

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

**Appendix C.50: Site 418 - Maida Vale Business Centre,
Liddington Trading Estate/ Churchill Trading Estate/Mead
Road**

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	394900	Northing	220486
Approximate Site Area (hectares)	7		
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 located within a residential area in Leckhampton. It is basically comprised of four separate estates. These are Maida Vale Business Centre, Churchill Trading Estate, Mead Road and Liddington Trading Estate. Both Maida Vale and Churchill are relatively new estates. The units on Mead Road are older and more traditional style industrial units. Businesses on Maida Vale include – Paperbox, Cotswold Internet Books, Toycentre Limited. Businesses on Churchill include: a number of vacant units, DJS Removals, Production:av Ltd. Mead Road hosts CS Glass, Travis Perkins, Liddington – Commercial Limited, UK Fastners Ltd, Devon Publishing Ltd. All four estates are accessed via residential roads which are quite narrow in places.</p> <p>Additional Sensitive Receptors: Church, school, park, hospital, surgery.</p>		

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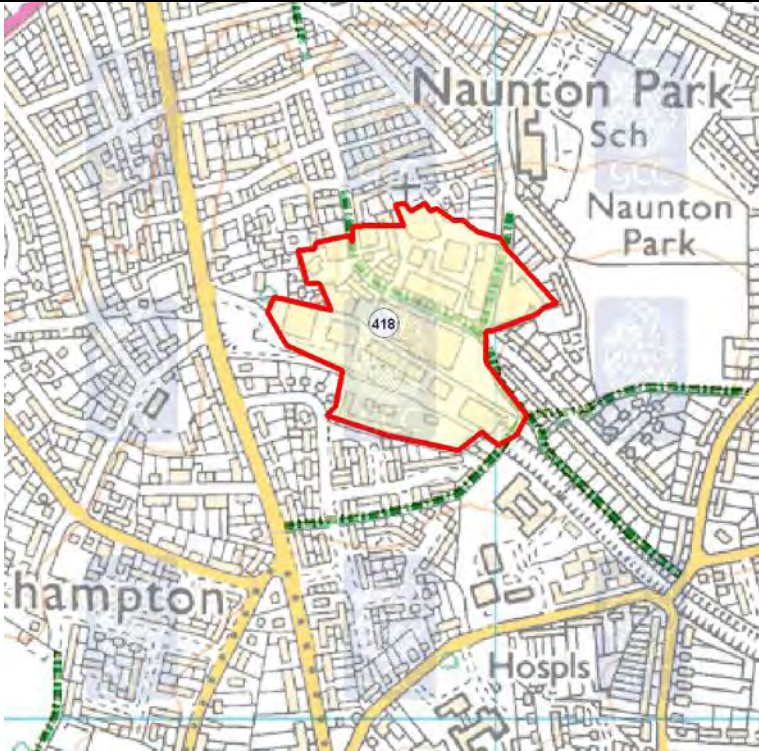
Site Assessment Factors/Criteria for Consideration

Landscape	
Comments	The site is located on land that has been developed and is less than 1000m from the Cotswolds 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>	minor, A46		
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>	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>	Poor strategic road links, built up.		
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	0
Score Definition	Presence of Public Rights of Way network but no re-routing required.
Additional Comments	Diversion may be necessary - No enhancements likely.
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 (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>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.

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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	Designated as - as the site is adjacent to Cheltenham Conservation Area, although the site is already affected by industrial development. Roman and Prehistoric finds from the site may not indicate surviving remains, and this site would otherwise be a +.

Contaminated Land

(Based on information provided by the appropriate district council)

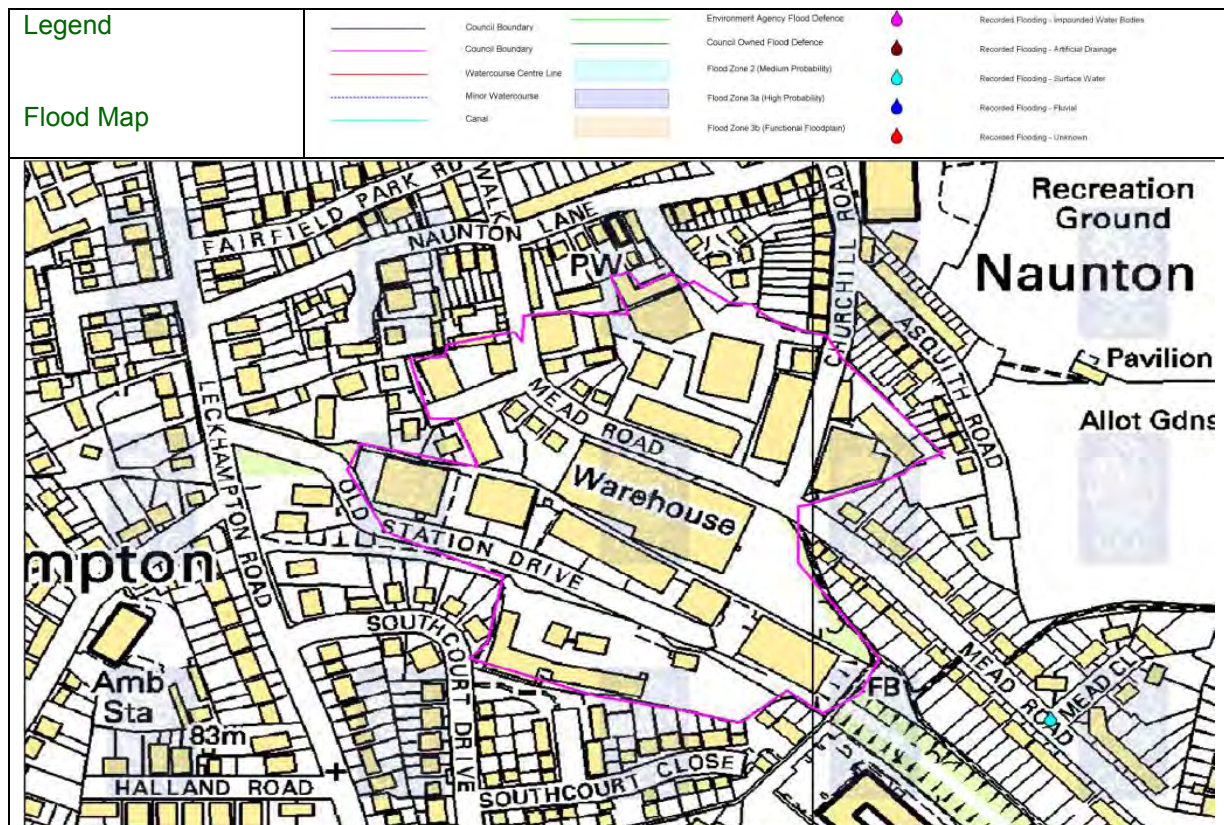
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Cheltenham Borough Council identified the site adjoining area as a site of potential concern. The additional information was available: No remediation proposals have been considered for the 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 and flooding from other sources have not been recorded on the site.
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 fully in Flood Zone 1.
Additional Comments	none.

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Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 418 is within 250m of 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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General Comments

Officer Comments: There are likely to be significant deliverability issues associated with this site. The site may need 'declustering' to split into the distinctive areas. 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.
PPRoW/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.

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

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.