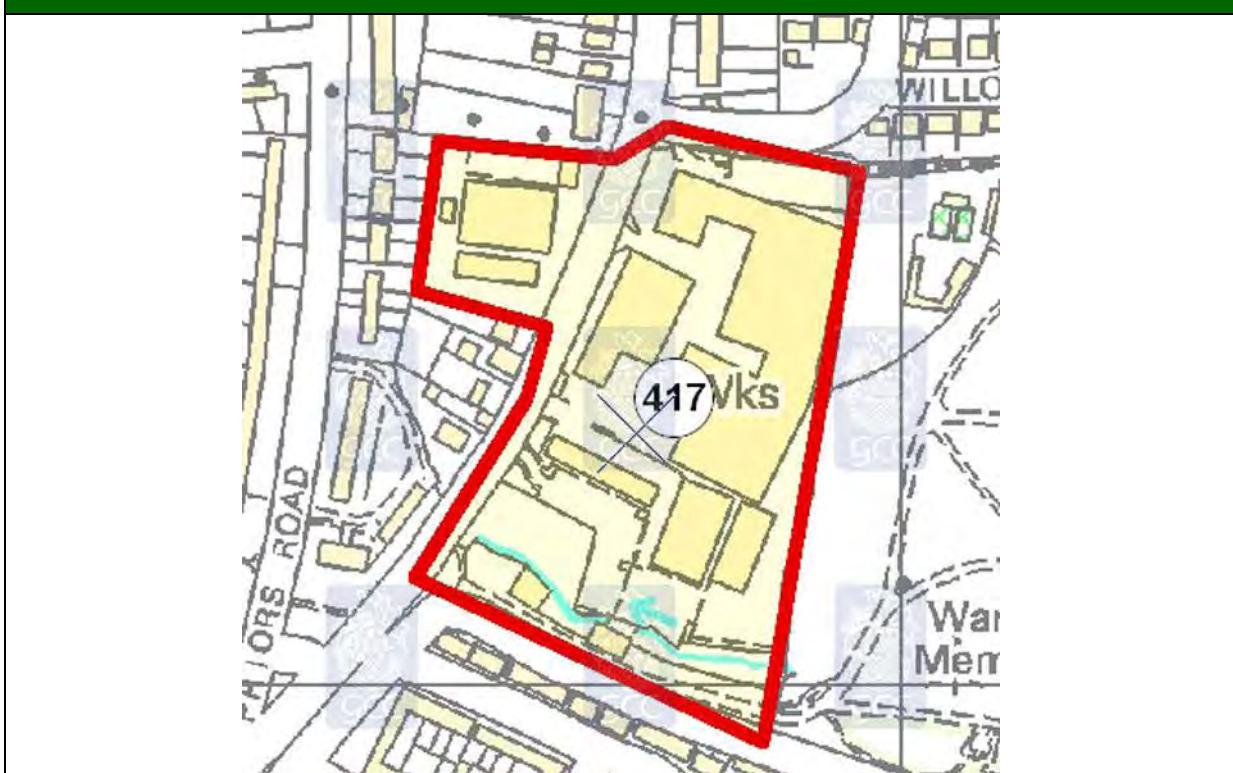
Appendix C.49: Site 417 - Bouncers Lane, Premiere Products

October 2009

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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	396893	Northing	223118
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>	The site is listed in Cheltenham Borough Council's Employment Land Review.		
Date of WPA officer visit	5th December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	Additional Sensitive Receptors: School and youth/community centre.		

Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been developed and is less than 500m from the Cotswolds AONB.
Landscape Character	Cheltenham Urban.

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Green Belt						
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.					
Highways <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i>						
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>						
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>	Medium	Definition	Site has some residential areas within close proximity, and/or is reasonably close to a fairly frequent bus route (route of 2-hrly or more frequent, as marked in red on GCC PT map).			
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>	Not good road access, close to crematorium.					
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	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 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.	

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Ecology/Biodiversity <i>(Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))</i>	
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	 <ul style="list-style-type: none">  SSSI Site of Special Scientific Interest  Key Wildlife Site - area  SAC Site  Ramsar Site  SPA Site
Constraints Map	 <p>A detailed map of the area around Site 417, Bouncers Lane. The map shows a grid of streets and buildings. A red rectangular box highlights Site 417, which is located near a railway line and some green spaces. The map also shows other sites labeled with codes like 68, 421, and 417, and areas labeled with names like Sch, Oakley, and Cemy. A legend in the top right corner identifies the symbols used for different types of sites.</p>

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Geodiversity <i>(Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)</i>	
Comments	There were no recorded geological features on the site or within 250m of its boundary.

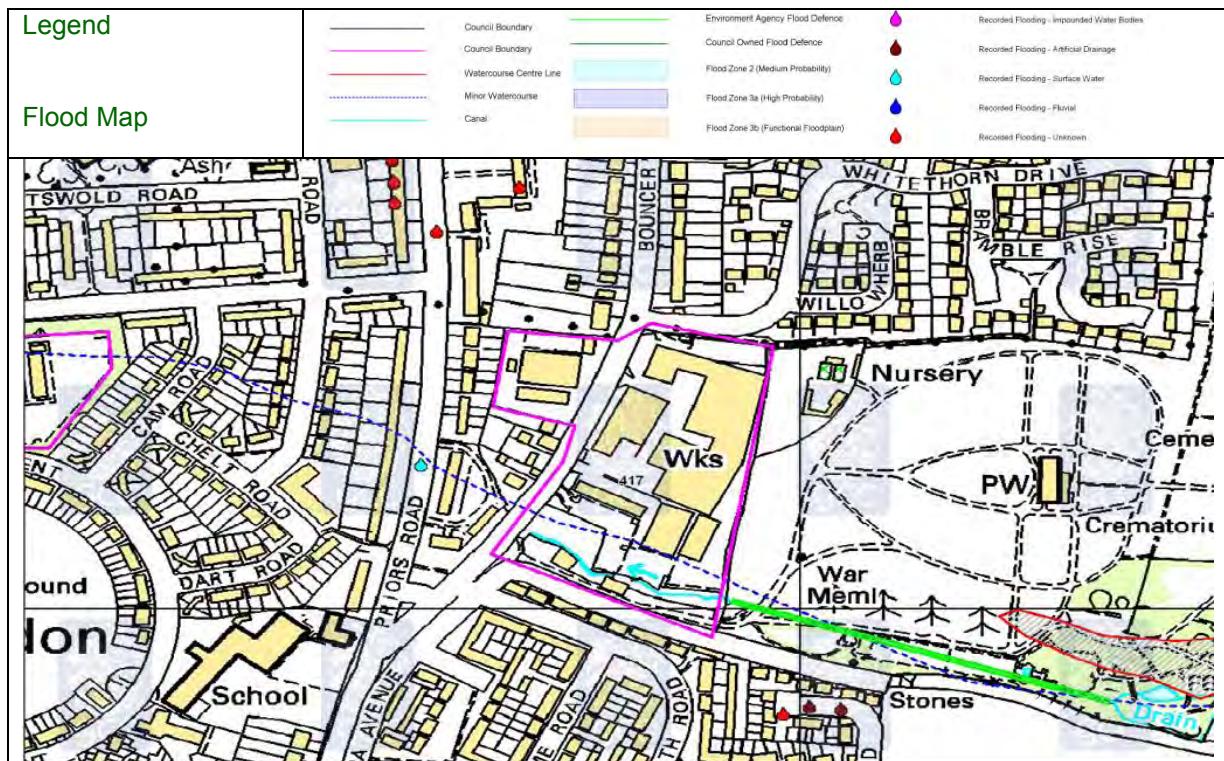
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Archaeology and the Historic Environment <i>(Based on information provided by Gloucestershire County Council's Archaeology team)</i>	
Score	--
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * 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	Designated as -- as contains Listed Buildings and part of a registered Park and garden relating to Bouncers Lane Cemetery (SMR 22171). These may already be affected by industrial buildings.

Contaminated Land <i>(Based on information provided by the appropriate district council)</i>	
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.

Flood Risk <i>(Based on information provided by Halcrow)</i>	
Site Description	Site lies fully in Flood Zone 1. The Wymans Brook Tributary flows through the southern extent of the site. The watercourse is culverted upstream of the site, exiting the culvert immediately before the watercourse enters the site. At the south western boundary of the site, the watercourse becomes culverted again.
Watercourse(s)	Wymans Brook Tributary
Flood Zone	1
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	No Flood Zones exist for this part of the watercourse. The Flood Zones should be modelled through an FRA, including the 100 year climate change. The residual risk posed by culvert blockage/collapse should also be considered.
Fluvial Flood Risk Posed to Site (including climate change)	Although no Flood Zones are currently available there may be a residual risk to the site from the culvert. This should be considered as part of a FRA.
Historic Flooding/Flooding From Other Sources	No records of historical flooding or flooding from other sources have been recorded within the site. There are some records of surface water flooding and flooding from artificial drainage sources to the south east of the site indicating that this may be an issue in the area.
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)	A culvert exists upstream of the site where the watercourse is culverted through the Crematorium gardens. On the south western boundary of the site the watercourse enters a culvert again which carries the watercourse beneath Bouncer's Lane.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.
Additional Comments	Suitability criteria has been decreased to 4 as there is a degree of residual risk from the culvert, and records of surface water flooding near the site.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 417 is partially lying over a Minor Aquifer High (HU) and within 250m of a Minor Aquifer Intermediate 1.
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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.

General Comments

Officer Comments: There are likely to be significant deliverability issues associated with this site. It is a small site that has been occupied long-term by a business. There are also nearby sensitive receptors which would need consideration.

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. 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.

Groundwater/Aquifer: Information would be required from the Environment Agency as to the potential impacts upon the above mentioned areas.

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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.