

**Waste Core Strategy
Site Options Consultation**

Waste Site Assessment

Appendix C.47: Site 411 - Blaisdon Way

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	392237	Northings	224168
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	1st December 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>A small site with four units which are modern and, in comparison to the size of the site, relatively large. The site is accessed from the B4634 (Old Gloucester Road). There are three separate uses on the site: Warner's Car Showroom, Nationwide Vehicle Repairs, and GB Liners. The site is accessed from the B4633 (Old Gloucester Road) and is within easy access of Tewkesbury Road. The internal roads are good and also serve the neighbouring housing estates. The site is surrounded by residential dwellings and some new build is currently taking place.</p> <p>Additional Sensitive Receptors: Sports ground, tennis courts, playing field, playground, school.</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>	B4634, 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>	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>	V small site, housing around.		
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 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 15 metres in height (49.2 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 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; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> SAC Site </div> <div> <div style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> Ramsar Site </div> <div> <div style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); 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.

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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:- * 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	Possible site of Bar Bridge (SMR 7470) on the site, but the status of this is not clear and it appears to be sited on the road which forms the northern boundary of site.

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, nor did Cheltenham Borough Council indentify the site adjoining area as a site of potential concern. No additional information was available.
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Flood Risk

(Based on information provided by Halcrow)

Site Description	Site lies predominantly in Flood Zone 2. The River Chelt flows along the northern boundary of the site. Flood Zone 3a is shown to be in-bank extending into only a small part of the site.
Watercourse(s)	River Chelt
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Modelled flood outlines exist for the River Chelt are currently being updated and a new hydraulic model is being produced. Updated Flood Zone maps are expected to be available in 2009. The SFRA should incorporate this information when it becomes available.
Fluvial Flood Risk Posed to Site (including climate change)	Site is marginally affected by Flood Zones 3a and 3b along the northern boundary. Flood Zone 2 affects a large part of the site with only the south eastern part of the site located within Flood Zone 1. The existing Flood Zone 2 is a useful indicator of possible increases in flood extent for the 100 year climate change scenario. The actual levels and extent of the Climate Change scenarios should be verified by an FRA. When the updated Flood Zones are available they should be used to verify the extent and levels of flooding within the site.
Historic Flooding/Flooding From Other Sources	Historic Flood Outlines for the July 2007 event indicate that approximately one third of the site was affected by flooding from the watercourse. This was mainly in the north eastern corner of the site. There were no other incidents of flooding reported within 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)	No culverts are known to exist in the site.

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Score	-																														
Score Definition	Site is mainly in Flood Zone 3a (Historical flood risk, flood risk from other sources and residual risk has been incorporated into the determination of the suitability score).																														
Additional Comments	Suitability criteria has been decreased to 2 as the site has flooded previously.																														
Legend	<table><tr><td></td><td>Council Boundary</td><td></td><td>Environment Agency Flood Defence</td><td></td><td>Recorded Flooding - Impounded Water Bodies</td></tr><tr><td></td><td>Council Boundary</td><td></td><td>Council Owned Flood Defence</td><td></td><td>Recorded Flooding - Artificial Drainage</td></tr><tr><td></td><td>Watercourse Centre Line</td><td></td><td>Flood Zone 2 (Medium Probability)</td><td></td><td>Recorded Flooding - Surface Water</td></tr><tr><td></td><td>Minor Watercourse</td><td></td><td>Flood Zone 3a (High Probability)</td><td></td><td>Recorded Flooding - Fluvial</td></tr><tr><td></td><td>Canal</td><td></td><td>Flood Zone 3b (Functional Floodplain)</td><td></td><td>Recorded Flooding - Unknown</td></tr></table>		Council Boundary		Environment Agency Flood Defence		Recorded Flooding - Impounded Water Bodies		Council Boundary		Council Owned Flood Defence		Recorded Flooding - Artificial Drainage		Watercourse Centre Line		Flood Zone 2 (Medium Probability)		Recorded Flooding - Surface Water		Minor Watercourse		Flood Zone 3a (High Probability)		Recorded Flooding - Fluvial		Canal		Flood Zone 3b (Functional Floodplain)		Recorded Flooding - Unknown
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Flood Map																															

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Source Protection Zones (SPZs)	
Comments	N/A
Groundwater/Aquifer details	
Comments	Site 411 is lying over a Minor Aquifer Intermediate 1 and within 250m of a Minor Aquifer High (H3) and (HU).
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. There are nearby sensitive receptors which would need consideration. The site boundary would also need modification to remove areas of flood risk.

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: Further consultation would be required in order to assess any potential impacts upon the above mentioned areas.

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

It is felt that due to the flood risk associated with the majority of this site, it will not be carried forward into the WCS for further discussion.