



Waste Core Strategy Site Options Consultation

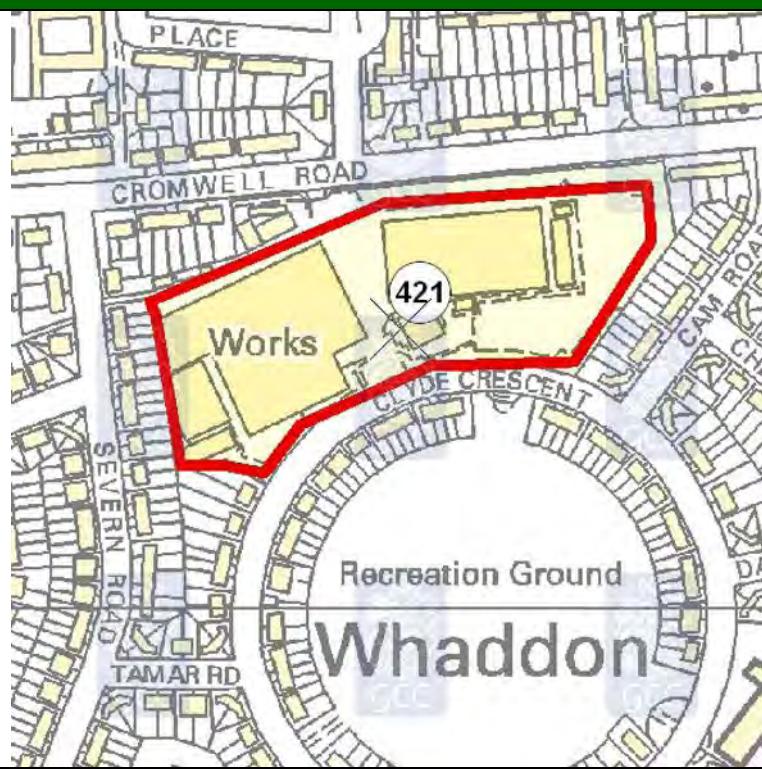
Waste Site Assessment

Appendix C.52: Site 421 - Cromwell Road - Kohler Mira

October 2009

Site Maps and Images

Site Map



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Aerial Photo



Imagery copyright Getmapping PLC. www.getmapping.com

Appendix C.52: Site 421 - Cromwell Road - Kohler Mira

Site Images



Locational Information

Site Details			
District	Cheltenham		
Parish	Cheltenham Non-Parish		
Easting	396407	Northing	223159
Approximate Site Area (hectares)	2		
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)	<p>This is a small site which is occupied by Kohler Mira (Shower manufacturers). The majority of the site is taken up by industrial buildings.</p> <p>Additional Sensitive Receptors: Two schools, recreation ground and football club.</p>		

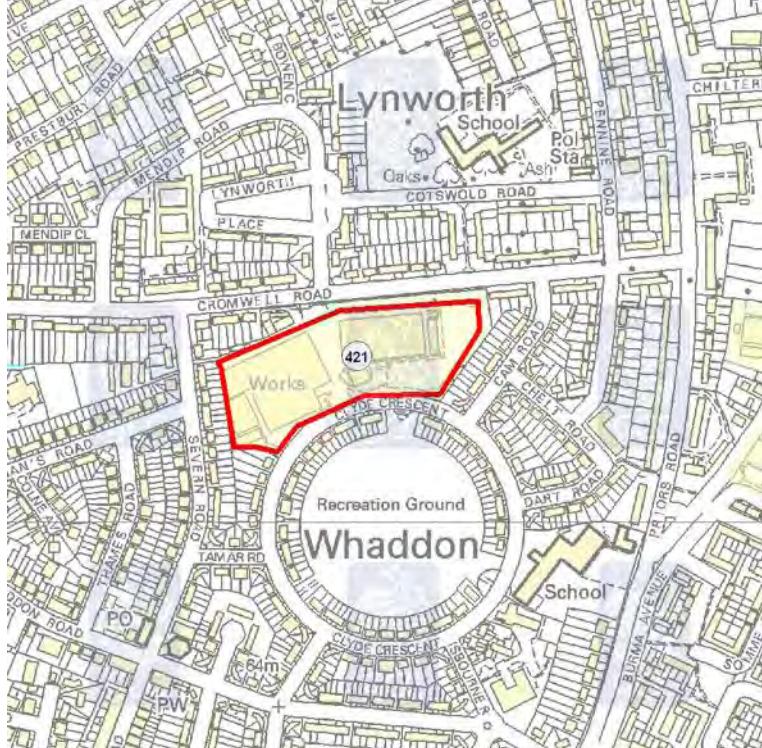
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been developed and is less than 650m from the Cotswolds AONB.
Landscape Character	Cheltenham Urban.

Appendix C.52: Site 421 - Cromwell Road - Kohler Mira

<p>Green Belt</p>			
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.		
<p>Highways <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i></p>			
<p>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></p>	minor, B4075, A435		
<p>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></p>	Low	Definition	Access via other roads (not involving trips through AONB).
<p>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></p>	Low	Definition	Site has no potential for rail and/or water transport (generally considered too far from nearest water/rail).
<p>Employee Accessibility <i>Potential for employees to be able to access the site using non-car modes.</i></p>	High	Definition	Site located close to substantial urban areas allowing significant scope for non-car trips.
<p>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></p>	Close to housing.		
<p>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></p>	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.

Appendix C.52: Site 421 - Cromwell Road - Kohler Mira

Public Rights of Way <i>(Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)</i>	
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	

© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Aerodrome Safeguarding <i>(based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))</i>	
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.52: Site 421 - Cromwell Road - Kohler Mira

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 a residential area in Gloucestershire, showing streets, houses, and local landmarks like 'Cleevemount', 'Lynworth', and 'Whaddon'. A red polygon highlights Site 421, which is located near a roundabout. A larger orange polygon covers a broader area, likely representing a constraint or buffer zone. Various other site types are indicated by different colors and patterns: green for SSSIs, pink for Key Wildlife Sites, purple for SACs, blue for Ramsars, and yellow for SPAs. Numbered circles (421, 68, 417) are placed near specific features on the map.</p>

© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

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.

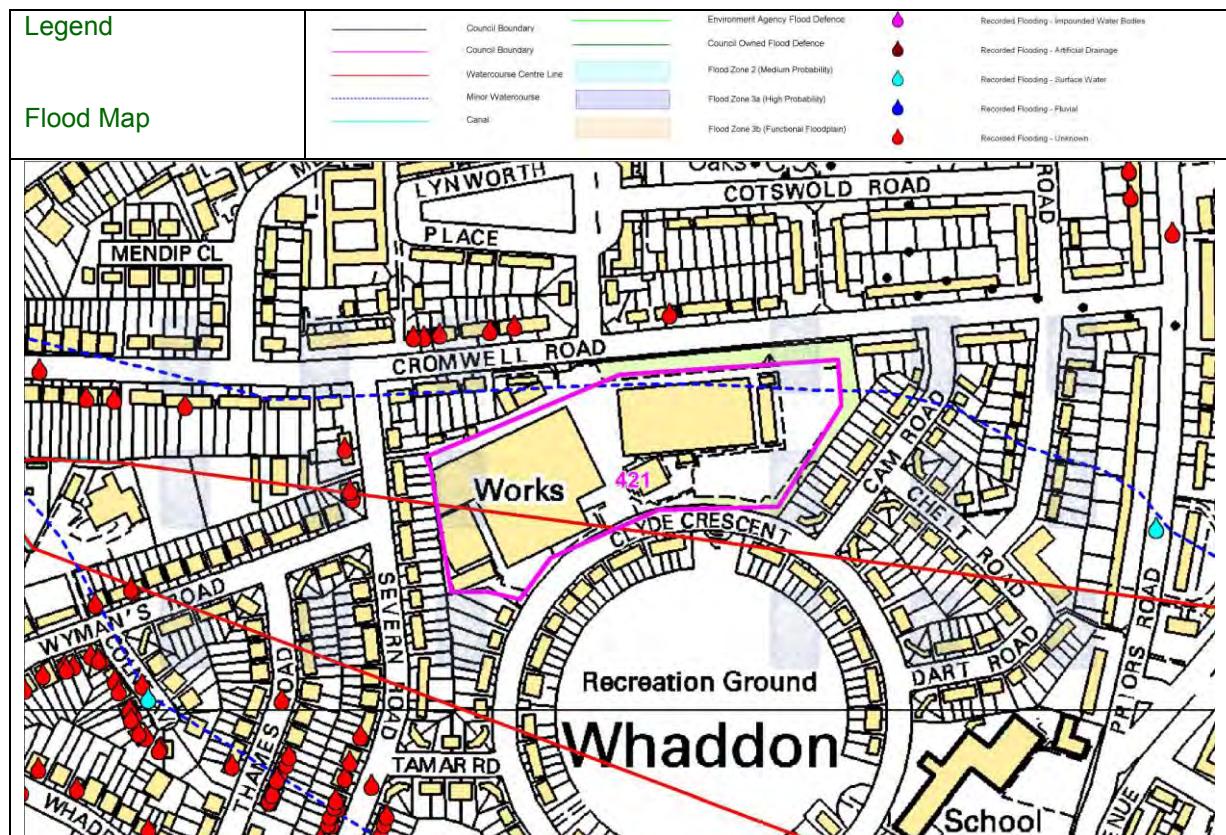
Appendix C.52: Site 421 - Cromwell Road - Kohler Mira

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	++
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * No known historical or archaeological remains * Has no known archaeological potential * Previous development is known to have removed archaeological deposits from all or part of the site
Additional Comments	No known archaeological remains on the site.

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

Flood Risk (Based on information provided by Halcrow)	
Site Description	Wymans Brook Tributary.
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 watercourse. The watercourse is culverted upstream of the site entering a culvert upstream of Priors Road. It is possible the watercourse is therefore culverted beneath the site itself. This should be investigated as part of a FRA.
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 and flooding from other sources have not been recorded on the site itself. However, there are numerous records of flooding from unknown sources to the north and west of the site.
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)	It is thought that the watercourse is culverted beneath the site. Residual risk is unknown in the absence of modelled information.
Score	+
Score Definition	Site is mainly in Flood Zone 1 but affected by Flood Zones 2, 3a and 3b.
Additional Comments	Although site is in Flood Zone 1, there are recorded incidents of flooding in close proximity to the site, and there may be residual risk from the culvert. Suitability criteria therefore reduced to 4.

Appendix C.52: Site 421 - Cromwell Road - Kohler Mira



© Crown copyright. All rights reserved. Gloucestershire County Council 100019134 2008.

Source Protection Zones (SPZs)

Comments	N/A
----------	-----

Groundwater/Aquifer details

Comments	Site 421 is within 250m of a Minor Aquifer High (HU).
----------	---

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.

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.

Appendix C.52: Site 421 - Cromwell Road - Kohler Mira

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.