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The Assessment of Strategic Development Opportunities in Parts of Gloucestershire

Interim Assessment Outputs: Accompanying Report

Prepared by LUC in association with Sub Consultants

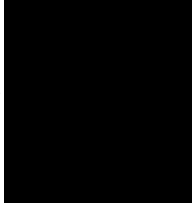

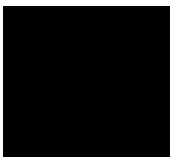
October 2019



Project title: The Assessment of Strategic Development Opportunities in Parts of Gloucestershire

Client: Tewkesbury Borough Council, Gloucester City Council, Cheltenham Borough Council, Stroud District Council & Forest of Dean District Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
V1	10/09/2019	Draft Interim Report			

V2	26/09/2019	Final Interim Report			
V3	10/10/2019	Final Interim Report incorporating Steering Group comments			



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The Assessment of Strategic Development Opportunities in Parts of Gloucestershire

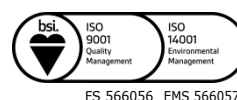
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1 Introduction and Overview of Interim Assessment

- 1.1 LUC and its sub-consultants have been jointly commissioned by Gloucester City Council (GCC), Cheltenham Borough Council (CBC), Tewkesbury Borough Council (TBC), Stroud District Council (SDC) and Forest of Dean District Council (FoDDC) to undertake an assessment that will inform the search for suitable and available strategic development land beyond the existing settlement boundaries in the study area. This assessment will form a key part of the evidence base for the review of Local Plans and the Joint Core Strategy (JCS). The Study area comprises the entire local authority areas of Cheltenham, Gloucester, Stroud, Tewkesbury, and the area within the Forest of Dean that is functionally related to Gloucester. The existing main built up urban areas are excluded from the study.
- 1.2 The overall aim of the study is to assist in the review of the JCS by identifying further development land needed to meet the requirements identified by the Planning Inspector in her report on the Examination of the JCS and the requirements arising from the revisions to the National Planning Policy Framework in July 2018 – including the introduction of the Standard Housing Needs Assessment. The JCS is also looking to an extended plan period potentially up to 2040/2041 and the additional growth that brings. The results will also be used to inform the preparation of an informal spatial framework for the whole of Gloucestershire in the longer term.

Duty to Cooperate

- 1.3 In 2015 the three JCS authorities produced a Duty to Cooperate Statement, in line with the requirements of the 2011 Localism Act and paragraphs 24-27 of the National Planning Policy Framework (NPPF). The statement outlines that the commissioning authorities have strong functional, economic, infrastructure, policy and cross-boundary relationships, which mean that working together on a JCS makes good planning sense. Extensive work has been carried out under the Duty to Cooperate. The Duty to Cooperate Statement states:

"In line with the NPPF, all signatories want to deliver sustainable development that meets the needs of the present without compromising the ability of future generations to meet their own needs. We want to work together to address strategic and cross boundary issues. Specifically, relevant signatories will (amongst other things):

 - c) Work together to assess the overall quantity, mix and broad distribution of development required within Gloucestershire, including its delivery through necessary strategic infrastructure;*
 - d) Work together to consider whether, if objectively assessed housing needs arising from one area cannot be met wholly within that area, those unmet housing needs can be met, where it is reasonable to do so, elsewhere in the same Housing Market Area"*
- 1.4 The JCS authorities have also worked closely with Stroud District Council throughout production of the JCS. A Memorandum, of Understanding was prepared in 2014 to cover all of the Gloucestershire authorities to ensure constructive, ongoing engagement in issues relevant to spatial planning matters. Cheltenham Borough Council, Gloucester City Council, Stroud District Council and Tewkesbury Borough Council agreed to:

"take a strategic approach in their Local Plans and will seek to develop a strategy which seeks to meet objectively assessed development and infrastructure requirements within the relevant local authority boundaries. Consideration will be given to meeting unmet requirements from other local planning authorities in the housing market areas where it is reasonable to do so and consistent with achieving sustainable development."

- 1.5 It has long been accepted that Gloucester and Cheltenham cannot meet their housing requirements within their boundaries, calling for cross-boundary delivery of housing. Due to the programme for adoption of the Stroud Local Plan, there is an urgent need in particular to consider development options within Stroud District that may assist in meeting housing needs arising in Gloucester District, and their relative merits with respect to options in other districts. The interim study outputs in this report provide information which may support further consideration of this matter, although it is beyond the scope of the study to recommend particular development options.

Structure of Interim Report

- 1.6 This report presents the interim outputs for the assessment of development options within part of the study area (see further details below). A detailed methodology for the study was prepared in June 2019 and agreed with the project steering Group (including representative planning officers from the respective local authorities, Gloucestershire County Council and the JCS). This report provides a summary of the methodology and how it has been applied in practice to date, with commentary provided on why elements of the methodology have required modification during the assessment process. Further modifications may occur prior to production of the final study outputs, and to that extent the present findings must be taken as provisional.
- 1.7 **Section 2** of this report follows the structure of the June Method Statement, with comments provided on any modifications that have been necessary. **Section 3** provides a summary of the interim study findings with detailed assessment proformas set out in **Appendix 1**.
- 1.8 The interim outputs are the result of applying an agreed and proportionate appraisal methodology consistently across the study area. A strategic study of this nature cannot be exhaustive in its scope, and further detailed consideration will be required of specific development options at the point that these are selected for further consideration. It is also beyond the scope of the present study to provide advice on the relative weight to be afforded to particular constraints or other material considerations.

Consultation on Method and Infrastructure Requirements.

- 1.9 Various professional and technical consultees were consulted on the June Method Statement during the period 17th-28th June 2019. The results of this consultation have been reviewed and are summarised in **Appendix 2**. LUC has considered whether the assessment method applied to date is robust in the light of the comments received; the present report does not, however, respond to the consultee comments in detail, as this commentary will be provided in the final project report.
- 1.10 Various infrastructure providers have also been consulted on infrastructure constraints and provision requirements relating to potential development in the study area, in order to support appraisal of sustainable access, viability and deliverability issues. This consultation exercise closed on the 30th August and it therefore has not been able to inform the present interim outputs (see 'Elements Included in the Appraisal' below). In relation specifically to transport, it has been requested by Gloucestershire County Council that infrastructure requirements are considered via a collaborative, workshop-led approach. Navigus is currently investigating this; a final decision on which will be requested from the Steering Group prior the next stage of assessment.

Geographical Scope of Interim Outputs

- 1.11 Due to programme requirements of Stroud District Council with respect to its emerging Local Plan, the interim assessment outputs have focussed on those parts of the study area that could reasonably meet housing needs originating in Gloucester City but which cannot be accommodated within the City itself. These areas include parts of the Forest of Dean. There is no absolute definition in law, guidance or best practice of the geographical range within which housing needs

originating in a particular location may acceptably be met. Clearly, however, providing housing at more distant locations from the origin of housing need is likely in general both to be less sustainable in its encouragement of additional travel, and to have detrimental impacts with respect to familial, social and even possibly economic networks. LUC initially explored limiting assessment to areas that were functionally related to Gloucester, as indicated by optimised journey times via public transport. The results of this analysis, undertaken by ITP, are shown in **Figure 1.1:**

- 1.12 Due to the relatively dispersed nature of larger settlements across and beyond the study area, and apparently weak public transport links to Bristol, this approach was considered by LUC and the steering group to overextend the potential area that could practically meet Gloucester's unmet housing need with respect to the sustainability and social and economic considerations described above. It was agreed with the Steering Group instead, to limit the initial appraisal to areas within 30 minutes' travel time by public transport from Gloucester City Centre. The results of this analysis, also undertaken by ITP, are shown in **Figure 1.2:**
- 1.13 All land within Gloucester, Cheltenham, Stroud, Tewkesbury will be assessed in its entirety for the final report. See **Figure 1.3** for all 55 assessment areas that will be assessed. Only those areas within the Forest of Dean that are within 30min travel time by public transport to Gloucester have been included in this interim report. See **Figure 1.4** for the 29 areas assessed in this interim report.
- 1.14 As this analysis was based on current public transport provision, additional areas were added to the initial assessment that might reasonably be expected to fall within 30 minutes of Gloucester City Centre following additional services being provided consequent upon future development. As these additional areas could not be selected using existing data, the selection was necessarily based on professional judgment.

Elements from the June Method Statement Included in the Interim Assessments

- 1.15 The interim outputs include an assessment of the potential sensitivity to housing development within the interim study area with respect to:
 - Environmental constraints.
 - Landscape.
 - Accessibility to services.
- 1.16 A summary of the methodology used undertake these assessments is provided in **Section 2.**
- 1.17 An assessment of viability and deliverability requires information on infrastructure requirements and associated costs which has not yet been received from the relevant consultees across all infrastructure types. Viability and deliverability have not therefore been included in the interim assessment outputs. Additionally, the appraisal of accessibility is undertaken in the context of a 'no mitigation' scenario, as consideration of mitigation options will need to be informed by the same information that will inform the final viability and deliverability assessments.

Key

- Major Employment Centres



Client
JCS Authorities

Project
Gloucestershire Strategic
Development

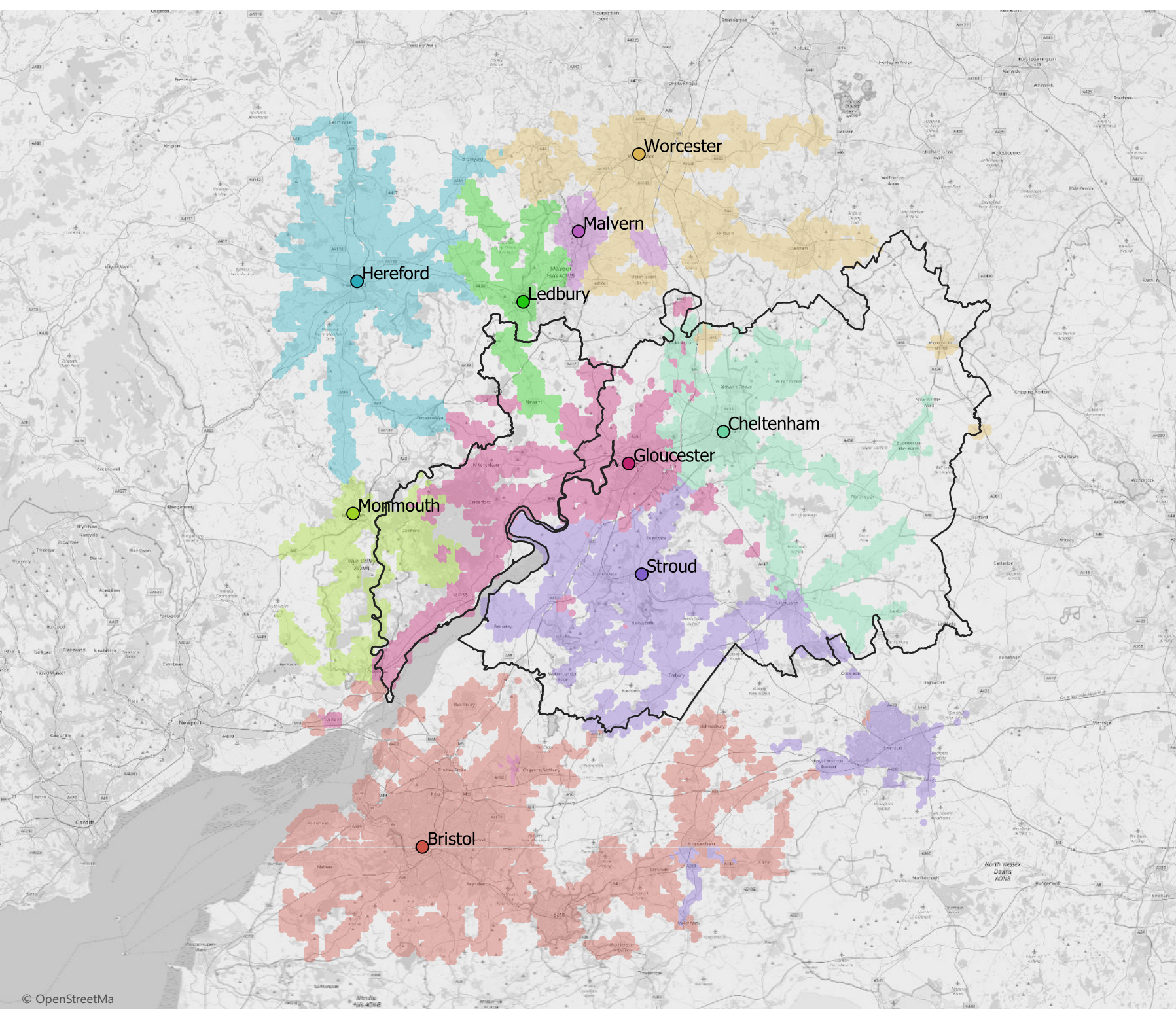
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Public transport shortest
travel time catchment
Weekday 07:00-09:00

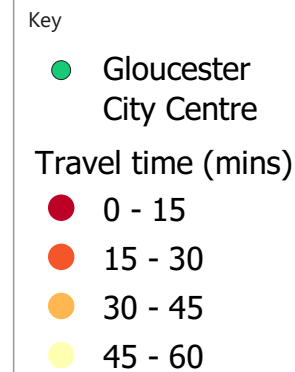
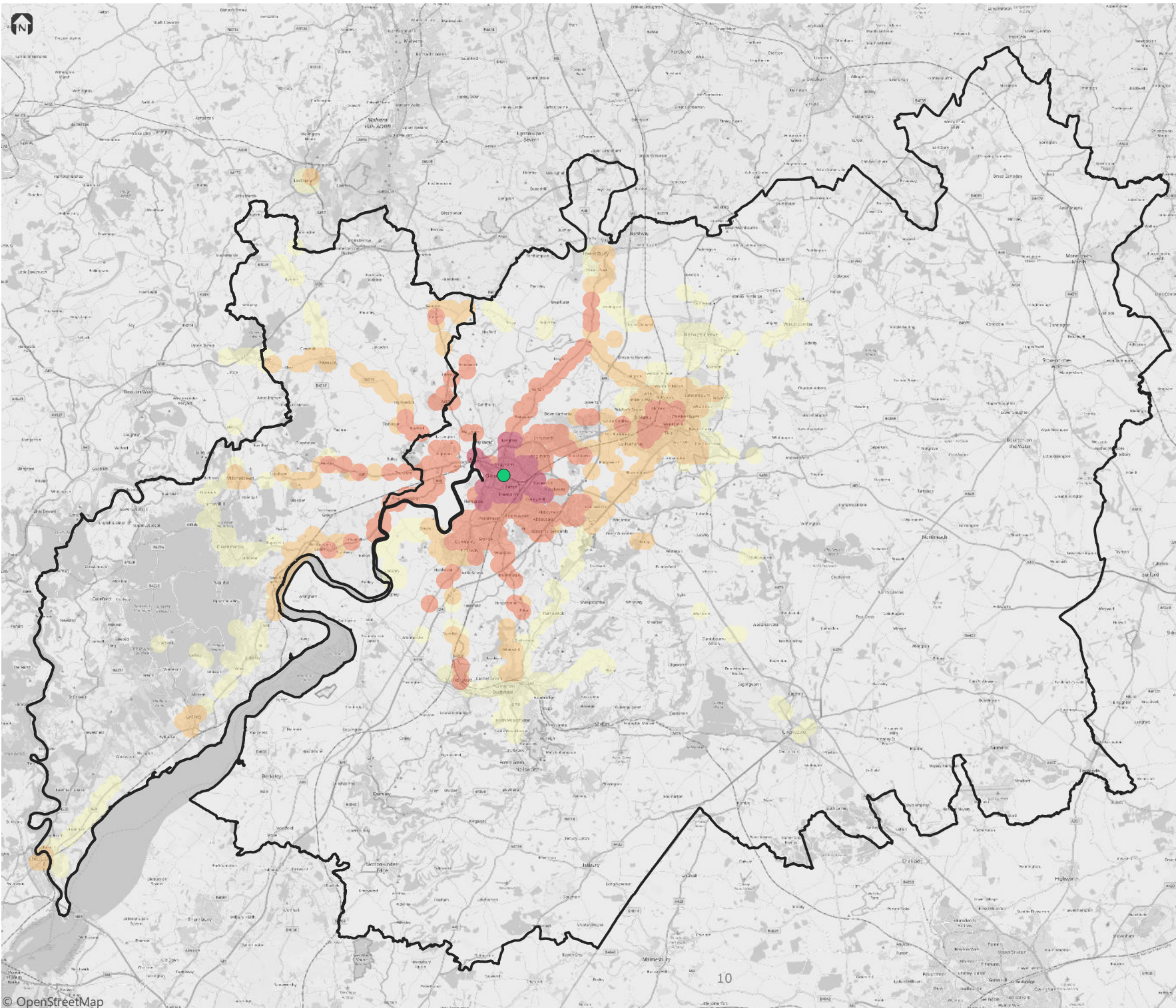
Revision
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Project number
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Figure number
1.1

Date
July 19





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JCS Authorities

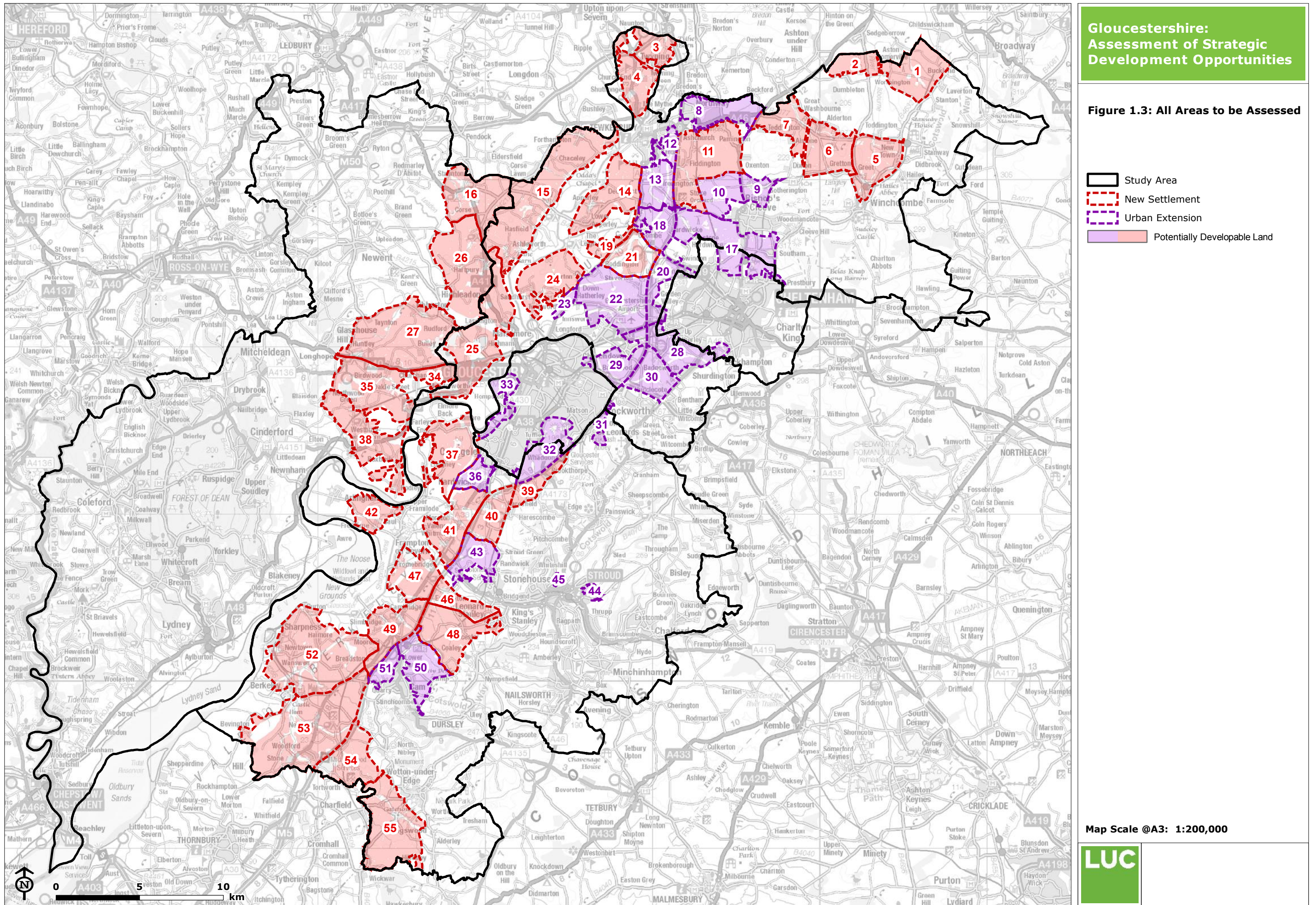
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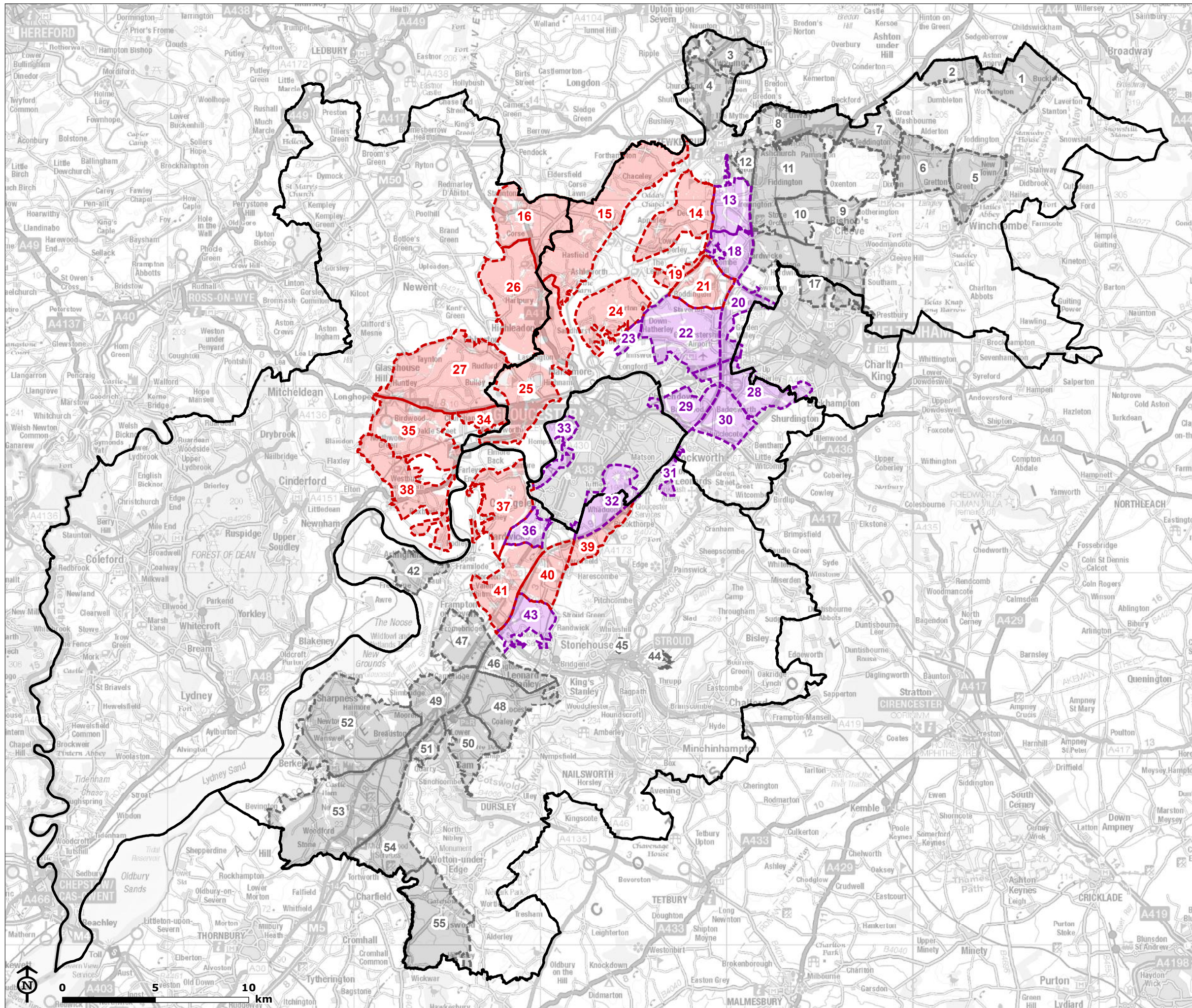
Figure title
Access to Gloucester City Centre by Public Transport
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Revision A	Project number 2790
Figure number 1.2	Date July 19

Gloucestershire: Assessment of Strategic Development Opportunities

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Gloucestershire: Assessment of Strategic Development Opportunities

**Figure 1.4: Areas Subject to Initial
Assessment**

- Study Area
- New Settlement
- Urban Extension
- Other Assessment Area
- Potentially Developable Land

Map Scale @A3: 1:200,000

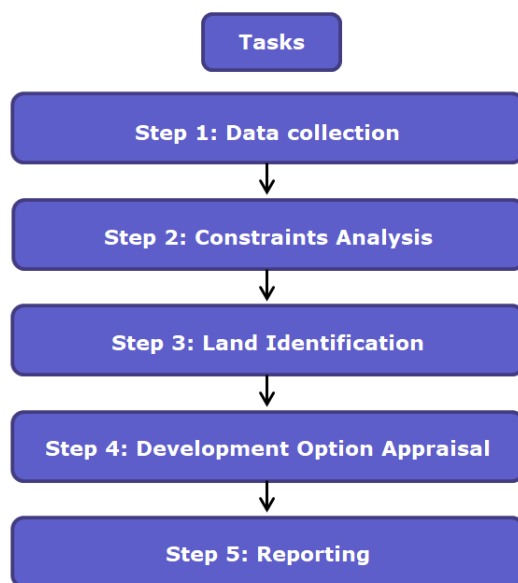


2 Methodology

Overview of Approach

- 2.1 The following section sets out the proposed methodology for identifying potentially suitable strategic development land beyond the existing settlement boundaries within the study area. The methodology is set out in five broad steps as illustrated on the flow diagram in **Figure 2.1** below.

Figure 2.1: Assessment Process



Step 1: Data gathering and collection

- 2.2 The first step involved gathering the spatial environmental and sustainability data from multiple sources including:
- Relevant local planning authorities.
 - Ordnance Survey.
 - The Environment Agency.
 - Natural England.
 - Historic England.
 - Sustrans.
 - Defra.
 - National Grid.
 - Western Power Distribution (WPD).
 - The Office for National Statistics.

- 2.3 Potential constraints to development were initially mapped under the following themes:
- historic environment;
 - biodiversity;
 - hydrology including flood risk;
 - open space, sport and recreation areas;
 - soil quality.
- 2.4 All gathered data was reviewed based on a consideration of its relevance/applicability and consistency. For example, certain datasets within the initial assessment (eg local cycle routes, Air Quality Management Areas) have not been used where equivalent data is not available for all districts within the study area. The data selection process used for the review of constraints and opportunities is detailed further below.

Step 2: Identification of Constraints and Initial Consideration of Accessibility, Viability and Deliverability

- 2.5 An initial high-level assessment of constraints and opportunities was undertaken in order to define the assessment study area. This involved the following subtasks:

Task 2a: Identification of Environmental Constraints

- 2.6 A review was undertaken of the environmental constraints to development within the Study area. The environmental constraints were be categorised as either '**primary**' constraints or '**secondary**' constraints, according to the environmental sensitivity of the asset in question and the strength of the policy safeguards that apply to them:
- '**Primary**' constraints are those constraints where significant development is likely to be precluded, for example within an Area of Outstanding Natural Beauty (AONB) or within an area at high risk of flooding.
 - '**Secondary**' constraints are those that are sensitive but have less weight applied to them in national policy, i.e. where significant development may not be precluded, but where there is the risk of negative impacts which could be significant, for example at the sub-national level.
- 2.7 Primary constraints are taken to preclude strategic development. Secondary constraints are considered not necessarily to preclude strategic development, but indicate potentially less optimal locations. They may render strategic development unacceptable in certain circumstances, particularly where multiple constraints of this kind are present.
- 2.8 The constraints were applied within the study in two different ways. Primary constraints were defined as excluded areas in an initial automated identification of potentially developable land using a GIS tool. Secondary constraints were then used as a basis for more detailed appraisal of potential development option 'Assessment Areas' (see **Step 4**). These stages within the study process are detailed further below.
- 2.9 The primary and secondary constraints applied are set out in **Table 2.1**. There were a small number of additions to the available GIS data subsequent to the June 2019 Method Statement. Some minor modifications were also made, with the Steering Group's agreement, regarding whether constraints should be treated as primary or secondary. These additions and variation are shown in bold in **Table 2.1** below:

Table 2.1: Summary of Primary and Secondary Constraints

Theme	Primary constraints	Secondary constraints	Comments	Data used for the assessment	Data gaps and limitations
Areas excluded from assessment					
Settlement Boundaries	Land within settlement boundaries		As the purpose of the study is to identify strategic development opportunities beyond the settlement boundaries, land within settlement boundaries will be mapped and excluded from assessment.	<ul style="list-style-type: none"> Settlement Boundary dataset obtained from Stroud, Tewkesbury and Forest of Dean Districts Built-Up Area extents for Cheltenham and Gloucester Districts obtained from the Office of National Statistics 	Settlement boundary data not available for Cheltenham and Gloucester Districts, therefore the Built-Up Area dataset from the Office of National Statistics is used as proxy.
Committed Development Sites	Committed development sites		Committed development sites including site allocations within adopted local planning policy are to be excluded from assessment.	<ul style="list-style-type: none"> All site allocations data was received from the District Councils All existing out of town employment / retail centres data was received from the District Councils with the exception of Gloucester. As the data for Gloucester would be within the urban area the land availability search has been able to proceed without it 	The interim report does not take into account extant planning permissions outside allocations. Whether to include such permissions (above agreed size thresholds) will be considered for the final study outputs.
Waste Sites	Existing and planned waste sites		Received 2012 Waste Core Strategy allocations	<ul style="list-style-type: none"> All data was obtained from the District Councils 	Safeguarded waste sites are not available in GIS compatible format and were not included in the assessment.

Theme	Primary constraints	Secondary constraints	Comments	Data used for the assessment	Data gaps and limitations
Environmental designations					
Historic environment	Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Listed Buildings, Conservation Areas (CA)		All of these designations are to be treated as primary constraints. Listed building and scheduled monument point data will be included with an initial 'footprint' buffer applied. Although settings of heritage assets may be important constraints, it is not possible to map them in a consistent way as they vary on a case by case basis. Impacts on the historic environment will be considered later in the assessment process. Further information on this is set out in Table 2.3 below.	<ul style="list-style-type: none"> Listed Buildings, Scheduled Monuments, Registered Battlefields and Registered Parks and Gardens data obtained from Historic England Conservation Areas from District Councils 	A 20m buffer was applied to listed building point locations to approximate a footprint.
Ecological and Geological Environment	<p>All internationally or nationally designated sites: Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Area of Conservation (SAC), Ramsar, Special Protection Area (SPA)</p> <p>Other: Ancient Woodland Inventory (AWI)</p>	<p>Priority Habitat Inventory (PHI)</p> <p>Locally designated wildlife or geological sites, Local Nature Reserves.</p> <p>SSSI Impact Risk Zones</p>	SSSI Impact Risk Zones, which cover most of the study area, are not going to be used to exclude development categorically, but will be taken into account in subsequent appraisal.	<ul style="list-style-type: none"> Internationally and nationally designated site, and AWI, PHI, SSSI IRZ and LNR data was obtained from Natural England Locally designated site data was obtained from District Councils (including Key Wildlife Sites, Nature Reserves, Local Geological Sites, Gloucestershire Wildlife Trust Reserves) 	

Theme	Primary constraints	Secondary constraints	Comments	Data used for the assessment	Data gaps and limitations
Landscape and Townscape Designations	Area of Outstanding Natural Beauty (AONB)			<ul style="list-style-type: none"> AONB data obtained from Natural England 	Landscape sensitivity data was provided by Stroud and Cheltenham Councils; however, it only covers specific development sites within these districts. A more detailed review of landscape sensitivity has been undertaken to inform the assessment. More information on this is set out below.
Environmental issues, resources and infrastructure					
Soil quality		Grade 1 (excellent quality) Grade 2 (very good) and Grade 3 (good) agricultural land	It is not possible to distinguish Grades 3a and b soils from available data, although this distinction is important in policy terms. This will result in a degree of uncertainty in assessment results which will be made clear in the assessment.	<ul style="list-style-type: none"> Agricultural Land Classification data obtained from Natural England 	
Water Quality	Ponds, lakes, reservoirs, tidal areas, rivers, streams, canals	Drinking Water Quality Safeguarding Zones and Source Protection Zones (SPZ)	<p>The footprints of these waterbodies/ features will be excluded from the assessment.</p> <p>All SPZ categories have been included (1, 1c, 2, 2c, 3)</p>	<ul style="list-style-type: none"> OpenMap Local and OS OpenRivers data on water features was obtained from Ordnance Survey Safeguarding and Protection Zones data was obtained from the Environment Agency 	A 2.5 buffer was applied to linear water features to approximate a footprint.

Theme	Primary constraints	Secondary constraints	Comments	Data used for the assessment	Data gaps and limitations
Flood risk	Flood Zone 3	Flood Zone 2 Flood Storage Areas	Although flooding is acknowledged to be a particularly sensitive issue for the study area, it was concluded in consultation with the Steering Group that development in Flood Zone 2 should not be excluded as an absolute constraint.	<ul style="list-style-type: none"> All data was obtained from the Environment Agency 	Data is not available on the split between Flood Zone 3a and 3b data. Therefore the Flood Zone 3 dataset from the Environment Agency will be used as the primary constraint for the assessment.
Infrastructure	Buffer zone of 60m either side of high voltage (400kV and 132kV) electricity lines		This is based on safety considerations derived from guidance by the Energy Network Associations.	<ul style="list-style-type: none"> 400kV overhead lines data obtained from National Grid 132kV overhead lines data obtained from Western Distribution Power 	
Mineral resources	Active and allocated mineral extraction sites	Minerals Safeguarding Areas		<ul style="list-style-type: none"> All data was obtained from the District Councils 	Mineral sites and their 150m buffer were used as primary constraint.
Open space, sport and recreation areas	Open Access Land	Public Rights of Way (including National Trails) Sustrans national cycle routes	<p>Public Rights of Way and Local Green Spaces should be protected as per paras. 98 and 99 in the NPPF.</p> <p>Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless provision of areas of equivalent or better quality is made elsewhere (para. 97 of the NPPF).</p> <p>Although not mentioned in the NPPF, Sustrans national cycle routes are an important recreational resource.</p>	<ul style="list-style-type: none"> Public Rights of Way data was obtained from the District Councils National Trail data was obtained from Natural England National Cycle Network data was obtained from Sustrans 	<p>A 2.5m buffer was applied to cycle routes and PRow linear features to approximate a footprint.</p> <p>Coverage of received open/green space data is currently incomplete. As data relates mainly to settlements, which are excluded from the study, open/green space will not be taken into account in the assessment.</p> <p>Data on local cycle routes is not available for all the JCS area and therefore will not be included in the assessments.</p>

Theme	Primary constraints	Secondary constraints	Comments	Data used for the assessment	Data gaps and limitations
Noise		Strategic Noise Maps: L _{night} ≥ 55.0 dB, or L _{aeq,16} ≥ 60.0 dB	The strategic noise maps provide buffers for key road and rail routes based in particular on World Health Organisation guidelines for noise exposure. This is considered only to be a secondary constraint in acknowledgement that adverse effects associated with noise can be mitigated.	<ul style="list-style-type: none"> Strategic noise mapping data (from major roads and railways) was obtained from DEFRA 	
Odour		Netheridge Cordon Sanitaire Hayden Odour Monitoring Zone Tewkesbury policy EVT8 zones	All land parcels with odour-related policy provisions were modified to be secondary constraints, including Netheridge Cordon sanitaire, for the sake of consistency.	<ul style="list-style-type: none"> Data was obtained from District Councils 	
Air Quality Management Areas			Current Air Quality Management Areas could in principle be included as a secondary constraint as the National Planning Policy Framework states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.	<ul style="list-style-type: none"> N/A 	<p>Data available for Gloucestershire and Cheltenham is simple point data.</p> <p>No data is available for Stroud and Tewkesbury.</p> <p><i>As there is no consistent AQMA data covering the whole of the study area, it cannot be applied as a secondary constraint to development. Air quality was not therefore included in the assessment.</i></p>

Task 2b: High Level Review of Accessibility to Services

- 2.10 A high level review was undertaken of accessibility across the study area to strategic services. This was undertaken in two ways:
- A 'beeline' analysis of distances to services, identifying 'desirable' and 'acceptable' catchment areas following standards set out in national guidance; and
 - An analysis of modelled journey times using Gloucestershire County Council's Accessibility Modelling Matrix (last updated in 2016).
- 2.11 Both analyses (the findings of which were set out in a previous report to the Steering Group dated March 2019) indicated that the highest levels of sustainable accessibility were around existing larger settlements. It was agreed in discussion with the Steering Group that no areas of the study area could be definitively excluded from the Assessment areas based on accessibility issues. This is also due in part to the fact that larger developments can influence their own accessibility by providing new services.

Task 2c: High Level Review of Travel to Work Patterns

- 2.12 An initial analysis was also undertaken of the 2011 Census 'Travel to Work' question responses to illustrate where the highest and lowest levels of non-car based commuting (e.g. walking, cycling, and public transport) occurred in 2011 across Gloucestershire. Whilst this Census dataset is now relatively old, it is considered the most robust available evidence base for understanding commuter travel patterns across a wide area of the county. Again, it was found that the greatest proportions of people who walk, cycle or use public transport to travel to work are at and around established urban areas, where employment opportunities and other amenities are concentrated. Again it was agreed with the Steering Group that this could not be used as a basis for excluding particular parts of the study area from consideration with respect to strategic development opportunities, as strategic housing growth may be accompanied by new employment provision.

Task 2d: High Level Assessment of Infrastructure Constraints

- 2.13 The transport review was complemented by a high-level infrastructure review by Navigus Planning. Navigus Planning undertook a desktop exercise to determine whether there are any current constraints on the capacity of the strategic infrastructure network which could potentially be an issue for areas of search for possible strategic development options.
- 2.14 The approach taken excluded infrastructure items not considered likely to represent a fundamental constraint to growth. These include:
- Common infrastructure types which could be delivered on site (assuming sites of at least 500 dwellings). This includes leisure, green space, youth and play facilities.
 - Infrastructure which could be delivered off-site or on-site depending on the scale of growth and the existing capacity but would require a very exceptional set of circumstances to represent an absolute constraint to new development. This includes education and health.
 - Infrastructure which is generally delivered off-site. This includes emergency services, waste, bus services, walking and cycling improvements.
- 2.15 The assessment reviewed the following infrastructure types:
- Utilities – gas, electricity, water, waste water.
 - Road transport.
 - Rail transport.
- 2.16 Discussions with the steering group and Gloucestershire County Council have indicated that the chief potential infrastructure constraints within the study area relate to the strategic road network, and particularly present and future capacity of a number of M5 junctions. These issues are considered to be an important consideration in the study that will be considered in more detail in the next stage of this study. However for the purposes of defining the assessment area, it was

agreed with the Steering Group that no areas should be discounted from detailed assessment based on infrastructure constraints at this stage.

Task 2e: High-level Appraisal of Viability

- 2.17 HDH Planning undertook a preliminary appraisal of development viability across the study area, using a methodology that follows the 'Harman Guidance' and is consistent with the requirements of the 2019 Planning Practice Guidance (PPG). It used the 'Existing Use Value Plus' (EUV+) approach to viability appraisal. This involved evaluating the existing use value of a site, and then adding to this a 'reasonable premium' on the basis of which the landowner could be expected to sell it. This was then compared to the Residual Land Value, i.e. the maximum amount a developer can offer for a site if a reasonable return is to be achieved.
- 2.18 The initial appraisal provided a preliminary indication of varying affordability across the study area. However, the initial assessment was unable to exclude particular areas from the assessment area, as only generalised infrastructure requirement assumptions were used. In practice these requirements will vary in a way that could critically determine viability. Further viability appraisal will therefore be undertaken in **Step 4** which will include location-specific assumptions regarding infrastructure requirements.

Step 3: Initial Identification of Potentially Developable Land

- 2.1 The following criteria were used to identify land that was potentially developable, subject to further appraisal (the criteria were slightly simplified from those used in the June method statement):
- All land areas less than 5 hectares (ha) were discarded.
 - All remaining areas within 100m of each other were merged.
 - All resultant land parcels under 20.5 ha in size were identified and excluded from consideration for urban extensions. All land parcels under 61.5 ha were identified and excluded from consideration for new settlements. These thresholds were based on an assumed requirement of 20.5 ha for every 500 houses. This assumption on land take was also applied throughout the subsequent assessment process.
- 2.2 The land identified as potentially developable via the GIS search was divided into 24 initial broad areas. However, it was found to offer the potential for too many different development options (both in terms of size and location) to be appropriate units for assessment of options without further subdivision. These areas were therefore further divided into 55 search areas, which form the 'assessment areas' (see **Figure 1.3**). These were broadly categorised as search areas for either urban extensions or new settlements, although in practice parts of them could in a number of cases be developed as either. A decision was taken to avoid overlapping assessment areas as it was concluded it would be too complex as a basis for assessment and, in particular, confusing as basis for consultation. The results have therefore been presented for individual assessment areas so that findings can be extrapolated across search area boundaries (if, for example, the Steering Group wishes to explore a development options straddling one of the 'urban extension' and 'new settlement' search area boundaries).
- 2.3 The 55 assessment areas formed the basis for the consultation with infrastructure providers referenced above.

Step 4: Appraisal of Strategic Development Opportunities

- 2.4 As described above, the interim study has appraised the following for the 29 initial assessment areas (see **Figure 1.4**):
- secondary (and where relevant primary) environmental constraints;
 - landscape sensitivity; and
 - accessibility (on the assumption that no mitigation is provided).
- 2.5 It has not been possible to consider viability and infrastructure issues at this stage, but these will be taken into account in the final assessments.

Development Typology

- 2.6 As outlined in the June 2019 Method Statement, two development typologies were considered as set out in **Table 2.2** below.

Table 2.2: Development Typology

Spatial option	Criteria: location considered for inclusion if...
New settlements Criteria are based on achieving clear separation from the study area's largest existing settlements and on achieving a sufficient location size to support provision of a broad range of services and facilities.	Location has capacity for > 1,500 dwellings. Development Scales ¹ : Small village: 1,500-5,000 dwellings Large village: 5,000-10,000 dwellings Town/city: 10,000+ dwellings
Urban extensions Criteria are based on identifying locations that are on the edge of the study area's largest settlements. This does not include extension to lower tier settlements eg villages.	Development Scales: Small urban extension: 500-1,500 dwellings Medium urban extension: 1,500-3,500 dwellings Large urban extensions: 3,500+ dwellings

- 2.7 In the original methodology it was proposed that the assessment areas for new settlements would be identified by defining a location boundary **> 1.0 km** from the edge of an existing settlement. A more flexible approach was however adopted to enable the assessment areas to be defined using physical features such as roads, rivers, etc as opposed to an arbitrary 1km buffer. The new settlement 'assessment areas' are in fact generally greater than 1km from the urban edge of the higher tier settlements to avoid overlap with the 'urban extension' search areas (as urban extensions can, and have already within the study area, extend well beyond 1km from the urban edge).
- 2.8 The assessment has also not limited consideration of urban extensions strictly to areas within 100m of the existing urban edge (at the nearest point). A more flexible approach was considered appropriate following the division of search areas into broad types.
- 2.9 The assessments within the identified search areas have included differentiation by the 'development scales' outlined in **Table 2.2**. However, it was not feasible, or indeed appropriate, to attempt to map and assess all of these alternatives as discrete spatial development options: the number of separate assessments required would be considerable and not proportionate to the requirements of the study. It would also have made decision making (by the JCS and Councils) exceptionally difficult. A pragmatic approach has therefore been taken to this issue whereby:

¹ Development size categories have been determined with reference in particular to the Department for Communities and Local Government's (2016) *Locally-Led Garden Villages, Towns and Cities*.
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733047/Locally-led_garden_villages_towns_and_cities_archived.pdf

- Scoring of impacts/sensitivity of development at various scales is based on the potential for developments at these scales to be sited 'optimally' within the search area e.g. avoiding (where possible) constraints that affect part of the search area only. This results, in certain cases, in smaller development scales having lower impact ratings than larger ones.
- However, where it would not be possible for developments of particular scales to be sited optimally with respect to all constraints (e.g. where avoiding one constraint involves encroaching on another) this has been indicated firstly by provision of an overall summary with respect to selected environmental constraints; and secondly by provision of constraints maps for each assessment, from which the potential balancing effects of multiple constraints on optimal siting can be extrapolated. It has not been attempted to identify specific sites for development options on the basis of the balance of all constraints, as this is not considered an appropriate task for the present study and would need to be considered within later studies once the broad locations for growth have been decided.

2.10 The capacity of different parts of the search areas to accommodate development at various scales has been generally gauged by use of a grid overlay, within the GIS system, of squares of approximately 20.5 hectare (circa 500 dwelling capacity) size.

Selected Environmental Constraints

2.11 The following environmental constraints were considered in the assessment:

- Historic environment.
- Ecological and geological environment.
- Soil Quality.
- Water resources
- Flood risk.
- Mineral resources.
- Noise.
- Odour.

Rating

2.12 The rating of potential development effects with respect to these environmental constraints was undertaken using the colour-coding (as set out in the June Method Statement):

	This development option may have significant positive effects
	This development option may have minor positive effects
	This development option may have negligible or no effects
	This development option may have minor negative effects
	This development option may have significant negative effects

2.13 There were certain minor modifications made to the approach to appraisal and rating with respect to ecology. In particular:

- It was decided the specialist ecological 'health check' should provide additional analysis and discussion, but not affect proximity-based impact ratings. This was for two key reasons:
 - Much of the assessed land fell within at least one and often multiple Impact Risk Zones (IRZs) for National/International designations where potential risk had been identified for the scale of development being considered. In these cases, the presence of the IRZ is a trigger for consultation with Natural England on potential development effects. Procedurally, it was therefore considered advisable not to pre-empt the outcome of this kind of consultation process.

- Residential developments of the scale under consideration for the present study can have impacts on designated areas via recreational activity. These impacts can take place at relatively large distances from the development in question, and to predict them with high confidence generally requires detailed analysis beyond that which can appropriately be undertaken for a high-level study of this nature.
 - Ancient Woodland has been subject to assessment on the same basis as 'local designations', as a special case. Although not a designation as such, the value of Ancient Woodland (as referenced for example in the NPPF) is considered too great for it to be omitted from assessment as an explicit consideration (notwithstanding the fact that it had been included as a primary constraint within the land search). However, due to the likelihood of material impacts on Ancient Woodland only occurring at relatively close proximities, it was not considered necessary to treat it in the same manner as national and local designations, where impacts were considered up to around 2km.
 - Priority Habitats were noted as additional indicators of ecological sensitivity within the assessment areas. It was considered appropriate to provide additional information on these within assessments, as in a number of cases they were identified as important considerations for future development, in a number of respects:
 - as indicators of varying ecological sensitivity across the assessment areas;
 - as potential pathways for wider development impact (positive or negative);
 - and as important potentially important focuses for development mitigation and enhancement measures.
- 2.14 Discussion of Priority Habitats is provided for additional information only and has not informed the ratings, which are based on proximity to designated areas only.
- 2.15 With respect to other constraints, the rating was based on whether it would be possible for development at the various scales under consideration to avoid encroaching on constrained land.
- 2.16 Where there is uncertainty in the conclusion of the assessment, the ratings are marked with a '?' symbol. An '*' is also used in the assessment scoring where it is particularly clear that effects may be reduced by appropriate mitigation. The overall rating for each constraint, however, is based on the pre-mitigation impact.
- 2.17 As described above, due to each selected environmental constraint necessarily being considered discretely and in turn, summaries have been provided which consider the potential interaction between constraints. This is an 'interim' summary only, and only covers the environmental constraints and needs to be read in conjunction with the landscape sensitivity and accessibility appraisals (see below).

Landscape Sensitivity

- 2.18 Landscape sensitivity is the relative extent to which the character and quality of an area (including its visual attributes) is likely to change as a result of introducing a particular type of development. Further information on the methodology used for the landscape sensitivity assessment is provided in the June Method Statement.
- 2.19 For each of the initial broad areas, an assessment of landscape sensitivity was undertaken in relation to the following sensitivity criteria:
- Natural character.
 - Historic landscape character.
 - Form, density, identity and setting of existing settlement/development.
 - View and visual character including skylines.
 - Access and recreation.
 - Perceptual and experiential qualities.

- 2.20 The scoring was undertaken using the colour coding system set out in the June Method Statement, as detailed in **Table 2.3**:

Table 2.3: Sensitivity ratings to Housing Development

Sensitivity Level	Definition
High (H)	The key characteristics and qualities of the landscape are highly sensitive to change from residential development.
Moderate-High (M-H)	The key characteristics and qualities of the landscape are sensitive to change from residential development.
Moderate (M)	Some of the key characteristics and qualities of the landscape are sensitive to change from residential development.
Low-Moderate (L-M)	Few of the key characteristics and qualities of the landscape are sensitive to change from residential development.
Low (L)	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by residential development.

- 2.21 The findings of the landscape sensitivity assessment for the broad areas are set out in **Appendix 3**. These findings were then used to inform the assessment of landscape sensitivity for the 29 'assessment areas' considered in this interim report. These assessments are also included in **Appendix 3** and the 'assessment area' proformas set out in **Appendix 1**. The assessment includes consideration of how sensitivity may vary with respect to the scale and location of development.

Accessibility

- 2.22 The accessibility of the assessment areas was appraised using the criteria and scoring method set out in **Table 2.3**. For this element of the assessment, a Red/Amber/Green (RAG) colour coding was used.

Table 2.3: Accessibility Assessment Criteria and Scoring

Criterion	Scoring
All/aggregate	Assuming equal weighting is applied to all criteria. <ul style="list-style-type: none"> Green = 2 Amber = 3 Red = 1
Capacity of the transport network	<ul style="list-style-type: none"> Green = spare capacity on major roads in vicinity of site. Amber = some congestion on major roads in vicinity of site, or with clear potential for capacity to be increased. Red = significant congestion and lack of capacity on major roads in vicinity of site, meaning additional car based trips are likely to worsen existing delays.
Access to employment	<p>Public transport:</p> <p>Number of jobs (Census 2011) accessible in the Gloucestershire / Urban Areas accessible within 45mins travel time by walking and public transport from a single point (centroid or chosen point close to existing network if large site) of each development option:</p> <ul style="list-style-type: none"> Green = More than 50,000 workplaces.

Criterion	Scoring
	<ul style="list-style-type: none"> Amber = 25,000 – 50,000 workplaces. Red = Less than 25,000 workplaces. <p>Road:</p> <p>Number of workplaces (Census 2011) accessible in the Gloucestershire / Urban Areas within 30mins travel time by road / private car (using TrafficMaster data road speed data from the AM peak) from a single point (centroid or chosen point close to existing network if large site) of each development option:</p> <ul style="list-style-type: none"> Green = More than 275,000 workplaces. Amber = 250,000 – 275,000 workplaces. Red = Less than 250,000 workplaces.
Access to other key services and facilities (by public transport)	<ul style="list-style-type: none"> Green = Accessible to services within 20 mins. Amber = Accessible to services between 20 and 40 mins. Red = Accessible to services over 40 mins.
Private car use	<p>Thresholds (natural breaks) applied were:</p> <ul style="list-style-type: none"> Green = Less than or equal to 50% by car. Amber = 51% to 65% by car. Red = 66% or more.
Active travel	<ul style="list-style-type: none"> Green = Located along existing strategic walk / cycle routes, site centroid within 2.5km of a rail station and/or outline area within 500m of high frequency bus routes to Town / City centres / employment areas. Amber = development option within 500m of a low frequency bus route, or an interchange away from higher frequency services to town / city / employment areas, and / or site centroid 5km from rail station serving Gloucestershire. Not directly on, but linked to strategic walk / cycle routes. Red = divorced from existing strategic walk / cycle routes, rail, or frequent bus corridors.

- 2.23 As the assessment of accessibility has been undertaken to date on a 'no mitigation' assumption, it was considered that ratings would not vary materially by development scale. The key effect of development scale will be its influence on the mitigation options that are potentially deliverable, and assessing this will require input from the viability and deliverability assessments. This phase of the accessibility assessment has therefore not considered the implications of particular scales of development but this will be considered in the next stage in the study.

3 Assessment Findings and Next Steps

Assessment Findings

Overview of Outputs

3.1 The assessment proformas setting out the detailed interim findings for both urban extensions and new settlements are provided in **Appendix 1**. Each proforma provides information on the following:

- Assessment Area Name.
- Assessment Area Reference Number.
- Development Typology (i.e. new settlement or urban extension).
- Area (ha of assessment area).
- Map of Assessment Area.
- Map showing Primary Environmental Constraints.
- Map showing Secondary Environmental Constraints.
- Environmental Constraints Assessment:
 - Historic Environment.
 - Ecological and Geological Environment.
 - Soil Quality.
 - Water Resources.
 - Flood Risk.
 - Mineral Resources.
 - Noise.
 - Odour.
 - Summary of Environmental Constraints.

NB: For each category a summary is provided of the key assets/constraints and information on any spatial variations within assessments area and potential mitigation.

- Landscape Sensitivity Assessment Findings (the landscape sensitivity assessments for each broad area and assessment area are provided in **Appendix 3**)
- Summary of Accessibility Findings
 - Capacity of the Transport Network.
 - Access to Employment.
 - Access to other Key Services and Facilities.
 - Private Car Use.
 - Active Travel.

An accompanying Excel spreadsheet summarises the assessment findings – i.e. the ratings for each assessment area. However, it is important that the detailed justification for each rating is read in conjunction with this spreadsheet as the commentary provides more information on the potential spatial variations and the potential for mitigation.

A key consideration in this regard is that ratings with respect to environmental constraints reflect the ability of development options to avoid constraints considered on a topic by topic basis (i.e. each topic is considered separately). The summary section on environmental constraints within the proformas, and the constraints map inserts, allow further consideration of the ability of development options to avoid constraints collectively. An overall rating for environmental constraints is not however provided, as in many cases this would involve a balancing of potential impacts that is beyond the scope of the present study.

The assessment has assumed a 'policy off' approach with regards to the consideration of impacts on the Green Belt. The excel spreadsheet does however indicate which assessment areas lie within the Green Belt. This is provided for information purposes only.

Preliminary Observations on Functional Relationships of Assessment Areas and Overall Scoring

Accessibility and Functional Relationships to Gloucester

- 3.2 As has been noted above, it is accepted that the Gloucester and Cheltenham will not be able to meet all of their future development requirements within their respective districts. The adopted Joint Core Strategy (2017) follows the principle of 'identifying and allocating Strategic Allocations closest to where the development need is generated' (Paragraph 2.34). This principle is noted in particular as the 'guiding principle' of Policy SP2 concerning the spatial distribution of new development (Paragraph 3.2.5). This matter was discussed in detail at the Examination for the adopted JCS where the Inspector dismissed the original apportionment of housing numbers between the various councils, as it would not fulfil the aims of meeting Gloucester and Cheltenham's unmet needs, where the need arises².
- 3.3 Stroud District Council (SDC) is due to undertake a Regulation 18 Consultation on a new draft Local Plan in Autumn 2019. An important question for Stroud District Council is therefore the potential requirement to allocate land within its boundary to meet housing needs arising in Gloucester, bearing in mind the above principle of the JCS and the Duty to Cooperate memorandum referenced in Paragraphs 1.3 of this report.
- 3.4 In this regard, the present interim assessment outputs relate to potential development search areas that are considered to be within a reasonable maximum travel time (by public transport) from Gloucester city centre, based on currently available evidence. However, as this overall catchment is relatively large, development in some assessment areas may:
- have a stronger functional relationship with Gloucester than others (which might have a stronger functional relationship with other settlements); or
 - comply with the principle of delivering development closest to where need arises to a greater extent than others; or
 - encourage sustainable movement to and from Gloucester (by public transport and/or walking and cycling) to a greater or lesser extent than others.

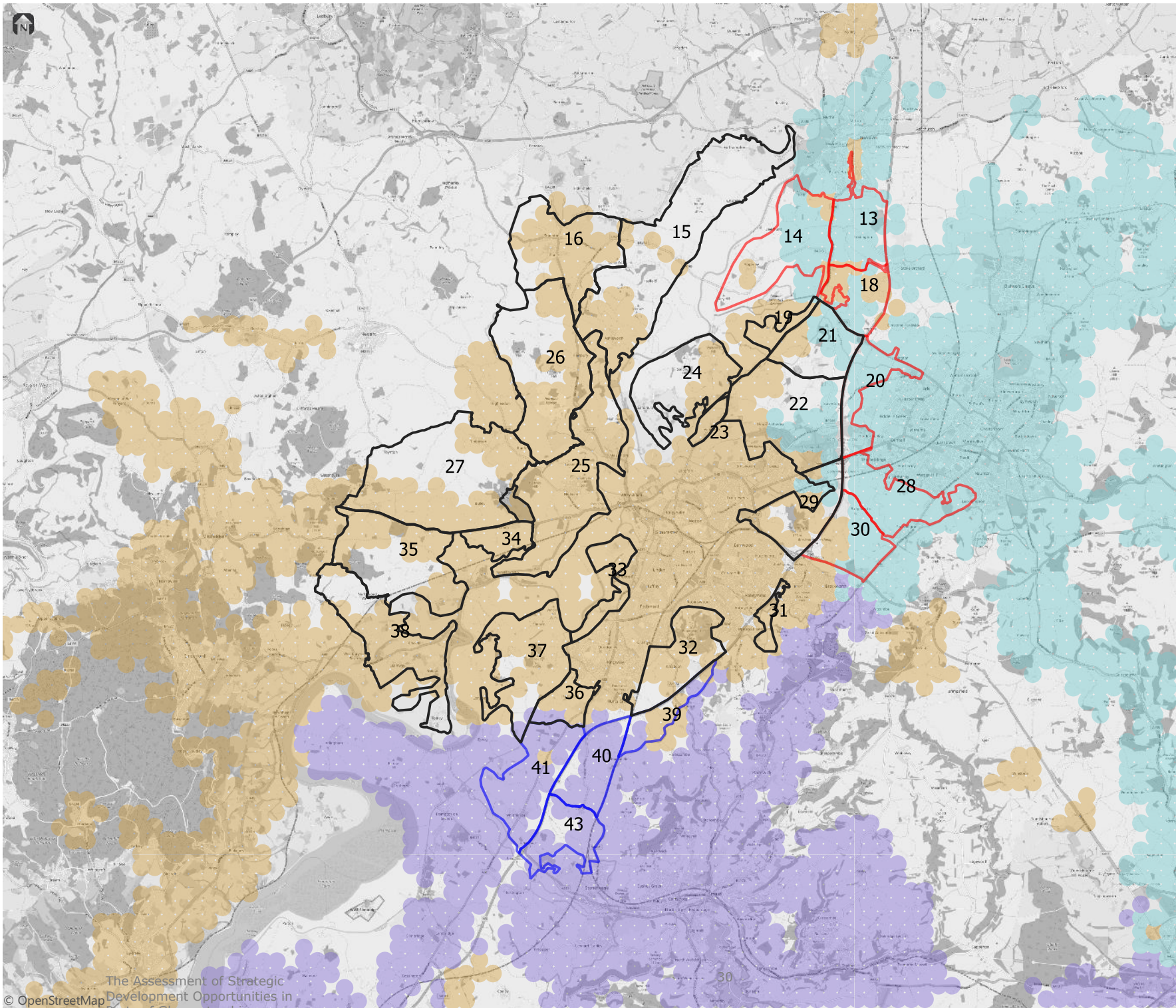
² See para 36

<https://www.google.com/search?q=gloucestershire+joint+core+strategy+inspectors+report&sourceid=ie7&rls=com.microsoft:en-GB:IE-Address&ie=&oe=#spf=1569591855472>

- 3.5 The appraisal process and ratings with respect to accessibility are not based on accessibility to all potential destinations. Providing relative accessibility scoring for all different destinations would be too onerous for a strategic study of this nature. However, a number of preliminary observations can be made from the accessibility analyses that have been conducted to date:
- Based on shortest current journey times by public transport to work, within Stroud District, assessment areas 31, 32, 36 (the majority of these areas) and 37 (high majority of this area) currently have a primary relationship with Gloucester. There are areas to the south (particularly the vicinity of Cam station) that also have a primary relationship with Gloucester. But generally speaking, beyond the assessment areas above, the primary relationship is to Stroud rather than Gloucester. Area 39 has a more mixed functional relationship.
 - Within the Forest of Dean, almost all primary relationships are with Gloucester.
 - Within the Joint Core Strategy area, assessment areas 15, 19, 23, 25 and 29 (majority) have a primary relationship to Gloucester. Areas 18, 21, 22 and 30 have a mixed relationship (Gloucester/Cheltenham) and the remainder have a primary relationship with Cheltenham.
- 3.6 These general observations are reflected in **Figure 3.1** (although in this figure, certain areas with mixed relationship have been assigned a primary relationship using professional judgement). Assuming that the observed relationships will continue following future development, they provide an indication of the key functional relationships that would apply to new developments within the various assessment areas. Furthermore, urban extensions with Gloucester are more likely to include investment in transport further improving the links with Gloucester, as opposed to other settlements, and strengthening the functional relationship with Gloucester.
- 3.7 However, the *degree* of accessibility to Gloucester varies across areas with a primary functional relationship to it. In this respect, the available information relating to public transport suggests:
- Assessment areas 23, 25, 31, 32, 33, 36 and 37 have the strongest accessibility to Gloucester at present. These assessment areas are generally at similar distances from Gloucester and/or on key arterial routes.
 - It is possible that other assessment areas at a similar proximity to Gloucester but currently with rather lower accessibility could become more accessible to Gloucester following investment via development – although at this stage that is a matter of qualitative judgement. These areas might include areas 22, 24 and 29 in particular.
- 3.8 These observations are reflected in **Figure 3.2**.
- 3.9 These combined observations indicate, on the basis of currently available information that:
- The assessment areas within Stroud and Tewkesbury Districts vary in their primary settlement relationships. Whilst these relationships might be modified by development, the general expectation would be for development to strengthen relationships with the settlements to which they are closest.
 - The assessment areas vary in their relative accessibility to Gloucester. Whilst investment via development may modify these variations to some extent, again the general expectation would be for development to strengthen relationships with the closest settlements. Therefore, development in different assessment areas is likely to differ with respect to compliance with the JCS principle of meeting need proximate to origin; and these differences may be expected broadly to reflect the relationships described above. This is a matter that can be given further consideration at the next stage of the present study, or within a subsequent more detailed study of development options.

Taking Account of Other Constraints and Sensitivities

- 3.10 In order to appraise the relative merits of development options with respect to meeting Gloucester's overall housing needs, the assessment of accessibility to Gloucester needs to be combined with a consideration of other constraints and sensitivities such as those included within the interim outputs of this study – ie environmental and landscape criteria. It is important to note that the relative sustainability of assessment areas cannot simply be ascertained by summing ratings across topics. This is for a number of reasons:



Key

- Gloucester Sites
- Stroud Sites
- Cheltenham Sites

PT catchment areas

- Cheltenham
- Gloucester
- Stroud

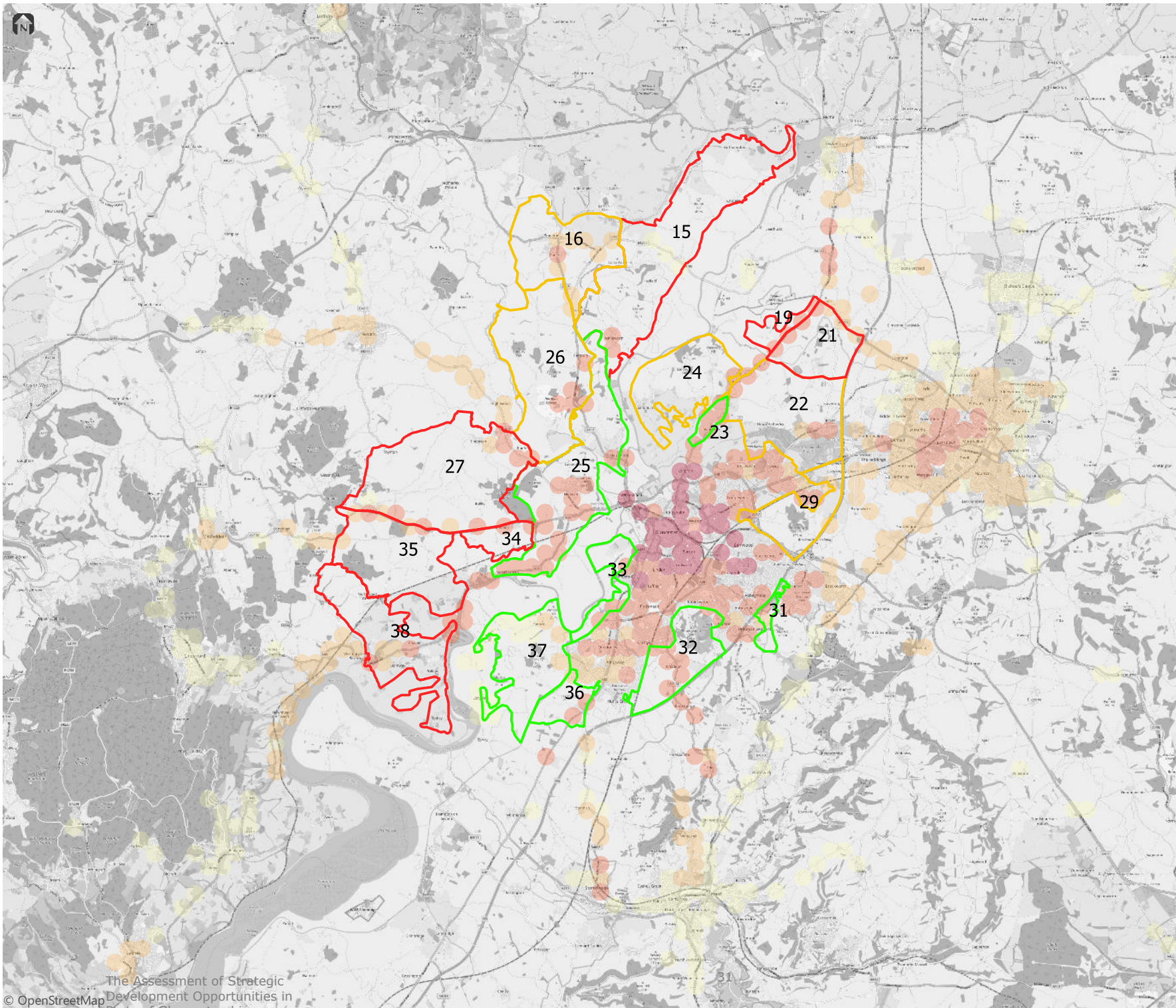


Client
JCS Authorities

Project
Gloucestershire Strategic
Development

Figure title
Public transport shortest
travel time catchment
Weekday 07:00-09:00

Revision	Project number
A	2790
Figure number	Date
3.1	Sept 19



Prepared CW Reviewed IS Date Sept 19

Key

Development area accessibility RAG

- Green
- Amber
- Red

Travel time (mins)

- 0 - 15
- 15 - 30
- 30 - 45
- 45 - 60



Client
JCS Authorities

Project
Gloucestershire Strategic Development

Figure title
Development Area access to Gloucester City Centre by Public Transport Weekday 07:00-09:00

Revision A	Project number 2790
Figure number 3.2	Date Sept 19

- the assessment process is unweighted (ie no prioritisation of the assessment criteria has been undertaken to date. Any such prioritisation would need to be undertaken in consultation with the Steering Group and in full cognisance of the strategic objectives of the emerging JCS);
- the assessment ratings are generally based on the proximity to constraints and whether they can be avoided;
- the ratings do not reflect situations where the avoidance of one constraint may result in the encroachment on others.

3.11 It is possible, however at this stage to provide an 'indicative overview' of the potential sensitivity of the assessment areas using a combination of ratings and summary text. Limiting consideration to the assessment areas indicated above as having the **highest accessibility to Gloucester**, the following section summarises the key accessibility, environmental and landscape issues for these areas:

Assessment area 23 (Tewkesbury BC) would only be able to accommodate a medium-sized or small urban extension. It is moderately accessible. The northern part of the assessment area is generally of lower sensitivity with respect to agricultural land and heritage in particular, although at this stage only a small urban extension is anticipated as being able to avoid significant negative effects on cultural heritage assets. It has high landscape sensitivity throughout and for all scales of development.

- **Assessment area 25 (Tewkesbury BC)** has good overall accessibility, but may have high private car dependency. It is particularly sensitive with respect to heritage assets, although it may be possible to accommodate a small village to the north with only minor potential impacts. The northern part of the assessment area is also less sensitive in relation to the majority of other environmental constraints. Landscape sensitivity is considered to be high for all development types except a small village (for which the likely sensitivity is medium-high). Landscape sensitivity is highest, however, in the northern part of the assessment area.
- **Assessment area 31 (Tewkesbury BC and Stroud DC)** would not have sufficient land to accommodate a large urban extension. It is moderately accessible, with some capacity issues on the nearby major road network. There is limited land within this area that is free from constraints, with Hucclecote Meadows SSSI being a particularly sensitive ecological asset in the north and Upton St Leonards to the south being highly sensitive with respect to cultural heritage. The area between these assets may be the least constrained on balance, particularly with respect to a small urban extension – the northern part of the assessment area is the only part identified at present as potentially able to accommodate an urban extension (at the smallest development scale) without significant negative impacts on cultural heritage. Landscape sensitivity is medium for a medium or small urban extension.
- **Assessment area 32 (Gloucester CC and Stroud DC)** currently has good overall accessibility. The least constrained part of this assessment area is generally to the south of Whaddon, with the area at and around Robinswood hill being highly constrained with respect to ecology and cultural heritage. Coalescence of development with Whaddon would risk significant negative effects on cultural heritage. The landscape sensitivity is medium for a small urban extension and medium-high for a medium or large-scale urban extension
- **Assessment area 33 (Gloucester CC)**, has slightly lower overall accessibility than Area 25. The central part of this assessment area is also constrained by the Netheridge Cordon Sanitaire. The assessment area does, however, have areas of land of lower sensitivity with respect to environmental constraints, particularly in the southern section and particularly in relation to a small or medium-sized urban extension. The area has medium-high landscape sensitivity for a large urban extension, but medium sensitivity for a medium-sized extension and low-medium sensitivity for a small urban extension.
- The accessibility of **Assessment area 36 (Stroud DC)** is substantially better than the adjacent area 37 with respect to public transport. The area has potential to accommodate a small or medium sized urban extension avoiding most constraints and without significant ecological effects if sufficiently set back from the Gloucester and Sharpness canal. Cultural heritage, however, is a significant sensitivity across the whole assessment area. Landscape

sensitivity is medium for small and medium urban extensions, and medium-high for a large urban extension.

- The accessibility of **Assessment area 37 (Stroud DC)** is currently negatively affected by low public transport provision. Constraints are generally lower in the western half of this assessment area, particularly for a small village. Longney and Elmore are sensitive locations with respect to cultural heritage, and may limit the scale of development that could be delivered without significant negative effects. The key wildlife site and ancient woodland in the centre of the assessment area are also sensitive assets with respect to ecology. This area has high landscape sensitivity for all scales of development other than a small village, for which the sensitivity is medium-high.

3.12 It is also possible to consider additional areas that currently have lower accessibility to Gloucester but which we judge (qualitatively) may be able to be improved and achieve similar accessibility levels to those outlined above, following investment associated with potential development. A summary of the key accessibility, environmental and landscape issues for these areas is set out below:

- **Assessment area 22 (Tewkesbury BC)** has good overall accessibility, but may have high private car dependency. There are three main areas of least constrained land within the assessment area. A large development could potentially be accommodated in the northwest and a small or medium development in the northeast. However, a medium extension in the northeast would potentially involve coalescence with the existing settlement of Staverton. In the case of both of these less constrained areas, the listed buildings and historic rural settlements in which they lie are key sensitivities. The unconstrained land adjacent to Innsworth, to the south of Hatherley Brook, may provide the most potential to accommodate a small or medium sized urban extension, albeit this may result in the loss of mineral resources (which it may be possible to mitigate). The landscape in the area is highly sensitivity to large and medium scale developments and medium-high for small urban extensions.
- **Assessment area 24 (Tewkesbury BC)** Accessibility to employment and other key services and facilities by public transport is currently limited but could be mitigated. There is also currently a high private car dependency within the area. There is little potential for the creation of a large scale new settlement within this area on unconstrained land. The two areas of least constrained land are located to the south of Bishop's Norton and in the north-west region which could potentially accommodate a small village whilst avoiding the majority of constraints. Mineral Safeguarding Areas also a constraint but it may be possible to mitigate this impact. Heritage assets spread throughout the assessment area may also be a key issue, due to the potential impact on the setting of listed buildings. The landscape in the area is highly sensitivity to large and medium scale new settlements and medium-high for a small village.
- **Assessment area 29 (Tewkesbury BC)** is currently constrained by poor accessibility to key services and facilities and places of employment by public transport and a high private car dependency. Overall, the least constrained land in the assessment area is located in the western half (in the vicinity of Zoons Court Farmhouse). This area could potentially accommodate a small or medium urban extension, avoiding the majority of environmental constraints. Further to the north-west, the area is also constrained by a noise buffer. However, if suitable mitigation is possible to overcome noise related issues, it could be possible to extend development into this area, increasing the potential size of the urban extension. Small and medium urban extensions could also potentially be accommodated in the east if suitable mitigation is possible to overcome noise related issues. Likewise there may be potential to accommodate a small urban extension in the north-east (subject to suitable noise mitigation). The landscape sensitivity is however high for all urban extension sizes.

Next Steps

- 3.13 The assessment proformas and summary spreadsheet provide an initial indication of how the 29 initial assessment areas compare. The above commentary also identifies those assessment areas that have the strongest accessibility to Gloucester at present, or the greatest potential for improved accessibility in the future.
- 3.14 This interim study does not however include the findings of the infrastructure and viability assessment which will be needed to complete the analysis. In the absence of this information and any decisions on the weighting of the assessment criteria, no overall conclusions can be drawn at this stage.
- 3.15 The next step will be to complete the environmental, landscape and accessibility analysis for the remaining 26 assessment areas and to incorporate the findings of the infrastructure and viability assessment for all 55 assessment areas. These findings will be set out in the full draft and final report.

Appendix 1: Assessment Area Proformas

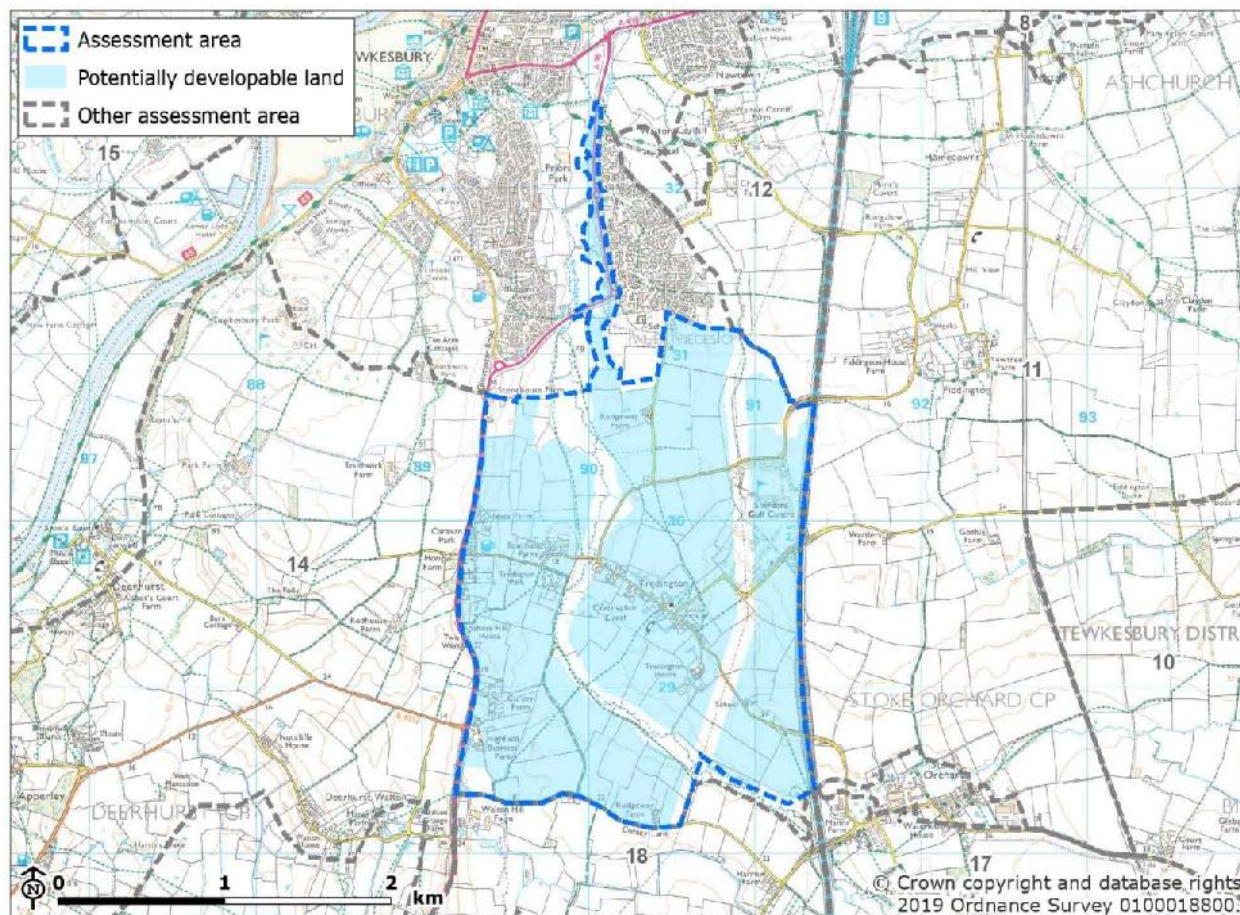
Assessment Area 13 – Urban Extension: Land South of Tewkesbury (West of M5)

Assessment Area Ref: 13

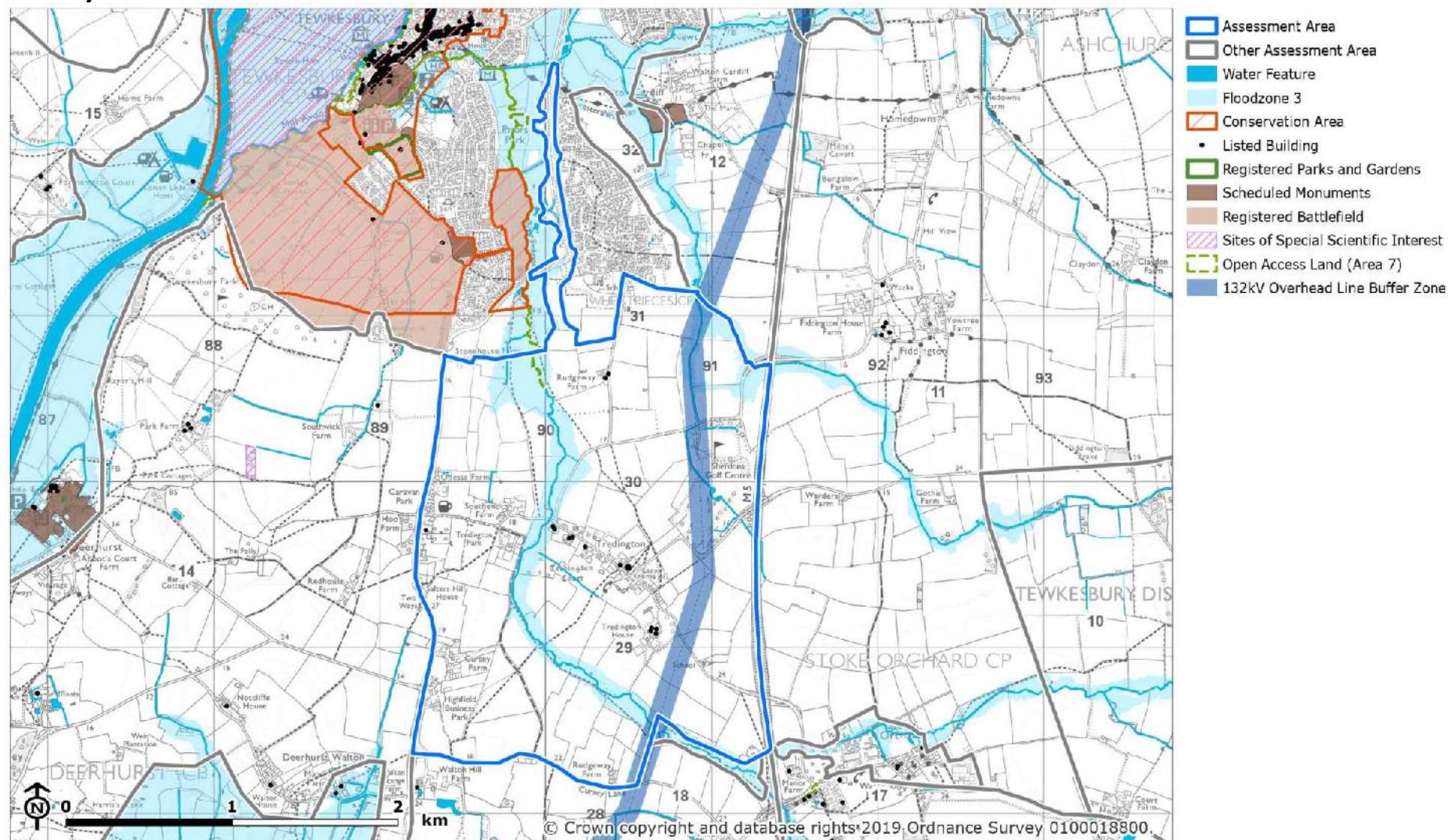
Authority Area: Tewkesbury

Development Typology: Urban Extension

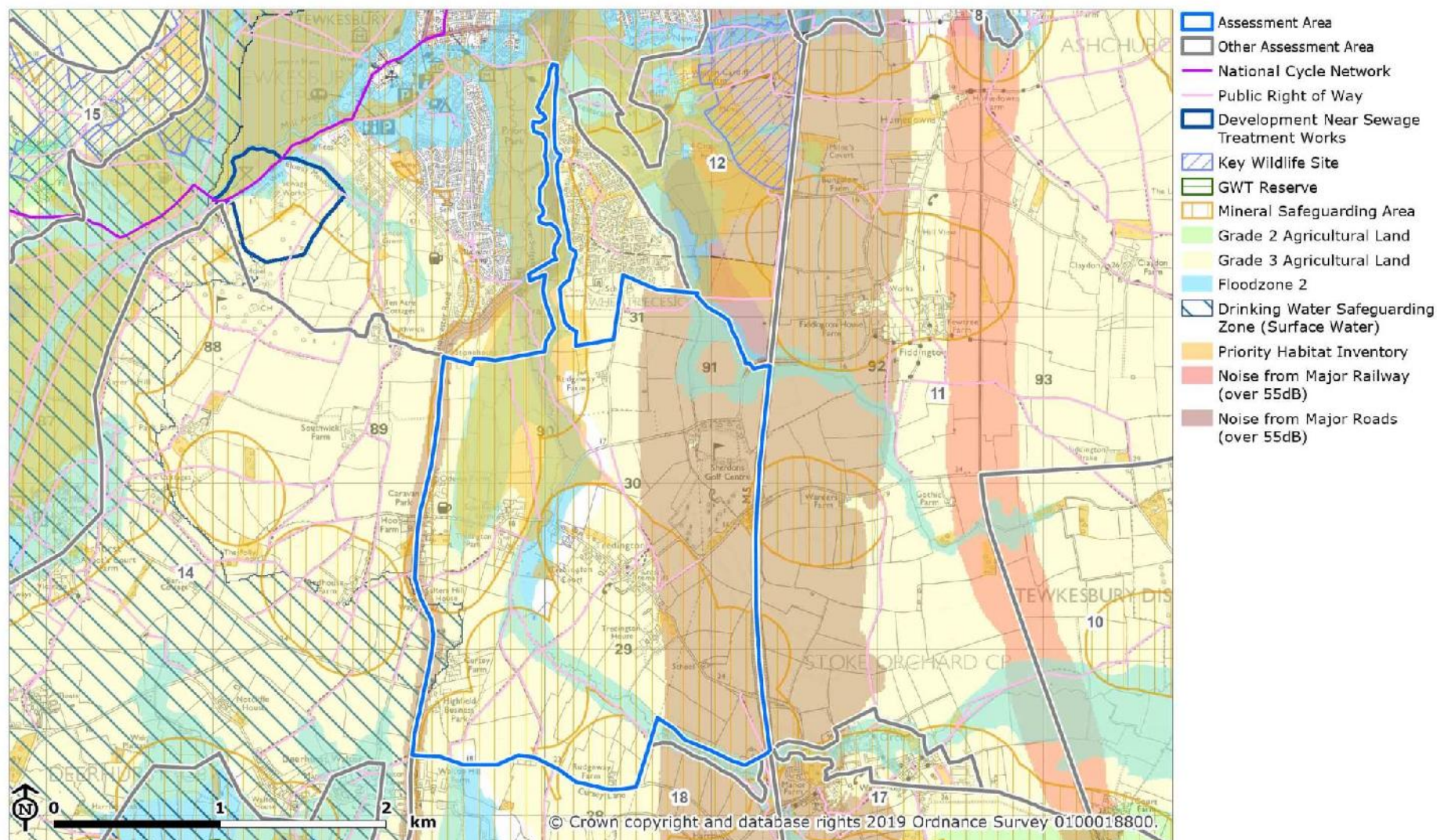
Area: ~546ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 18 listed buildings of all grades within the assessment area. These are clustered towards the centre within the linear rural settlement of Tredington, with outliers to the north and west. The grade II listed Churchyard Cross in St John The Baptist's Churchyard, in Tredington, is also a scheduled monument. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a large number of heritage assets within the assessment area including, but not limited to: <ul style="list-style-type: none"> Multiple Prehistoric and Roman settlement sites/ features; A number of possible medieval/post-medieval mill sites; Two moated sites and deserted medieval village in Tredington; Anglo-saxon and medieval moated site and settlement at 	<p>The listed buildings are generally of high susceptibility to setting change as they are typically agricultural buildings with rural hinterlands that contribute to their legibility. The grade I church of St John is of particular sensitivity and has an important relationship with a number of grade II listed burial monuments in its churchyard. The buildings characterise Tredington as a historic rural settlement and its coalescence with Tewkesbury should be avoided.</p> <p>The moated sites and possible deserted medieval settlement at Tredington could be of high significance. So too could the Anglo-Saxon and medieval settlement at Stoke Orchard. These sites could require preservation in situ. Other sites would require further investigation but are considered unlikely, based on the current level of assessment, to be a constraint to development.</p> <p>In the wider area, Tewkesbury Conservation area represents a key sensitivity in relation to setting change in addition to the listed buildings in Stoke Orchard which are indicative of its rural origins.</p> <p>To avoid/ minimise the key sensitivities</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Manor Farm, Stoke Orchard; and</p> <ul style="list-style-type: none"> - The former Tredington Hospital. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • Other than the settlement at Tredington, the HLC data indicates an agricultural landscape comprised of a mix of enclosures including irregular (to the north), less irregular (to the west) and less regular enclosure (to the east) as well as Valley side meadow below spring line. The older enclosures could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> • Tewkesbury Conservation Area lies to the west of the northern extent of the assessment area. • The Battle of Tewkesbury Registered Battlefield lies to the west of the northern extent of the assessment area, which partially overlaps with the 	<p>development could be limited to the north-eastern corner of the assessment area. Development could also be restricted to the southwestern corner.</p> <p>Due to the need to avoid the more sensitive areas of the site, which are generally in the centre associated with Tredington, it is considered likely that significant negative effects may arise from a large development, and minor negative effects in relation to medium and small developments.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Tewkesbury Conservation Area.</p> <ul style="list-style-type: none"> There is a group of listed buildings to the southeast by Stoke Orchard. These include a grade I listed church. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated assets have been identified being susceptible to setting change at this stage. 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> There are no designations within the assessment area. <p>Assets within 250m:</p> <ul style="list-style-type: none"> There are no designations within 250m of the assessment area. <p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Severn Ham, designated for hay meadow-managed grassland) 950km north-west. The IRZ for this SSSI overlaps the entire assessment area. Residential development of 100 units or more are listed as a land use of risk. SSSI (Turvey's Piece, also designated for hay meadows) 1km west. The IRZ for this SSSI overlaps the north 	<p>Any spatial distribution of development in the assessment area should be required to provide suitable avoidance/mitigation measures to ensure that the wider, cohesive floodplain grazing marsh is maintained.</p> <p>The stepping stones of woodland and interlinking hedgerows through Tredington should be safeguarded. There is an opportunity to extend and connect between these features to provide enhancement.</p> <p>Development in or adjacent to floodplain grazing marsh will be tightly constrained. Whilst avoidance as the first stage of the Mitigation Hierarchy (avoidance) should be emphasised, this habitat type offers opportunity for enhancement.</p> <p>The Area is overlapped by numerous SSSI IRZ, which will require consideration in any expansion of Tewkesbury. Within the northern section of this assessment area,</p>	*	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>western part of Area 13.</p> <ul style="list-style-type: none"> SSSI (Coombe Hill Canal designated for the invertebrate assemblage and plants) 1.2km south-west. The IRZ for this SSSI overlaps with the southern half of the assessment area. SSSI (Old River Severn, Upper Lode - varied botanical, avian and invertebrate cited interests) 1.9km north-west. <p>Minor negative effects at the medium and large development sizes may occur due to the presence of national designations within 2km. Negligible effects may occur at the smallest capacity option as this scale of development could potentially be accommodated over 2km from any national designations. Detailed development design and other mitigation measures may reduce the potential for adverse effects.</p>	<p>the SSSI IRZ is indicating that residential developments of 100 units of more have the potential to cause impacts to the designated sites within the local area.</p> <p>The river and floodplain forms a key component of the habitat connectivity through Tewkesbury, the wider functionality of which should be maintained.</p> <p>There may be potential to accommodate a small development in the eastern half of the assessment area over 2km from national designations in the area, although this would have implications for the connectivity with the existing urban area.</p>			
Soil Quality	<p>The vast majority of the assessment area is located on grade 3 agricultural land. There is approximately 45ha adjacent to the watercourse in the central region of the assessment area that is grade 2 agricultural land.</p> <p>There is potential for development to result in the loss of high quality</p>	<p>Due to the high proportionate coverage of the grade 3 agricultural land within the assessment area, it is unlikely that effects will vary based on developing different areas within it.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	agricultural land. As such, significant negative effects may occur in relation to soil quality at all development sizes. The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.				
Water Quality	<p>There is approximately 7ha on the south-western boundary of the assessment area that is located within a drinking water safeguarding zone.</p> <p>However, the majority of the assessment area is located outside of this area and therefore negligible effects may occur in relation to water quality for all development option sizes.</p>	<p>Due to the area of the assessment area located within a drinking water safeguarding zone being restricted to a small pocket of land in the south of the assessment area, it is likely that all development options can be accommodated outside of this area.</p>			
Flood Risk	<p>The assessment area is greenfield apart from the settlement of Tredington located in the centre of the assessment area and sparsely distributed local roads and agricultural/residential buildings.</p> <p>There is approximately 100ha of land within the assessment area that is in flood zones 2 due to the River Swilgate passing through the centre of the assessment area from north to south. There is also a smaller area of the assessment area in the north-eastern corner located within flood zone 2 due to the presence of Tirlle Brook.</p> <p>It is considered likely that all</p>	<p>There is potential for development within the assessment area to be accommodated outside of flood zone 2 to the west or east of the watercourse that bisects the assessment area (avoiding the area in the north-east area). However, a development located further south in the assessment area may not be considered an urban extension due to the degree of separation from Tewkesbury in the north.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	development typologies could be accommodated within the assessment area whilst avoiding areas of flood zone 2, therefore negligible effects are anticipated for all development sizes.				
Mineral Resources	<p>Over 50% of the assessment area is located within a Mineral Safeguarding Area (MSA).</p> <p>There is potential for development to result in the sterilisation of mineral resources. Significant negative effects may occur in relation to mineral resources under the largest development option size as there is insufficient space to accommodate this scale of development outside of MSAs. Negligible effects may occur under the small and medium development options as there is potentially sufficient space to accommodate these scales of development outside of MSAs.</p>	<p>There is potentially sufficient space in the north of the assessment area to accommodate the small and medium development size options.</p> <p>Suitable mitigation may also be possible for large developments to overcome mineral resourcing issues, such as extraction prior to development.</p>	*		
Noise	<p>The majority of the eastern half of the assessment area is located within a Strategic Noise Buffer due to the presence of the M5 along the eastern boundary. A smaller area along the western boundary is also located within Strategic Noise Buffer due to the presence of the A38.</p> <p>The potential exists for significant</p>	<p>Significant negative effects may occur in relation to noise for a large development as there is insufficient space to accommodate this scale of development outside of noise buffers. Negligible effects may occur in relation to noise under the small and medium development scenarios as there is potentially space to accommodate these scales of development outside of noise</p>	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	negative effects resulting from development within these areas.	buffers. Suitable mitigation may also be possible at all scales to overcome noise related issues.			
Odour	No odour-related spatial policies apply to the assessment area. As such, negligible effects are considered likely in relation to odour for all development sizes.	N/A			

Summary of Constraints

Overall, the least constrained land is located in the south-west and north-east portions of the assessment area (in the vicinity of Rudgeway Farm).

Development at the smallest development scale could potentially avoid the majority of constraints by being located in the north in the vicinity of Rudgeway Farm. This location is however potentially constrained by a small area of flood zone 3 and a Strategic Noise Buffer, as well as two grade II listed buildings at Rudgeway Farm itself. If noise impacts can be mitigated, then on the basis of the constraints considered the optimum development location may be the north-eastern part of the assessment area (up to the lower end of the medium development scale). This area is also occupied by Grade 3 agricultural land but it is not clear whether it is grade 3a grade 3b.

Development could also potentially avoid a number of constraints by being located in the south-west of the assessment area, although probably only at the 'small' development scale. This area is occupied by land safeguarded for mineral resources (which it may be possible to extract prior to development) and grade 3 agricultural land (whether grade 3a or 3b is unknown). Importantly, development at this location may not be considered an urban extension, given the degree of separation from Tewkesbury, but could potentially form part of a new settlement if combined with development in other assessment areas.

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Large extension (3,500+ dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<p>Key landscape sensitivities:</p> <ul style="list-style-type: none"> • Historic character of village, irregular field pattern more pastoral character. • High proportion of BAP Priority Habitats including deciduous woodland, traditional orchards and floodplain grazing marsh. • Sense of tranquillity, isolation and remoteness, due to open expansive character. <p>As such, landscape sensitivity is high under the medium and largest development size options as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for small urban extensions as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment area.	H	H	M-H

Accessibility

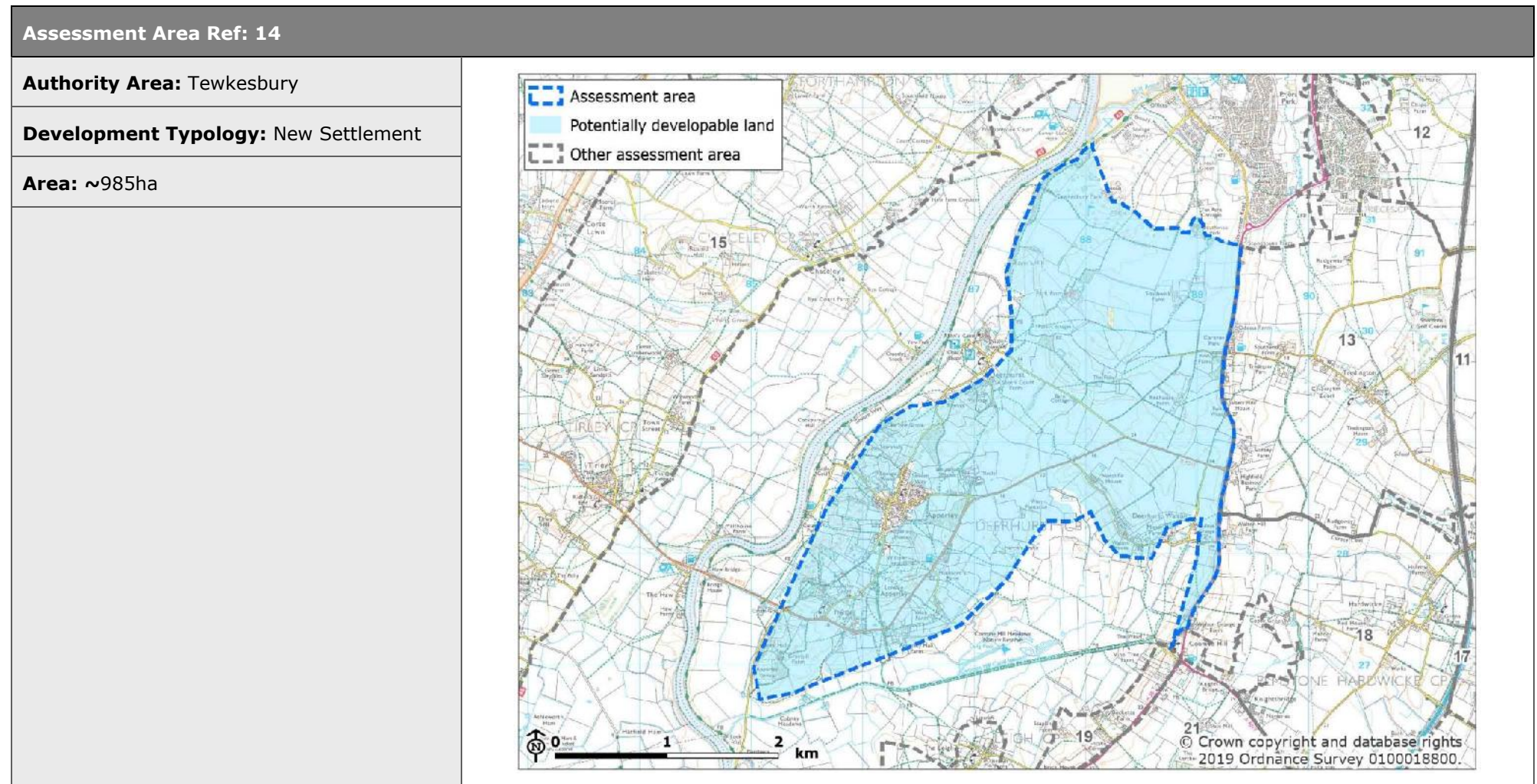
Criterion	Rationale for Score	Score
All/aggregate		Amber overall
Capacity of the transport network	The assessment area is well connected via the A38 (Tewkesbury Bypass) which provides direct links to the M5 Junction 9 – both of these routes have critical junctions which are considered as nearing or at capacity during AM/PM peaks, and would likely be impacted / worsened as a result of development of significant scale. From the South, the site is connected via the A4019 (Cheltenham Rd) and Junction 10 of the M5. Both routes provide direct links to Tewkesbury, Cheltenham and Gloucester.	
Access to employment	Public transport: Number of workplaces accessible within 45 minutes = 54,585 Access from the assessment area to workplaces / employment levels is high , due to the assessment area's proximity to PT services that directly serve Tewkesbury and other nearby urban centres.	
	By road: Number of workplaces accessible within 30 minutes = 267,325 Access from the assessment area to employment by car scores relatively high , due to the well-connected local road network to Tewkesbury and Cheltenham.	
Access to other key services and facilities	TRACC Accessibility outputs show that some educational and healthcare sites can be accessed within 20mins travel time by PT services, whilst some urban centres can be reached between 20 and 40mins travel time.	

Criterion	Rationale for Score	Score
Private car use	<p>% Driving a Car or Van = 68%</p> <p>Car based trips currently account for 68% of commuter journeys across the nearest LSOA. This is likely a result of the assessment areas relatively rural location and proximity to the strategic road network.</p>	
Active travel	<p>The majority of the assessment area is located within 5km of Ashchurch for Tewkesbury Rail Station and within 500m of a low-frequency bus route, with services to Tewkesbury and surrounding urban centres. The assessment area is currently divorced from the National Cycle Network (NCN), but with potential opportunities to provide strategic active travel routes to the north of the assessment area.</p>	

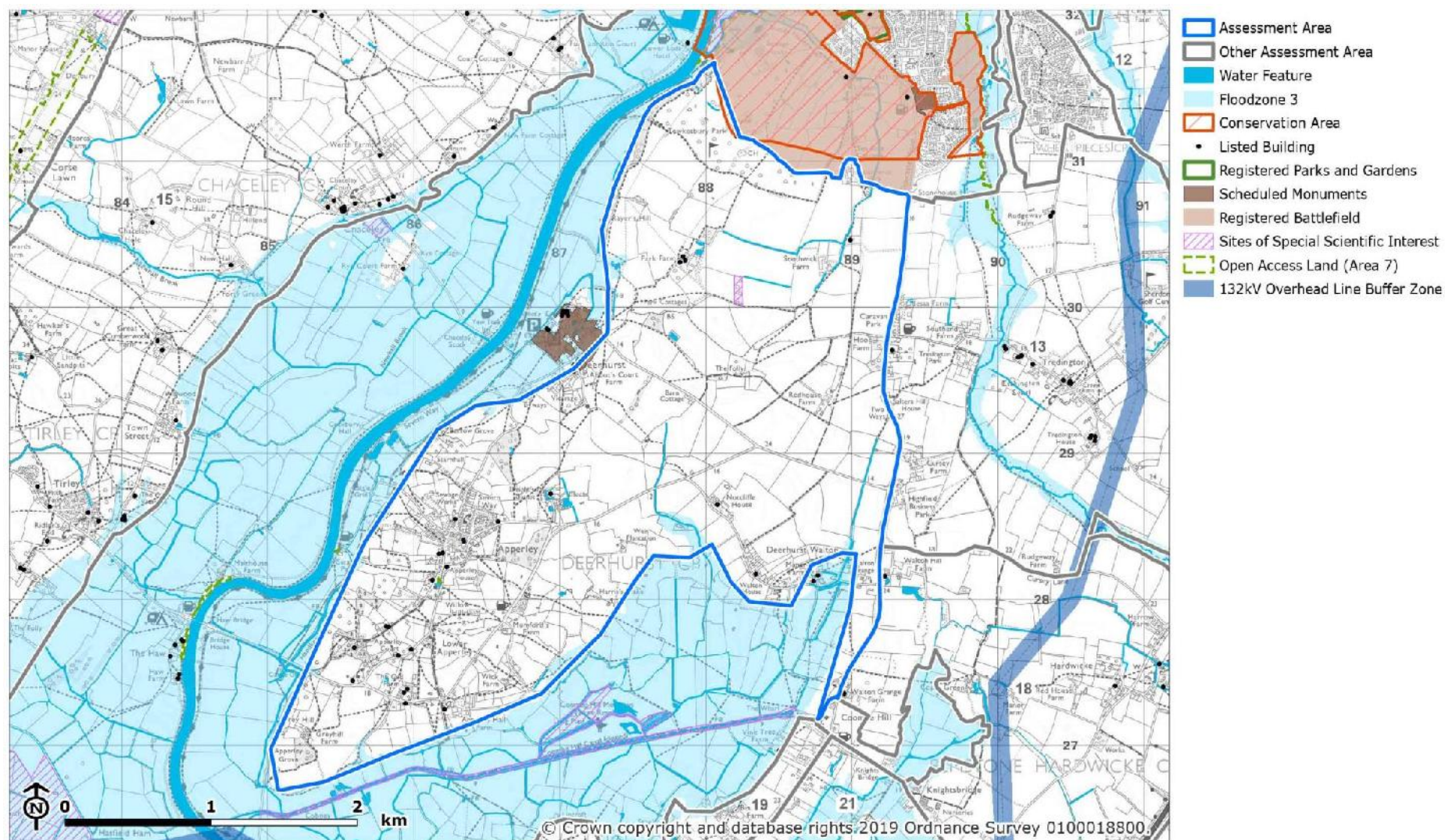
Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500 dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

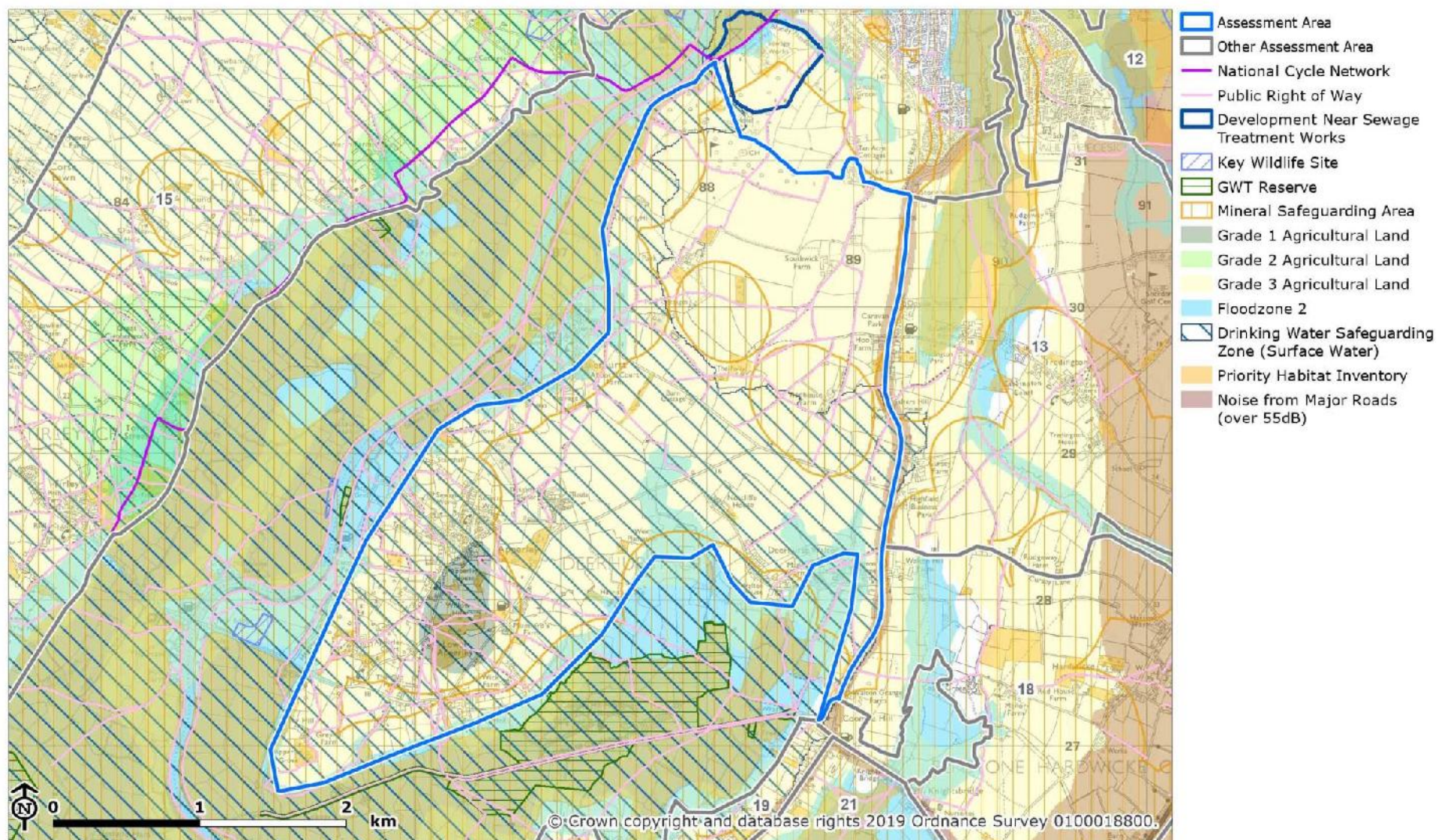
Assessment Area 14 – New Settlement: Land Southwest of Tewkesbury (West of A38)



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 28 listed buildings within the assessment area; these are all Grade II save for the Grade II* Wightfield Manor. Most of the listed buildings are clustered around Apperley and Lower Apperley but there are some outliers at Deerhurst and further north towards Tewkesbury e.g. Tewkesbury Hall. A small part of the scheduled Deerhurst monastic site and settlement lies within the area, along the western boundary. A small part of Tewkesbury Conservation Area crosses into the assessment area along the northern boundary. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a very large number of non-designated assets in the assessment area. These 	<p>Many of the listed buildings would be highly sensitive to setting change. The listed buildings also highlight the historic rural character of the settlements at Apperley and Deerhurst, which would be altered by development.</p> <p>Development to the north of the search area could adversely affect the character/ special interest as well as the setting of Tewkesbury Conservation Area and the registered battlefield.</p> <p>There are a number of non-designated archaeological assets within the search area that could potentially be of high value, for example, The prehistoric burial mounds; the Roman Villa; the medieval moated sites and settlements; the water meadow earthworks, etc. These may require preservation in-situ. Certain archaeological assets may also be susceptible to setting change e.g. the burial mounds.</p> <p>Development to the west could result in physical disturbance to a Scheduled Monument. Setting change to the listed buildings at Deerhurst and to the east at Deerhurst Walton could also arise as a result of development within the search area.</p> <p>Due to the density and wide spatial distribution of potentially sensitive assets it is</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>include, but are not limited to:</p> <ul style="list-style-type: none"> - Multiple prehistoric burial mounds/ ring ditches; - A possible Roman villa within Tewkesbury Park. - Southwick Park Romano-British settlement; - Route of the Birmingham to Gloucester Roman Road; - Multiple medieval hollow ways; - Multiple cropmarks and parch marks of unknown date; - Water meadow earthworks; - Medieval estate and park of Tewkesbury; - Medieval shrunken settlement at Deerhurst; - Medieval moated sites at Deerhurst Walton and Wightfield Manor; - Medieval fishponds; and - Extensive ridge and furrow earthworks. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • In addition to the settlements at Apperley, Lower Apperley, Deerhurst and Deerhurst Walton the HLC data indicates a landscape comprised of a mix of irregular, less regular and regular enclosures 	<p>unlikely that any new settlements could be accommodated in this area without resulting in the potential for significant negative effects.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>with former post-medieval ornamental parkland to the northwest. There are also some small areas of early woodland within the northern half of the search area. The older elements of the landscape have value in themselves and could contain further heritage assets e.g. hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> • The scheduled Deerhurst monastic site and settlement is associated with a number of listed buildings that stand immediately west of the assessment area. These include three grade I listed buildings. • The registered battle site of the battle of Tewkesbury is immediately adjacent to the northern boundary of the assessment area. This partially intersects with the Tewkesbury Conservation Area. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<ul style="list-style-type: none"> There are a small number of grade II listed buildings to the southeast of the assessment area near Deerhurst Walton. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated assets susceptible to setting change have been identified at this stage. 				
Ecological and Geological Environment	<p>Assets within the assessment area boundaries:</p> <ul style="list-style-type: none"> SSSI (Turvey's Piece, designated for hay meadow-managed grasslands) lies in the centre-north of the assessment area. The assessment area lies within multiple SSSI IRZs and these indicate that all planning application – residential application of 100 units or more have the potential to impact the statutory designations within the landscape. <p>Assets within 250m:</p> <ul style="list-style-type: none"> SSSI (Severn Ham, designated for hay meadow-managed grasslands) 100m north. SSSI (Coombe Hill Canal, designated for the invertebrate assemblage and plants) 180m to the south. Also a GWT reserve. 	<p>The northern part of the assessment area is particularly constrained by the Turvey's Piece SSSI, Severn Ham SSSI and SSSI IRZs.</p> <p>The south west is also constrained by proximity to the Coombe Hill Canal SSSI.</p> <p>Due to the distribution of ecological sites within the wider landscape, it is very likely that large and medium development capacities have the potential to result in significant negative effects to these.</p> <p>A small village development could potentially be provided in a central/southern part of the assessment area without significant effects. In relation to this development size, minor negative effects are anticipated due to the proximity to locally designated sites.</p> <p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that a suitable buffer region is</p>	*	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Ashleworth Ham, of ephemeral wet botanical and wildfowl interest) 1.4km south-west. Also a GWT reserve. SSSI (Old River Severn, Upper Lode designated for select plant species) 1.2km north. SSSI (Chaceley Meadow, designated for the grassland assemblage) 1.5km west. <p>Significant negative effects may occur at the small and medium development sizes. Minor negative effects may occur at the small development option size as this scale of development has potential to be located set back from ecological assets, but still within 2km of national designations. Detailed development design and other mitigation measures may reduce the potential for adverse effects.</p>	<p>established between any development and SSSIs.</p> <p>Buffers around floodplain habitat within which development is avoided should be considered to ensure that viability of the wider, cohesive habitat is maintained. Such buffers offer opportunity for creation of habitats of greatest buffering, and potentially also ecosystem service, functionality.</p> <p>The mosaic of priority habitats should be maintained and, where possible, connectivity between the network of linear corridors and stepping stones optimised.</p> <p>The river and floodplain forms a key component of the habitat connectivity through the local landscape, the wider functionality of which must be maintained despite any development proposal within this assessment area.</p>			
Soil Quality	<p>The majority of the assessment area is located on grade 3 agricultural land. However, there is approximately a 33ha pocket of grade 1 agricultural land located in the south-western corner of the assessment area south of the settlement of Apperley.</p> <p>There is potential for development in the assessment area to result in the loss of high quality agricultural land. As such,</p>	<p>Due to grade 1 agricultural land being restricted to a relatively small area, there is potential for development within the assessment area to be located away from this constraint.</p> <p>However, the remaining land within the assessment area is grade 3 and therefore development allocated to any region may result in the loss of high quality agricultural land, dependent upon whether it is grade 3a</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>significant negative effects may occur in relation to soil quality for all development capacities.</p> <p>The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.</p>	<p>or grade 3b</p> <p>As such there is potential for significant negative effects throughout the assessment area.</p>			
Water Quality	<p>Over 60% of the assessment area is located within a Drinking Water Safeguarding Zone, predominantly in the western and southern parts of the assessment area.</p> <p>As such, significant negative effects may occur in relation to water quality at the largest development option size as there is insufficient space to accommodate this scale of development outside of water safeguarding zones. Negligible effects are anticipated in relation to water quality for the two smaller development option sizes as there is potentially sufficient space to accommodate these scales of development outside of water safeguarding zones.</p>	<p>There is over 200ha of land in the north-eastern part of the assessment area that is not located within a drinking water safeguarding zone. This area could potentially accommodate development at the small and medium development option sizes, avoiding the potential for adverse effects on water quality.</p>			
Flood Risk	<p>The majority of the assessment area is greenfield. However, the settlements of Apperley and Lower Apperley are located in the south-west and the B4213 passes through the eastern boundary and exits at the south-western boundary. There are also multiple local roads and areas of</p>	<p>Due to the areas of the assessment area located within flood zone 2 being restricted to land adjacent to the southern and western boundaries, there is significant potential for development at all option sizes.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>agricultural development distributed throughout the assessment area.</p> <p>There is approximately 40ha of land in flood zone 2 adjacent to the southern boundary due to the presence of Combe Hill Canal to the south. In addition, there is approximately a further 20ha of land on the western boundary that is also within flood zone 2 due to the presence of the River Severn to the west.</p> <p>However, the majority of the assessment area is within as flood zone 1 and therefore negligible effects are anticipated at all development capacities.</p>				
Mineral Resources	<p>Approaching 50% of the assessment area is designated as a Mineral Safeguarding Areas (MSA). Land within MSAs is distributed predominantly along the western boundary, with the majority of the south-west of the assessment area being safeguarded. There are also two pockets of land within MSAs in the northern half of the assessment area as well as some land directly adjacent to the southern boundary.</p> <p>There is potential for development at the largest development option size to result in the sterilisation of mineral resources as there is insufficient space to accommodate this scale of development outside of MSAs. As such, significant negative effects may occur in relation to mineral resources for</p>	<p>There is approximately 280ha of land to the north-east of Apperley that could potentially accommodate developments at the small and medium scale outside of MSAs whilst avoiding the sterilisation of mineral resources. Additionally there is approximately 130ha of land in the north of the assessment area outside of MSAs that could accommodate development at the smallest option size whilst avoiding the sterilisation of mineral resources.</p> <p>Suitable mitigation may also be possible to overcome mineral resourcing issues such as extraction prior to development.</p>	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	the largest development option. For the two smaller development options, negligible effects may occur in relation to mineral resources as there is potentially sufficient space to accommodate these scales of development outside of MSAs.				
Noise	A relatively narrow strip of land directly adjacent to the eastern boundary of the assessment area is located within a Strategic Noise Buffer due to the presence of the A38. However, this occupies a very small proportion overall and there is sufficient space within the assessment area for all development option sizes to be set back from this area. Therefore negligible effects are anticipated in relation to noise.	There is significant potential for development at all size options to be located outside of noise buffers as this area is restricted to land directly adjacent to the eastern boundary. Suitable mitigation may also be possible to overcome any noise related issues.			
Odour	No odour-related spatial policies apply to the assessment area. As such, negligible effects are considered likely in relation to odour for all development capacities.	N/A			
Summary of Constraints Development in the south western part of the assessment area has the potential to result in the loss of grade 1 agricultural land. The remainder of the assessment area is comprised of grade 3 land but it is not clear if it is grade 3a or the lower quality grade 3b. Turvey’s Piece SSSI is an important sensitivity with respect to the northern part of the assessment area. Although the central/southern part of the assessment area has lower ecological sensitivity, the assessment is considered of likely high sensitivity with respect to heritage throughout and in relation					

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
<p>to all development scales. The southwestern area of the assessment area, for example, is constrained by heritage designations in and around Apperley, and development in the western part of the assessment area may affect the setting of Deerhurst scheduled monument and a number of listed buildings.</p> <p>Overall, this assessment area is therefore considered likely to be highly sensitive to development of a new settlement at all scales considered.</p>					

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<ul style="list-style-type: none"> Open and expansive views. Intervisibility with Cotswolds AONB and River Severn creating a strong sense of place. There is a well-developed network of public rights of way. <p>As such, landscape sensitivity is high under the medium and largest development options as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for smallest development option as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment Area.	H	H	M-H

Accessibility

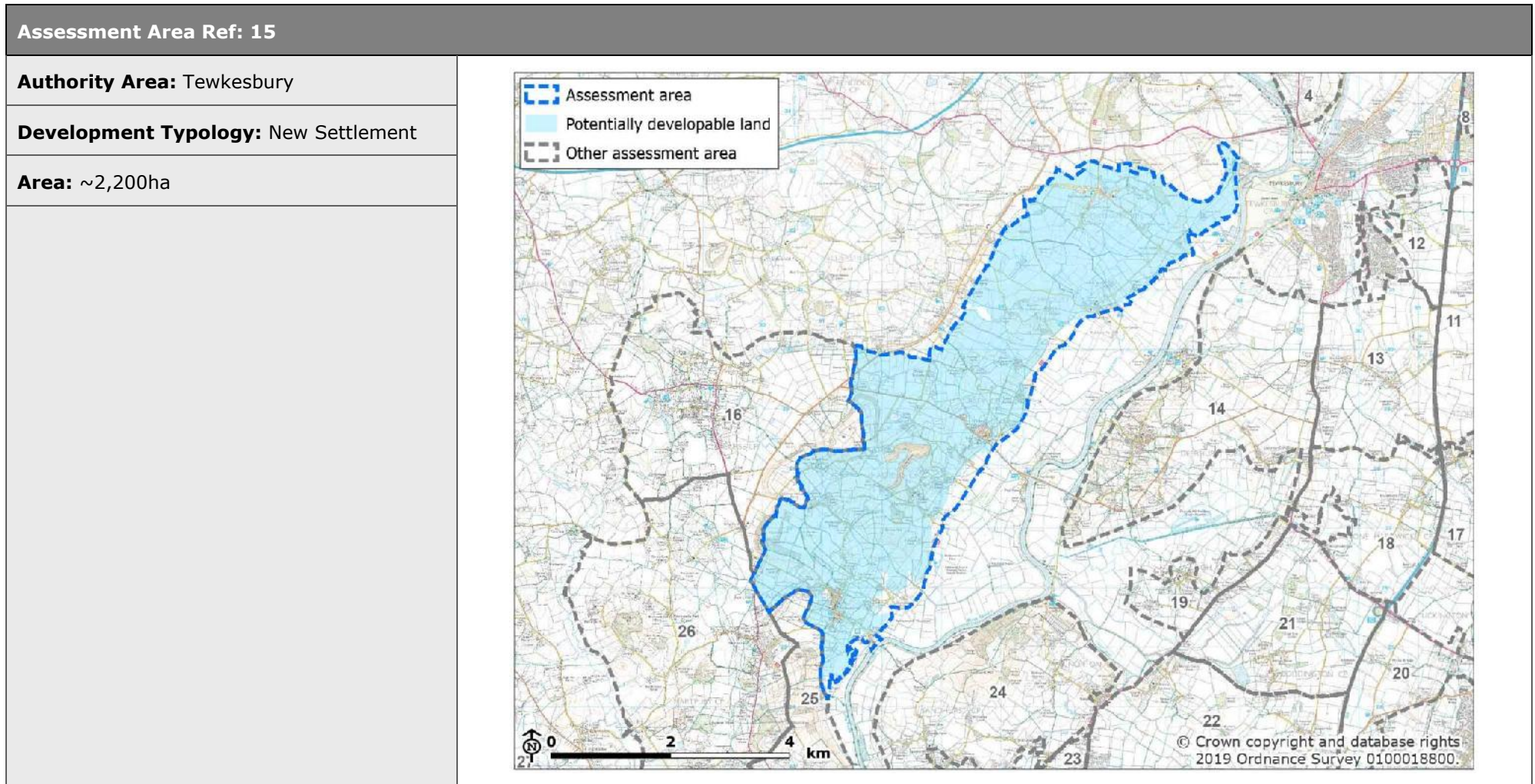
Criterion	Rationale	Score
All/aggregate		Red, possibly amber
Capacity of the transport network	The assessment area is connected via the A38 (to the East) and the B2413 which runs through the centre of the assessment area, providing strategic links to Tewkesbury and Gloucester.	
Access to employment	By public transport: Number of workplaces accessible within 45 minutes = 671 Access to workplaces / employment levels by public transport is scored as low due to the assessment area only being served by a low-frequency public transport route.	
	By road: Number of workplaces accessible within 30 minutes = 259,418 Access from the assessment area to employment by car scores relatively high , due to the well-connected local road network to Tewkesbury and Gloucester.	
Access to other key services and facilities	The assessment area currently exhibits poor accessibility to key services by PT services, particularly to healthcare and urban centres. PT route enhancements and/or additional services would be needed to ensure greater connectivity to key services and encourage modal shift to PT.	
Private car use	% Driving a Car or Van = 71% Car based trips for travel to work / commuting account for 71% of journeys in the nearest LSOA, reflecting the assessment areas proximity to the strategic road network and current low-frequency bus routes.	

Criterion	Rationale	Score
Active travel	The assessment area is located within 500m of a low-frequency PT service route, but is further than 5km from the nearest rail station. To the immediate north of the assessment area is a National Cycle Route, which provides strategic walking and cycling connectivity to Tewkesbury – with opportunities to provide links / route to the assessment area as part of any future development.	

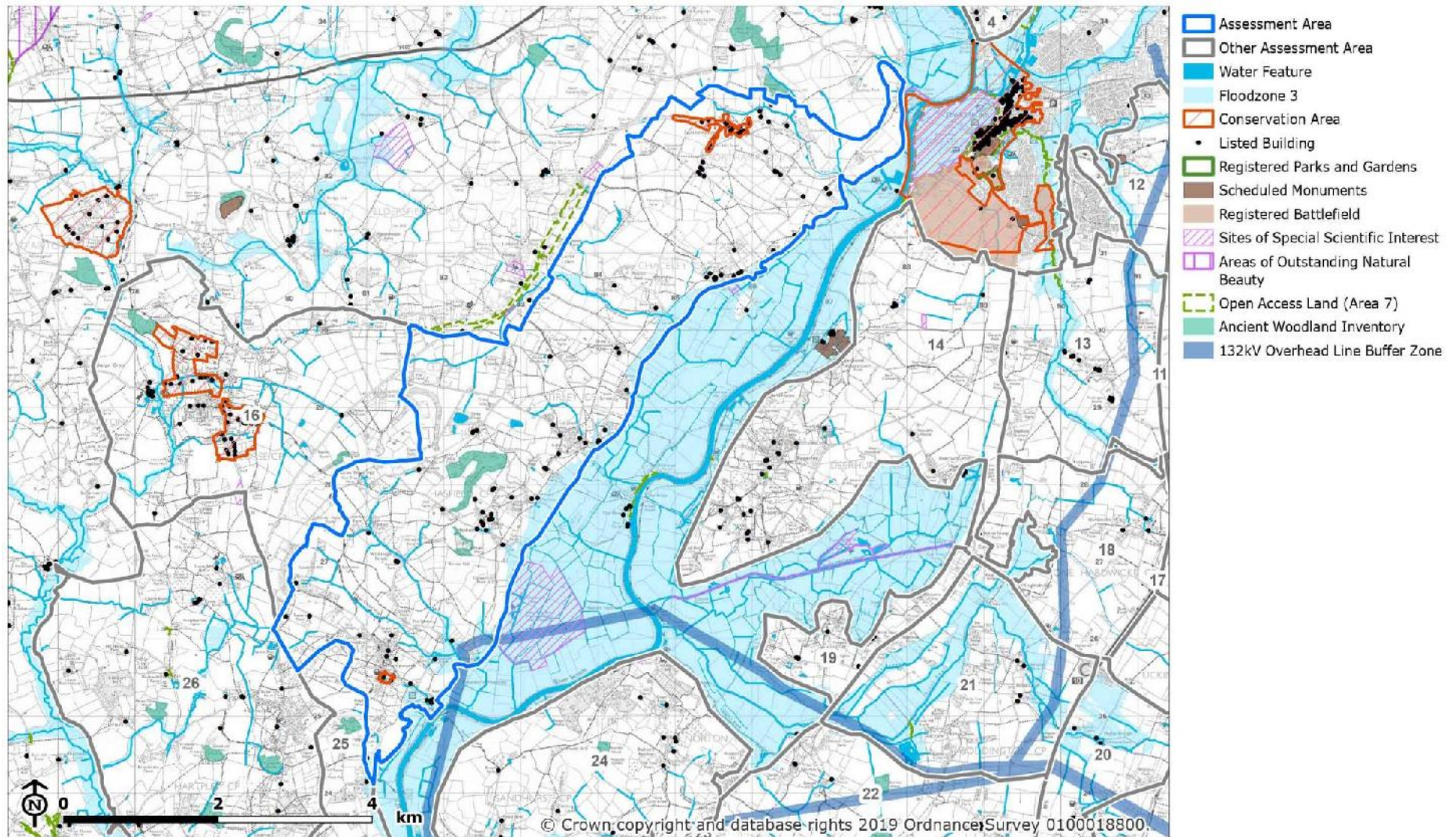
Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

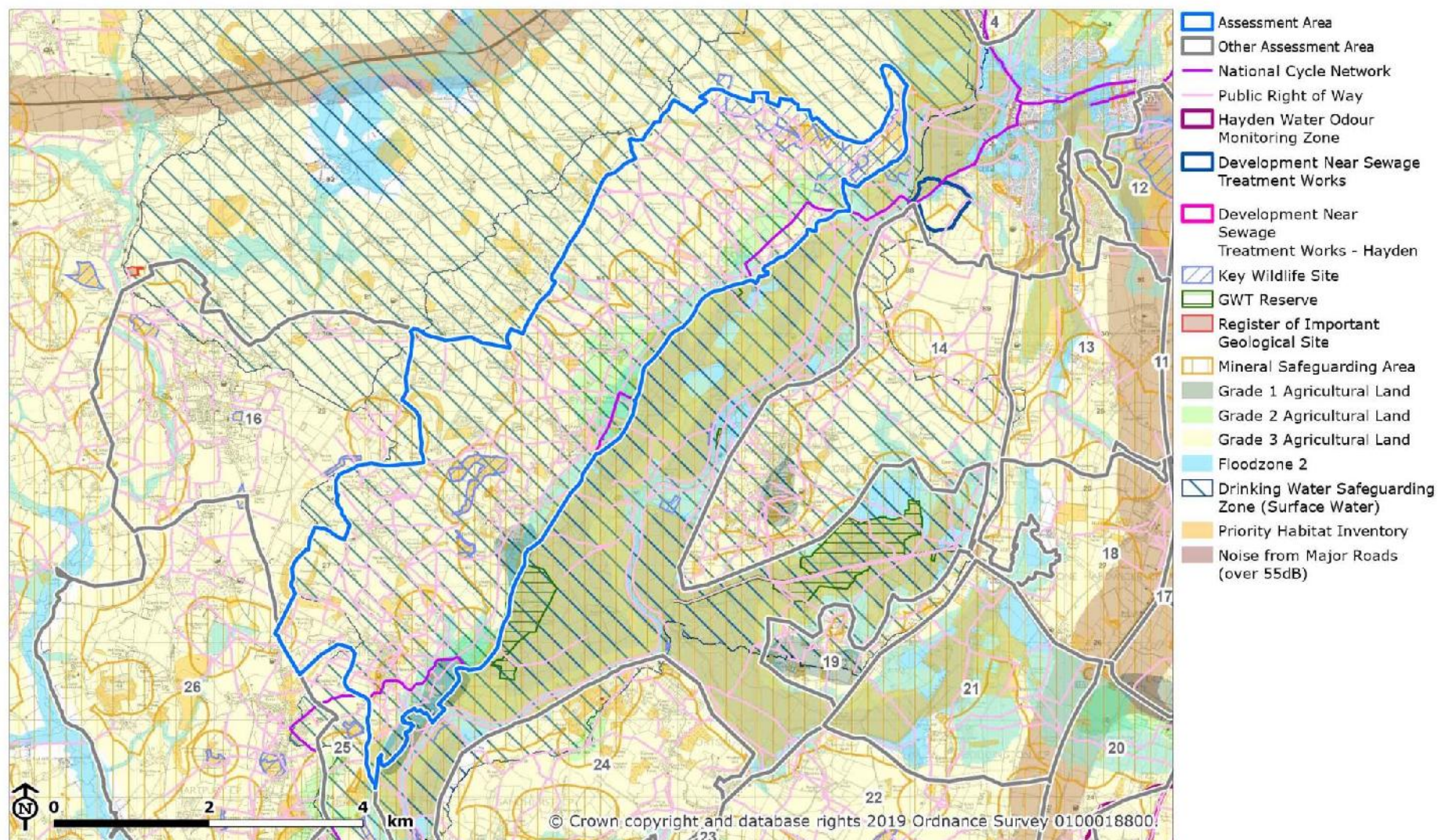
Assessment Area 15 – New Settlement: Land Southwest of Tewkesbury



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> The assessment area contains 141 listed buildings. These include five grade I buildings – three churches, a former manor house and a former farmhouse – and nine grade II* buildings – three country houses, two churches, a manor, detached house, a farmhouse and tithe barn – which are spread throughout the assessment area. The remaining grade II listed buildings are also widely dispersed. They include farmhouses, cottages and a variety of agricultural buildings as well as houses and multiple burial monuments. Ashleworth Conservation Area lies in the southern part of the assessment area and Forthampton Conservation Area lies in the north of the assessment area. These both 	<p>A significant proportion of the listed buildings in this assessment area – such as the farmhouses, agricultural buildings, and country houses – would be highly susceptible to setting change.</p> <p>The northern end of the assessment area is particularly sensitive to development due to the conservation areas within and adjacent to it, and the high number of listed buildings within and around these. Particularly the grade II* Forthampton Court and its non-designated landscape ornamental parkland which is of more than local significance due to its association with the high value building.</p> <p>Chaceley on the eastern edge of the assessment area is another area of particular sensitivity given that development could affect the significance of a number of its listed buildings, which have functional/historical relationships with their rural setting. The area also contains a scheduled monument and a possible double moated site that may be of more than local significance.</p> <p>Within the south-eastern part of the assessment area, Hasfield is of very high sensitivity as this historic rural settlement includes a number of listed buildings of the highest grades that would be susceptible to</p>	?	?	??

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>contain a number of listed buildings but are also likely to include a number of non-designated buildings of local importance.</p> <ul style="list-style-type: none"> There are two scheduled monuments within the assessment area – a cross in the churchyard of St John’s the Baptist Church, Chaceley and a tithe barn at Ashleworth. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER identifies a number of non-designated heritage assets within the assessment area. These include, but are not limited to: <ul style="list-style-type: none"> Possible Roman settlement near Tirley; Medieval settlements at Forthampton and Ashleworth, including a quay at the latter; A possible double moated site at Chaceley Court; Numerous medieval and post-medieval agricultural and industrial features; The sites of post-medieval 	<p>setting change. The non-designated garden water features and any further remaining ornamental parkland features are also of more than local importance due to their association with the grade II* Hasfield Court.</p> <p>Further south Ashleworth is also highly sensitive due to the conservation area covering the historic core of the village, as well as the nearby grade II* manor house and complex of listed buildings of all grades at Ashleworth Court.</p> <p>Finally to the south-west the grade II* Foscombe and its non-designated former parkland are of high sensitivity to change.</p> <p>The distribution of key historic environment assets is such that development of a new settlement at any of the development option sizes may result in significant negative effects.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>buildings e.g. houses, windmills, tithe barns;</p> <ul style="list-style-type: none"> - Extant post-medieval buildings (mainly agricultural); - Medieval to post-medieval landscaped park associated with Forthampton Court, which includes earthworks interpreted as a moat; - Hasfield Court garden water features; - Medieval to post-medieval water meadows along the eastern edge of the assessment area; - A variety of cropmarks and earthworks. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates a primarily agricultural landscape interspersed with settlements, surviving early woodland (some ancient) and three surviving ornamental landscape at: Foscombe (grade I), Hasfield Court (grade II*) – both to the south - and Forthampton Court (grade I) – to the north. The agricultural landscape is 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>comprised of a mix of irregular, less irregular and regular enclosures, as well as some meadows. The irregular enclosures could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> Tewkesbury Conservation Area lies to the east of the northern end of the assessment area. It intersects two scheduled monuments, a registered battlefield, a registered park and garden and numerous listed buildings of all grades. To the east is the Staunton/ Corse Conservation Area, which contains numerous grade II listed buildings. There are a number of listed buildings in the wider vicinity of the assessment area. Of these, those most susceptible to setting change include Longridge Cider Mill and Cookshill Farmhouse – to 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>the south – and Corse Lawn House Hotel to the west.</p> <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated assets recorded by the HER within the wider vicinity of the assessment area have been identified as being susceptible to setting change at this stage. 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> Forthampton Oaks Key Wildlife Site spans north-most part of the assessment area around Forthampton. Key Wildlife Site (Corse Hill Bottom) in central region of assessment area. Two Ancient Woodlands (Corse Grove and Barrow Hill) in central region of the assessment area, in the vicinity of Hasfield. Both Key Wildlife Sites, at least in part. The assessment area lies within multiple SSSI IRZs, which indicate that residential development is highly constrained in the southern part of the assessment area but less constrained in the northern part of the assessment area. 	<p>Due to the spatial distribution of ecological designations – national designations surround the assessment area - it is likely that a new settlement at the medium or large scale in the assessment area may fundamentally compromise the cited interests of these sites and as such, significant negative effects are identified for each development option size. The effects are reduced to minor negative in relation to a small village as there is potential for this scale of development to have greater separation distances from local designations. For example, a small settlement could be accommodated over 250m from local designations in the vicinity of Foscombe Farm in the south of the site, to the north of Wickridge Street in the south, or at multiple locations in the northern half of the site to the south of Forthampton.</p> <p>The network of priority habitat throughout</p>	*	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Assets within 250m:</p> <ul style="list-style-type: none"> SSSI (Ashleworth Ham) adjacent to the south-eastern boundary. Also a GWT reserve. SSSI (Chaceley Meadow) adjacent to the north-eastern boundary. Also a GWT reserve. Three SSSIs (Poolhay Meadows, Avenue Meadows and Coombhill Meadows) adjacent to the north-western boundary. Two SSSIs (Severn Ham and Old River Severn) adjacent to the northern boundary. River Severn floodplain grazing marsh priority habitat extends east beyond the assessment area boundary. Ancient Woodland (Deans Coppice) adjacent to the southern boundary and contiguous with priority woodlands within Area 15. Also present adjacent to the northern boundary. Key Wildlife Site (Ashleworth Quay Brickpits) adjacent to the south-eastern boundary. <p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Coombe Hill Canal 	<p>the assessment area should be protected, particularly the ancient and deciduous woodland habitats. Strengthening these areas as a cohesive network may help to reduce negative effects from any development permitted.</p> <p>Identification of a suitable buffer to the floodplain habitats of the R. Severn in the east of Area 15 should form part of a wider, strategic approach to the long-term conservation of this living landscape.</p> <p>This assessment area is overlaid by numerous SSSI IRZs, due to the proximity of SSSIs to the area boundary. Protection of ancient woodland habitats, which occur within the assessment area, will also be required with development.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>designated for the invertebrate assemblage and for plants) 1.9km east.</p> <ul style="list-style-type: none"> SSSI (Oridge Street Meadows) 1km west. <p>Significant negative effects may occur at the medium and large development option sizes as these scales of development would likely be within 250m of national designations or intersecting with local designations. Minor negative effects may occur at the smallest development option sizes as this scale of development could potentially be set further back from assets in the area, but is still likely to be within 2km of national designations. Detailed development design and other mitigation measures may reduce the potential for adverse effects.</p>				
Soil Quality	<p>The majority of the assessment area is comprised of grade 3 agricultural land. However, there are two areas of grade 1 agricultural land adjacent to the south-eastern boundary, amounting to approximately 64ha. In addition, there are also three areas of grade 2 agricultural land in close proximity to the eastern boundary in the south, central region and the north, amounting to approximately 212ha.</p>	<p>There is significant potential for development at all sizes to avoid the areas of grade 1 and grade 2 agricultural land due to their relatively small size within the context of the assessment area as a whole. However, the remainder of the assessment area is still comprised of grade 3 agricultural land and therefore development at any location, regardless of development size, has the potential to result in the loss of high quality agricultural land, dependent upon whether it</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality at all development sizes.</p> <p>The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.</p>	is grade 3a or grade 3b.			
Water Quality	<p>The vast majority of the assessment area is located within a drinking water safeguarding zone.</p> <p>As such, significant negative effects in relation to water quality may occur from residential development in this assessment area.</p>	There is approximately 64ha in the south-westernmost corner of the assessment area that is outside of the drinking water safeguarding zone. This could theoretically accommodate the smallest development option size.			
Flood Risk	<p>The majority of the assessment area is Greenfield. However, there are multiple settlements distributed throughout the area and the B4213 and the B4211 bisect the central region from west to east. There are also multiple local roads and areas of agricultural development throughout the assessment area.</p> <p>There is land adjacent to the full length of the eastern boundary that is within flood zone 2 due to the presence of the River Severn to the east. Additionally, there is a smaller area of flood zone 2 that bisects the central region of the assessment area</p>	There is significant potential for development at all sizes to be located within flood zone 1, as such negligible effects are considered possible throughout the assessment area			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>from west to east due to the presence of Newhall Brook.</p> <p>However, the majority of the assessment area is not located within any flood zones and therefore negligible effects are anticipated in relation to flood risk for all development sizes.</p>				
Mineral Resources	<p>The majority of the eastern half and the central region of the assessment area is comprised of land that is located within Mineral Safeguarding areas (MSAs).</p> <p>There is potential for development to result in the sterilisation of mineral resources.</p>	<p>There is a significant amount of land in the south-west and north-west of the assessment area that is not located within a MSA. Development at the small and medium scales could potentially be located at these locations, avoiding the sterilisation mineral resources and resulting in negligible effects.</p> <p>The largest development option size could potentially be physically located within the assessment area whilst avoiding MSAs, although this would result in a disjointed and incoherent development form.</p> <p>Negligible effects are therefore possible for all development sizes and this is reflected in the scoring, although at the larger scale a disjointed development form would be needed to achieve this level of effect in practice.</p> <p>Suitable mitigation may also be possible in relation to mineral resourcing, such as extraction prior to development.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Noise	There is no land within the assessment area that is located within a Strategic Noise Buffer.	N/A			
	As such, negligible effects are anticipated in relation to noise for all development options.				
Odour	No odour-related spatial policies apply to the assessment area.	N/A			
	As such, negligible effects are considered likely in relation to odour for all development option sizes.				
Summary of Constraints					
It may be possible for a small village to have minor ecological impacts via siting within parts of the northern and southern portions of the assessment area. It should be possible for development of all scales to avoid grade 1 and grade 2 agricultural land. The remainder of the assessment area is grade 3, and impacts would therefore depend upon whether this is grade 3a or grade 3b. There is also limited potential for development that could avoid the drinking water safeguarding zone.					
The assessment area is considered likely to be highly sensitive to development at all scales and locations with respect to cultural heritage, although effects are less certain at the smallest scale.					

Landscape Sensitivity

Topic	Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
Landscape Sensitivity	<p>Key landscape sensitivities:</p> <ul style="list-style-type: none"> Steep landform with numerous hills and ridges. Frequent areas of woodland amongst the farmed land. Long views across the River Severn to the Cotswolds AONB escarpment. Strong rural character with high levels of tranquillity. <p>As such, landscape sensitivity is high for all development options as the key characteristics and qualities of the landscape are likely to be highly sensitive to development.</p>	Steep slopes associated with ridges and hills have greater landscape sensitivity to all development scenarios, particularly in the south.	H	H	H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	The assessment area is well connected via the B2413 which runs through the centre of the assessment area as well as the B4211 to the west and the A417 to the south, providing links to Tewkesbury, Gloucester and Hartpury.	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 3407</p> <p>The assessment area is currently served by a low-frequency PT service, and is not within proximity of a rail station, and therefore access to workplaces / employment is currently scored as low.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 253,252</p> <p>Access from the assessment area to employment by car scores relatively high, due to the well-connected local road network to Tewkesbury, Gloucester and Hartpury.</p>	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that the assessment area has relatively good accessibility to key services, with some education sites accessible within 20mins travel time by public transport and Healthcare sites and urban centres accessible between 20mins and 40 mins travel time by public transport.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 70%</p> <p>Car based trips for commuting accounts for 70% of journeys in the nearest LSOA showing a high dependency on car based trips for travel to work journeys. This is likely a result of low frequency PT services / integration during the AM peak from the assessment area.</p>	
Active travel	<p>The assessment area is within 500m of a low frequency public transport route and is located along the National Cycle Network route. The assessment area is further than 5km from the nearest railway station.</p>	

Viability/ Deliverability

Viability/ Deliverability Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

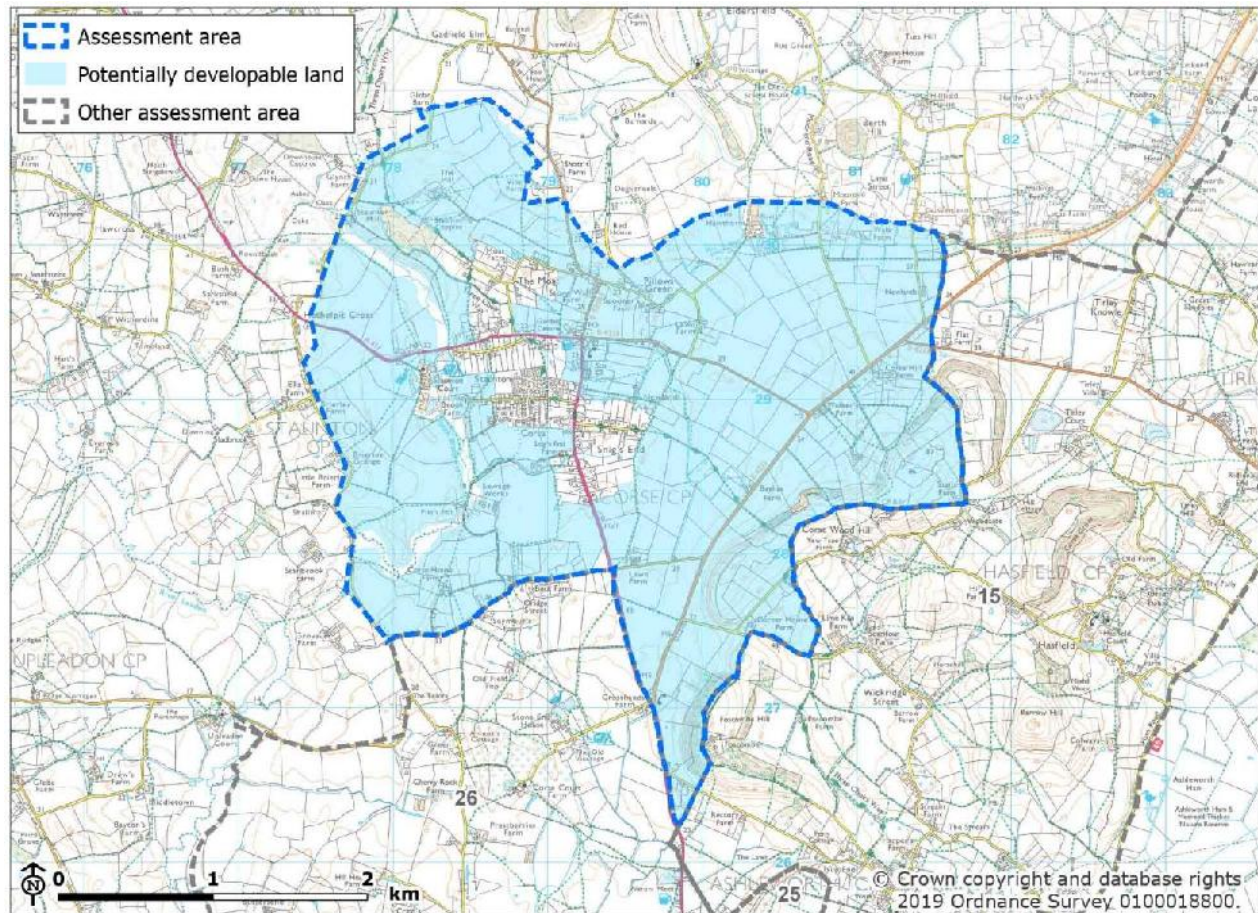
Assessment Area 16 – New Settlement: Land at Staunton

Assessment Area Ref: 16

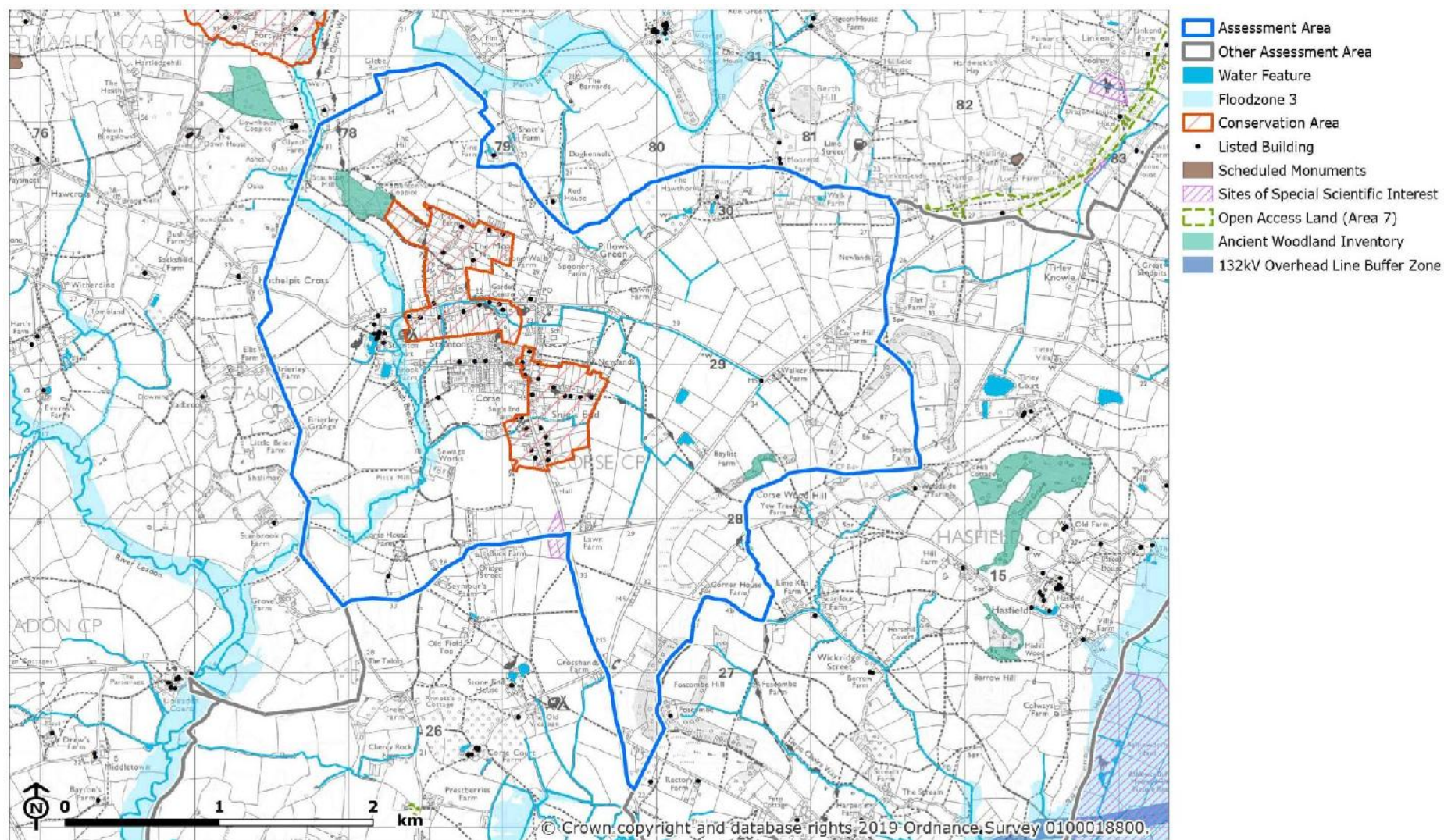
Authority Area: Forest of Dean

Development Typology: New Settlement

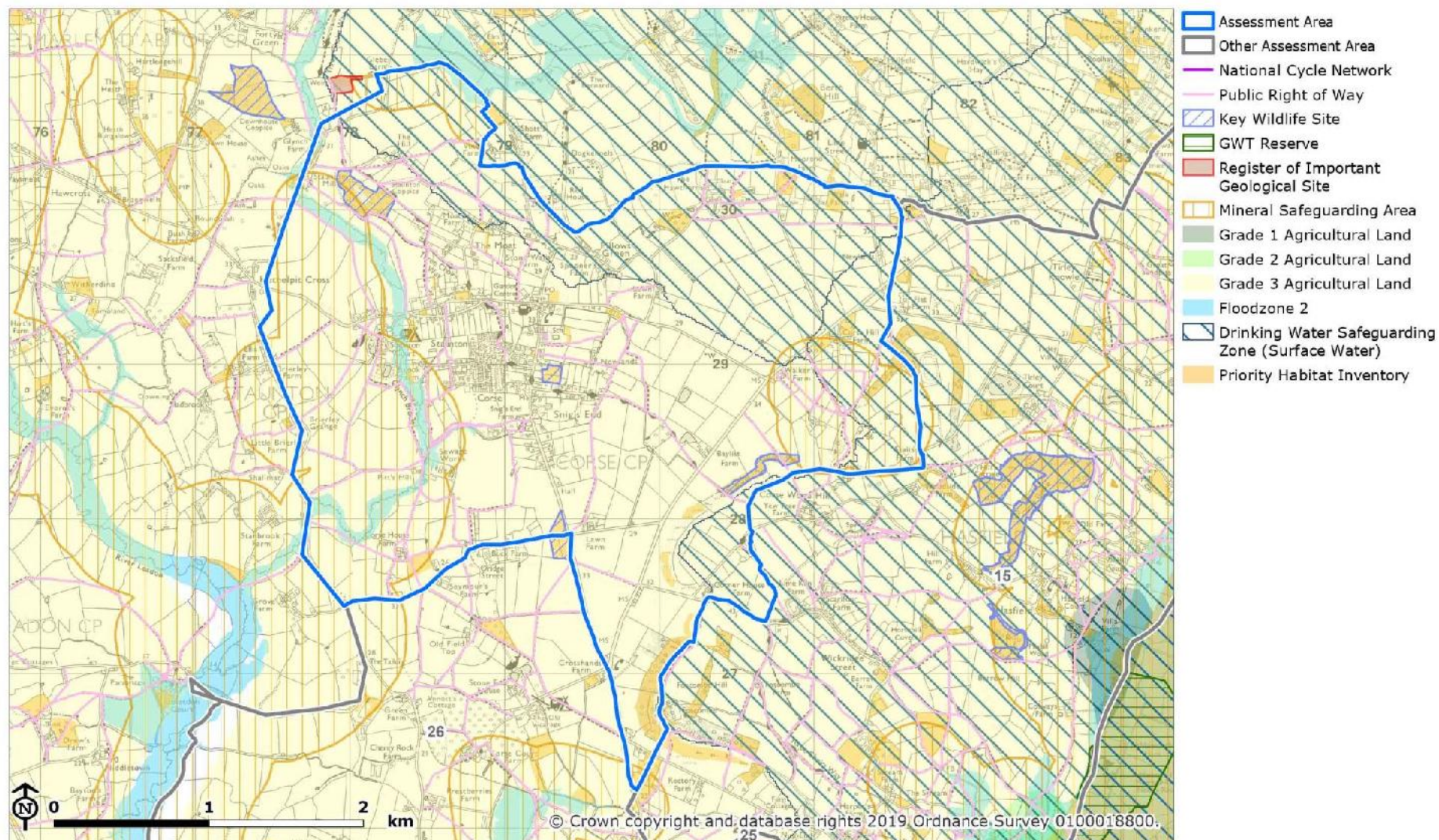
Area: ~1,072ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 57 listed buildings within the assessment area. These are all grade II except for the grade II* Church of St James. The remaining grade II listed buildings include a range of farmhouses, cottages, agricultural buildings, former schools, burial monuments, houses (mainly relating to the chartist industrial workers settlement of Snig's End), pubs, milestones and a war memorial. The majority of listed buildings stand within the historic settlements of Staunton and Corse. Although there are some outlying farmhouses/ agricultural buildings and milestones. The Staunton and Corse Conservation Area covers the historic cores of these two settlements, and occupies a 	<p>The Staunton and Core Conservation Area – and listed buildings within it - lie just west of the centre of the assessment area. Development within or around the Conservation Area could result in a significant negative effect.</p> <p>The area to the north of the conservation area is especially sensitive as development here could not only harm the conservation area but also the significance of designated assets beyond the assessment area e.g. Lowbands Conservation Area; Gadbury Hillfort and The Down House.</p> <p>The area west of Staunton and Core Conservation area is also especially sensitive due to the presence of a number of listed buildings at Staunton Court and the remaining designed post-medieval landscape associated with them, which although non-designated is of more than local significance due to its association with nationally important buildings.</p> <p>To the southwest of the Conservation Area there is also a listed agricultural store that could be harmed if its agricultural setting was developed. This is also the area in which Oridge shrunken medieval settlement is recorded; this asset may be of more than local significance.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>significant, centrally located, portion of the assessment area.</p> <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER only records a limited number of heritage assets in the assessment area. These include: <ul style="list-style-type: none"> An undated possible watercourse; Moated sites at The Hawthorn, north of Stone Walls Farm, and in Staunton as well as a possible one west of the Red House; Oridge shrunken medieval settlement; Extant historic building including a farmhouse at the Oaklands and mills in Staunton and to the south of it; Several post-medieval industrial and agricultural sites; Earthworks, including ridge and furrow; and A number of turnpike roads. 	<p>To the northeast of the Conservation Area the assessment area is highly sensitive due to the potential for harm to the grade II listed Hawthorn, a site where there is a non-designated moat - with another possible moat nearby - both of which may be of more than local importance.</p> <p>Other moated sites that may be of more than local importance lie within and to the north of the conservation area.</p> <p>Development of the southernmost tip of the assessment area could result in harm to the grade II* Foscombe (a former country house) that lies just beyond the assessment area.</p> <p>Due to the potential for development to significantly affect sensitive areas within the assessment area, which are generally in the centre associated with Staunton / Corse, it is considered likely that significant negative effects may arise from the town / city or large village development. Due to the potential to avoid these, but because of the potential to affect wider setting, minor negative effects may arise as a result from a small village development.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> The HLC data indicates a primarily agricultural landscape interspersed with historic settlement and surviving early woodland (classified as ancient woodland). The agricultural landscape comprises a mix of irregular, less irregular, regular and less regular enclosure as well as some small areas of riverine pasture that is now enclosed. The irregular and less regular enclosures have some time-depth and value in themselves. They could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. The assessment <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> Lowbands Conservation Area lies to the north of the assessment area. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<ul style="list-style-type: none"> The scheduled remains of Gadbury Camp – an Iron Age Hill fort – lie to the north of the assessment area. There are a large number of listed buildings in the wider vicinity of the assessment area. Those that may be susceptible to meaningful setting change include: <ul style="list-style-type: none"> the grade II* Foscombe to the southeast of the assessment area; the grade II* Red House, to the north of the assessment area; the grade II listed the Down House; and the grade II Moorend Farm to the north of the assessment area. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> Former ornamental parkland to the north of the assessment area, associated with a listed country house: 'The Down House'. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Ecological and Geological Environment	Assets within the assessment area: <ul style="list-style-type: none"> SSSI (Oridge Street Meadows) straddles the southern boundary with adjacent assessment area 26. Also designated as a Key Wildlife Site. The assessment area is within multiple SSSI IRZ which indicates all planning applications and residential developments of 100 units or more have the potential to impact the statutory designated sites within the wider landscape. Key Wildlife Site (Staunton Coppice and Grasslands located within the north-west of the assessment area. Also an area of Ancient Woodland (Staunton Coppice). Key Wildlife Site (School Meadow) located to the west of Staunton. Key Wildlife Site (Corse Wood) in the south-east of the assessment area. Also an area of Ancient Woodland. Key Wildlife Site (Moorend Road (Corse)) in the north-east of the assessment area. 	<p>Any spatial distribution of development in the assessment area should be required to provide suitable avoidance/mitigation measures to ensure that the areas of Ancient Woodland are maintained and that suitable buffering (of both construction and operation phase potential impacts) is established between any development and the SSSI in the south.</p> <p>It should also be required to maintain/enhance the networks of priority habitat predominantly in the north of the assessment area. Severance of ancient and deciduous woodlands must be avoided and connectivity – be it additional woodland or complementary habitats – should be optimised at the landscape scale e.g. the sloping topography in the south east.</p> <ul style="list-style-type: none"> Multiple areas of deciduous woodland priority habitat in the south-east of the assessment area (again, Hasfield area) Multiple areas of traditional orchard priority habitat occur throughout the assessment area. 	*	*	*
	Assets within 250m:	<p>Developments at the small and medium option size could potentially be accommodated in the eastern half of the assessment area without overlapping with the Key Wildlife Sites/Ancient Woodland</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<ul style="list-style-type: none"> Key Wildlife Site (Downhouse Coppice) 250m north-west. Also an area of Ancient Woodland. Registered site of geological importance (Glebe Barn Quarry) 170m north-west. Key Wildlife Site (Wickridge Street, Ashleworth) adjacent to the south-eastern boundary. Patchwork of deciduous woodland and traditional orchard priority habitat continue beyond eastern boundary. <p>Assets within 2km:</p> <ul style="list-style-type: none"> Two SSSIs (Poolhay Meadows and Avenue Meadow) 1.5km north-east. SSSI (Burley Dene Meadows) 2km north. Whilst the IRZ for these SSSI overlie Area 16, residential development does not appear to be listed as a land use of risk at these distances. <p>Significant negative effects may occur at the largest development size as this scale could not be accommodated without intersecting with local designations or falling within 250m or national designations. Minor negative effects may occur for the small and medium development option sizes as</p>	and over 250m from the SSSI in the south.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	these scales of development could potentially be accommodated over 250m from the national designations, but not over 250m from local designations or over 2km from national designations. Detailed development design and other mitigation measures may reduce the potential for adverse effects.				
Soil Quality	The entirety of the assessment area is comprised of grade 3 agricultural land. There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality for all development sizes. The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.	The entirety of the assessment area comprises grade 3 agricultural land and therefore effects are not expected to vary within the assessment area.	?	?	?
Water Quality	There is approximately 338ha of land in the north and east of the assessment area that is located within a drinking water safeguarding zone. Significant negative effects may occur in relation to water quality under the largest town / city development options sizes as there is potentially insufficient space to accommodate this scale of development outside the drinking water	There is potential for development at the small and medium sizes to be located outside the drinking water safeguarding zone in the eastern part of the assessment area.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	safeguarding zone.				
Flood Risk	<p>The majority of the assessment area is greenfield. However, the settlement of Staunton is located centrally within the assessment area. The B4208 passes through area from north to south and intersects with the A417 in the central region of the area. There are also multiple local roads and areas of agricultural development throughout the assessment area.</p> <p>Land directly adjacent to Glynch Brook in the western half of the assessment area is within flood zone 2.</p> <p>It is considered likely that all development sizes could be accommodated within the assessment area whilst avoiding areas of flood zone 2 and therefore negligible effects are anticipated for all development sizes.</p>	<p>There is significant potential for all development sizes to be located outside of flood zone 2 as this area is restricted to the banks of watercourse in the western half. The watercourse separates approximately 132ha of land from the rest of the assessment area. If development were to be located in this area, it is likely only the smallest development option size (small village) could be accommodated here.</p>			
Mineral Resources	<p>Approximately half (~230ha) of the western side of the assessment area is located within a Mineral Safeguarding Area (MSA). Additionally, there is pocket of land within a MSA adjacent to the eastern boundary, amounting to around 70ha.</p> <p>There is potential for development to</p>	<p>There is a significant amount of land in the eastern half of the assessment area that is not located within a MSA that could potentially accommodate development at the small and medium sizes, avoiding the sterilisation of mineral resources. There may also be potential to accommodate development at the smallest option sizes in</p>	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	result in the sterilisation of mineral resources. Significant negative effects may occur in relation to mineral resources at the largest development option as there is insufficient space to accommodate this scale of development outside of MSAs. Negligible effects may occur under the small and medium development option sizes as there is potentially sufficient space to accommodate these scales of development outside of MSAs.	the north-west of the assessment area outside of land safeguarded for mineral extraction. However, large development is likely to require the development of areas identified with mineral resources. Suitable mitigation may also be possible for the large development size to overcome mineral resourcing issues, such as extraction prior to development.			
Noise	The assessment area does not contain any land that is located within a Strategic Noise Buffer. As such, negligible effects are anticipated in relation to noise for all development sizes.	N/A			
Odour	No odour-related spatial policies apply to the assessment area. As such, negligible effects are considered likely in relation to odour for all development sizes.	N/A			
Summary of Constraints					
Land in the east of the assessment area is less sensitive overall on the basis of the constraints that have been considered, particularly for development at the smallest considered scale – due to the relatively central location of key cultural heritage assets, medium and large development scales may have a significant impact with respect to cultural heritage. The majority of the study area is comprised of grade 3 agricultural land, but whether this will be a					

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
constraint to development depends on whether it is grade 3a or the lower quality grade 3b.					

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<ul style="list-style-type: none"> Rural character experienced away from the main roads Distinctive wooded ridges to the east. Sparsely settled character with small historic villages and scattered farms. <p>As such, landscape sensitivity is high under the medium and largest development option sizes as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for smallest development size as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment area.	H	H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	The assessment area is well connected via the A417 (West / South), B4211 (East) and the B4208 (North), providing strategic links to Tewkesbury, Ledbury and Gloucester.	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 293</p> <p>Due to the proximity of the assessment area to a high-frequency PT services, access to workplaces / employment by PT is very low. The assessment area is currently partially served by the low-frequency 351 service.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 260,383</p> <p>Access from the assessment area to employment by car scores relatively high, due to the well-connected local road network to Ledbury and Gloucester.</p>	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that some educational sites are accessible by PT within 20 mins, whilst urban centres / healthcare facilities are accessible between 20 and 40 mins travel time.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 64%</p> <p>Car mode share for travel to work journeys currently accounts for 64% of trips within the nearest LSOA.</p>	
Active travel	<p>The assessment area is currently divorced from existing active travel routes and rail stations and is currently only served by a low frequency bus services, meaning that accessibility for the assessment area is scored as low.</p>	

Viability and Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500 dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

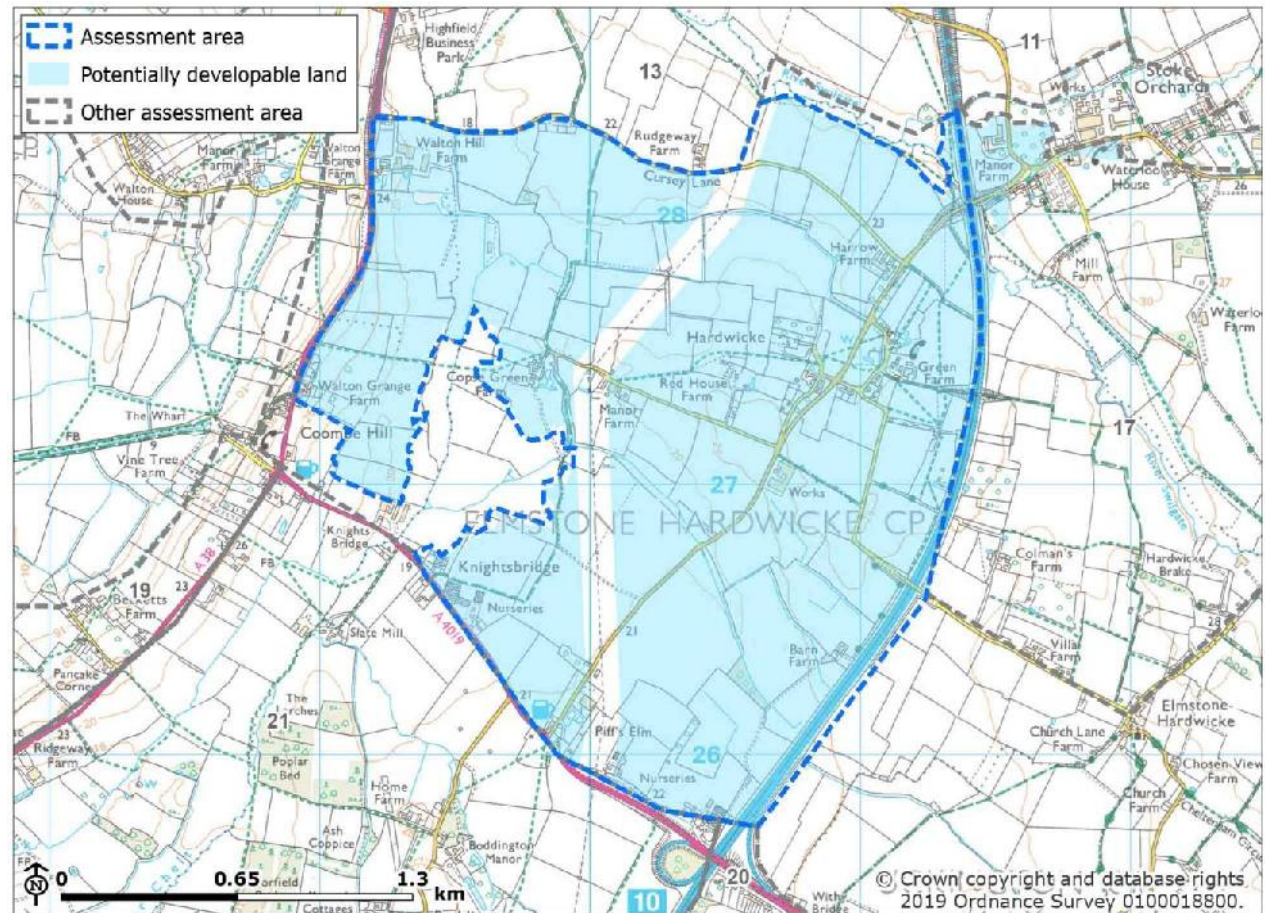
Assessment Area 18 – Urban extension: Northwest of Cheltenham

Assessment Area Ref: 18

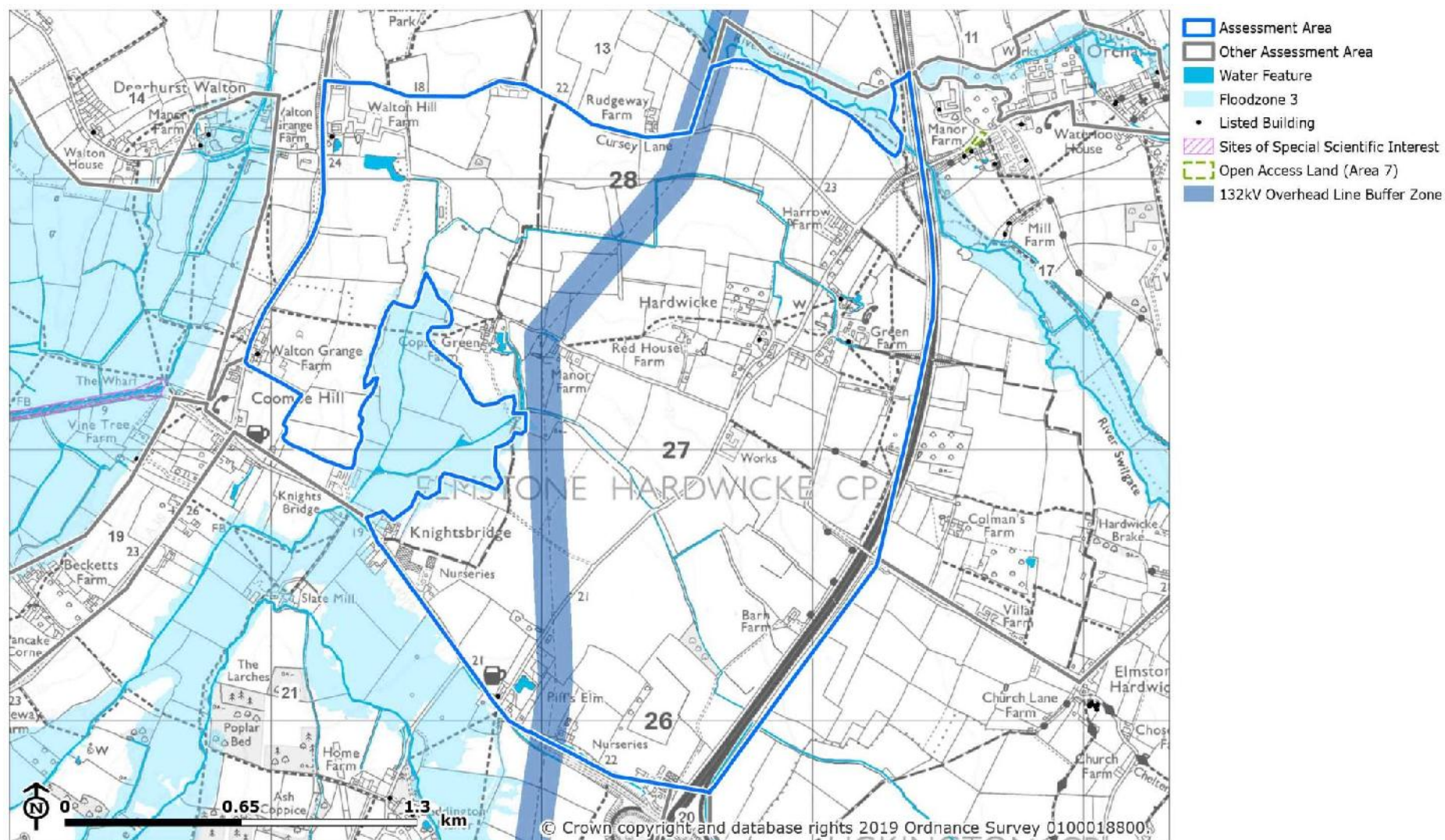
Authority Area: Tewkesbury

Development Typology: Urban Extension

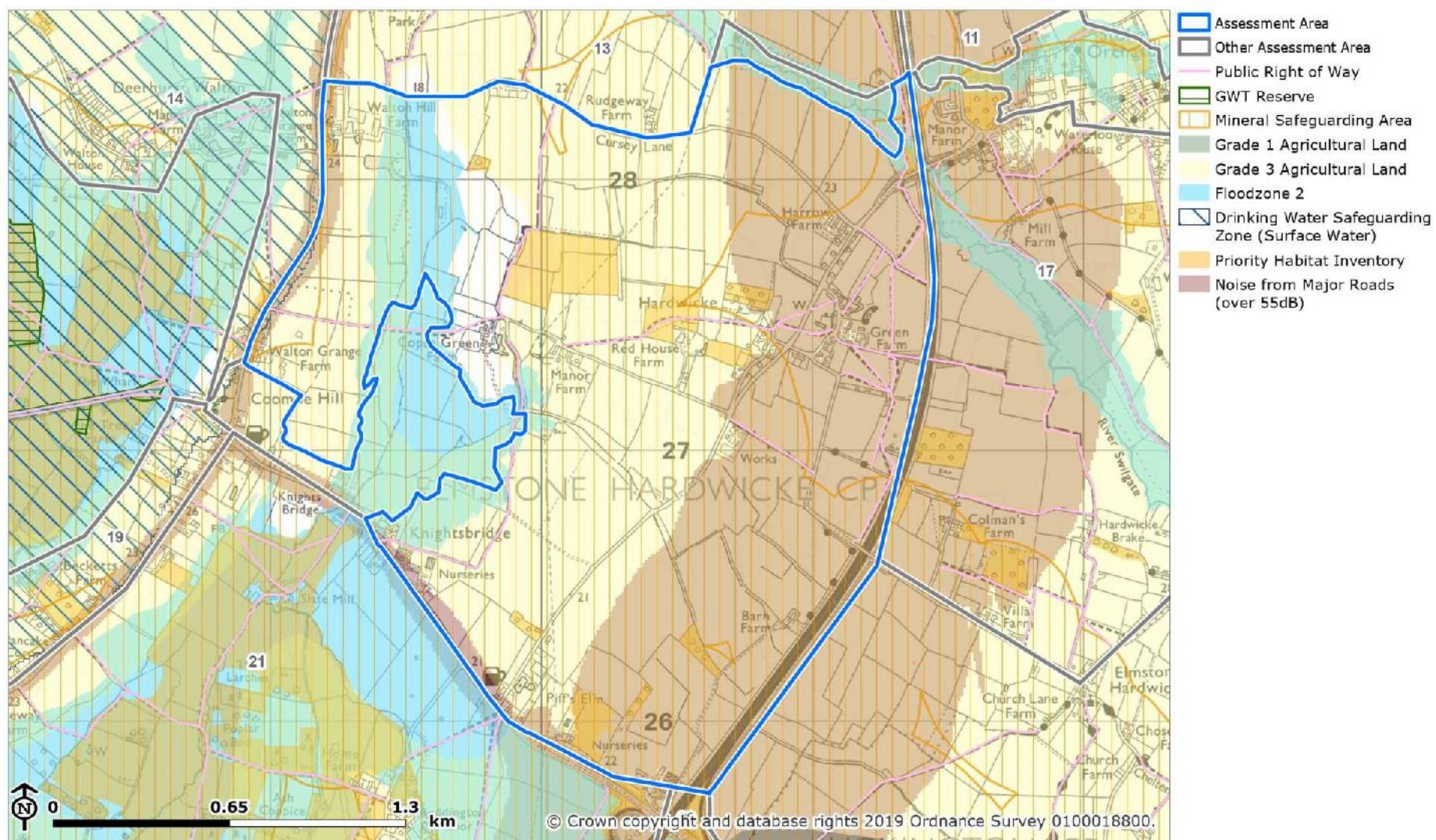
Area: ~440ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> The assessment area contains six Grade II listed buildings. Three are located near Hardwicke to the north-east and the rest are located along the western and southern assessment area boundaries. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a number of assets within the assessment area these include: <ul style="list-style-type: none"> An Iron Age field system A series of ditched enclosure A possible moated site at Copse Green Farm; Remains of a moat at Fisher's Farm; Anglo-Saxon and medieval settlement including a moated manor at Manor Farm, Stoke Orchard; 	<p>Hardwicke is a particularly sensitive area within the assessment area given the presence of listed buildings that could be harmed as a result of changes to their agricultural setting. The western boundary of the site is sensitive for the same reason. The southern boundary is less sensitive because the listed building there - the Grade II 'Gloucester Old Spot' – is an inn and its setting relates primarily to the road, so may be less sensitive to changes to the surrounding area.</p> <p>Most of the listed buildings in the wider vicinity yet outside the assessment area are unlikely to have a relationship with the assessment area that would be affected by development. However, there may be some sensitivity relating to those around Stoke Orchard (northeast) and Boddington (south).</p> <p>There are two moated sites to the west of Hardwick at Manor Farm and Copse Farm which, if of high value, could be a constraint to development requiring preservation in-situ. The same is true for the moated site and early medieval to medieval settlement in the northeast of the site near to Stoke Orchard. The moat at Fishers Farm has already been truncated by the M5 meaning that its value may be lower than that of the others.</p>	?	?	?

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<ul style="list-style-type: none"> - A moat at Manor Farm, Hardwicke; - Cropmarks near Manor Farm Hardwicke; - Possible Romano-British settlement; and, - Ridge and furrow earthworks from past ploughing are evident across most of the assessment area. • The HER data also highlights a potential for hitherto unrecorded remains. <p><i>Historic Landscape Character</i></p> <ul style="list-style-type: none"> • The HLC data indicates a primarily agricultural landscape with small extents of historic settlement. The agricultural land is a mix of older irregular and more recent regular enclosure. The irregular enclosure has some value in itself and could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. 	<p>The other recorded archaeological remains within the assessment area are likely to be of low-medium significance and are likely to require appropriate investigation and recording prior to development, not preservation in-situ.</p> <p>In terms of the historic landscape the greatest area of sensitivity is the northern half of the site where the older irregular enclosure is present.</p> <p>Based on the known historic environment constraints it is likely that adverse effects would be best avoided/ minimised if development was restricted to the area south of Hardwicke and Manor Farm (assuming that listed building here is retained and its setting preserved).</p> <p>However, even if this area is avoided. It is considered that there is sufficient land within this assessment area to accommodate urban extension development at all capacities without causing significant negative effects. Due to the potential for harm to setting of these assets, minor negative effects are anticipated as a result of all development capacities.</p>			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Assets in the wider area that could be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are several clusters of listed buildings in the wider vicinity. The largest is at Stoke Orchard approximately 700m to the north-east of the assessment area – where there is a grade I listed building. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated heritage assets within the HER dataset have been identified as being susceptible to setting change. 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> No designated assets within the assessment area. Over 50% of the assessment area lies within a SSSI IRZ which indicates residential development of 100 units has the potential to impact the statutory designations within the wider area. <p>Assets within 250m:</p> <ul style="list-style-type: none"> No designated assets within 250m. 	<p>The most sensitive part of the assessment area is the western side which is covered by the IRZ related to the Coombe Hill Canal SSSI.</p> <p>The central area of the assessment area around Hardwicke is ecologically rich, as demonstrated by the priority habitat identified here. In order to reduce potential effects, development should be focussed to the central - south of the assessment area but not extend to the very south due to the priority habitat at Stanboro Lodge.</p>	?*	?*	*?

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Coombe Hill Canal, designated for the invertebrate assemblage and plants) around 300m west, also a GWT reserve. SSSI (Turvey's Piece designated for green hound's-tongue – a plant of woodland and hedgebanks) around 1.9km north-west. <p>Assets in the wider area:</p> <ul style="list-style-type: none"> SSSI (Severn Ham) around 3.8km north. SSSI (Chaceley Meadow) around 4km north-east. Both are designated for the grassland managed as traditional hay meadows. <p>Minor negative effects may occur at the medium and large development option sizes as these scales of development would likely be within 2km of a national designation. Negligible effects may occur at the smallest development option size as there is potential to locate this scale of development over 2km from any national designations.</p> <p>Detailed development design and other mitigation measures may reduce the potential for adverse effects.</p>	<p>Furthermore, any development should avoid and provide suitable set back from the Swilgate river corridor to the north of the assessment area and, more generally, any fragmentation of the network of copses and hedgerows which occurs within the assessment area.</p> <p>Any spatial distribution of development within the assessment area will be required to provide suitable avoidance or mitigation of adverse effects on areas of priority habitat.</p> <p>Generous provision of biodiverse green infrastructure may potentially be considered to accommodate any new recreational demand.</p> <p>It is considered that all development option sizes can likely be accommodated within the assessment area without fundamentally compromising the cited interest of the assets on or near to the assessment area. However, due to proximity, it is considered that some compromise (albeit non-fundamental), of the cited interest is possible, resulting in possible minor negative effects from all development sizes except the smallest scale for which negligible effects may be achievable subject to siting.</p> <p>Unavoidable material impacts in relation to local, national or international designations</p>			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
		are in fact less likely than impacts upon the non-designated) habitats within the site.			
Soil Quality	<p>The majority of the assessment area is comprised of Grade 3 agricultural land, but there is a 34ha pocket of Grade 4 agricultural land within a central-western part of the area.</p> <p>There is, therefore, potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality. The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.</p>	<p>Due to the high proportionate coverage of the grade 3 agricultural land within the assessment area, the large and medium development capacities could lead to a loss of high quality agricultural land, dependent on whether it is grade 3a or grade 3b. Development at the smallest development option size could potentially take place outside of grade 3 land, but only with an irregular development form.</p>	?	?	
Water Quality	<p>There is less than 5ha of land on the western boundary of the assessment area that is located within a drinking water safeguarding zone.</p> <p>However, the vast majority of the assessment area is not located within any drinking water safeguarding zones and therefore negligible effects are anticipated in relation to water quality regardless of the development size.</p>	<p>It is likely that all potential development sizes would be able to avoid being located within a drinking water safeguarding zone as this area of land is restricted to a small pocket of land on the western boundary.</p>			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Flood Risk	<p>The majority of the assessment area is comprised of greenfield land. However, the settlement of Hardwicke is located in north-eastern corner and parts of the settlements of Knightsbridge and Deerhurst Walton are located in the south and north-west respectively. Additionally, part of the M5 passes through the south-eastern corner of the assessment area and there are local roads distributed throughout the area.</p> <p>There is approximately 34ha of developable land located within flood zone 2 in the western half of the assessment area due to the presence of a watercourse. There is also a smaller pocket of land within flood zone 2 in the north-easternmost corner of the assessment area.</p> <p>It is anticipated that all development options could be accommodated within the assessment area whilst avoiding areas of flood zone 2 and flood zone 3. Therefore, negligible effects are anticipated for all development sizes in relation to flood risk.</p>	<p>There is potential for development at all size options to be accommodated outside of flood zone 2 and 3 in the east side of the area, avoiding potential flood risk. As such negligible effects are anticipated for all development options.</p>			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Mineral Resources	<p>The majority of the assessment area is located within a Mineral Safeguarding Area (MSA).</p> <p>There is potential for development to result in the sterilisation of mineral resources. As such, significant negative effects are anticipated in relation to mineral resources under the medium and large development size options as there is insufficient space to accommodate these scales of development outside of MSAs. Negligible effects are anticipated under the smallest size option as there is potentially sufficient space to accommodate this scale of development outside of MSAs.</p>	<p>There is around 64ha of land in the north-eastern corner of the assessment area that is not located within a MSA, which could potentially accommodate a small extension, avoiding the sterilisation of mineral resources.</p> <p>Suitable mitigation may also be possible at large and medium development capacities to overcome mineral resourcing issues such as extraction prior to development.</p>	*	*	
Noise	<p>A large area of the assessment area is within a Strategic Noise Buffer adjacent to the eastern boundary due to the presence of the M5, as well as a smaller area of land adjacent to the western boundary that is also within a Strategic Noise Buffer due to the presence of the A38.</p> <p>As such, significant negative effects may occur for the largest development type (if unmitigated) and negligible effects may occur for the two smaller types.</p>	<p>There is sufficient space within the assessment area for development at the medium and smallest development size options to be set back from Strategic Noise Buffers. There is less potential for this at the largest size option, but there may be potential for suitable mitigation to overcome any noise related issues in development at this scale.</p>	*		

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Odour	No odour-related spatial policies apply to the assessment area. As such, negligible effects are considered likely in relation to odour for all development capacities.	N/A			

Summary of Constraints

The majority of the study area is comprised of grade 3 agricultural land and therefore development of any scale could potentially result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or the lower quality grade 3b.

Generally, the least sensitive land in the assessment area is located relatively centrally but to the south-west of Hardwicke, particularly with respect to smaller and medium scale developments. Development towards the west of the assessment area has the greatest potential impact with respect to the nearest SSSI. If suitable mitigation is possible in relation to noise from the M5 Strategic Noise Buffer, it may be possible to accommodate a larger extension by developing on land in the south-east of the assessment area.

Development in the western section of the assessment area would result in a more isolated development which would effectively form a new settlement as opposed to an urban extension of Cheltenham.

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Large extension (3,500 dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<ul style="list-style-type: none"> Undeveloped, rural and removed perceptual qualities Open and exposed landscape character with the gently undulating landform providing a high level of intervisibility across the assessment area. <p>As such, landscape sensitivity is high for the largest development option as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for a medium scale urban extension and moderate for the small scale urban extension.</p>	No significant spatial variation in sensitivity across the assessment area.	H	M-H	M

Accessibility

Criterion	Rationale	Score
All/aggregate		Moderate overall
Capacity of the transport network	The site is connected to the local highways network via the A38 and the A4019 (south), which provides a direct link to the M5 Junction 10. Some congestion is experienced along both of these routes in proximity to the site during the AM / PM peaks.	
Access to employment	By public transport: Number of workplaces accessible within 45 minutes = 7,344 Access from the site to workplaces / employment by PT services scores relatively low, and is a result of the current low frequency bus service serving the area. Development of all scales would require significant PT service enhancement, particularly along the A38 / A4019 corridors.	
	By road: Number of workplaces accessible within 30 minutes = 271,595 Access from the site to employment by Car scores relatively high , due to the well-connected local road network to major urban centres.	
Access to other key services and facilities	TRACC Accessibility outputs show that the travel time to educational, healthcare and urban centre services from the site would be between 20 and 40mins travel time, based on current PT service provision.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 71%</p> <p>Car based trips currently account for 71% of commuter journeys across the nearest LSOA. This is likely a result of the sites proximity to the strategic road network (A38 and M5) and low frequency PT services in the AM peak.</p>	
Active travel	<p>The site is partially within the 5km catchment of Cheltenham Spa Rail Station, and is currently served by a low frequency bus service. The site is divorced from strategic walking and cycling (NCN) route.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500 dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

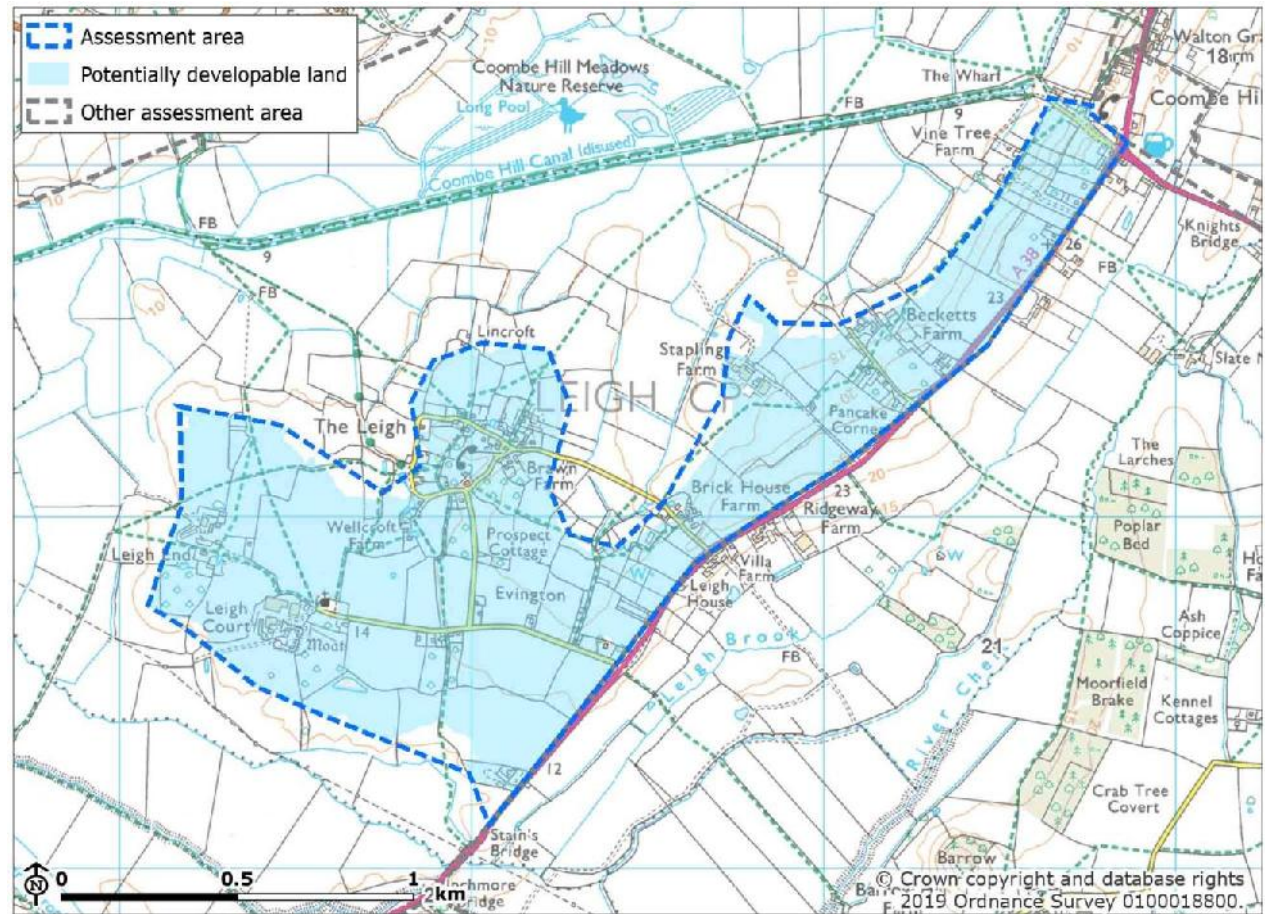
Assessment Area 19 – New Settlement: Land around The Leigh

Assessment Area Ref: 19

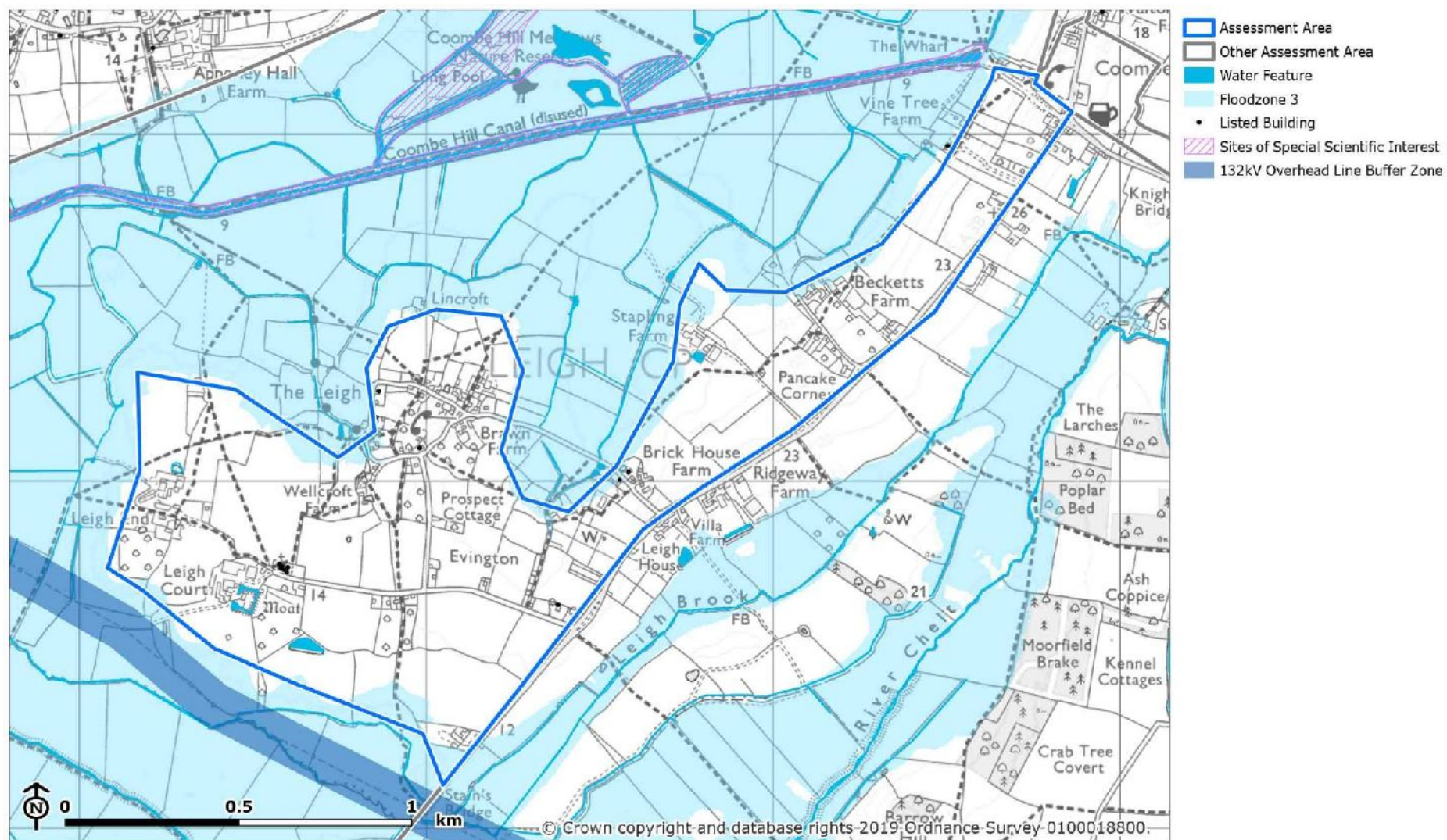
Authority Area: Tewkesbury

Development Typology: New settlement

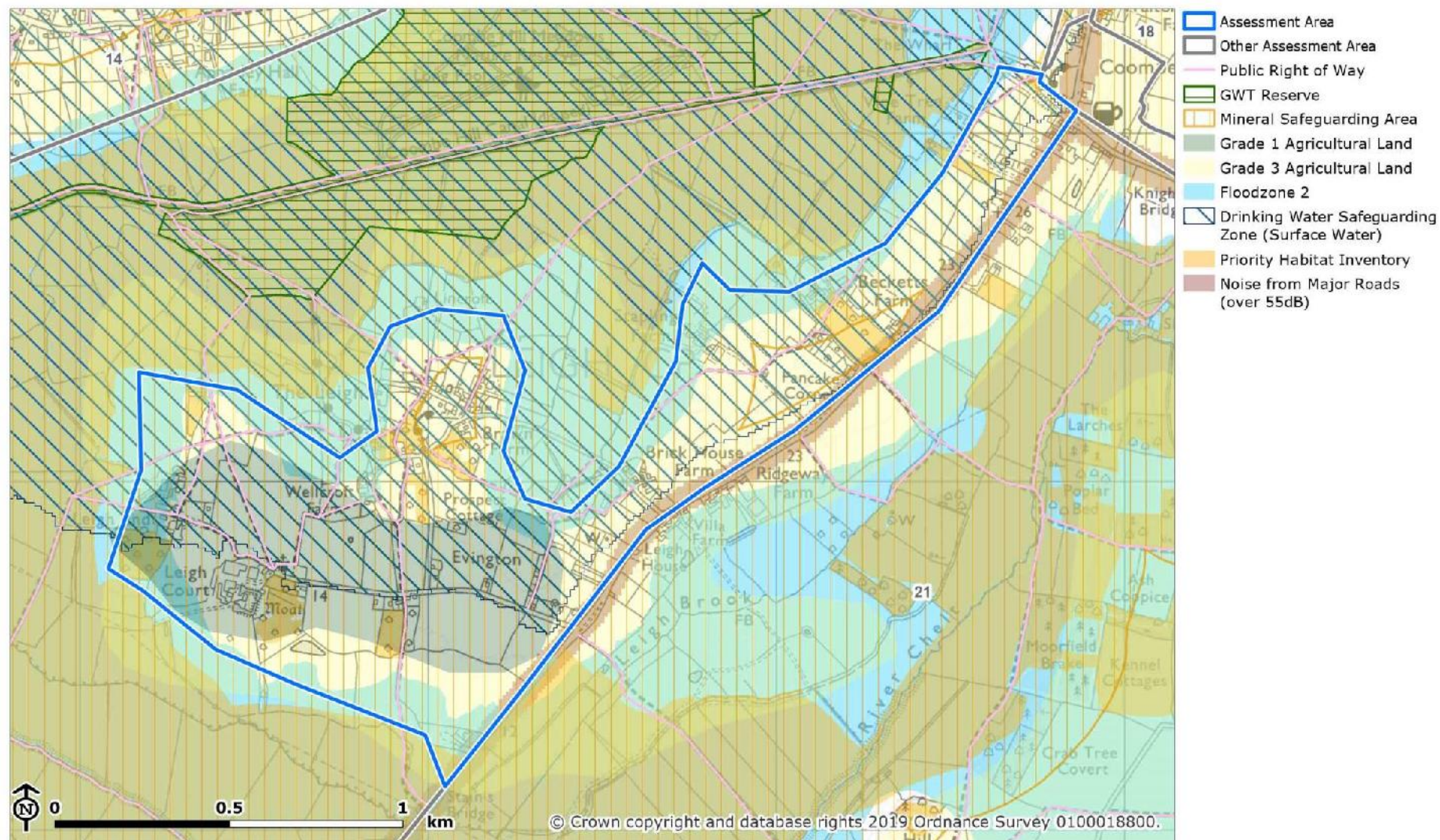
Area: ~161ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 13 listed buildings within the assessment area. These are all grade II save for the grade I Church of St Catherine. With the exception of Evington House – a country house – to the north of the assessment area the listed buildings all lie to the south at The Leigh or Evington. A number of the listings relate to burial monuments in the churchyard of the church of St Catherine. Others are farmhouses, houses and cottages. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER lists multiple non-designated heritage assets including but not limited to: <ul style="list-style-type: none"> A moated site at Leigh Court; A medieval settlement at 	<p>Several of the listed buildings would be highly susceptible to setting change, making The Leigh, Evington and Combe Hill sensitive areas. Development could also affect the historic character and layout of these settlements.</p> <p>The moated site at Leigh Court – to the southwest of the assessment area in Evington - may require preservation in situ.</p> <p>It is unlikely that the assessment area could accommodate a new settlement whilst avoiding/ minimising significant negative effects to historic environment assets.</p>	N/A	N/A	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Leigh;</p> <ul style="list-style-type: none"> - Multiple medieval or later hollow ways; - Cropmarks and earthworks, including extensive ridge and furrow; and - A canal and modern military pipeline. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • In addition to the settlement at Leigh the HLC data indicates an agricultural landscape comprised of irregular and less regular enclosure. These enclosures have some time-depth and value in themselves but could also include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> • There are a number of listed buildings in the wider area but 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>none appear to have a relationship with the site that would be affected by development.</p> <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated assets susceptible to setting change have been identified at this stage. 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> No designated assets within the assessment area. <p>Assets within 250m:</p> <ul style="list-style-type: none"> SSSI (Coombe Hill Canal) runs parallel to the assessment area, being less than 70 m at the closet point in the north. The IRZ for this SSSI overlaps with the entire assessment area and identifies that any increase in rural residential properties is a risk. GWT reserve (Coombe Hill) surrounds, and is much larger than, the Coombe Hill SSSI, extending c70m from Area 19 at its closet point. 	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the wooded areas of priority habitat are maintained.</p> <p>A buffer region should be established between any development and the SSSI to the north, and especially needs to account for connectivity between the development and the SSSI and River Severn via the extensive floodplain grazing marsh surrounding the assessment area.</p> <p>Priority habitats are found throughout the assessment area, including traditional orchard (at Beckett's Farm, within the Leigh, and at Evington), three stands of deciduous woodland (two at the north near Combe Hill, and one northwest of</p>	N/A	N/A	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<ul style="list-style-type: none"> Majority of southern, western and northern boundary is adjacent to large areas of floodplain grazing marsh priority habitat, part of the wider River Severn corridor. <p>Assets within 2km:</p> <ul style="list-style-type: none"> No national or international designations within 2km. <p>Assets in the wider area:</p> <ul style="list-style-type: none"> SSSI (Ashleworth Ham) 2.3km west, which encompasses a GWT reserve. <p>Minor negative effects may occur at all possible development sizes (i.e. only small village due to the size of the area) as it may be possible to locate development over 250m from the national designation.</p> <p>Detailed development design and other mitigation measures may reduce the potential for adverse effects.</p>	<p>Evington), and one are of unspecified habitat in the Leigh.</p> <p>It may be possible to accommodate development at the smallest development size over 250m from the SSSI to the north by avoiding the northernmost part of the area.</p> <p>It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p>			
Soil Quality	<p>The southern area of the assessment area contains approximately 53ha of grade 1 agricultural land. The remaining land within the assessment area is grade 3 agricultural land.</p> <p>There is potential for development within the assessment area to result in the loss of high quality agricultural land.</p>	<p>There may potential to accommodate development at the smallest size in the eastern half of the area, avoiding the loss of grade 1 agricultural land. However, remaining land within the assessment area is still grade 3 and therefore development at any location in the area has the potential to result in the loss of high quality</p>	N/A	N/A	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	Therefore, significant negative effects are possible in relation to soil quality. The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.	agricultural land, dependent on whether it is grade 3a or grade 3b.			
Water Quality	The majority of the assessment area is occupied by a drinking water safeguarding zone. As such, significant negative effects are anticipated in relation to water quality.	There is approximately 35ha in the south of the assessment area that is not located within a drinking water safeguarding zone. However, this area is not sufficient to accommodate a new settlement at any of the potential development sizes.	N/A	N/A	
Flood Risk	The majority of the assessment area is greenfield but there are three small settlements (Coombe Hill, Evington and The Leigh), local roads and areas of agricultural development within the area. Developable land within flood zone 2 is present on the southern, western and northern boundaries of the assessment area due there being a number of watercourses outside the boundaries. However, there is potentially sufficient space within the assessment area outside of flood zone 2 and flood zone 2 to accommodate development at the smallest size and therefore negligible effects are anticipated in relation to flood risk at this scale.	Development at the smallest size set back from the boundaries of the assessment area would avoid flood zone 2 and 3, potentially reducing flood risk. This may be more feasible in the eastern side of the assessment area due to the presence of the settlement of Evington in the west/south-west.	N/A	N/A	

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Mineral Resources	Almost the entirety of the assessment area is located within a Mineral Safeguarding Area (MSA).	The two pockets of land that are not located within a MSA are insufficient to accommodate a new settlement.	N/A	N/A	*
	There is potential for development to result in the sterilisation mineral resources. As such, significant negative effects are anticipated in relation to mineral resources.	It may be possible to accommodate a small size development without the sterilisation of mineral resources if they are extracted prior to development.			
Noise	Land directly adjacent to the eastern boundary of the assessment area is located within a Strategic Noise Buffer associated with the A38.	There is sufficient available land within the assessment area for development to be set back from the A38 Strategic Noise Buffer and suitable mitigation may be possible to overcome noise related issues.	N/A	N/A	
	Negligible effects are anticipated at the smallest development option size as there is potentially sufficient space outside of noise buffers to accommodate this scale of development.				
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.	N/A	N/A	N/A	
	As such, negligible effects are anticipated in relation to odour for all development sizes.				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
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Summary of Constraints

There is insufficient space within the assessment area to accommodate a new settlement at the medium or largest development option size and the existing settlements of Evington and The Leigh are located in the south-west and west, further reducing the potential space for a new settlement. The majority of the assessment area is comprised of grade 3 agricultural land and therefore development within the area has the potential to result in the loss of higher quality agricultural land, dependent upon whether it is grade 3a or grade 3b. The land in the east may have sufficient space to accommodate a new settlement at the smallest scale whilst achieving greater than 250m separation from Coombe Hill Canal SSSI. This location is subject to MSAs, a noise buffer and a Drinking Water Safeguarding zone, impacts upon the first two of which can potentially be mitigated. However, there is potential for development of any new settlement within this assessment area to result in significant negative effects on the historic environment.

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<ul style="list-style-type: none"> Open and expansive views. Surround by BAP Priority Habitats. Provides rural setting to The Leigh. <p>As such, landscape sensitivity is high under the medium and largest development option size as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for smallest size option as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment area.	H	H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	The assessment area is connected via the A38 (Gloucester Rd), along the Eastern boundary, and provides a strategic link to the M5 Junction 10. Some congestion is experienced along major roads within the vicinity of the assessment area at peak times.	
Access to employment	By public transport: Number of workplaces accessible within 45 minutes = 114,776 A high number of workplaces / employment sites can be accessed from the assessment area within 45mins during the AM peak by PT. Public transport services provide connections to Gloucester, Tewkesbury and Bishops Cleeve.	
	By road: Number of workplaces accessible within 30 minutes = 271,595 Access from the assessment area to employment by car scores relatively high , due to the well-connected local road network to key urban centres / employment sites.	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that both education sites and healthcare sites can be access within 20mins travel time by PT, whilst urban centres can be accessed between 20 and 40mins travel time.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 72%</p> <p>Car-based trips currently account for 72% of commuter journeys in the nearest LSOA, despite the areas high-frequency PT services which provide good connectivity to key services and employment sites.</p>	
Active travel	<p>The assessment area is located outside of the 5km catchment of a nearest rail station and is currently served by low-frequency PT services. The assessment area is divorced from strategic walking / cycling (NCN) routes.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
<p>Overall risk of non-delivery</p> <p>Strategic infrastructure – inclusion in forward planning programme</p> <p>Strategic infrastructure – requirements for development contributions</p> <p>Land availability</p> <p>Financial viability</p>	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]

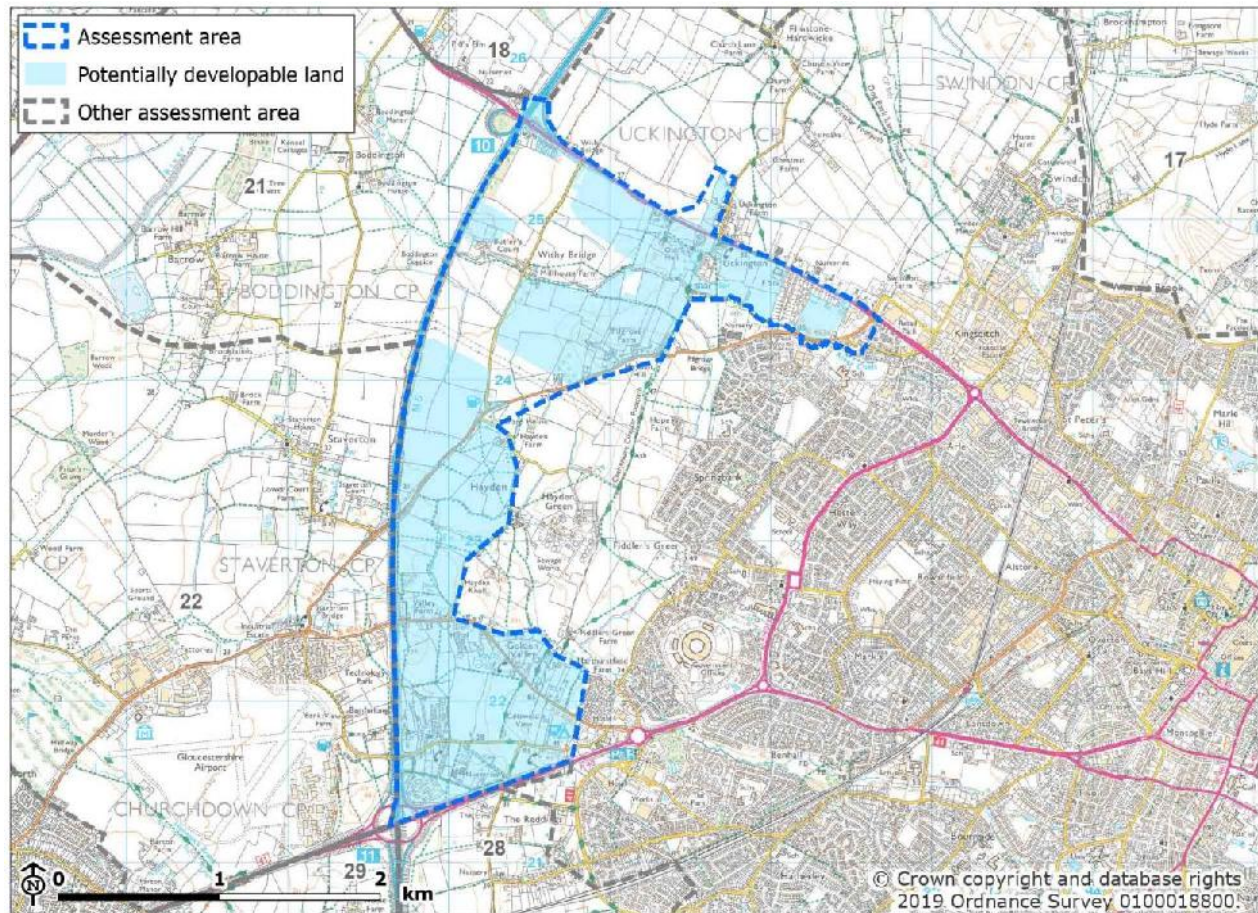
Assessment Area 20 – Urban Extension: Land West of Cheltenham

Assessment Area Ref: 20

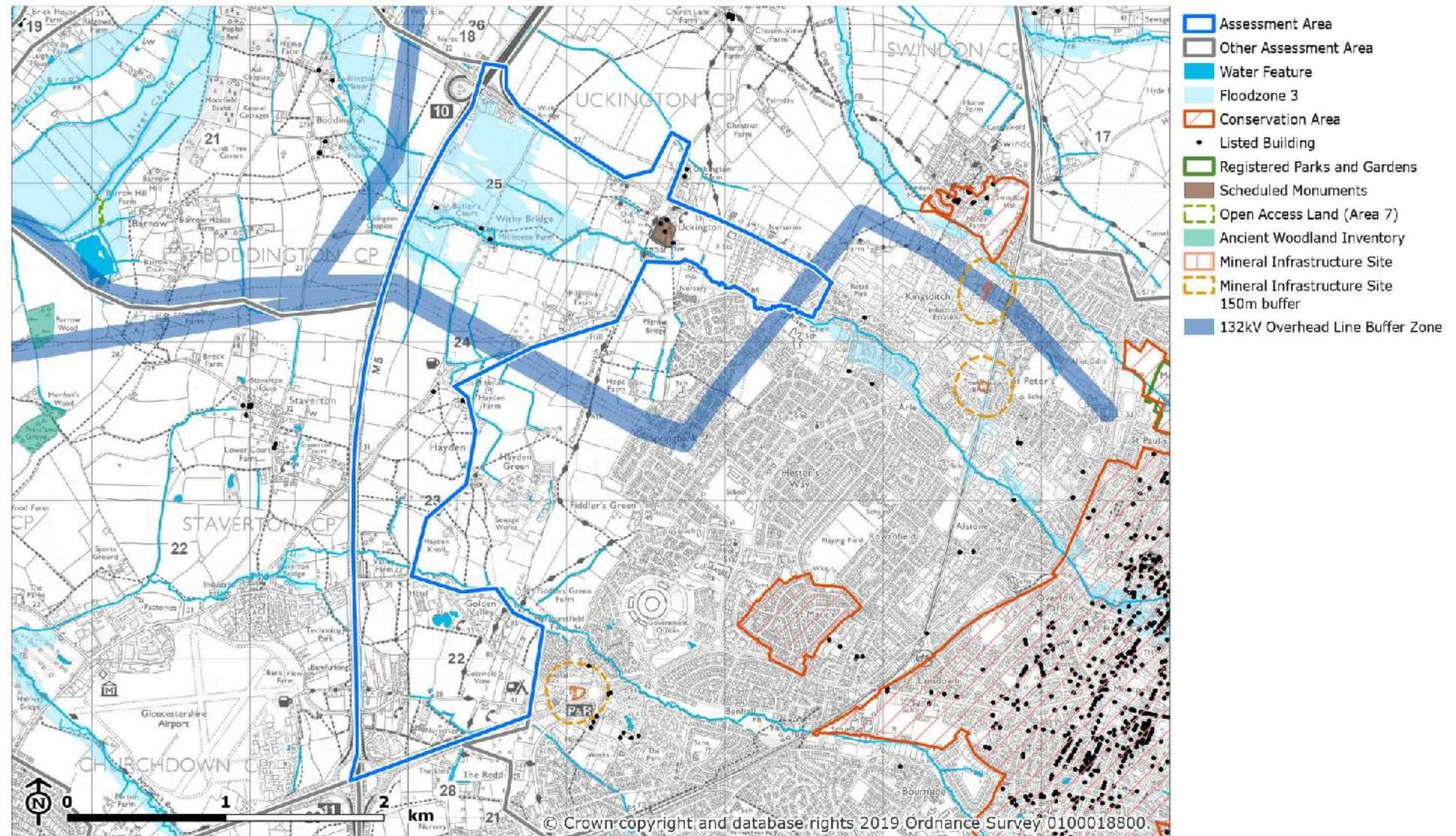
Authority Area: Tewkesbury

Development Typology: Urban Extension

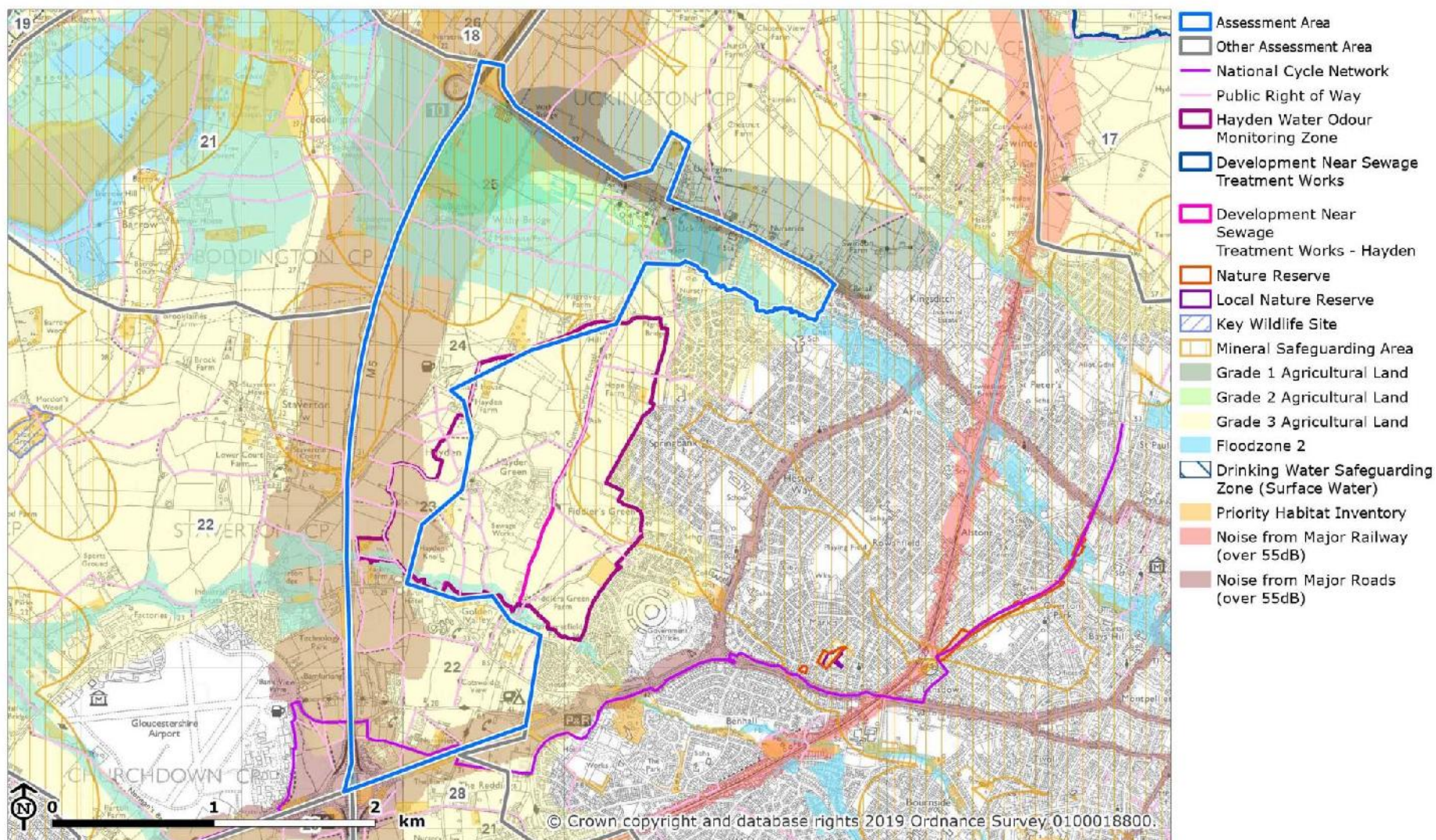
Area: ~448ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> The assessment area contains ten grade II listed buildings. These include houses, farmhouses, and cottages, as well as agricultural and industrial buildings. A group are located at Uckington to the northeast; the rest are dispersed across the northern half of the assessment area. The group of listed buildings at Uckington is associated with the scheduled remains of a moated site. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a number of non-designated heritage assets within the assessment area. These include: <ul style="list-style-type: none"> A locally listed building in the southeast of the assessment area along the B4063. A moated site at Butler's Court 	<p>The northern half of the assessment area is the most sensitive part due to the presence of the designated assets particularly Uckington, where there is a scheduled monument and listed buildings within the assessment area and listed buildings beyond the assessment area that would be susceptible to setting change. The area to the northwest, towards Boddington, and at Hayden are also sensitive due to the presence of listed buildings.</p> <p>There is also a non-designated moated site in north-west of the assessment area. It could be of more than local significance (e.g. medium-national significance), meaning that preservation in situ may be required. However, physical effects to the other known non-designated assets could probably be mitigated via an appropriate scheme of investigation and recording.</p> <p>To avoid/ minimise harm to the historic environment any urban extension would be best placed to the south of the assessment area. Based on the evidence reviewed herein, it is likely that all urban extension sizes would give rise to minor negative effects.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>to the northwest;</p> <ul style="list-style-type: none"> - An area of cropmarks possibly of a later prehistoric to Roman settlement; - A Roman field system at Uckington; - A prehistoric ring ditch; - The sites of possible medieval/post-medieval mills; - A number of WWII sites; - Former turnpike roads. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates that the assessment area includes a mix of historic and modern settlement set within a primarily agricultural landscape comprised of irregular, less irregular, regular and less regular enclosures. The irregular and less regular enclosures have some time-depth and value in themselves. They could also include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> The grade II Uckington Farmhouse and its stable block and cart store, are immediately adjacent to the assessment area. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated assets within the HER have been identified as being particularly susceptible to setting change. 				
Ecological and Geological Environment	<p>Within the assessment area:</p> <ul style="list-style-type: none"> There are no designations within the assessment area. <p>Within 250m:</p> <ul style="list-style-type: none"> There are no designations within 250m of the assessment area. <p>Within 2km:</p> <ul style="list-style-type: none"> SSSI (Badgeworth) 900m south, part of which is a GWT reserve. Ancient Woodland (Priors Grove) 1.8km west. Ancient Woodland (Barrow Wood) 1.9km west. 	<p>Areas of traditional orchard and deciduous woodland priority habitat are distributed throughout the assessment area.</p> <p>There are areas of deciduous woodland priority habitat adjacent to the western boundary.</p> <p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the wooded areas of priority habitat are maintained, which will include ensuring that supporting transport infrastructure minimises severance of habitats in the area.</p> <p>There is the potential to provide landscape</p>	*	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>In the wider area, Coombe Hill Canal SSSI is 2.5 to the north-west but not functionally related to the assessment area. Minor negative effects may occur for a large extension as there is a national designation within 2km of the assessment area. There is the potential for negligible effects for medium and small scale extensions provided these are located in the northern extent of the assessment area.</p> <p>Potential negative effects in all cases are likely to be contingent on detailed development design and other mitigation measures.</p>	scale connectivity via linking existing habitats with new green infrastructure.			
Soil Quality	<p>The majority of the assessment comprises grade 3 agricultural land. However, there is approximately 53ha of land classified as grade 2 land in the north as well as 32ha of grade 1 land directly adjacent to the northern boundary.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality for all development sizes. The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.</p>	There is significant potential for development at all development sizes to avoid the grade 2 and grade 1 agricultural land as these areas are restricted to land adjacent to the northern boundary. However, the remainder of the assessment area is still comprised of grade 3 agricultural land and therefore development at any location has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or the lower quality grade 3b.	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects are considered likely in relation to water quality for all development sizes.	N/A			
Flood Risk	<p>The majority of the assessment area is comprised of greenfield land. However, there are areas of existing residential and commercial development as the area is on the fringe of Cheltenham, the B4634 bisects the central region of the area and the B4063 passes through the southernmost area. There are also local roads and areas of agricultural development distributed throughout the assessment area.</p> <p>Approximately 136ha of land in the northern sector of the assessment area is located within flood zone 2 due to the River Chelt passing through the area from west to east. In addition, there is also a smaller area of flood zone 2 in the southern half of the assessment area due to the presence of Hatherley Brook, amounting to approximately 3ha.</p> <p>Significant negative effects may occur in relation to flood risk at the largest development size as the distribution of flood zone 2 in the assessment area means that there may be insufficient space to</p>	There is potentially sufficient space outside of flood zone 2 in the central region of the assessment area to accommodate development at the small and medium scale. In addition there is also potentially sufficient space in the south of the assessment area to accommodate a development at the small scale.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	accommodate this scale of development outside of flood risk areas. Negligible effects may occur in relation to flood risk at the small and medium development size options as there is potentially sufficient space to accommodate these scales of development outside of flood zone 2.				
Mineral Resources	<p>Approximately 211ha of land in the northernmost part of the assessment area is within a Mineral Safeguarding Area (MSA). There is approximately a further 16ha of land on the western boundary that is also within a MSA.</p> <p>There is potential for development at the largest development option size to result in the sterilisation of mineral resources as there may not be sufficient space to accommodate this scale of development outside safeguarded areas. As such, significant negative effects may occur in relation to mineral resources at the largest development option size. Negligible effects may occur in relation to mineral resources at the small and medium development sizes as there is potentially sufficient space to accommodate these scales of development outside MSAs.</p>	Land in the central region and in the south of the assessment area is not located within any MSAs and could potentially accommodate development at the small and medium development size options, avoiding the sterilisation of mineral resources. Impacts on mineral resources could potentially be mitigated, for example by extraction prior to development.	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Noise	<p>Almost the entirety of the western half of the assessment area is located within a Strategic Noise Buffer due to the presence of the M5 on the western boundary. In addition, land directly adjacent to the southern and northern boundary of the assessment area is also located within noise buffers due to the presence of the A40 and A4019 respectively.</p> <p>Significant negative effects may occur for the largest development size option as there may be insufficient space to accommodate this scale of development outside noise buffers. Negligible effects may occur at the small and medium development sizes as there is potentially sufficient space to accommodate these scales of development outside noise buffers.</p>	There is potentially sufficient land outside of noise buffers in the north-east of the assessment area to accommodate development at the small and medium size options. Suitable mitigation may also be possible for larger development sizes to overcome any noise related issues.	*		
Odour	<p>There is approximately 25ha of land in the central part of the assessment area that is located in an Odour Monitoring Zone.</p> <p>However, there is potentially sufficient space to accommodate all scales of development outside this area and therefore negligible effects may occur in relation to odour.</p>	There is potentially sufficient land outside the odour buffer in the northern half of the assessment area to accommodate all development size options.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
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Summary of Constraints

The northern region of the assessment area is the furthest from Badgeworth SSSI but is the most sensitive to development in other respects due to multiple constraints in this location: particularly heritage assets and flood zone 2, but also a noise buffer and higher grade agricultural land. Noise impacts can potentially be mitigated, however; and grade 1-2 agricultural land is restricted to an area near the northern boundary (the remainder of the site is grade 3 and so could potentially be grade 3b). The central region and south of the assessment area may offer potential for development at the small and medium urban extension scales with lower impacts, although effects on Badgeworth SSSI would need careful consideration. Development in these parts of the assessment area would still involve loss of grade 3 agricultural land and encroachment on a noise buffer, although mitigation would again potentially be possible in relation to noise issues and it is not clear if the grade 3 agricultural land is grade 3a or the lower quality grade 3b.

Landscape Sensitivity

Overview of Sensitivity	Variation within Assessment Area	Sensitivity Rating: Large extension (3,500+ dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<ul style="list-style-type: none"> Contribution to the sense of separation between Cheltenham and Gloucester. Intervisibility with the Cotswolds AONB Strong rural character and setting provided to existing settlements <p>As such, landscape sensitivity is moderate-high under the largest size options as the key characteristics and qualities of the landscape may be sensitive to at this scale. Landscape sensitivity is reduced to moderate- for the medium and small extension options as the key characteristics and qualities of the landscape are potentially less sensitive to development at these scales.</p>	No significant spatial variation in sensitivity across the Assessment Area.	M-H	M	M

Accessibility

Criterion	Rationale	Score
All/aggregate		Green overall
Capacity of the transport network	<p>The assessment area is well connected via the A40 (Golden Valley Roundabout), B4063 and A4019 (linking to M5 Junction 10), providing good links to Cheltenham and Gloucester.</p> <p>Some congestion is experienced on major roads in the vicinity of the assessment area, including links to Arle Court Roundabout via the B4063 and on the A40 approach to Cheltenham during AM / PM peaks, which may be worsened with significant development growth.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 137,204</p> <p>A high number of workplaces / employment sites can currently be accessed by PT from the development area, with high-frequency PT services operating along the key arterial routes to Cheltenham and Gloucester.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 284,313</p> <p>Access from the assessment area to employment by car scores high, due to the well-connected local road network to key urban centres / employment sites.</p>	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that the assessment area is accessible to a number of key services within 20mins travel time by PT services along the main arterial routes.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 69%</p> <p>Car based commuter trips currently account for 69% of journeys in the LSOA, given its proximity to the strategic road network. Enhancing existing high-frequency PT services / P&R scheme provides opportunities to encourage mode shift away from car based trips into Cheltenham.</p>	
Active travel	<p>The assessment area is within the 5km catchment of Cheltenham Spa Rail Station and is in proximity to high-frequency PT services. National Cycle Network - Route 41 currently runs along the southern boundary of the assessment area, providing strategic walking / cycling connectivity between Cheltenham and Gloucester.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

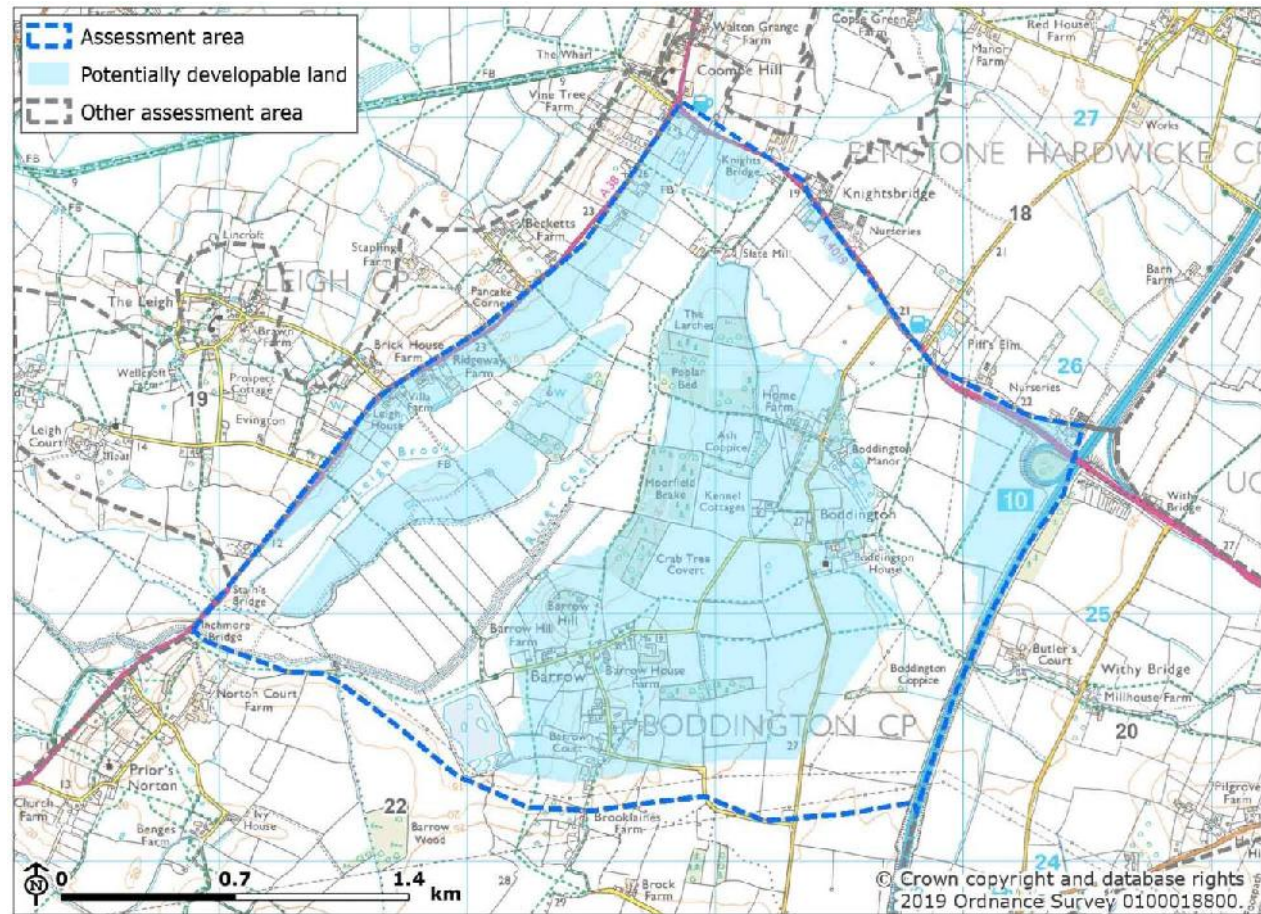
Assessment Area 21 – New Settlement: Land Northwest of Cheltenham

Assessment Area Ref: 21

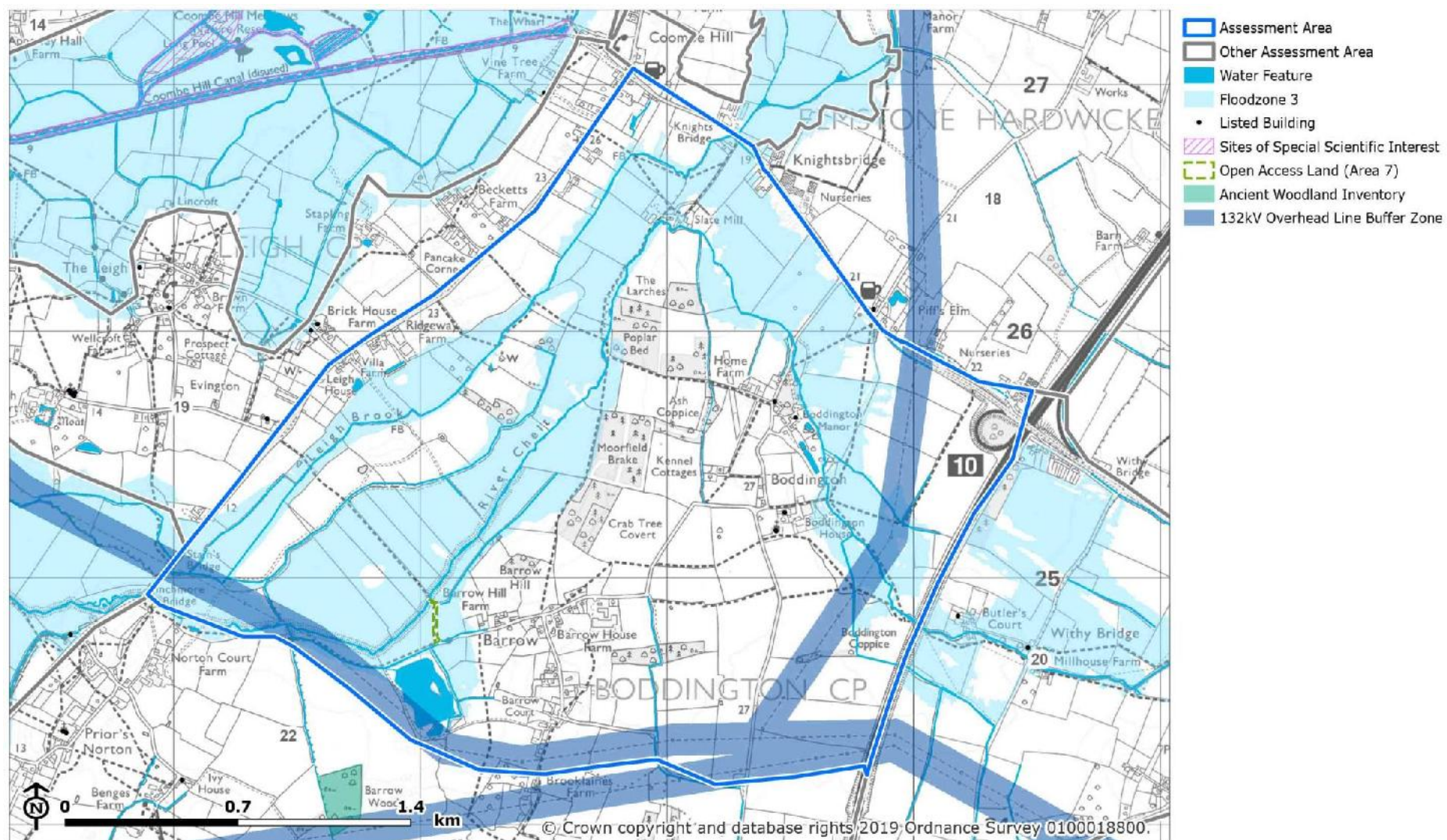
Authority Area: Tewkesbury

Development Typology: New settlement

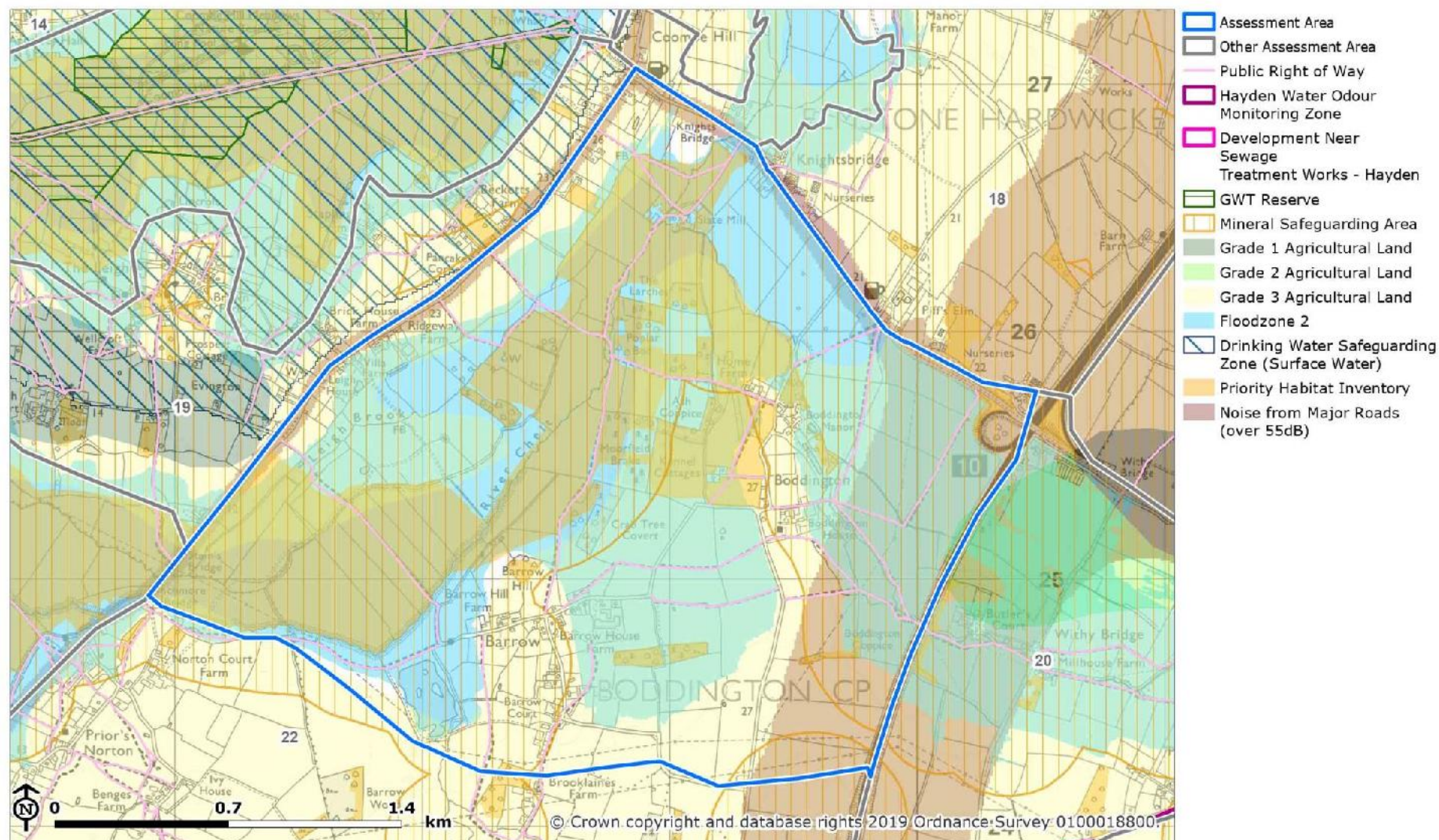
Area: ~589ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are five listed buildings within the assessment area. These include the grade I Church of St Mary Magdalene, the cemetery of which contains a grade II listed burial monument. The other listed buildings are all grade II and include Boddington House – a former farmhouse - Boddington Manor and a dovecote at the manor. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a number of non-designated heritage assets within the assessment area. These include but are not limited to: <ul style="list-style-type: none"> Possible prehistoric ring ditch near The Larches and a disputed barrow at Barrow Hill; Site of a Roman building at 	<p>The key sensitivities of the assessment area are the listed buildings at Boddington. To the east of Boddington Manor are two fields that were formerly its parkland. These retain some parkland trees and therefore may be of more than local significance. There is also a potential medieval settlement here that could be of regional or greater significance. Any new development should avoid coalescence with this historic settlement.</p> <p>It is unlikely that a large village or town could be developed without causing harm to the assets in Boddington, which could be significant.</p> <p>It is considered that a 'small village' development may be able to be set back from Boddington, resulting in a reduction of harm, however due to the potential harm to the setting of the historic environment assets, even from only a small village, minor negative effects are anticipated as a result of this development size.</p>	N/A	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Barrow;</p> <ul style="list-style-type: none"> - Medieval deer park and settlement in Boddington; - The possible sites of multiple mills (some potentially extant) and a bridge; - Cropmarks and earthworks generally interpreted as agricultural features. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates a primarily agricultural landscape interspersed with historic settlements at Barrow and Boddington, the latter also featuring an area of post-medieval ornamental landscape. The agricultural landscape is comprised of a mix of irregular, less irregular, regular and less regular enclosures, as well as enclosed riverine pasture. The irregular and less regular enclosures have some time-depth and value in themselves. They could also include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are a number of listed buildings in the wider vicinity of the assessment area. Most our farmhouses that – in the event of development - would retain sufficient agricultural setting to remain legible. There are also a number of rural parish churches, which again should retain sufficient rural setting. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a number of non-designated assets in the wider vicinity. These include a possible round barrow near Coombe Hill which may be susceptible to meaningful setting change. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> No designated assets within the assessment area. <p>Assets within 250m:</p> <ul style="list-style-type: none"> Ancient Woodland (Barrow Wood) 200m south. <p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Coombe Hill Canal) 330m north-west; it's also a GWT reserve. The IRZ for this SSSI overlaps with the majority of the assessment area. This identifies that residential development over 1Ha in scale is a <u>risk</u> to the SSSI. Ancient Woodland and priority wildlife site (Priors Grove) 800m south. Wainode Pond is located 2.2 km west of the area boundary. There is a scattering of small traditional orchards within 250m on all sides. Small deciduous woodlands are also found on all sides. Good quality semi-improved 	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance mitigation measures to ensure that wooded river corridor network is maintained.</p> <p>It will need to ensure that the areas of Deciduous Woodland and traditional orchards are maintained and that suitable buffering (of both construction and operation phase potential impacts).</p> <p>It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>It will be important to maintain/enhance the networks of priority habitat predominantly in the west, central and northwest parts of the assessment area. Severance of floodplain grazing marsh must be avoided and connectivity should be optimised at the landscape scale. There may also be implications for flood risk assessments and greater distance for impacts of infrastructure (e.g. roads).</p>	N/A	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>neutral grassland, along with unspecified priority habitat, is also found in small areas to the west and north.</p> <p>Minor negative effects may occur for both potential development sizes as it may be possible to locate these scales over 250m from the SSSI to the north, but it will still be within 2km.</p> <p>Detailed development design and other mitigation measures may reduce the potential for adverse effects.</p>				
Soil Quality	<p>The majority of the assessment area is grade 3 agricultural land. There is approximately 202ha of land that is grade 4 but this is largely within flood zone 3.</p> <p>There is potential for development to result in the loss of high quality agricultural land.</p> <p>The effects are uncertain as there is no data available to distinguish whether the land is grade 3a or the lower quality grade 3b.</p>	<p>Due to the significant coverage of grade 3 agricultural land within the assessment area, loss of high quality soils (dependent upon whether it is grade 3a or grade 3b) may occur from development at all scales and potentially significant negative effects are therefore identified.</p>	N/A	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Water Quality	<p>The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones.</p> <p>As such, negligible effects are anticipated in relation to water quality.</p>	N/A	N/A		
Flood Risk	<p>The majority of the assessment area is greenfield apart from the settlements of Barrow and Boddington as well as local roads and areas of agricultural development.</p> <p>The majority of land within the assessment area is within flood zone 2 due to the River Chelt passing through the area. There is also a significant amount of land located within flood zone 3 in closer proximity to the River Chelt.</p> <p>Significant negative effects are identified as there is insufficient space to accommodate a new settlement outside flood zone 2 or 3.</p>	<p>There is some land within the developable part of the assessment area that is not located within flood zone 2 or flood zone 3, but it is insufficient to accommodate a new settlement at any scale due to existing development at Barrow and Boddington.</p>	N/A		
Mineral Resources	<p>The majority of land within the assessment area is within a Mineral Safeguarding Area (MSA).</p> <p>There is potential for development to result in the sterilisation of mineral resources. As such, significant negative</p>	<p>There is an area of developable land between the settlements of Barrow and Boddington that could potentially accommodate development under the smallest development size option outside of MSAs. The large village development option</p>	N/A	*	

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	effects may occur at the medium development size option as there is insufficient space to accommodate this scale of development outside of MSAs. Negligible effects are anticipated under the smallest development size as there is potentially sufficient space to accommodate this scale of development outside of MSAs.	size would result in a loss of mineral resources, and significant negative effects are therefore identified. Suitable mitigation may also be possible for a larger scale development to overcome mineral resourcing issues, such as extraction prior to development.			
Noise	<p>There is land adjacent to the western, northern and eastern boundaries located within Strategic Noise Buffers due to the presence A38, A4019 and M5 respectively.</p> <p>However, there is potentially sufficient space within the assessment area to accommodate development at the small and medium development size options outside of noise buffers. Therefore, negligible effects are anticipated in relation to noise.</p>	There is potentially sufficient space between the settlements of Barrow and Boddington to accommodate development outside of noise buffers. Suitable mitigation may also be possible to overcome any noise related issues should development be proposed within the Strategic Noise Buffers.	N/A		
Odour	<p>The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.</p> <p>As such, negligible effects are anticipated in relation to odour for all development sizes.</p>	N/A	N/A		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
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Summary of Constraints

There is insufficient potentially developable land within the assessment area for a large new settlement. The east of the assessment area (Boddington) is the most sensitive with respect to cultural heritage. All development scales would encroach on flood zone 2. The majority of the assessment area is comprised of grade 3 agricultural land and therefore development has the potential to result in the loss of high quality agricultural land (dependent upon whether it is grade 3a or grade 3b). A medium scale development may require a fragmented/irregular form due to the presence of flood zone 3.

Landscape Sensitivity

Overview of Sensitivities	Variation within Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<p>Key sensitives:</p> <ul style="list-style-type: none"> • Strong rural character with the small settlements of Boddington and Barrow • Locally prominent hills • Areas of mixed woodland • Estate character around Boddington Manor • Views to the Cotswolds AONB. <p>Landscape sensitivity is moderate-high for small and medium development options due to the key characteristics and qualities of the landscape.</p>	No significant spatial variation in sensitivity across the Assessment Area.	N/A	M-H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	<p>The assessment area is connected to the strategic network via the A38 (Gloucester Road) and the A4019 (Cheltenham Road), providing links into Cheltenham and Tewkesbury.</p> <p>Little congestion issues on major roads in proximity of the assessment area, although some congestion experienced at the A4019 / M5 Junction 10 intersect, with planned upgrade improvements on the westbound entry.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 21</p> <p>A very low number of workplaces / employment sites can currently be accessed by PT from within the development area, with the assessment area currently being served by a low frequency PT service.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 268,428</p> <p>Access from the assessment area to employment by car scores relatively high, due to the well-connected local road network to Cheltenham and Tewkesbury.</p>	
Access to other key services and facilities	<p>TRACC Accessibility Modelling outputs show that the assessment area has poor accessibility to key services within the defined travel times, due to its proximity from a high-frequency PT service.</p>	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 69%</p> <p>Car based commuter trips currently account for 69% of journeys in the LSOA, which is expected given its proximity to the strategic road network and low frequency PT services.</p>	
Active travel	<p>The assessment area is partially within the 5km catchment of Cheltenham Spa Rail Station, and is served by low-frequency bus services. The assessment area is divorced from strategic walking and cycling routes.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

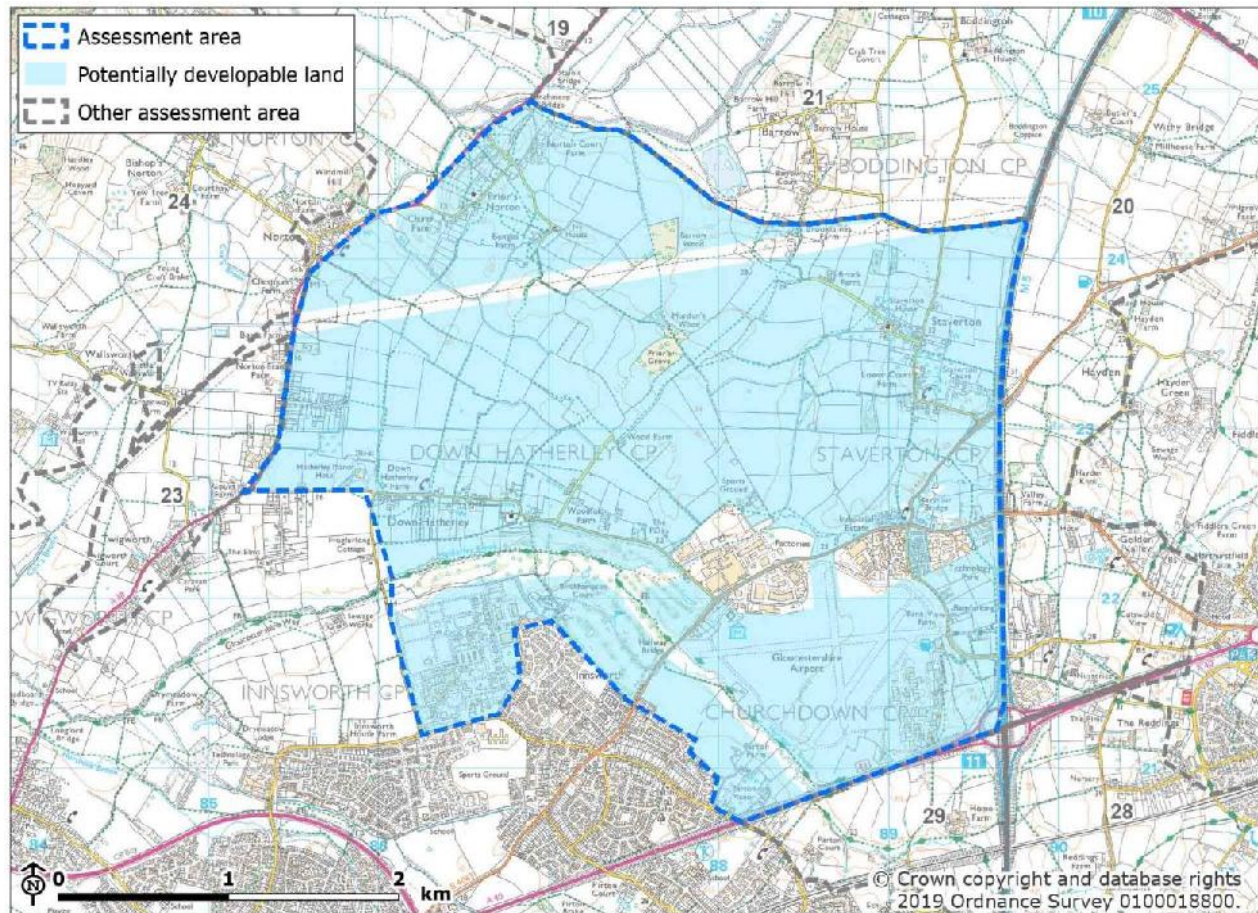
Assessment Area 22 – Land North of Innsworth

Assessment Area Ref: 22

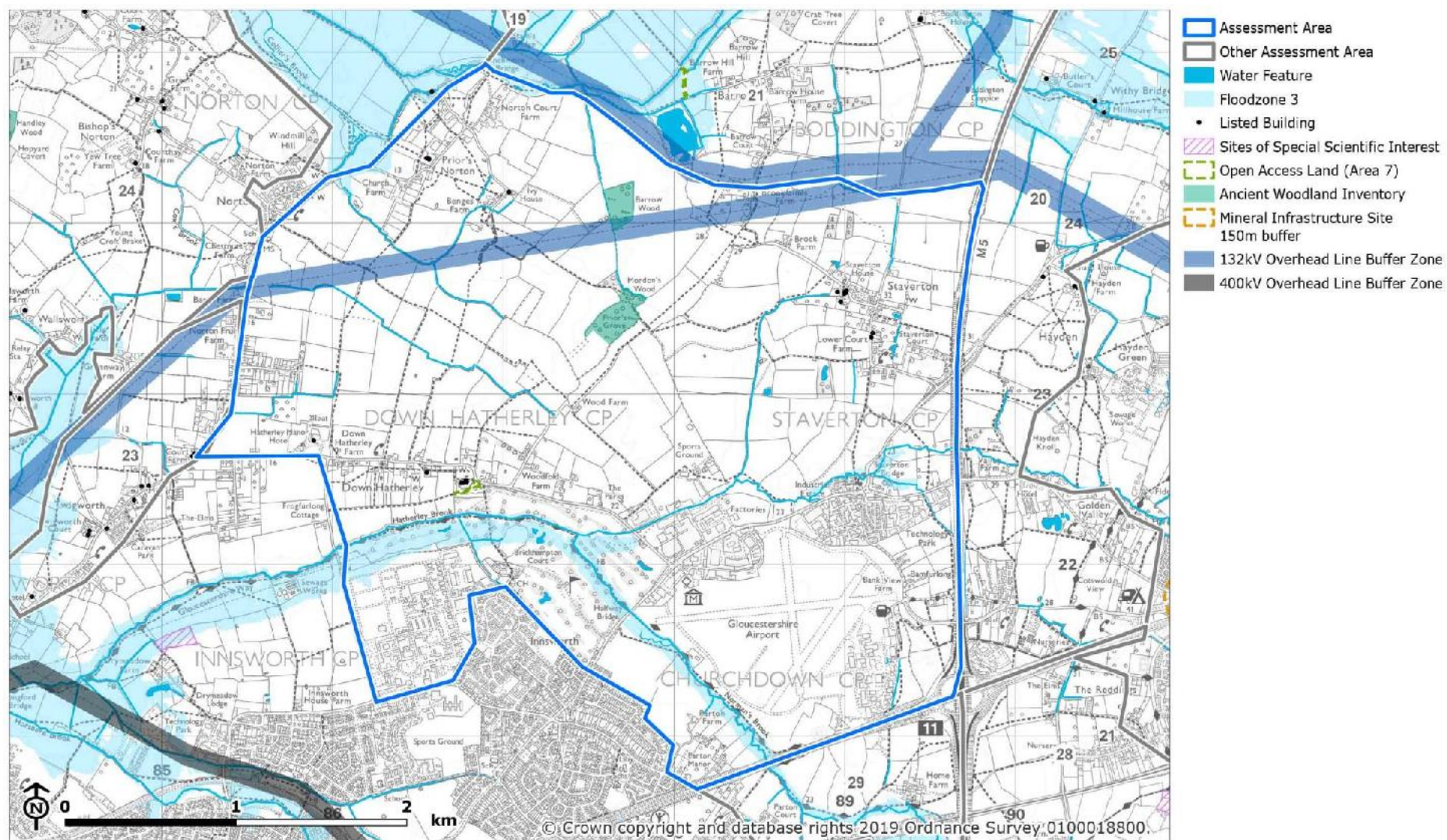
Authority Area: Tewkesbury

Development Typology: Urban Extension

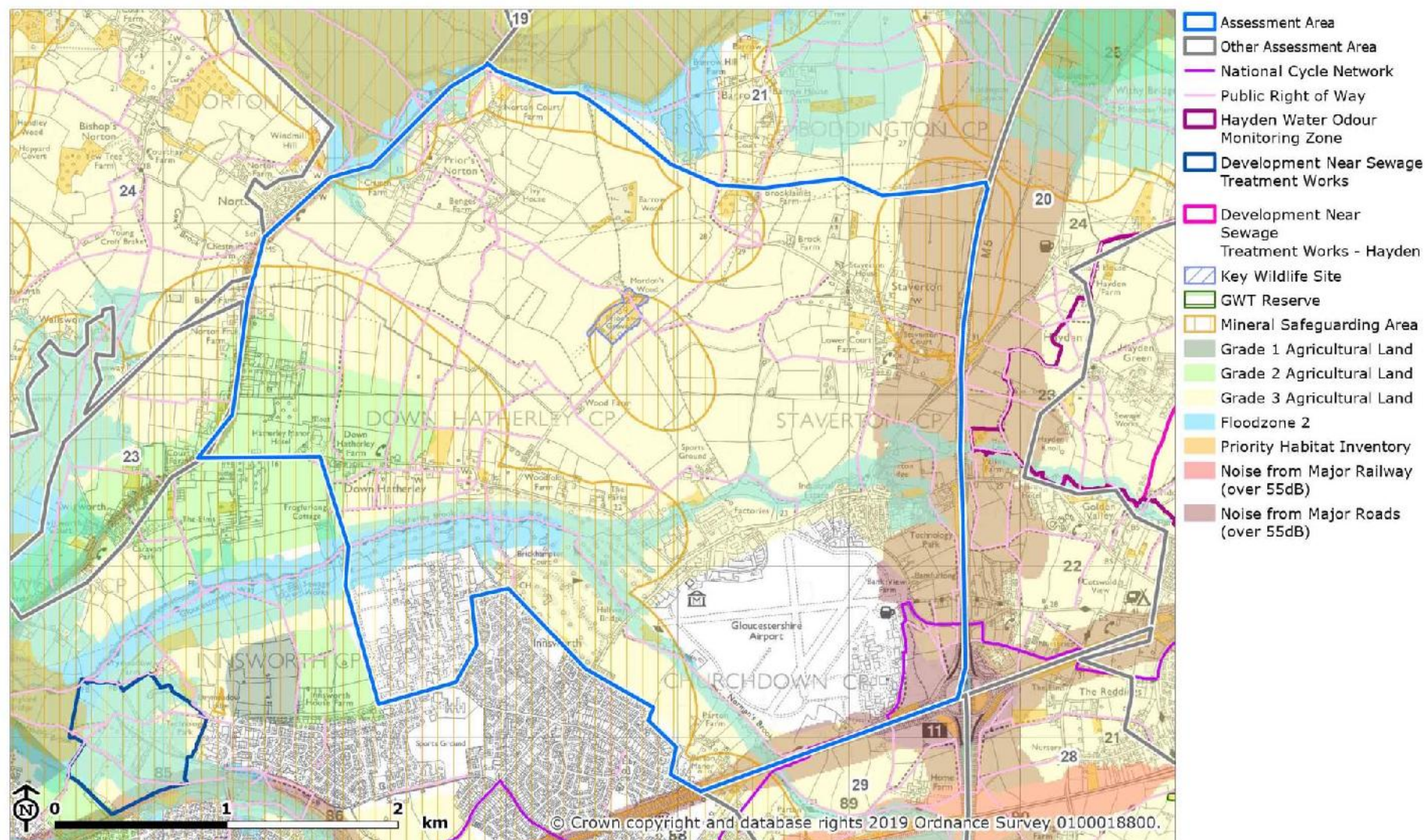
Area: ~1,266ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 21 listed buildings within the assessment area; these are all grade II listed except for three grade II* listed churches. The listed buildings are clustered within three historic rural settlements - Staverton (to the east), Down Hatherley (to the west) and Prior's Norton (to the north). In addition to the churches they typically comprise burial monuments, former manors, farmhouses and cottages. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a very large number of heritage assets, including but not limited to: <ul style="list-style-type: none"> Prehistoric settlement at Bamfurlong Farm; Roman site and ditches at Twigworth and another possibly west of Staverton; 	<p>The listed buildings and historic rural settlements in which they lie are key sensitivities that make development more high risk in the northern half of the assessment area. The risk of coalescing Down Hatherley into Cheltenham – affecting its rural character and the setting of listed buildings within it – is a potential limitation to any extension north of Innsworth beyond Hatherley Brook.</p> <p>Some of the non-designated archaeological assets could be of high significance, for example, the moated sites which again lie in the northern half of the assessment area.</p> <p>To avoid / minimise negative effects to the historic environment development would be best limited to the southern half of the assessment area (e.g. south of Hatherley Brook). This could accommodate small and medium size urban extensions. However, due to the potential for setting impacts in relation to such development, minor negative effects have been identified.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<ul style="list-style-type: none"> - Multiple cropmarks and earthworks, including extensive ridge and furrow; - Staverton Medieval settlement and shrunken village earthworks at Prior's Norton; - Medieval moated site at Hatherley Court and possibly another at Norton; and - Extensive WWII military features primarily associated with the defence of Staverton Airfield and Innsworth Royal Airforce Camp, both in the south of the assessment area. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates a landscape with small areas of settlement set within a primarily agricultural landscape, save for the military airfield and nearby industrial areas. The agricultural land comprises a mix of irregular, less regular and regular enclosures. The older enclosures are generally towards the edges of the northern half of the assessment area. They have some time-depth and value in themselves, and could include hedgerows that qualify as 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>important under the archaeology and history criteria of The Hedgerow Regulations 1997.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are a number of grade II listed buildings to the west of the assessment area in Twigworth that could be susceptible to setting change. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated assets recorded by the HER have been identified within the wider area as being particularly susceptible to setting change as a result of development within the assessment area. 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> Two areas of Ancient Woodland (Barrow Wood and Priors Grove), the latter of which is also a key wildlife site, in the northern half of the assessment area. 	Any spatial distribution of development within the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the areas of Ancient Woodland are maintained and also that the wooded areas of priority habitat are maintained/enhanced. This will include ensuring that supporting transport infrastructure minimises severance of	*	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Assets within 250m:</p> <ul style="list-style-type: none"> Large area of floodplain grazing marsh priority habitat adjacent to the northern boundary of the assessment area. There are also small deciduous woodlands along the assessment area boundary to the west, southeast and east. <p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Innsworth Meadow) 900 m to the southwest of the assessment area. The IRZ for this SSSI overlaps with over half of the assessment area. SSSI (Badgeworth) 1.3km south-east. Also a GWT reserve. The IRZ for this SSSI overlaps with approximately one quarter of the assessment area, to the south-eastern corner. SSSI (Coombe Hill Canal) 2km to the north of the assessment area. The IRZ for this SSSI overlaps with a very small corner (at the Mill Farmhouse) of the north of the assessment area. SSSI (Wainlode Cliff) 1.9 km to the northwest of the assessment area. Two Key Wildlife Sites 1.2km to the south of the assessment area. 	<p>habitats in the area.</p> <p>It will also be required to maintain/enhance the networks of priority habitat especially when developing adjacent to existing settlements. Severance of ancient and deciduous woodlands must be avoided and connectivity – be it additional woodland or complementary habitats – should be optimised at the landscape scale.</p> <p>There is potentially sufficient space in the eastern half of the assessment area to accommodate development at the small and medium extension sizes over 250m from local designations and over 2km from national designations.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>In the wider area, Ashleworth Ham SSSI is around 3km northwest.</p> <p>Minor negative effects may occur at the large development size option as this scale can potentially be accommodated without intersecting with local designations onsite, but is still likely to be within 250m of them. Negligible effects may occur at the small and medium development size options as there is potentially sufficient space to accommodate these scales of development over 250m from local designations and over 2km from national designations.</p>				
Soil Quality	<p>The majority of the assessment area is comprised of grade 3 agricultural land. However, there is approximately 73ha adjacent to the western boundary of the assessment area that is grade 2 agricultural land. In addition, there is approximately 33ha of floodplain land that is grade 4 adjacent to the western boundary. There is also non-agricultural land within the assessment area, with an urban area in the south-western corner on the fringe of Innsworth and land associated with Gloucester airport in the south-east.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality for all development sizes. The effects are</p>	<p>There is significant potential for all development sizes to avoid the loss of grade 2 agricultural land as this area is restricted to a pocket of land adjacent to the western boundary of the assessment area. However, the remainder of the assessment area is still grade 3 agricultural land and therefore development located within the majority of the assessment area has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or grade 3b.				
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones.	N/A			
	As such, negligible effects are anticipated in relation to water quality at all development sizes.				
Flood Risk	A large proportion of the overall assessment area is greenfield. However, the settlements of Prior's Norton and Staverton are located in the northern half of the assessment area and the settlement of Down Hatherley is located in the south. There is also an industrial estate in the south-west corner and Gloucestershire Airport and ancillary buildings are located in the south-east corner. The B4063 passes through the southern half of the assessment area and there are also local roads distributed throughout the assessment area.	There is significant potential for development to avoid land within flood zones 2 and 3 due to these areas being restricted to the banks of watercourses in the southern half of the assessment area and the north-west. The vast majority of land in the north of the assessment area is not constrained by flood zones and therefore all development sizes could potentially be located in this assessment area. A large urban extension could also be accommodated in the south of the assessment area outside of flood zones adjacent to Innsworth.			
	There is land in the southern half of the assessment area located within flood zone 2 due to Hatherley Brook passing through from west to east. There is also small section of land in the north-western corner of the assessment area located within flood zone 2 due to the presence of a				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>watercourse outside the assessment area boundaries.</p> <p>However, the majority of the assessment area is not located within any flood zones and therefore negligible effects are anticipated in relation to flood risk under all development sizes.</p>				
Mineral Resources	<p>Around a third of the assessment area is designated as a Mineral Safeguarding Area (MSA). The majority of this designation is located in the south-east of the assessment area, with smaller pockets of safeguarded land located in the centre, north and north-east.</p> <p>There is potential for development to result in the sterilisation of mineral resources. However, there is potentially sufficient space to accommodate all development sizes outside of MSAs and therefore negligible effects are anticipated.</p>	<p>There is over 200ha of land in the north-west of the assessment area that is not located within a MSA that could potentially accommodate development under all development option sizes, avoiding the sterilisation of mineral resources. However it is important to note that this would lead to a disjointed development form as the MSA largely hugs the boundary with Gloucester.</p> <p>There is over 100ha of unsafeguarded land in the north-east that could potentially accommodate development at the smallest and medium development option sizes. In addition, there is also unsafeguarded land in the south that could potentially accommodate all development sizes.</p> <p>It may also be possible to accommodate development without the sterilisation of mineral resources by extracting minerals prior to development.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Noise	<p>Land adjacent to the eastern boundary of the assessment area and the south-eastern boundary is located within a Strategic Noise Buffer due to the presence of the M5 and A40 respectively. Additionally, there is also a smaller area of land adjacent to the north-western boundary of the assessment area that is also within a Strategic Noise Buffer due to the presence of the A38.</p> <p>However, there is sufficient space within the assessment area to accommodate development at all sizes outside of noise buffers and therefore negligible effects are anticipated in relation to noise.</p>	<p>As land within noise buffers is restricted to the boundaries of the assessment area, there is sufficient space within the assessment area for development at all sizes to be set back from these areas.</p> <p>Furthermore, mitigation may also be possible to overcome noise related issues should it be required to develop within the Strategic Noise Buffers.</p>			
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones. As such, negligible effects are anticipated in relation to odour.	N/A			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
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Summary of Constraints

The majority of the assessment area is comprised of grade 3 agricultural land and therefore development of any scale has the potential to result in the loss of higher quality agricultural land, dependent upon whether it is grade 3a or grade 3b. There are three main areas of least constrained land within the assessment area. In the north-west, there is over 200ha of less constrained land that could potentially accommodate a large development. The potential for a continuous development of this scale is restricted by an overhead powerline that crosses the area. Development in this location would also be required to provide suitable avoidance/mitigation measures with respect to impacts on Ancient Woodland. In the northeast, there is over 100ha of less constrained land in the majority of respects that could potentially accommodate a small or medium development. However, a medium extension here would potentially involve coalescence with the existing settlement of Staverton. The northern part of the assessment area, however, has high sensitivity with respect to cultural heritage. Additionally, due to the degree of separation from Innsworth, development in the northern half of the assessment area would be considered a new settlement rather than an urban extension. Therefore, the less constrained land to the south of Hatherley Brook adjacent to and including Gloucestershire Airport may provide the greatest potential to accommodate an urban extension at all scales. Land at the fringe of Innsworth in the south-west that is located within a MSA could also be incorporated as part of an urban extension as it may be possible to extract mineral resources prior to development.

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Large extension (3,500 dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<p>The key landscape sensitivities include:</p> <ul style="list-style-type: none"> Contribution to the sense of separation between Cheltenham and Gloucester. Intervisibility with the Cotswolds AONB Locally prominent hills Strong rural character and setting provided to existing settlements <p>As such, landscape sensitivity is high under the medium and largest development size options as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for lowest size option as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment Area.	H	H	M-H

Accessibility

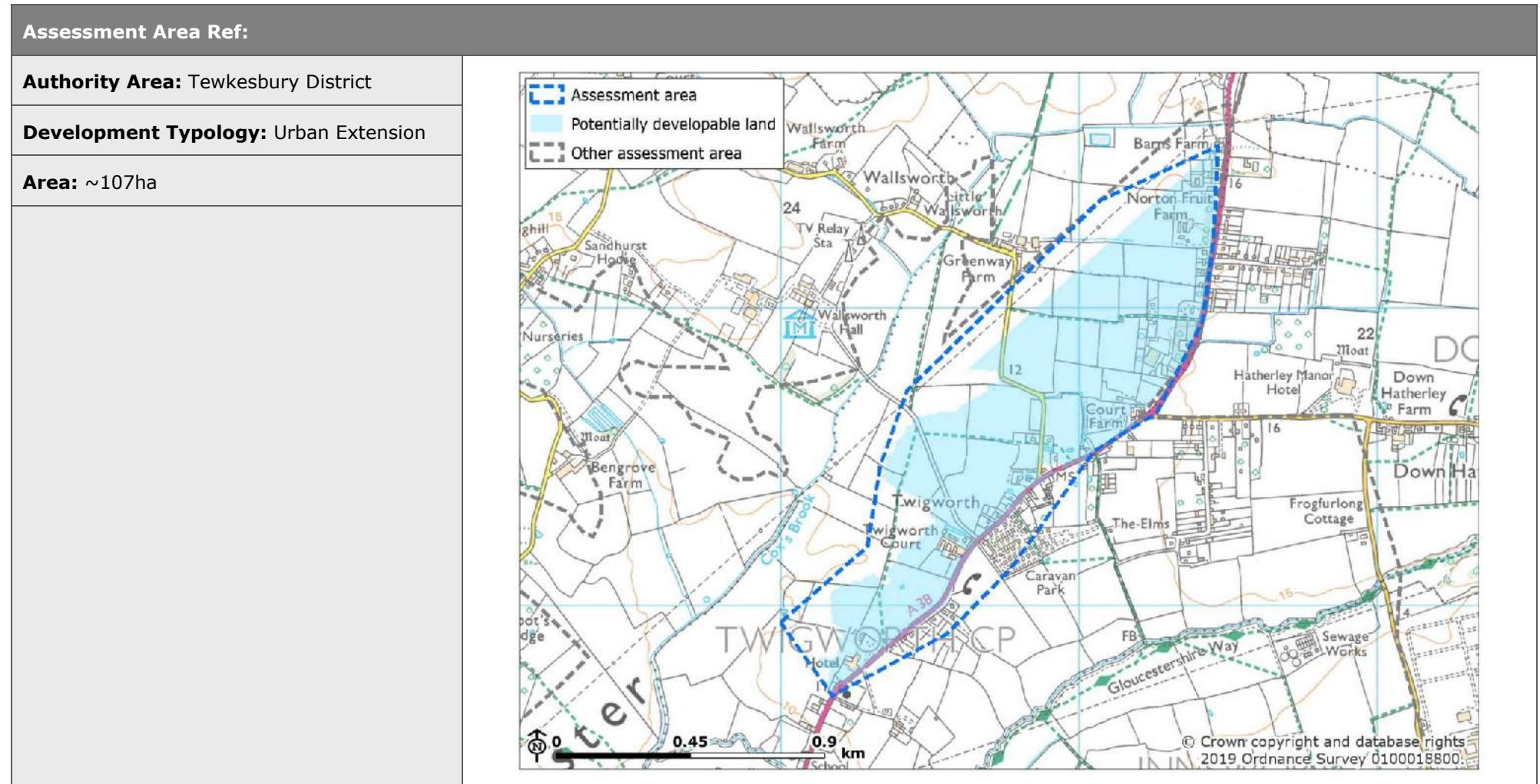
Criterion	Rationale	Score
All/aggregate		Green overall
Capacity of the transport network	The assessment area is connected via the A38 (north), A40 (south) and the B4063 which runs through the centre of the assessment area. The A40 provides a strategic link to Junction 11 of the M5, which experiences capacity issues during the peaks and likely to experience further congestion as a result of significant development.	
Access to employment	By public transport: Number of workplaces accessible within 45 minutes = 136,797 A high number of workplaces / employment sites can be accessed from the assessment area within 45mins during the AM peak by PT. The assessment area benefits from a high frequency PT route (Stagecoach 94 service), which provides direct connections between Cheltenham, Churchdown and Gloucester	
	By road: Number of workplaces accessible within 30 minutes = 284,454 Access from the assessment area to employment by Car scores high , due to the well-connected local road network to key urban centres / employment sites.	
Access to other key services and facilities	The assessment area has good accessibility to a number of key services and facilities by PT, including urban centres, educational and healthcare sites, within 20mins travel time.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van in LSOA = 67%</p> <p>Despite its good connectivity to key services and employment by PT, car mode share for commuter trips accounts for 67% of journeys in the nearest LSOA.</p>	
Active travel	<p>The area of search is located within 500m of a high frequency bus route and is within 5km of Cheltenham Spa Railway station, whilst the assessment area partially linked to the National Cycle Network.</p>	

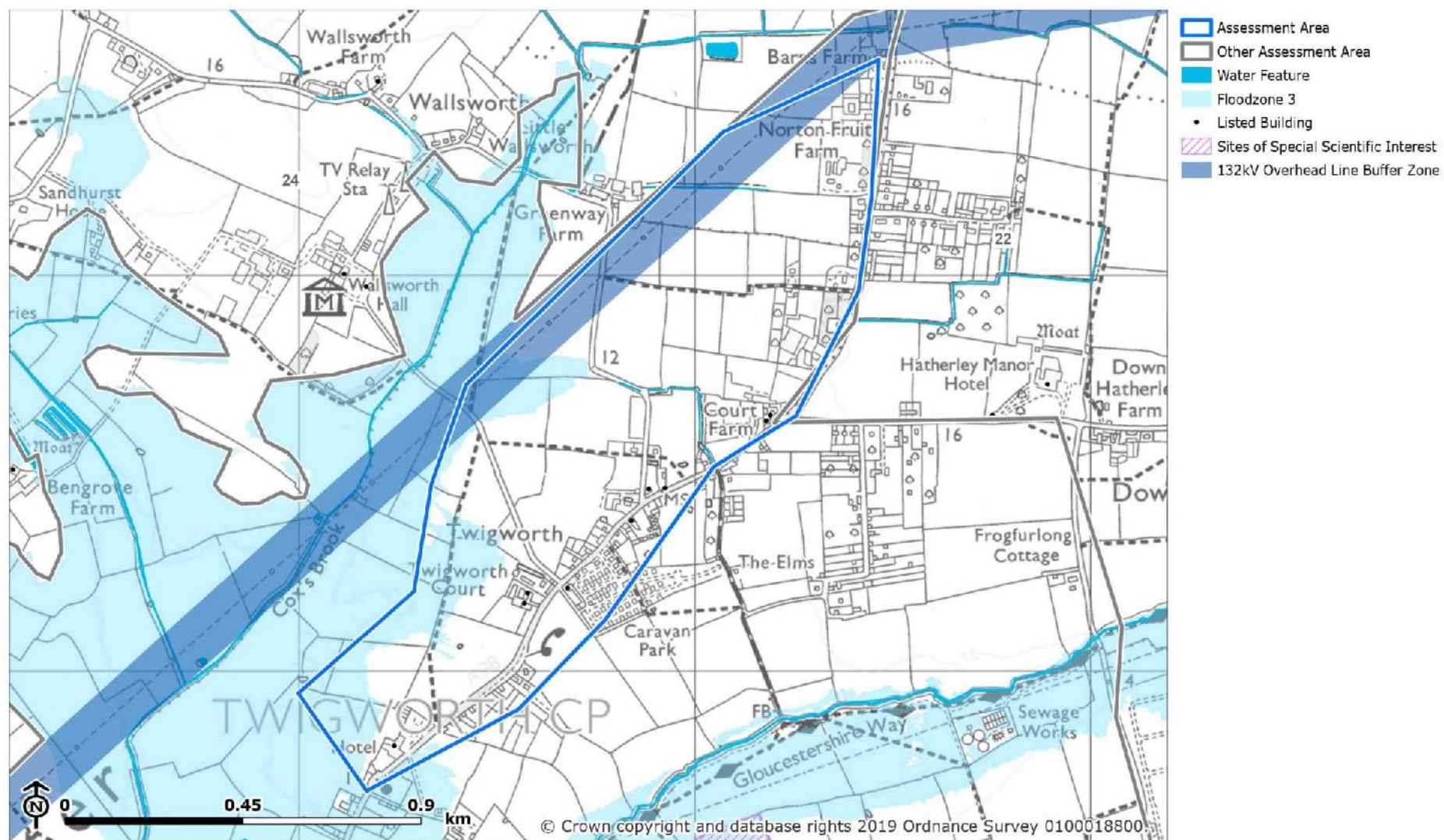
Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500 dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

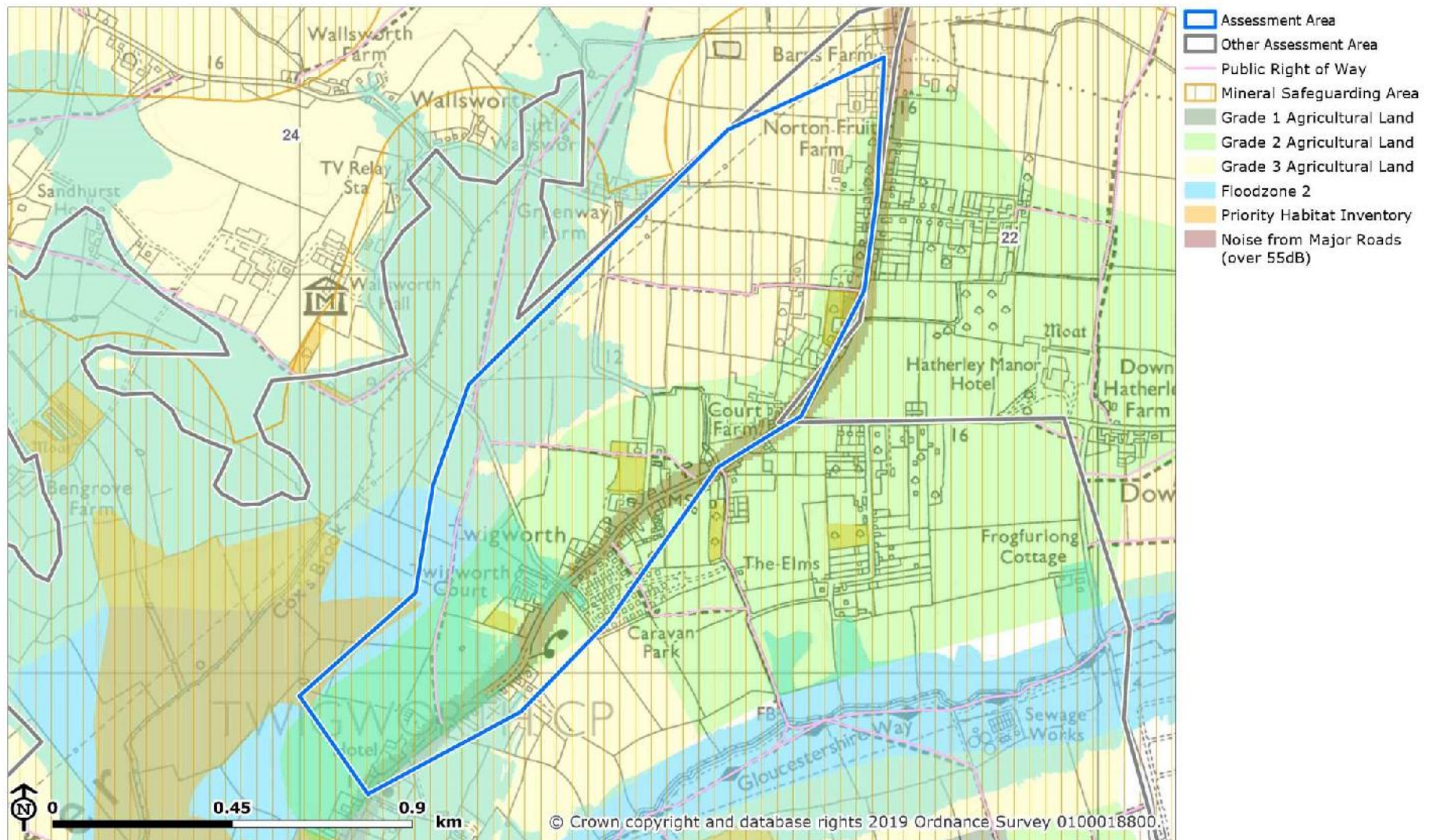
Assessment Area 23 – Urban Extension: Land North of Twigworth



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are ten grade II listed buildings within the assessment area. These include detached houses, farmhouses, a cottage, stables and a barn, a war memorial and milestone. All are located to the south in Twigworth, along the A38. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records only a limited number of assets within the assessment area. These comprise: <ul style="list-style-type: none"> A Late Iron Age to Roman settlement south of Twigworth Court; A Roman settlement and cemetery north of Twigworth Court and ditches/ gullies in the wider area; A Roman road west of Twigworth Court (the A38 is also marked on historic maps 	<p>The listed buildings within the assessment area represent a key sensitivity in terms of physical/ setting change, and several are likely to have their rural setting contribute to their legibility.</p> <p>To the east of the assessment area the grade II* Wallsworth Hall represent a key sensitivity. It is orientated towards the assessment area meaning that new development may be experienced from the house. Furthermore, it appears to have historically and functionally related non-designated buildings and parkland - of more than local significance - within the assessment area, which could be lost/ changed as a result of development.</p> <p>The assessment area also contains a range of non-designated archaeological assets that would be highly susceptible to physical change. The settlement evidence is likely to be of local (low) value, but could be regional (medium) depending on its survival, rarity, etc.</p> <p>The southern half of the assessment area is more sensitive than the northern half due both to the presence of designated and non-designated assets. Beyond Court Farm there is an area with no known designated or non-designated sensitivities, however, this would only accommodate a small extension</p>	N/A	?	??

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<ul style="list-style-type: none"> as a Roman road); - Medieval and later ridge and furrow earthworks; - A former turnpike road (now the A38); - The route of a military pipeline; and - Undated u-shaped features at Twigworth fields. <ul style="list-style-type: none"> • Additionally, it seems that a lodge house for Wallsworth Hall is located along the A38, next to Twigworth Court. This suggests that Wallsworth Hall has a parkland that extended into the assessment area. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates a primarily agricultural landscape comprised of irregular enclosures, less irregular enclosures and regular organised enclosures. The irregular and less irregular enclosures have some time-depth and value in themselves. They could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow 	<p>developed at the lowest end of the quantum. For this reason, a small extension has been assessed as having highly uncertain significant negative effects.</p>			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Regulations 1997. The area is interspersed with the historic linear settlement that has been subject to modern infill.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> To the west of the assessment area is the grade II* Wallsworth Hall – a country house – and to the east the grade II listed Hatherly Manor and its similarly listed lodge. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> Non-designated assets that may be susceptible to setting change include the Church of St Matthew immediately south of the assessment area. 				
Ecological and Geological Environment	<p>Within the assessment area:</p> <ul style="list-style-type: none"> The assessment area lies within a number of SSSI IRZs, which indicate that developments resulting in a net gain in residential units have the potential to impact the statutory designations within the wider landscape. 	Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the areas of wooded priority habitat are maintained. This will include ensuring that supporting transport infrastructure minimises severance of habitats.	N/A	*	*

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Within 250m:</p> <ul style="list-style-type: none"> No designations identified. <p>Within 2km:</p> <ul style="list-style-type: none"> SSSI (Innsworth Meadow) 650m south. <p>Minor negative effects may occur for the applicable development sizes as there is a national designation within 2km of the assessment area. Potential negative effects in all cases are likely to be contingent on detailed development design and other mitigation measures</p>				
Soil Quality	<p>Roughly half of the developable land in the assessment area is grade 2 agricultural land (in the east and south-east) and half grade 3 agricultural land (in the west and north-west).</p> <p>There is therefore potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality at all potential development sizes. The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.</p>	There is potentially sufficient space for a small extension type to avoid the grade 2 agricultural land completely. However, it will still result in the loss of grade 3 agricultural land.	N/A		?

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Water Quality	The assessment area is not located in any drinking water safeguarding zones or source protection zones and therefore negligible effects are anticipated in relation to water quality at all potential development sizes.	N/A	N/A		
Flood Risk	<p>The assessment area is predominantly greenfield, but the settlement of Twigworth is located in the south and part of the A38 also passes through the southern part of the assessment area.</p> <p>There is approximately 36ha of land in the west and south-west of the assessment area that is within flood zone 2. Within this area, there are also smaller areas of land that are located within flood zone 3.</p> <p>Significant negative effects may occur in relation to flood risk under the medium development size option as there is insufficient space to accommodate this scale of development outside flood zone 2. Negligible effects are identified in relation to flood risk for the smallest development option size as there is potentially sufficient space to accommodate this scale of development within flood zone 1.</p>		N/A		

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Mineral Resources	<p>The entirety of the assessment area is located within a Mineral Safeguarding Area (MSA).</p> <p>There is potential for development to result in the sterilisation of mineral resources. As such, significant negative effects may occur at all development sizes.</p>	There may be potential to mitigate impacts on mineral resources e.g. by extracting minerals prior to development.	N/A	*	*
Noise	<p>Land directly adjacent to the eastern boundary and in the south is located within a Strategic Noise Buffer due to the presence of the A38.</p> <p>However, there is potentially sufficient space to accommodate all potential development sizes outside noise buffers and therefore negligible effects are anticipated.</p>	There is potential to set development back from the A38 and it may also be possible for suitable mitigation to overcome any noise related issues.	N/A		
Odour	<p>The assessment area is not located in any Odour Monitoring Zones or Cordon Sanitaire Zones.</p> <p>As such, negligible effects are anticipated in relation to odour for all potential development sizes.</p>	N/A	N/A		

Environmental Constraints

Overall, there is no land within the assessment area that is free from constraints. However, the north is likely to be the most suitable for a small or medium urban extension as the south is occupied by grade 2 agricultural land, heritage assets, a Mineral Safeguarding Area and a noise buffer. The north is less constrained, although includes grade 3 agricultural land (whether 3a or 3b is unknown) and a Mineral Safeguarding Area.

Landscape Sensitivity

Overview of Sensitivity	Spatial Variation within Assessment Area	Sensitivity Rating: Large extension (3,500+ dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<ul style="list-style-type: none"> The area provides a sense of separation and prevents the coalescence of Twigworth with Gloucester. Rural setting to existing settlement. <p>As such, landscape sensitivity is high for the medium and small scale development options as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales.</p>	No significant spatial variation in sensitivity across the assessment area.	N/A	H	H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	The A38 provides primary access to the assessment area, providing direct connections to Gloucester and Tewkesbury. There is potential for additional capacity along this corridor, particularly for enhanced PT services to key urban centres / services.	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 97,636</p> <p>A high number of workplaces / employment sites can currently be accessed by PT from the assessment area, with a high-frequency PT service in proximity to the assessment area.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 291,819</p> <p>Access from the assessment area to employment by car scores relatively high, due to the well-connected local road network to Tewkesbury and Cheltenham.</p>	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that the assessment area is accessible to a number of key services between 20 and 40 mins travel time by existing PT services.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 74%</p> <p>Car based commuter trips currently account for 74% of journeys in the LSOA. This high mode share is likely attributed to the proximity to the A38 corridor, as the primary access route, to key urban centres / employment sites.</p>	
Active travel	<p>The majority of the assessment area is within the 5km catchment of Gloucester Rail station and the assessment area is served by frequent PT services with good connections to key trip attractors.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

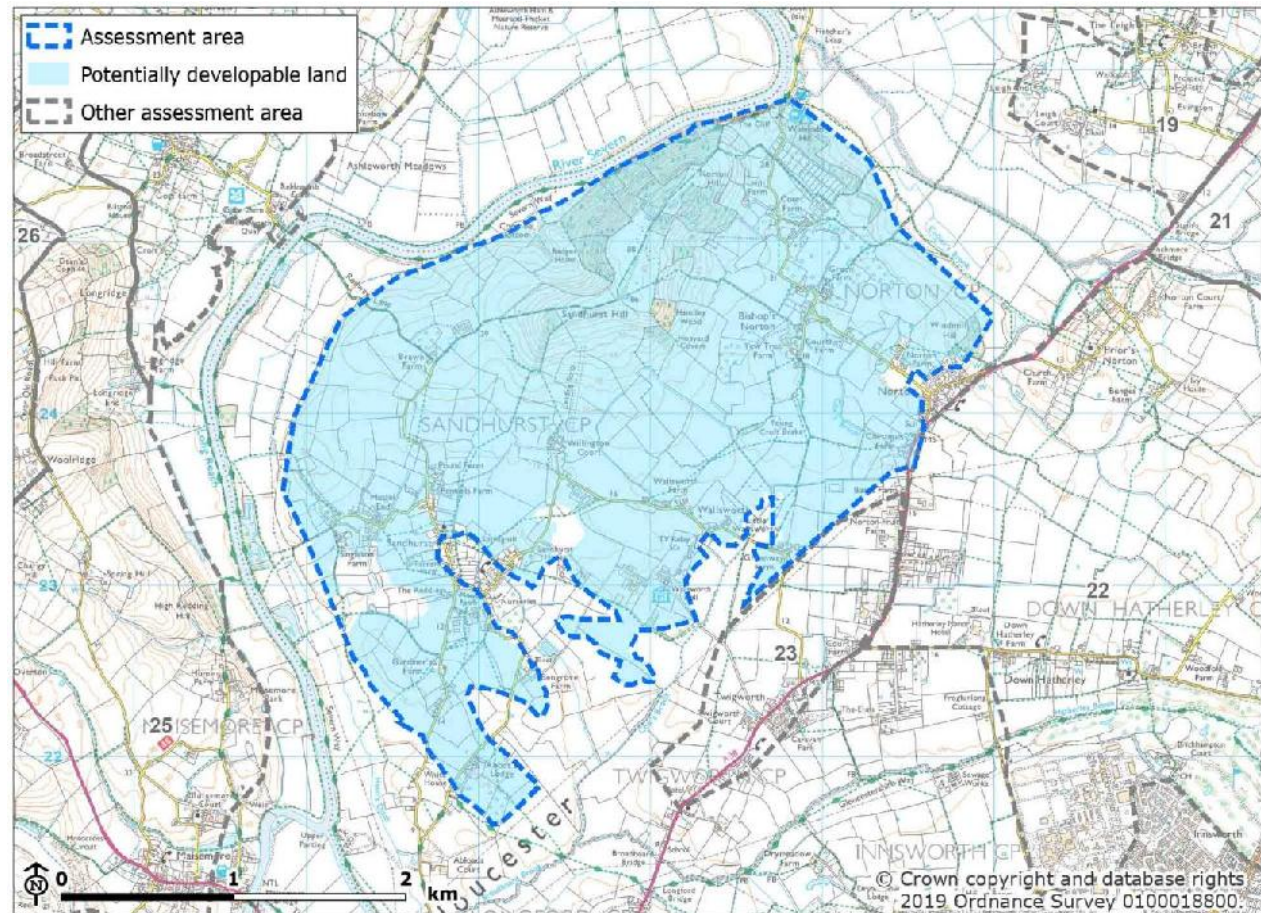
Assessment Area 24 – New Settlement: North of Gloucester

Assessment Area Ref: 24

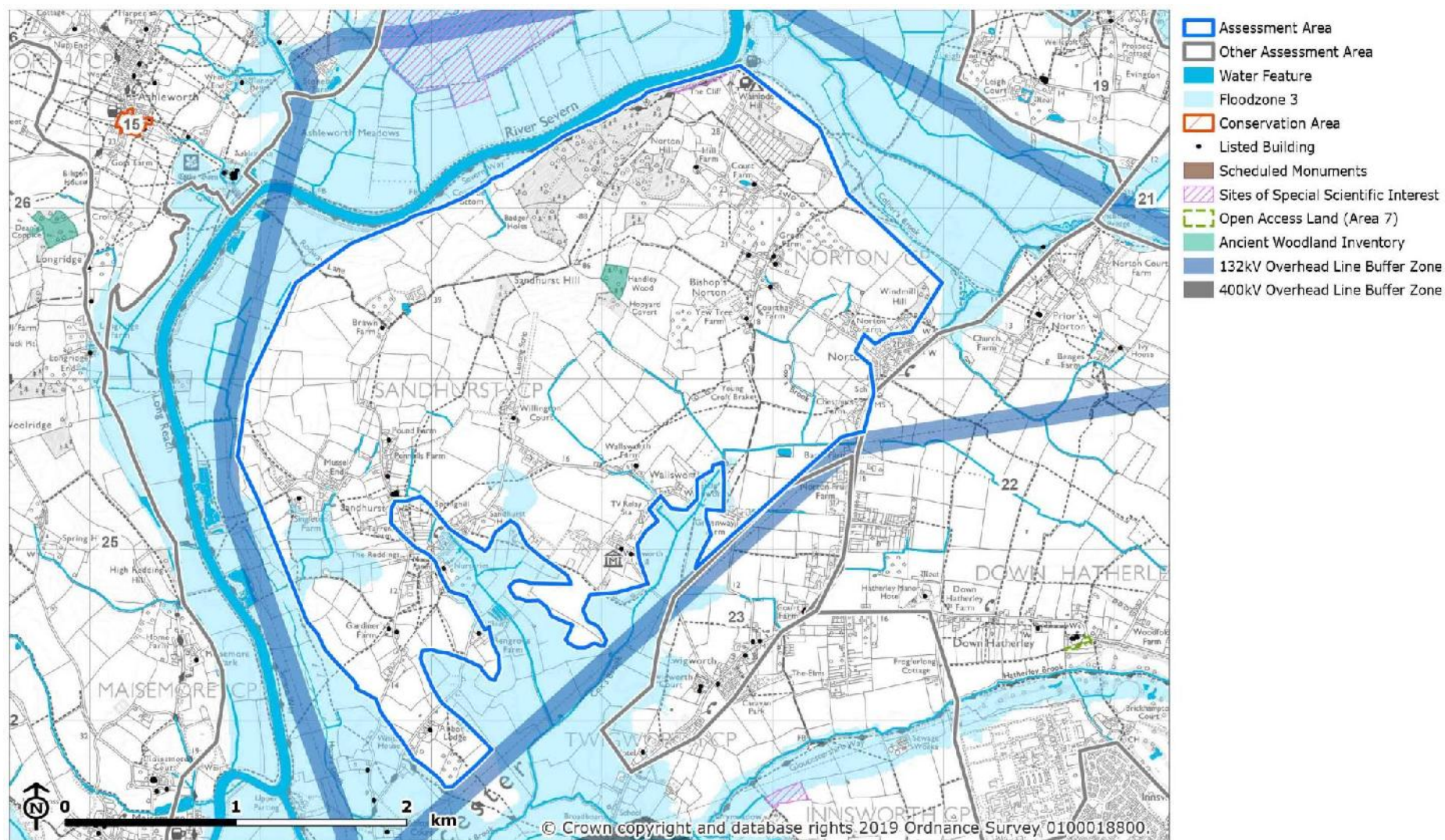
Authority Area: Tewkesbury

Development Typology: New Settlement

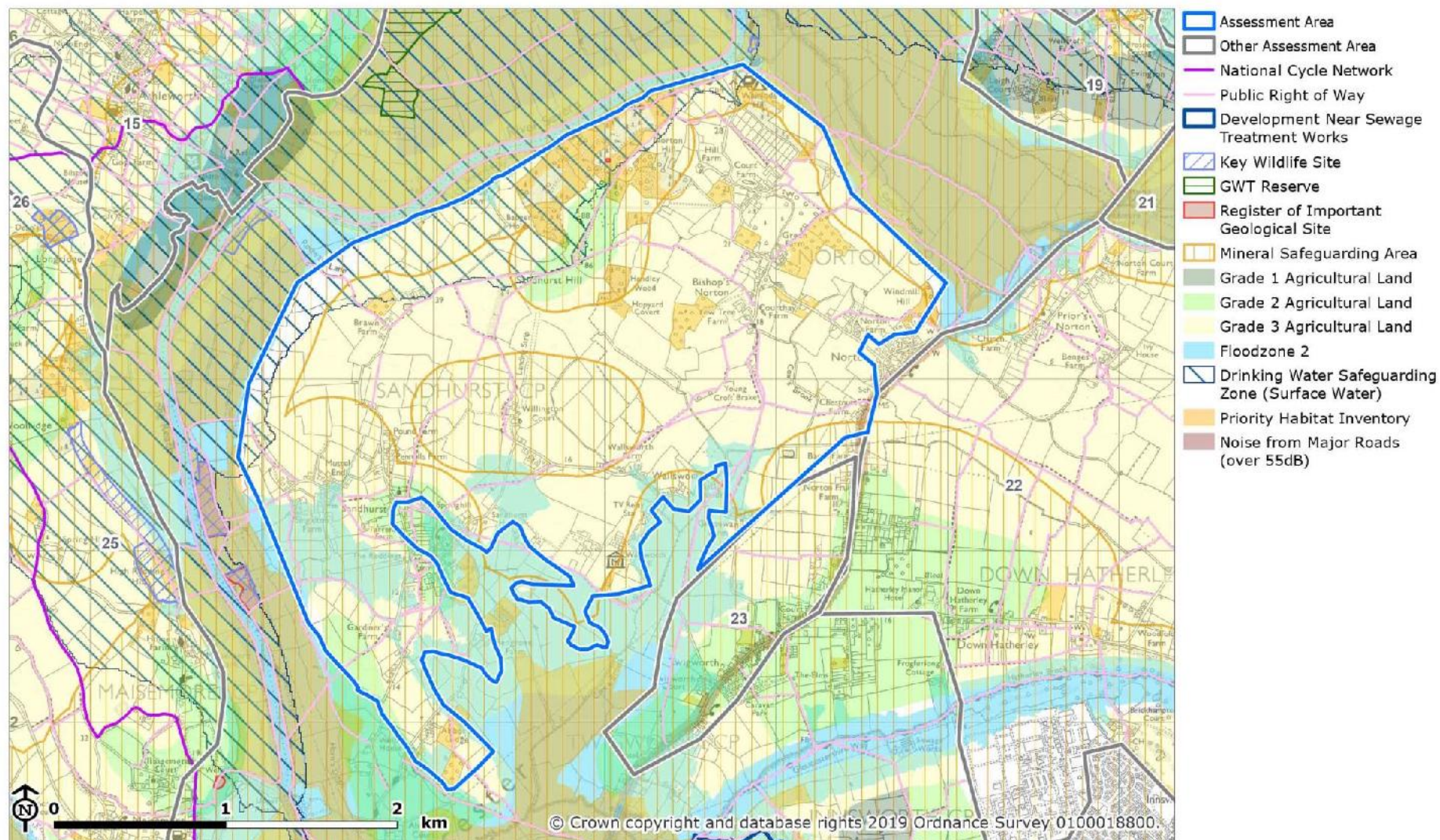
Area: ~879ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the search area that could be susceptible to physical and/or setting change:</p> <p>Designated</p> <ul style="list-style-type: none"> There are 25 listed buildings within the search area; these are all grade II save for three grade II* listed buildings – Wallsworth Hall (including the separately listed gate piers) and the Church of St Lawrence. These are typically clustered at the settlements of Sandhurst and Bishop's Norton, or located along the roads leading to/from these. <p>Non-designated</p> <ul style="list-style-type: none"> The HER records a very large number of non-designated heritage assets within the search area. These include, but are not limited to: <ul style="list-style-type: none"> Cropmarks and earthworks; The Birmingham to Gloucester Roman Road; Willington Court Roman Villa and a second possible Roman villa site to the northeast; 	<p>The majority of listed buildings within the search area are agricultural buildings which will have a functional and historical relationship with the surrounding agricultural land making them highly susceptible to harm in the event of development within their setting. The rural parish church of St Lawrence is also particularly sensitive along with Wallsworth Hall.</p> <p>There are a number of non-designated archaeological assets that could be of high significance and require preservation in-situ. These include the Roman villas, the moated sites and the deserted medieval settlement. These are located in and near Sandhurst and on Sandhurst Hill. Effects to other archaeological assets are likely to be able to be appropriately mitigated.</p> <p>Due to the spread of listed buildings, which is quite uniform throughout this assessment area, significant negative effects are anticipated as a result for all of the potential development sizes.</p>	?	?	?

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<ul style="list-style-type: none"> - The sites of two windmills; - A possible deserted medieval settlement (southwest of Handley Wood) and several other medieval sites; - Possible site of Sandhurst church house; - Moated sites at Bengrove Farm and Moat Farm; - Several medieval-post-medieval hollow ways and trackways; - Fairly extensive ridge and furrow earthworks and some former field boundaries; and - Four WWII military sites. <ul style="list-style-type: none"> • There are likely to be built structures that qualify as non-designated heritage assets within the study area. • The proximity of the search area to the River Severn highlights a potential for alluvial deposits and the archaeology/geoarchaeology typically associated with these. <p>Historic Landscape</p> <ul style="list-style-type: none"> • The HLC data indicates a predominantly agricultural landscape interspersed with post- 				

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>medieval settlements at Sandhurst and Bishops Norton. The agricultural landscape comprises of irregular and regular enclosures. The irregular enclosures have time-depth and are of value in themselves; they may also contain hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997.</p> <p>Assets beyond the search area that may be susceptible to setting change:</p> <p>Designated</p> <ul style="list-style-type: none"> • There are a large number of listed buildings of all grades in the wider vicinity of the search area. One of the listed buildings – Ashleworth Tithe Barn – is also scheduled. • To the northwest of the search area is Ashleworth Conservation Area. <p>Non-designated</p> <ul style="list-style-type: none"> • There are a large number of non-designated assets in the vicinity of the search area. <p>Development within this assessment area has the potential to affect the physical nature of and / or setting of these assets.</p>				

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	Detailed development design and other mitigation measures may reduce the potential for adverse effects.				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> SSSI (Wainlode Cliff), designated for geology features, is just within the assessment area on the northern boundary. A small Ancient Woodland is located in the north of the assessment area (Sandhurst Hill). Extensive network of Priority deciduous woodland is located north of Sandhurst Hill, with a few scattered stands to the northeast and east. Designated site of geological importance (Norton Hill Gravel Pit) in the north of the assessment area. <p>Assets within 250m:</p> <ul style="list-style-type: none"> Two Key Wildlife Sites (Sandhurst Brickpits) around 220m from the western boundary, part of which is also a designated site of geological importance. Large areas of coastal and floodplain grazing marsh priority habitat adjacent to the majority of 	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the SSSI in the northern part of the assessment area is protected from harm.</p> <p>Similarly, the area of Ancient Woodland in the northern half of the assessment area should be protected.</p> <p>It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>Buffers around deciduous woodland within the assessment area and floodplain habitat adjacent to the assessment area should be avoided or considered carefully to ensure that viability of the wider, cohesive habitat is maintained. Such buffers offer opportunity for creation of habitats of greatest buffering, and potentially also ecosystem service, functionality.</p> <p>The mosaic of priority habitats with key wildlife areas, especially to the west of the area boundary, should be maintained and, where possible, connectivity between the network of linear corridors and stepping</p>	*	*	

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>the assessment area boundaries.</p> <ul style="list-style-type: none"> A Key Wildlife Site (Wainlode Pond) around 200m north. <p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Ashleworth Ham) around 460m north, part of which is also a nature reserve. The IRZ for this SSSI overlaps with nearly half the assessment area. Residential development of <u>10 units</u> or more are listed as a land use of risk. SSSI (Coombe Hill Canal) around 800m north-east, part of which is also a nature reserve. The IRZ for this SSSI covers the majority of the assessment area. SSSI (Innsworth Meadow) around 1.3km southeast. The IRZ for this assessment area overlaps with part of the south of the assessment area. Any residential developments with a total net gain in residential units or residential developments outside of existing settlements are listed as a land use risk. A Key Wildlife Site (Ashleworth Quay Brickpits) around 400m north-west. <p>Significant negative effects may occur at the largest development size as this scale of development would likely intersect with the local designation in the area or be</p>	<p>stones optimised.</p> <p>The nearby river and floodplain forms a key component of the habitat connectivity through the local landscape, the wider functionality of which should be maintained.</p> <p>The locations of the SSSI and Ancient Woodland, along with areas of deciduous woodland and traditional orchard priority habitat, are likely to constrain development in the northern section of this assessment area.</p>			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>located within 250m of the national designation in the north. Minor negative effects may occur at the medium development size as this scale of could avoid intersection with the local designation but would still be within 2km of the SSSI in the north. Negligible effects may occur at the smallest development size as this scale of development could potentially be accommodated over 2km from any designations.</p> <p>Detailed development design and other mitigation measures may reduce the potential for adverse effects.</p>				
Soil Quality	<p>The majority of the assessment area is comprised of grade 3 agricultural land. However, there is a 21ha pocket of grade 2 agricultural land in the northern half of the assessment area as well as two further smaller pockets of grade 2 land in the south-western corner of the assessment area, comprising around 24ha.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects are anticipated in relation to soil quality. The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.</p>	<p>Development of all scales are likely to be able to avoid the loss of grade 2 agricultural land through detailed design, as these areas are restricted to small pockets of land. However, the remainder of the assessment area is still grade 3 agricultural land and therefore development within any part of the area has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.</p>	?	?	?

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Water Quality	<p>There is around 121ha of land adjacent to northern and north-western boundaries of the assessment area that is located within a drinking water safeguarding zone.</p> <p>However, the majority of the assessment area is outside of drinking water safeguarding zones. Therefore, negligible effects are anticipated as there is potentially sufficient space to accommodate all development options outside of drinking water safeguarding zones.</p>	<p>There is sufficient space within the assessment area for all potential development sizes to be located outside of the drinking water safeguarding zone, as this area is restricted to the northern boundary.</p>			
Flood Risk	<p>The majority of the assessment area is comprised of greenfield land. However, the settlement of Bishop's Norton is located in the north-east of the assessment area and the settlement of Wallsworth is in the southern part of the assessment area. There are also local roads and residential/agricultural buildings distributed throughout the assessment area.</p> <p>There are three pockets of land adjacent to the southern boundary of the assessment area that are located within flood zone 2 due to the presence of watercourses, the largest of these (34ha) being located in the south-west. Within these areas of flood zone 2, there are also smaller areas of land in the flood zone 3. There is also an area of approximately 120Ha of land adjacent to the northern boundary of the assessment</p>	<p>There is sufficient space within the assessment area for all potential development sizes to be located outside of flood zone 2, given that these areas are restricted to the vicinity of watercourses in the south and a small region on the northern boundary.</p>			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>area that is located within flood zone 2.</p> <p>However, the majority of the assessment area is not located within any flood zones. Therefore negligible effects are anticipated in relation to flood risk as there is potentially sufficient space to accommodate all development options outside of flood zones.</p>				
Mineral Resources	<p>Approximately 50% of the assessment area is located within a Mineral Safeguarding Area (MSA). This designation covers almost the whole perimeter of the assessment area, with larger pockets of safeguarded land being located in the south-western, central and northern parts of the assessment area.</p> <p>There is potential for development to result in the sterilisation of mineral resources. Significant negative effects may occur at the medium and large development options as there is insufficient space to accommodate these scales of development outside of MSAs (in the case of the medium scale development it could potentially be accommodated, but not as continuous development). Negligible effects are anticipated in relation to mineral resources under the smallest size option as there is sufficient space to accommodate this scale of development outside of MSAs.</p>	<p>Due to the extent of MSA coverage, it is not considered feasible to develop a new settlement of the town/city or large village development sizes within this assessment area without the direct loss of mineral resources, as such significant negative effects are identified against these.</p> <p>There is land in the north-west and north-east of the search area that is not within MSAs, which could potentially accommodate a small new settlement option, avoiding the sterilisation of mineral resources. Negligible effects are therefore anticipated for this development size.</p> <p>Suitable mitigation may also be possible for large developments to overcome mineral resourcing issues such as extraction prior to development.</p>	*	*	

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Noise	There is less than 2ha on the eastern boundary of the assessment area that is located within a Strategic Noise Buffer due to the presence of the A38. The vast majority of the assessment area is not located within any Strategic Noise Buffers. Due to the significant opportunity to avoid Strategic Noise Buffers, negligible effects are anticipated for all potential development option sizes.	There is significant potential for development to avoid land within a noise buffer on the eastern boundary and suitable mitigation may be possible to overcome any noise related issues.			
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones and therefore negligible effects are anticipated in relation to odour for all development option sizes.	N/A			
Summary of Constraints					
The majority of the assessment area is comprised of grade 3 agricultural land and therefore development of any scale may result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.					
The potential for new settlements of a larger scale within this assessment area on unconstrained land is limited. The two areas of least constrained land within the assessment area are located to the south of Bishop’s Norton and in the north-west region. These areas could potentially accommodate a small village whilst avoiding the majority of constraints. In the case of the north-west region, it may be possible to accommodate a large village if land located further to the east in the central region of the assessment area is also developed. MSAs are the remaining constraint in these areas, but it may be possible to extract resources prior to development. However, the entire assessment area is considered highly sensitive with respect to cultural heritage for all development scales.					

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<p>Key landscape sensitivities:</p> <ul style="list-style-type: none"> Undulating landform containing the distinct features of Sandhurst Hill and Norton Hill. Strong wooded character with deciduous woodlands and some Ancient Woodland. <p>As such, landscape sensitivity is high under the medium and largest development option size as the key characteristics and qualities of the landscape may be highly sensitive to change from residential development of these scales. Landscape sensitivity is reduced to moderate-high under the small development option as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	<p>The steep slopes of Sandhurst Hill and Norton Hill have higher landscape sensitivity to all development scenarios considered as part of this landscape sensitivity assessment, due to the visual prominence of the landform.</p>	H	H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber, possibly red
Capacity of the transport network	<p>The assessment area is connected via the A38, which provides strategic links to Gloucester City Centre and Tewkesbury. There is some spare capacity on the major roads within proximity to the assessment area, with opportunities to enhance PT and active travel routes to key destinations.</p> <p>Number of workplaces accessible within 45 minutes = 25</p> <p>The assessment area is currently partially served by a low-frequency bus route, meaning that currently access to workplaces / employment is scored as very low.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 30 minutes = 286,559</p> <p>Access from the assessment area to employment by Car scores relatively high, due to the well-connected local road network to Tewkesbury and Cheltenham.</p>	
	<p>By road: Due to the assessment area's proximity from a high frequency PT route, currently no key facilities can be accessed via public transport within 60 mins travel time.</p>	

Criterion	Rationale	Score
Access to other key services and facilities	<p>% Driving a Car or Van = 72%</p> <p>Car based commuter trips currently account for 72% of travel to work journeys in the LSOA, which is expected given its relatively rural location and low frequency PT service.</p>	
Private car use	The assessment area is divorced from strategic walking and cycling routes, including the NCN, and is partially within the 5km catchment area of Gloucester rail station.	
Active travel	The assessment area is divorced from strategic walking and cycling routes, including the NCN, and is further than 5km from the nearest rail station.	

Viability/Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
<p>Overall risk of non-delivery</p> <p>Strategic infrastructure – inclusion in forward planning programme</p> <p>Strategic infrastructure – requirements for development contributions</p> <p>Land availability</p> <p>Financial viability</p>	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]

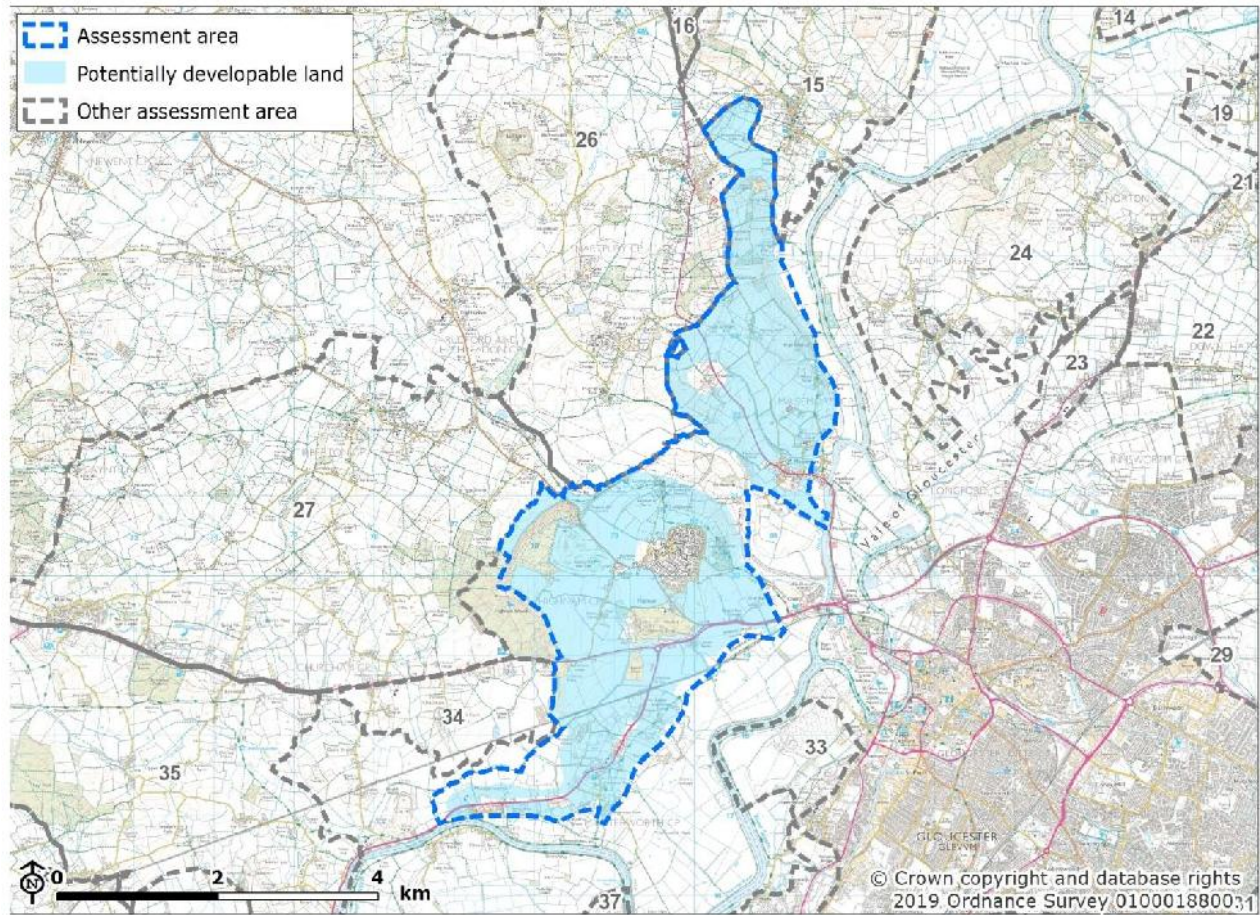
Assessment Area 25 – New Settlement: Land Northwest of Gloucester

Assessment Area Ref: 25

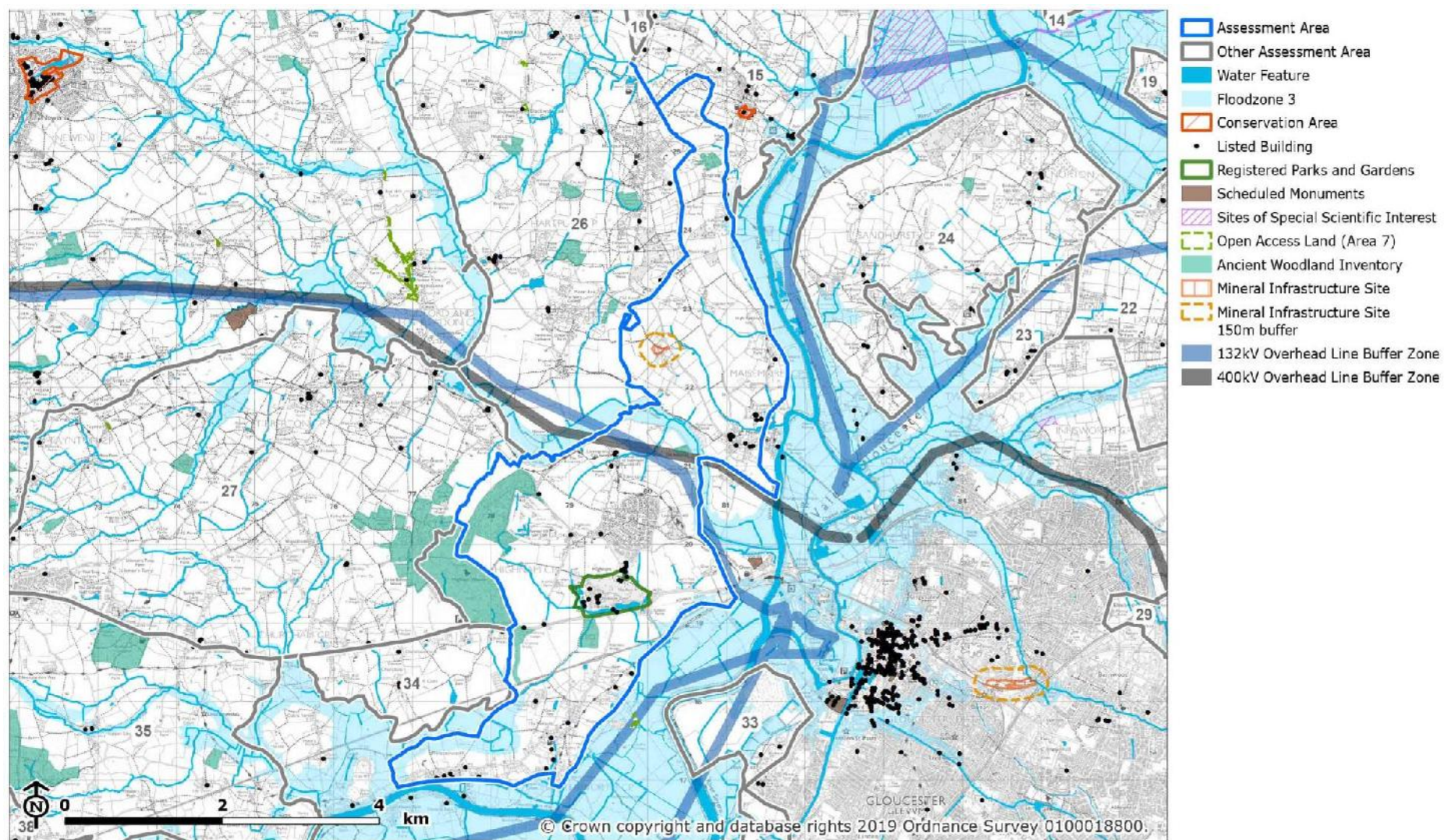
Authority Area: Tewkesbury

Development Typology: New Settlement

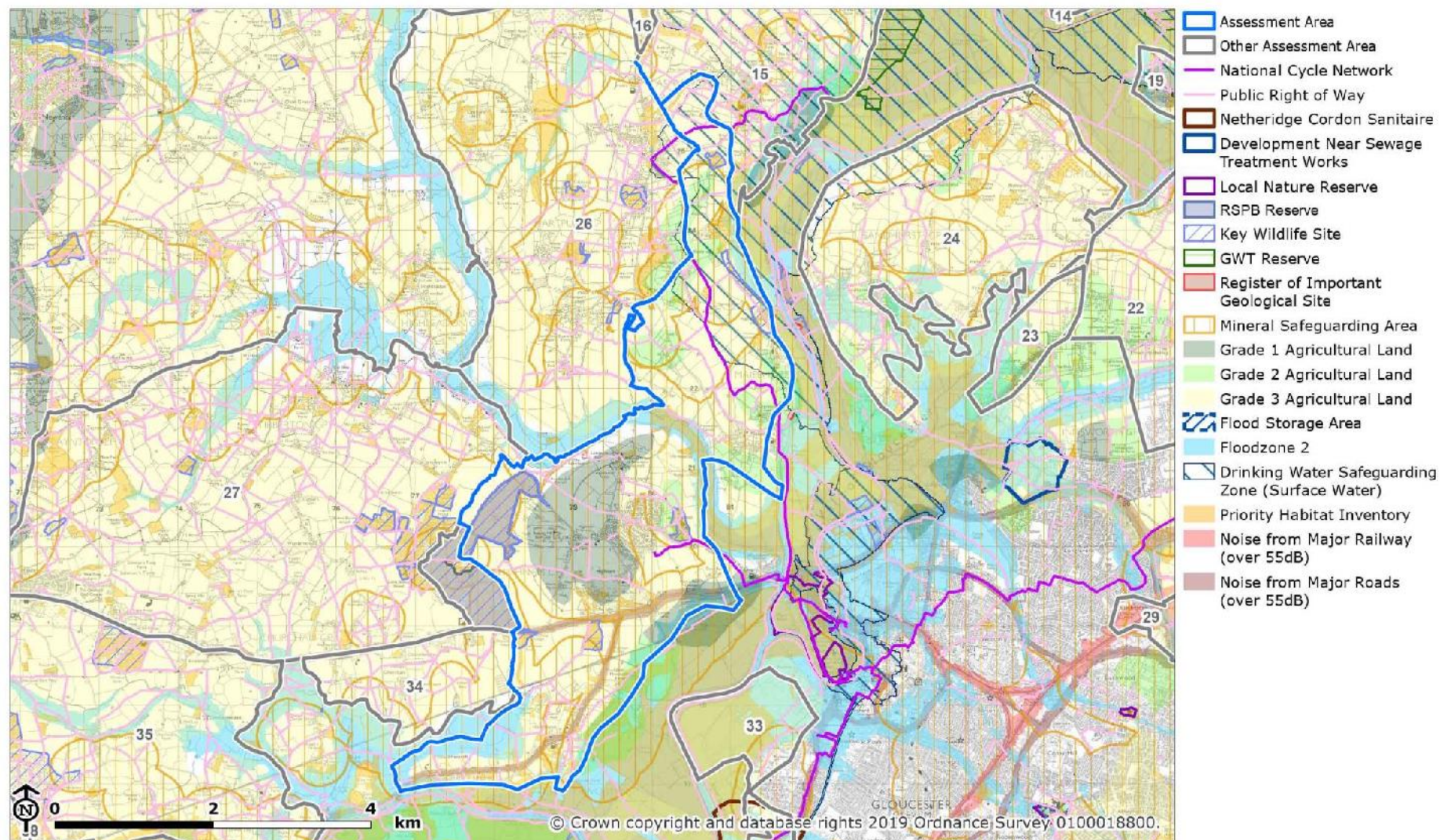
Area: ~1,750ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 72 listed buildings of all grades within the assessment area. These are typically clustered around Maisemore and Lassington, to the north, Highnam Court, to the centre and Minsterworth to the south. There are also a number of outlying listed buildings in the southern half of the assessment area. The listed buildings comprise a mix of buildings including churches, burial monuments, farmhouses, agricultural buildings, cottages and milestones. Towards the centre of the site is a Grade II* registered park and garden – Highnam Court. It is associated with 17 Grade I and II listed buildings. There are three scheduled monuments within the assessment area: two – an 	<p>The distribution of the designated heritage assets within the assessment area is such that the southern half is likely to be more sensitive to development.</p> <p>A number of the archaeological assets recorded by the HER could be of high value and represent a significant constraint to development. Again the majority of these are distributed towards the south of the assessment area; however the deserted medieval settlement of Overton is located to the north at Overton Farm. Assuming a worst case scenario this means that it may not be possible to accommodate even a small village without resulting in significant negative effects. However, if the deserted medieval settlement is of less than high significance – or the small village is towards the lower end of the development quantum - it may be possible to accommodate a small village with minor negative effects arising to the historic environment.</p>			?

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>earthwork and bridge - are in the eastern part of the assessment area; and the third is a cross in St Giles Churchyard, in the southwest.</p> <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a very large number of non-designated assets within the assessment area. These include but are not limited to: <ul style="list-style-type: none"> A prehistoric burial mound at Over; Multiple sites of post-medieval buildings, trackways and roads; Roman settlement at Minsterworth and a road at Maisemore; Cropmarks and earthworks including and extensive ridge and furrow; Possible moated sites at Highnam, Brook Farm Minsterworth and Castle Pool; A possible Roman road; Medieval settlements at Highnam, Over and Linton. Possible shrunken medieval settlement at Homestead 				

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>moat and a deserted medieval settlement at Maisemore Court and Overton;</p> <ul style="list-style-type: none"> - Multiple civil war sites; - Multiple modern military sites/ features focused around Highnam; and - A WWII aircraft crash site. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC indicates several areas of small settlements throughout the assessment area; these are focused to the south along the A40, with Highnam and Maisemore to the north. These settlements are set within a primarily agricultural landscape comprised of irregular, less irregular and regular enclosures. Those that are not regular have some time-depth and value and could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p>				

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<ul style="list-style-type: none"> There is a small number of grade II listed buildings that lie near to the northern half of the assessment area that could be susceptible to meaningful setting change. Ashleworth Conservation Area is also to the north of the assessment area. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated assets have been identified as being particularly susceptible to setting change at this stage. 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> Large area of Ancient Woodland (listed as Corseleas Brake within Highnam woods extending to Pinchfield Wood) overlapping the western boundary of the assessment area, as well as further Ancient Woodland (Pipers Grove) just east of Highnam Woods and (Deans Coppice) in the northernmost part of the assessment area, all of which are also designated as Key Wildlife Sites. Highnam Woods is also a RSPB reserve. Further Ancient 	<p>An area of floodplain grazing marsh priority habitat adjacent to a watercourse bisects the central region of the assessment area. Further mosaics of floodplain grazing marsh are also found along the southern boundary (Moorcroft and Minsterworth).</p> <p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the areas of Ancient Woodland and floodplain grazing marsh along the River Severn are maintained and that the networks of priority habitats are also maintained/enhanced. This will include</p>	*	*	*

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Woodland to the south of Highnam (Pipers Grove). The Reddings, west of Maisemore, is a small stand of Ancient Woodland in the centre of the area.</p> <ul style="list-style-type: none"> Key Wildlife Site (Maisemore Roughett) adjacent to the north-eastern boundary of the assessment area, as well as another Key Wildlife Site (Lassington Wood) adjacent to the settlement of Highnam. <p>Assets within 250m:</p> <ul style="list-style-type: none"> Large area of Ancient Woodland (Corseleas Brake within Highnam Woods) adjacent to the western boundary. Also a Key Wildlife Site. Ancient Woodland (Darley Wood) 200m west of the north-western boundary. There is a Local Nature Reserve adjacent to the mid-section of the eastern boundary. <p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Walmore Common) 1.5km to the south-west of the assessment area, part of which (southern section) is also designated as an SPA and Ramsar (for Bewick's swan). The IRZ for 	<p>ensuring that supporting transport infrastructure minimises severance of habitats in the area.</p> <p>As the south-western corner of the assessment area is within several levels of IRZ for Walmore Common, it may be that habitats within the assessment area could be used by the notified feature (Bewick's Swan). As such any residential development of 50 or more houses outside existing settlements/urban areas poses a risk for the outer two levels of IRZ. Any residential development of 10 or more houses outside existing settlements/urban areas for the inner level of IRZ (extending to Brook Farm) poses a risk.</p>			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>this SSSI overlaps with the southern part of the assessment area.</p> <ul style="list-style-type: none"> SSSI (Ashleworth Ham) 1.9km to the northeast of the assessment area. The IRZ for this SSSI overlaps with a small part of the north of the assessment area. <p>Significant negative effects may occur at the medium and large scale development option sizes as it is unlikely these scales of development could be accommodated without intersecting with local designations. Minor negative effects may occur at the smallest development option size as this scale of development could potentially be accommodated without intersecting with local designations, but still within 250m.</p> <p>Detailed development design and other mitigation measures may reduce the potential for adverse effects.</p>				
Soil Quality	The majority of the assessment area is comprised of grade 3 agricultural land. However, in the central region of the assessment area, there are two large pockets of grade 1 agricultural land, comprising around 250ha. Additionally, there are also smaller pockets of grade 2 agricultural land in the northern half of the assessment area adjacent to the	There is potential for development at the small and medium option sizes to avoid the loss of grade 1 or grade 2 agricultural land as there is over 200ha of grade 3 agricultural land in the north and in the south that could potentially accommodate these scales of development. However, the remaining land is still grade 3 and therefore development at any location with the		?	?

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>western and eastern boundaries as well one further pocket adjacent to the south-eastern boundary. There is also an area of floodplain land adjacent to a watercourse that bisects the area which is designated as grade 4 and a further small pocket of grade 4 land adjacent to the south-western boundary due to the presence of another watercourse.</p> <p>There is potential for development within the assessment area to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality for the largest size option as it may not be possible for this scale of development to avoid the regions of grade 1 and grade 2 land. Significant negative effects may also occur for the small and medium size options but there this is uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.</p>	assessment area has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.			
Water Quality	<p>There is approximately 255ha of land in the northern extent of the assessment area that is located within a drinking water safeguarding zone.</p> <p>Significant negative effects may occur at the largest development option size as there is potentially insufficient space to accommodate this scale of development outside of the drinking water</p>	<p>There is potentially sufficient space to the west of Highnam to accommodate a development at the small or medium option sizes, whilst avoiding the drinking water safeguarding zone in the north. There is also potentially sufficient space outside of drinking water safeguarding zones to accommodate a development at the smallest option size adjacent to the A417 in the north</p>			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	safeguarding zone (taking account of the previously developed area of Highnam). Negligible effects are anticipated at the small and medium development sizes as there is potentially sufficient space to accommodate these scales of development outside of the drinking water safeguarding zone.	or adjacent to A48 in the south.			
Flood Risk	<p>The majority of the assessment area is comprised of greenfield land. However, there are a number of small settlements throughout the assessment area and the larger settlement of Highnam is located in the centre of the assessment area. There are also multiple main and local roads that pass through the assessment area as well as areas of agricultural development.</p> <p>There is developable land in the central and southernmost parts of the assessment areas that is located within flood zone 2, which is due to the presence watercourses bisecting the assessment area. Additionally, there is further land in the southernmost part of the assessment area that is also located within flood zone 2.</p> <p>However, the assessment area is large and there is potentially sufficient space to accommodate all scales of development outside of flood zones. Therefore, negligible effects are anticipated in</p>	There is potentially sufficient space within the assessment area for all scales of development to be accommodated within flood zone 1. However, this may require provision of a disjointed development form which crosses the flood zone related to the River Leadon, which bisects the assessment area.			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	relation to flood risk.				
Mineral Resources	<p>The majority of the assessment area is located within Mineral Safeguarding Areas (MSAs).</p> <p>There is potential for development within the assessment area to result in the sterilisation of a significant amount of mineral resources. As such, significant negative effects may occur in relation to mineral resources at the medium and large development size options. Negligible effects may occur in relation to mineral resources for the smallest size option as there is potentially sufficient space to accommodate this scale of development outside of MSAs.</p>	<p>There is potentially sufficient space to the north of the A417 in the north of the assessment area to accommodate a development at the smallest size option, avoiding the sterilisation of mineral resources. For large and medium development scales, suitable mitigation may also be possible at large development size to overcome mineral resourcing issues such as extraction prior to development.</p>	*	*	
Noise	<p>Land adjacent to the A48 and A40 in the southern half of the assessment area is located within Strategic Noise Buffers.</p> <p>However, there is potentially sufficient space outside noise buffers to accommodate development at all development sizes and therefore negligible effects are anticipated.</p>	<p>There is potential for development to be located in the north of the site outside of noise buffers and suitable mitigation may be possible to overcome any noise related issues.</p>			
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon	N/A			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within assessment area, development capacity implications and potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	Sanitaire Zones. As such, negligible effects are considered likely in relation to odour.				
Summary of Constraints This assessment area is particularly sensitive with respect to heritage assets, although it may be possible to accommodate a small village to north with only minor effects. It is unlikely to be possible to deliver a town/city without encroaching on grade 1-2 agricultural land. The south and central region of the assessment area is particularly constrained by existing development, heritage and ecological assets and grade 1-2 agricultural land (MSAs are also present although impacts could be mitigated) and may be less suitable for a new settlement of any size. Land to the north of the River Leadon may offer potential for development avoiding the majority of constraints, although development might encroach here on a Drinking Water Safeguarding Zone.					

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<p>Key landscape sensitivities:</p> <ul style="list-style-type: none"> Steep undulating hills, particularly in the north of the area. Frequent areas of mixed woodland on the ridges. Long views across the adjacent low lying plain. Strong sense of place due to the location of the area adjacent to the River Severn. <p>As such, landscape sensitivity is high under the medium and largest development option sizes as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for the smallest development option as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	<p>The steeply sloping more intricate landform in the north of the area has the highest landscape sensitivity out of all the development scenarios.</p>	H	H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Green overall
Capacity of the transport network	<p>The development area is connected to the strategic network via the A417, A48 and the A40 which runs through the centre of the assessment area, providing connections to Gloucester, Cheltenham and the Forest of Dean.</p> <p>Some capacity issues are experienced at the intersections of some of these corridors these corridors, including A40 / A48 – due to demand from the West of Severn towards Gloucester and the A40 / A417 / Over – due to demand from the A417 northern approach from Maisemore, particularly during the peaks.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 54,857</p> <p>Access to workplaces / employment levels by PT services is scored as high due to the assessment area being served by a high-frequency bus service linking Higham, Gloucester, Newent and Ledbury.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 289,419</p> <p>Access from the assessment area to employment by Car scores high, due to the well-connected links into Gloucester and proximity to the strategic road network.</p>	
Access to other key services and facilities	<p>TRACC Accessibility outputs show that educational sites would be accessible within 20 mins travel time by PT, whilst healthcare sites and urban centres would take between 20 and 40 mins travel time. Generally, accessibility to key services is scored as good for the assessment area due to the high frequency bus routes across the area of search.</p>	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 73%</p> <p>Car based trips for travel to work / commuting accounts for 73% of journeys in the nearest LSOA, reflecting the assessment areas proximity to the strategic road network. Further enhancements to PT services, as part of any development proposals, would likely improve mode share and mitigate additional trips on the network.</p>	
Active travel	<p>The majority of the assessment area is located within 5km catchment area of Gloucester Railway Station, providing local and national connections on the mainline. High frequency bus services currently serve the key corridors, whilst the assessment area is also located along the existing National Cycle Network (NCN), providing further opportunities to enhance active travel routes across the development area.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

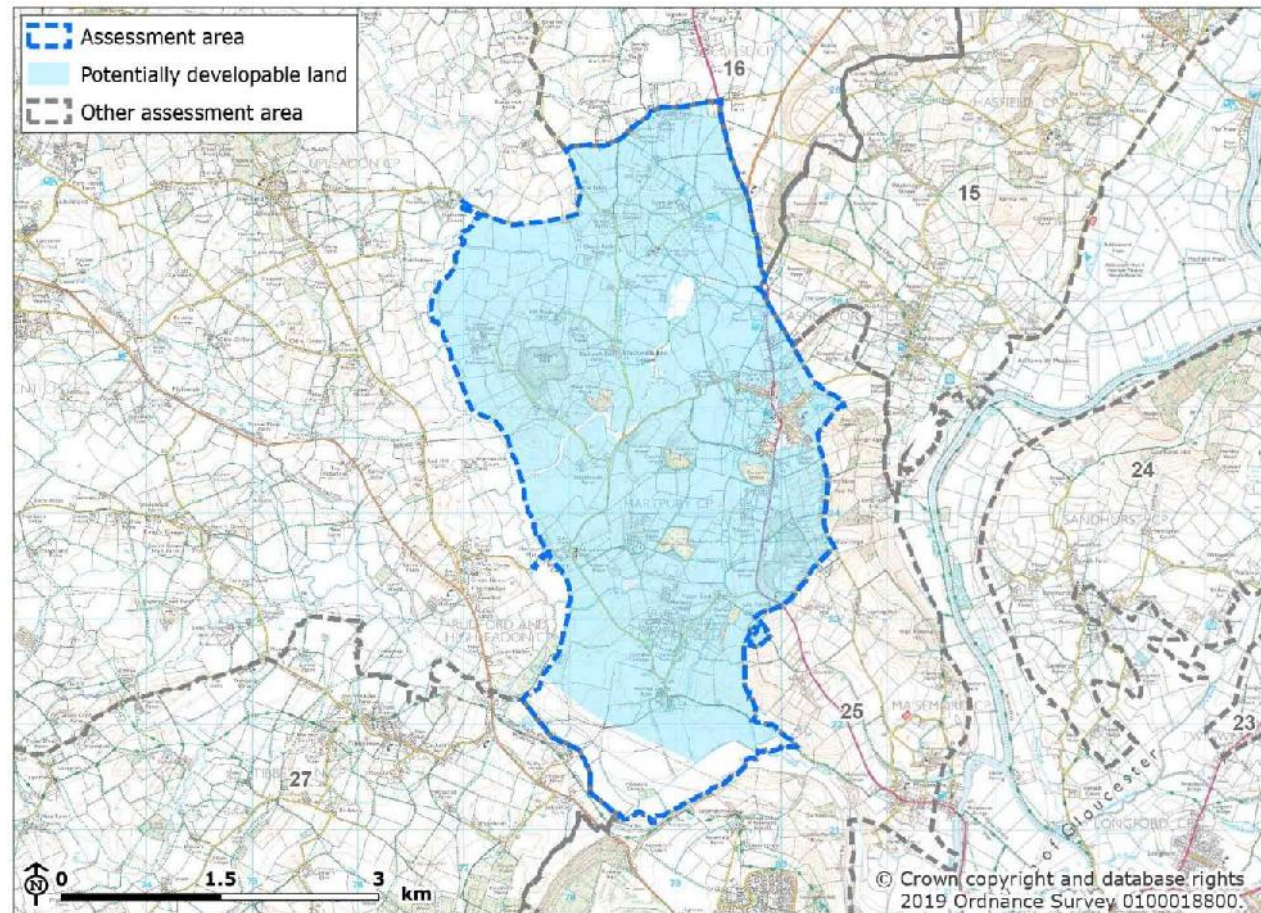
Assessment Area 26 – Land West of A417 (Forest of Dean)

Assessment Area Ref: 26

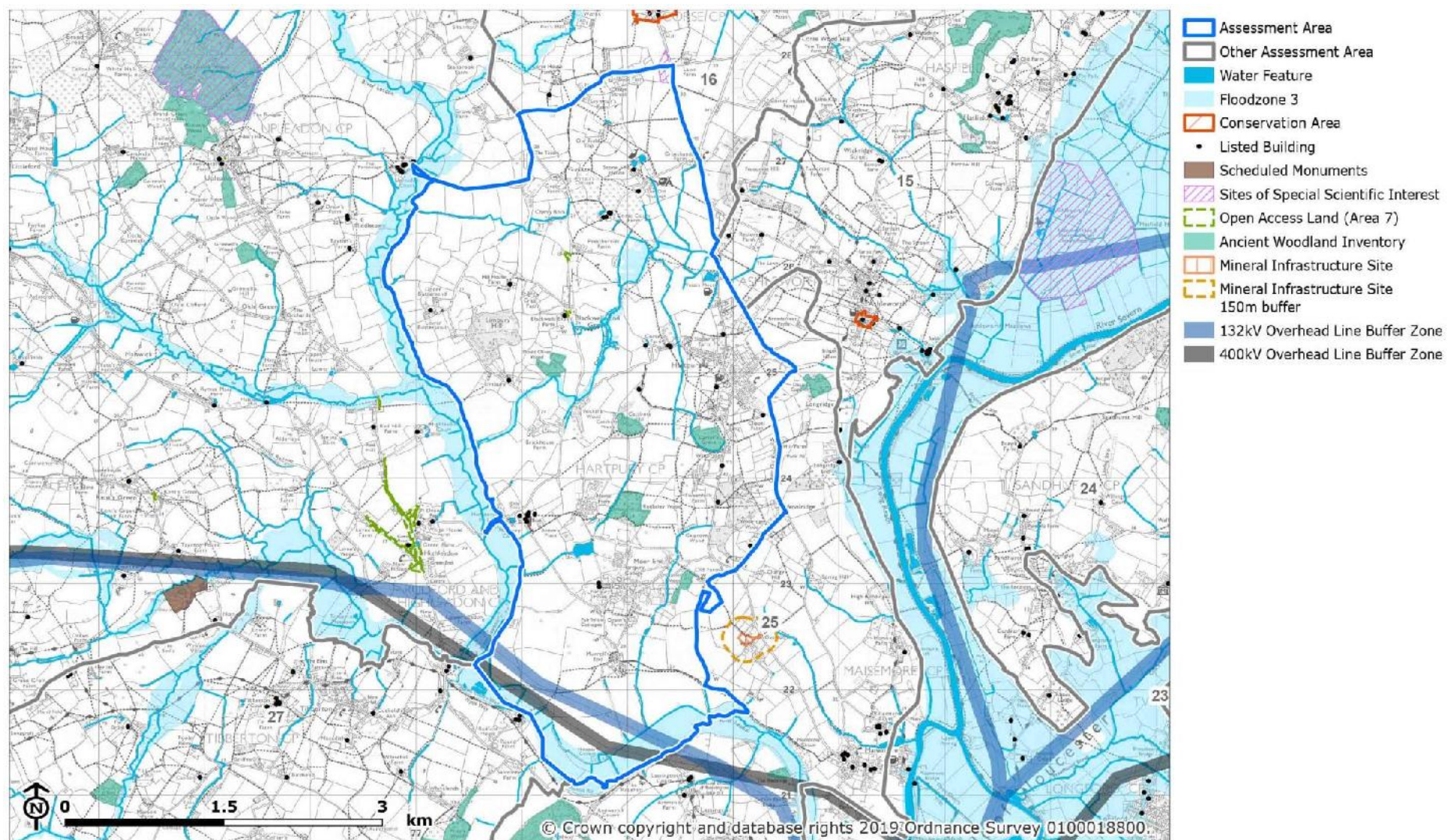
Authority Area: Forest of Dean

Development Typology: New Settlement

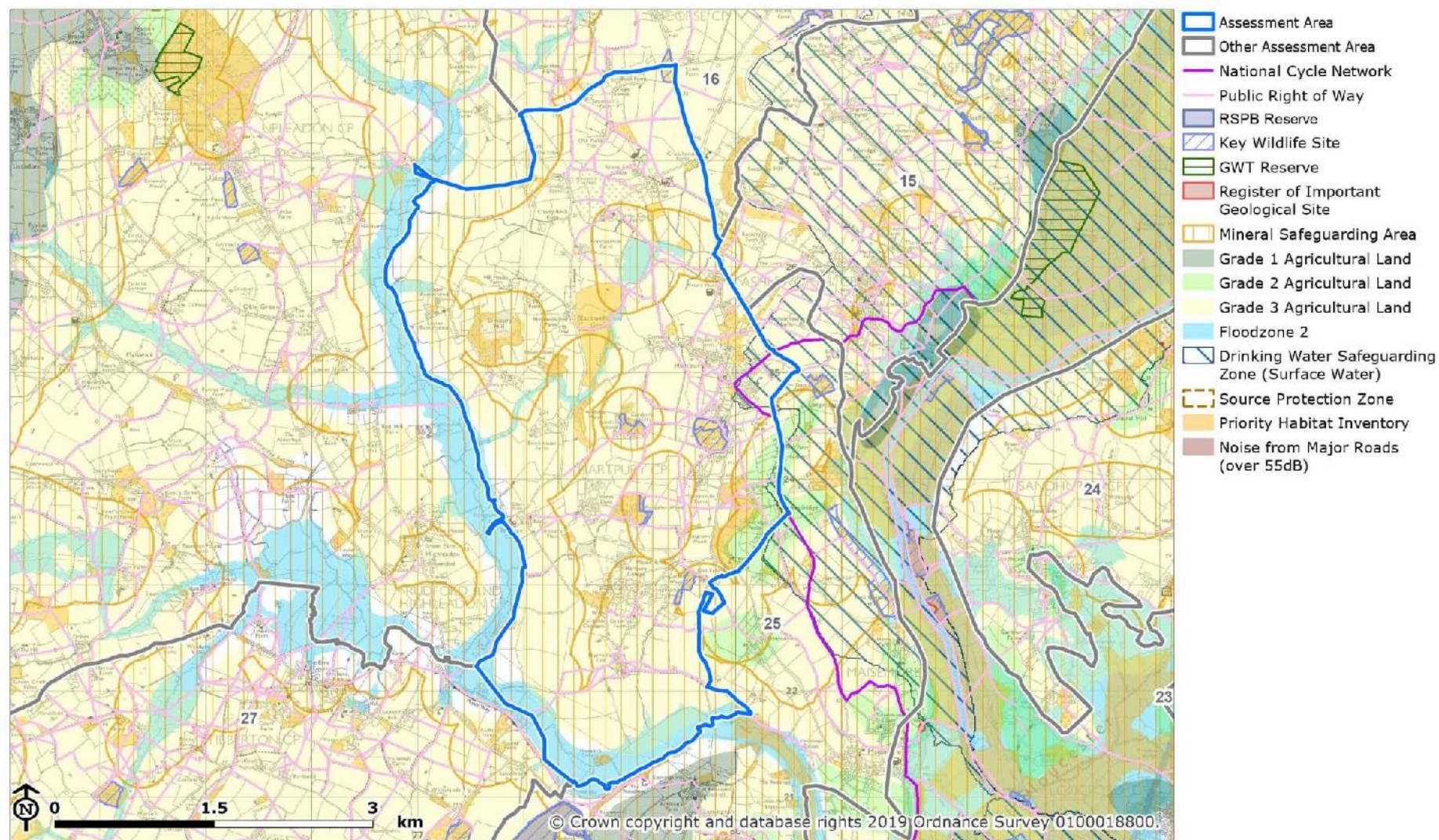
Area: ~1,550ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There is a scheduled monument in the west of the moated site, 'Moated Site at Hartpury Court'. There are 31 listed buildings of all grades. Several of these are located at Hartpury Court; the rest are dispersed across the assessment area. The majority of the listed buildings are churches, burial monuments, farmhouses and agricultural buildings and cottages, but – amongst others - there is also a large country house, Methodist chapel, pub and a church spire. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a large number of non-designated heritage assets within the assessment area. These include but are not limited to: <ul style="list-style-type: none"> Multiple post-medieval industrial features; 	<p>The wide dispersal of designated assets within the assessment area makes it highly unlikely that a town or large village could be appropriately accommodated without resulting in setting change and harm to the significance of designated assets, which as per the methodology used herein would result in a significant effect to the historic environment. The scheduled site at Hartpury presents an absolute constraint to development.</p> <p>Non-designated heritage assets that may potentially present the greatest constraint to development include the medieval moated sites and settlements, which are typically, located in areas with existing settlement e.g. Hartpury, Blackwells End Green, Moor End, and Oridge, as well as the water meadows to the east and south of the assessment area.</p> <p>It may be possible to accommodate a small village along the northern edge of the assessment area near Oridge with only minor negative effects to the historic environment.</p>			??

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<ul style="list-style-type: none"> - Water meadows near Highleadon Court and Lassington Court; - Earthworks at Hartpury and Prestberries Farm; - Medieval moated sites at Hartpury, Blackwells End Green and Moor End; - A deserted medieval village at Hartpury and a shrunken one at Oridge; - Roman features at Hartpury; - Multiple trackways/ hollow way and isolated areas of ridge and furrow earthworks; and - Two WWII military sites near Hartpury. <ul style="list-style-type: none"> • In addition, the former parkland associated with Hartpury House may be considered a non-designated heritage asset of more than local value due to its contribution to the significance of the grade II* Hartpury House. <p><i>Historic Landscape</i></p> <p>The HLC data indicates an area of settlement at Hartpury set within an agricultural landscape mainly comprised of irregular and less regular enclosure. These are likely to have sometime-depth and</p>				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>value in themselves but may also include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. There are also several areas of ancient woodland.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are a number of listed buildings in the wider vicinity of the assessment area. Most are unlikely to experience any meaningful setting change but the three to the south at Rudford may. So may the two grade II listed farmhouses on the eastern edge of the assessment area, north of Hartpury. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> There are no non-designated assets recorded by the HER in the wider area that have been identified as particularly susceptible to setting change at this stage. <p>Development within this assessment area has the potential to affect the physical</p>				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	nature of and / or setting of these assets. Detailed development design and other mitigation measures may reduce the potential for adverse effects.				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> There is part of a SSSI (Oridge Street Meadows) located in the north-easternmost corner of the assessment area. The IRZ extends from this corner to cover approximately one quarter of the assessment area. The IRZ area out to Stone End Farm is highlighted as a risk for Residential development of 100 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas. For the IRZ level which extends 200 m from the SSSI boundary (approx. 1.2 km² of the assessment area) presents a risk for Residential development of 50 units or more, or for any residential development of 10 or more houses outside existing settlements/urban areas. Six Key Wildlife Sites (Rudgeley Wood, Carter's Grove, Hartpury Meadows, Darley Wood, Catsbury Wood and Hartpury, Top Lodge) 	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the areas of floodplain grazing marsh and Ancient Woodland, and adjoining areas of wooded priority habitat are maintained/enhanced</p> <p>A suitable buffer region should be established between any development and the SSSI in the north. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>A small village could potentially be accommodated in the south of the assessment area that would be over 250m from local designations and over 2km from any national designations.</p> <p>Multiple areas of priority habitats are found within the assessment area, including:</p> <ul style="list-style-type: none"> deciduous woodland priority habitat in the central and northern regions of the assessment area. large area of traditional orchard priority habitat in the northern half and further smaller areas on the 	*	*	

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>located in the eastern side of the central region of the assessment area. Four of these are also areas of Ancient Woodland (Carters Grove, Catsbury Wood, Darley Wood) and there is a further area of Ancient Woodland (Mount Oliver Wood) further north-east in the central region of the assessment area.</p> <p>Assets within 250m:</p> <ul style="list-style-type: none"> Large area of Ancient Woodland (Corseleas Brake), which is also Key Wildlife Site and RSPB reserve, around 220m south of the assessment area. Ancient Woodland (Deans Coppice) 100m east, which is also a key wildlife site. <p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Collin Park Wood), which is also Ancient Woodland and GWT reserve around 1.7km north-west of the assessment area. <p>Assets in the wider area:</p> <p>In the wider area, Ashleworth Ham is 2.3km east (also a GWT reserve).</p> <p>Significant negative effects may occur for the largest development option as it is unlikely this scale of development could be</p>	<p>eastern boundary.</p> <ul style="list-style-type: none"> Good quality semi-improved grassland in the east (near Woolridge). A very small area of floodplain grazing marsh extending out from the assessment area to the wider floodplain. And two unspecified priority habitats in the northern area. <p>Several priority habitats are found along the assessment boundary which offer connectivity to wider habitats such as deciduous wood leading to Corseleas Brake Ancient Woodland, the floodplain grazing marsh in the southeast which connects to the wider Severn floodplain, and smaller patches of traditional orchards.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	set back sufficiently from the national designation in the north. Minor negative effects may occur for the medium development option as this scale could potentially be located over 2km from the national designation but not over 250m from the Key Wildlife Sites/Ancient Woodland. The effects are reduced to negligible for the small development option as this scale of development could potentially be accommodated within the area at a sufficient distance from national and local designations. Detailed development design and other mitigation measures may reduce the potential for adverse effects.				
Soil Quality	<p>The majority of the assessment area is comprised of grade 3 agricultural land. However, there is approximately 35ha of land adjacent to the eastern boundary that is grade 2. In addition, floodplain land directly adjacent to the almost the whole of the western and southern boundaries is classified as grade 4.</p> <p>There is potential for development within the assessment area to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality for all development sizes. The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade</p>	<p>There is limited potential for development at all development options to avoid the loss of grade 2 agricultural land as this area is restricted to a relatively small pocket of land on the eastern boundary. However, the majority of land within the assessment area is grade 3 and therefore development has the potential to result in the loss of high quality agricultural land in the majority of the area, dependent upon whether it is grade 3a or grade 3b.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	3b.				
Water Quality	<p>There is around 23ha of land within the assessment area adjacent to the eastern boundary that is located within a Drinking Water Safeguarding Zone.</p> <p>However, the majority of the assessment area is located outside this zone and therefore it is considered possible to accommodate each of the development sizes outside this area, resulting in negligible effects for all development sizes.</p>	<p>There is significant potential for development within the assessment area to avoid deterioration in water quality as the area within a water safeguarding zone is restricted to a small pocket of land on the eastern boundary.</p>			
Flood Risk	<p>The majority of the assessment area is greenfield but there are multiple small settlements distributed throughout the area as well as agricultural developments. The A417 passes through the eastern half as well as multiple local roads within the assessment area.</p> <p>There is developable land within the assessment area that is located within flood 2, which is due to a watercourse bisecting the centre of the area from west to east and watercourses on the southern and western boundaries.</p> <p>However, there is potentially sufficient space to accommodate all development sizes within flood zone 1 and therefore negligible effects are anticipated in relation</p>	<p>There is potentially sufficient space within flood zone 1 either north or south of the watercourse that bisects the assessment area to accommodate development at all sizes.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	to flood risk.				
Mineral Resources	Over 50% of land within the assessment area is located within Mineral Safeguarding Areas (MSAs). There is potential for development to result in the sterilisation of mineral resources. As such, significant negative effects may occur in relation to mineral resources at the large scale. Negligible effects are anticipated in relation to mineral resources for small and medium scale options as there is potentially sufficient space outside of MSAs to accommodate development.	There is over 200ha of land in the north-east of the assessment area outside of MSAs that could potentially accommodate development at the small and medium scale size options, avoiding the sterilisation of mineral resources. In addition, there is also over 100ha of unsafeguarded land in the east of the assessment area that could potentially accommodate a smaller development. Suitable mitigation may also be possible for a larger development through extraction of mineral resources prior to development.	*		
Noise	The assessment area does not contain any land that is located within a Strategic Noise Buffer and therefore negligible effects are anticipated for all development sizes.	N/A			
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones. As such, negligible effects are anticipated in relation to odour.	N/A			
Summary of Constraints					
The least sensitive part of the assessment area with respect to cultural heritage is near the northern boundary (for a small village development scale) –					

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
the assessment area is highly sensitive with respect to cultural heritage in other respects. However, Oridge Street Meadows SSSI is a key ecological sensitivity in this part of the assessment area. Grade 3 agricultural land is prevalent and over 50% of the assessment area is subject to MSAs, although it is not known if the Grade 3 land is 3a or 3b and impacts on minerals resources can potentially be mitigated.					

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<p>Key landscape sensitivities:</p> <ul style="list-style-type: none"> Distinct rounded hills including Limbury Hill and Catsbury Hill. Strong rural character with high levels of tranquillity. Frequent orchards and areas of mixed woodland. Important historic features including churches and moated sites <p>As such, landscape sensitivity is high under the medium and largest development option sizes as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for the smallest development option as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment area.	H	H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	The assessment area is connected to the network via the A417 which runs through the centre of the assessment area, providing direct links to Hartpury, Ledbury, the FoD and Gloucester city centre. Some congestion issues are experienced between the A40 / A417 / Over – due to demand from the A417 northern approach from Maisemore, particularly during the peaks.	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 48,904</p> <p>A high number of workplaces are accessible by PT in the AM peak, although large sections of the development area are currently only served by low frequency PT services.</p> <p>Given the assessment areas proximity from major urban centres, it is likely enhanced PT services would be needed to encourage mode shift from car based trips, attributed to the scale of development.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 283,690</p> <p>Access from the assessment area to employment by car scores high, due to the well-connected local road network to key urban centres / employment sites.</p>	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that the assessment area is accessible to some key services by PT between 20 and 40mins travel time.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 64%</p> <p>Car-based mode share for commuter trips accounts for 64% of journeys in the nearest LSOA, which is marginally lower than surrounding development areas.</p>	
Active travel	<p>The assessment area is outside of the 5km catchment area of a local rail station, however there are several low-frequency bus routes within proximity to the development area. The assessment area is also partially located along the existing National Cycle Network, providing sustainable links to Gloucester and further afield to Tewkesbury.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

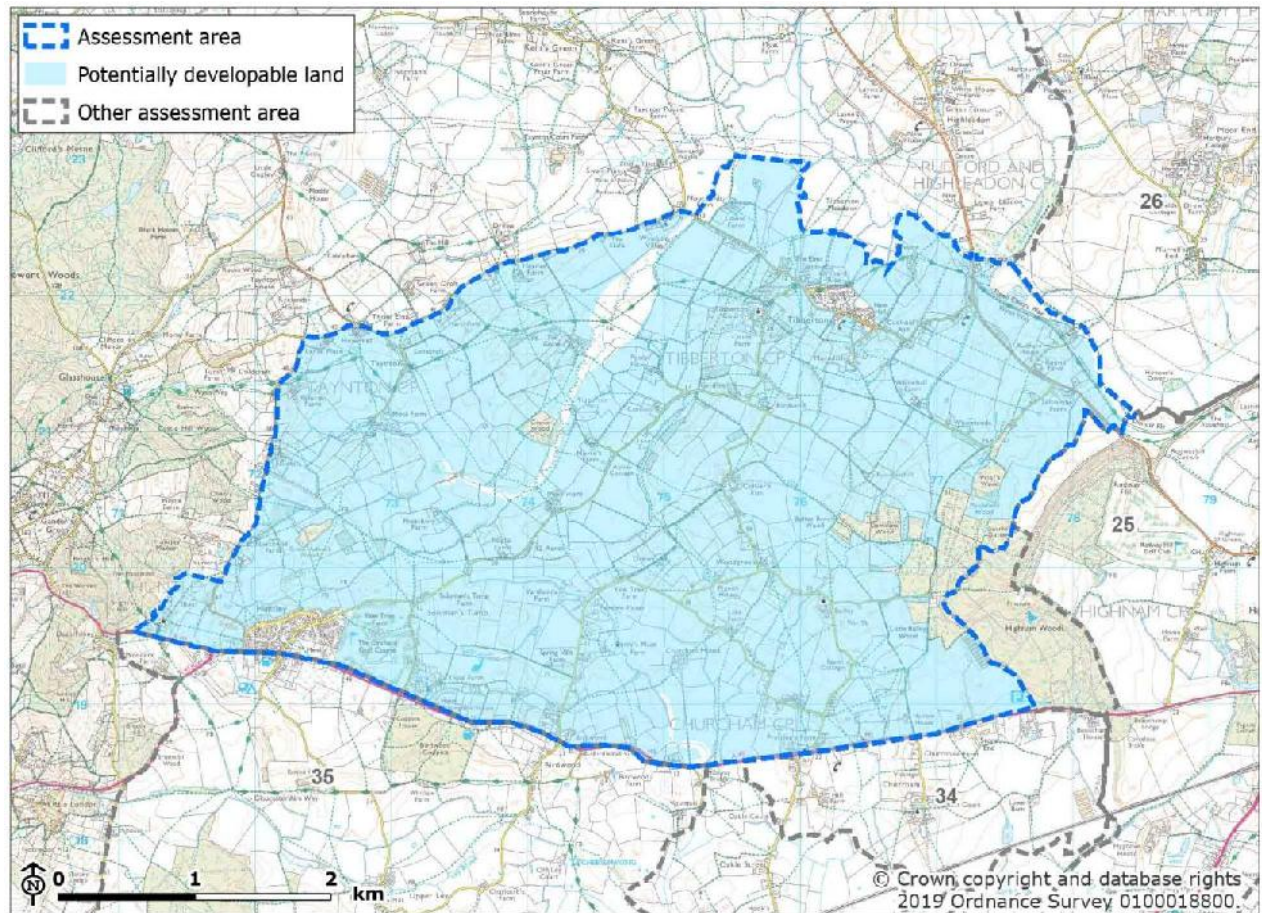
Assessment Area 27 – New Settlement: Land Northwest of Gloucester (Forest of Dean)

Assessment Area Ref: 27

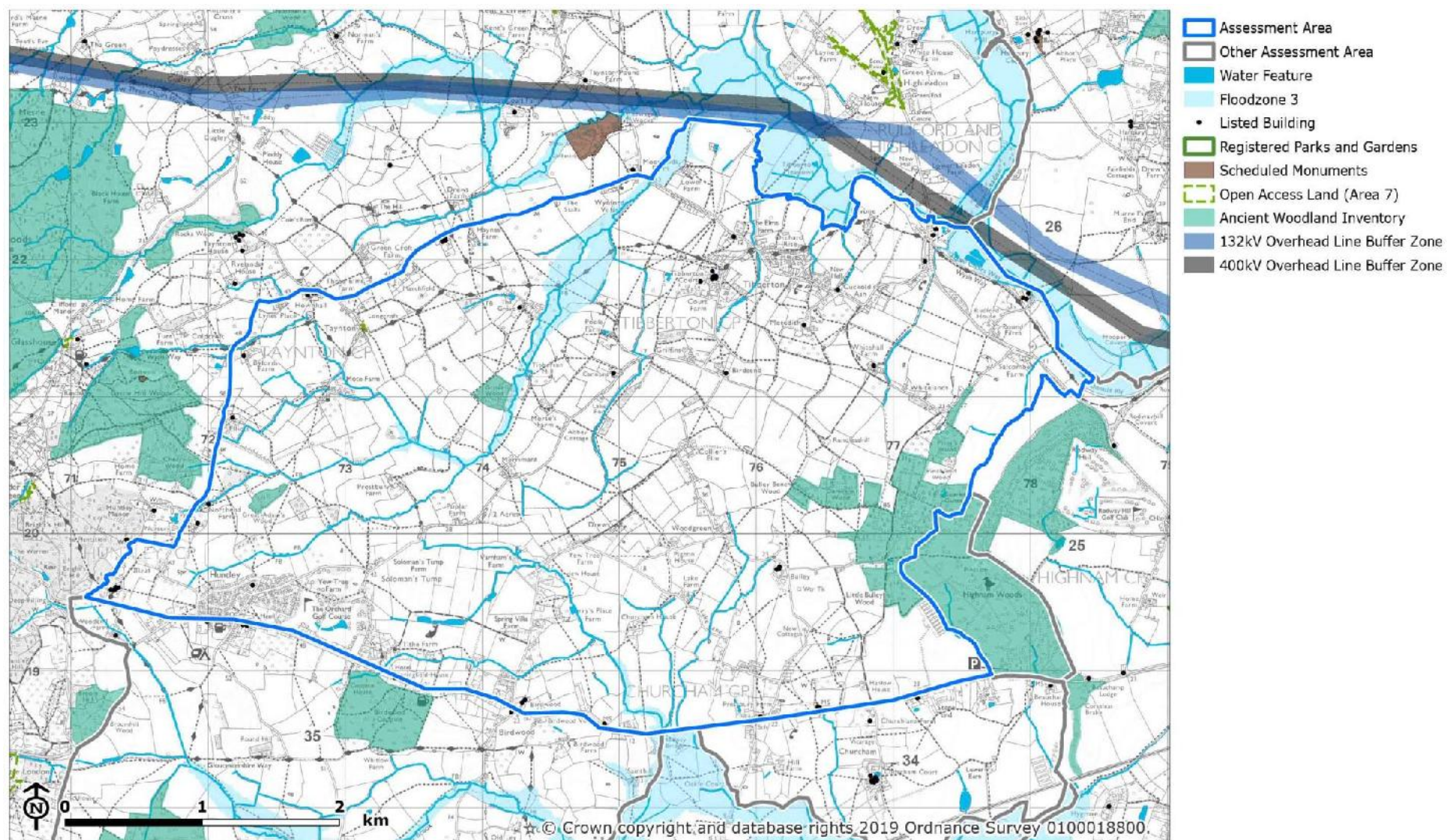
Authority Area: Forest of Dean

Development Typology: New Settlement

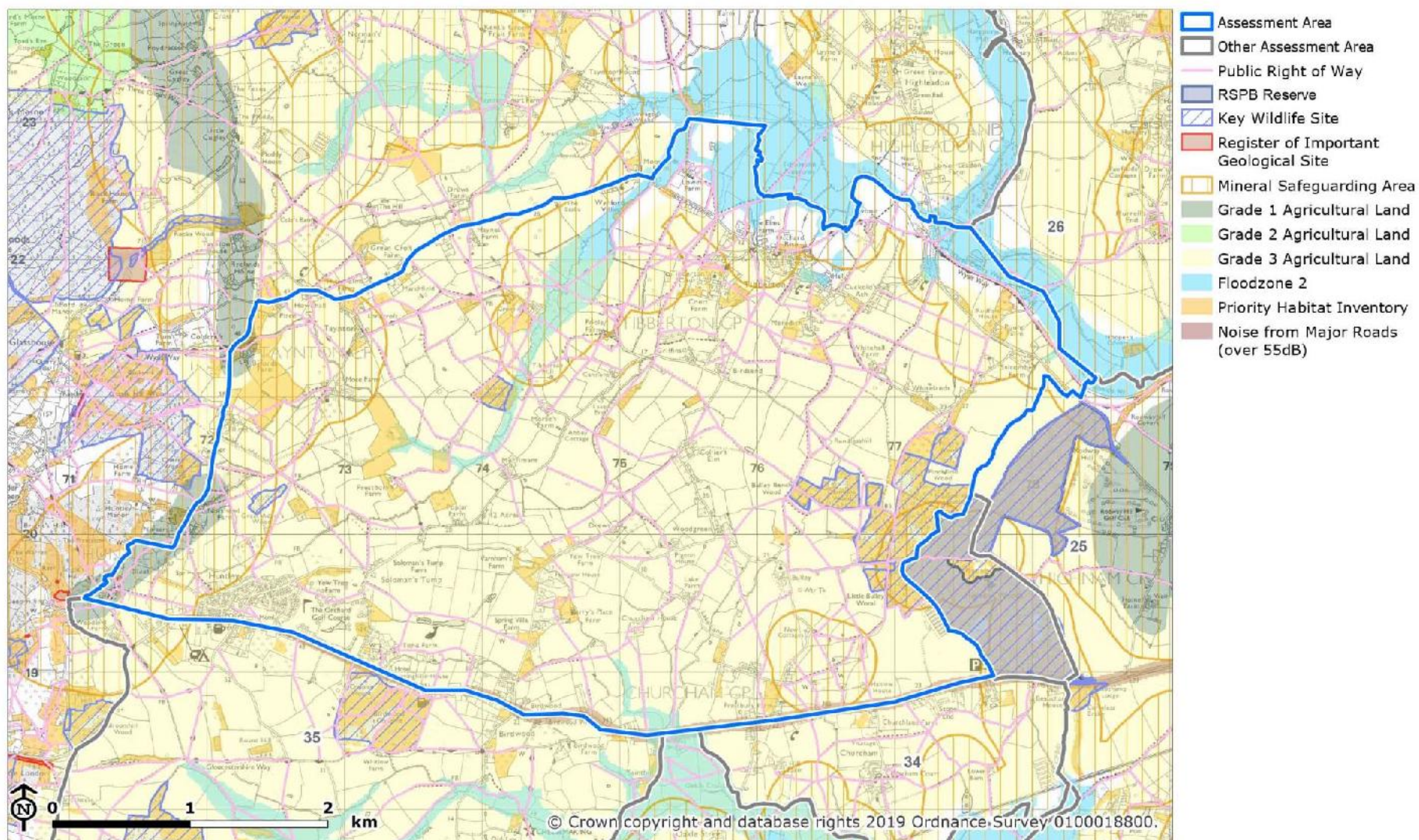
Area: ~1,985ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p>Designated</p> <ul style="list-style-type: none"> There are 61 listed buildings within the assessment area; these include four grade I listed churches and a grade II* listed church. The remaining grade II listed structures include multiple burial monuments, farmhouses, cottages, agricultural buildings, country houses, houses, schools, war memorials, lampposts, mileposts and a pub. The burial monuments are clustered towards the churches in Huntley, Bulley and Tibberton, while two more are rurally located. The rest of the listed buildings are grouped towards the northern half and west of the assessment area and the settlements in those locations. There are also several along the A40 to the south. 	<p>The listed buildings represent the key sensitivities of the assessment area. Many may have settings that contribute to their significance. For example, the churches and country houses have cemeteries or former parkland that is non-designated but due to its association with the designated assets is likely to be of more than local significance.</p> <p>Other non-designated heritage assets that may be of more local than significance include the moated sites, the deserted medieval settlement, and the Civil War sites. Impacts to these assets could therefore result in significant negative effects.</p> <p>The military aircraft site is controlled by the Protection of Military Remains Act 1986. Under this act it is an offence to tamper with, damage, move, or unearth any remains without a licence from the Ministry of Defence.</p> <p>The disused canal is also intended to be reinstated, presenting a constraint to development.</p> <p>There is a large area between Tibberton and Huntley that contains no listed buildings. There are two moated sites in this area at Mote Farm and The Moat Piece, but excluding these it is possible that a large village might be developed incurring minor</p>	*	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Non-designated</p> <ul style="list-style-type: none"> The HER indicates that there are a number of non-designated heritage assets in the assessment area. These include but are not limited to: <ul style="list-style-type: none"> Possible Late Iron Age settlement at Church Lane, Rudford; Possible Roman metal working site at Cinders Field, Grove Farm, Taynton; Site of a Roman building in Tibberton; Multiple Roman roads; A moated site at Mote Farm, Taynton, the Moat Piece Taynton, Huntley, and another to the southwest of Churcham House, Churcham; Morton deserted medieval settlement (exact location unknown); Site of a Civil War battle, cemetery and 19th century memorial at Barbers Bridge, 	negative effects to the historic environment only.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Rudford;</p> <ul style="list-style-type: none"> - Medieval reclaimed land; - Civil War earthworks at Rodway Pitch, Highnam; - The sites of several post-medieval buildings; - Extant non-designated historic buildings; - A disused canal; - A post-medieval landscape associated with the grade II listed The Grove; - Various earthworks and cropmarks; - Various hollow ways and trackways; - Multiple charcoal burning platforms; - A WWII crash site, Taynton; - Two turnpike roads. <p>Historic Landscape</p> <ul style="list-style-type: none"> • The HLC data indicates a primarily agricultural landscape interspersed with surviving early 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>woodland, some of which is ancient woodland. The agricultural landscape is comprised of a mix of irregular, less irregular regular and less regular enclosure as well as riverine pasture (now largely enclosed). The irregular and less regular enclosures have some time-depth and value in themselves. They could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p>Designated</p> <ul style="list-style-type: none"> • There are two scheduled monuments in the wider vicinity of the assessment area that both have important strategic locations, meaning that development of the assessment area could affect their significance. • Although there are a number of listed buildings in the wider vicinity of the assessment area most do not appear to have a 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>relationship with it that would be affected in the event of development. Potential exceptions, that may be susceptible to meaningful setting change, include the grade II listed Huntley Manor and the grade II Farmhouse and cheese room at Moorfields.</p> <p>Non-designated</p> <ul style="list-style-type: none"> Although there are multiple non-designated heritage assets in the wider vicinity of the assessment area most do not appear to be particularly susceptible to setting change. The possible exception is the Civil War earthworks on Rodway Hill, immediately east of the assessment area 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> Large Key Wildlife Site (Highnam Complex) in the west of the assessment area, which is also Ancient Woodland (Corsleas Brake). Two smaller Key Wildlife Sites are found in the centre of the assessment area (Grove Wood) 	<p>The assessment area is significantly overlapped by the IRZ of Walmore Common SPA/Ramsar/SSSI. As such it will be necessary to ensure future development proposals do not negatively impact on the notified feature (Bewick's swan) which could use habitats within the assessment area.</p> <p>Any spatial distribution of development in the assessment area will be required to</p>	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>and close to the western boundary (Great Adam's Wood). These areas are both also areas of Ancient Woodland.</p> <ul style="list-style-type: none"> • Key Wildlife Site (Barber's Bridge) in the north-east of the assessment area. • Registered site of geological importance (Huntley Church Exposure) in the south-westernmost corner. <p>Assets within 250m:</p> <ul style="list-style-type: none"> • Several large Ancient Woodlands are found adjacent to the assessment site, including the rest of Corseleas Brake in the east, Birdwood Coppice in the south, and Castle Hill/Cherry Woods to the west. All three are also designated as Key Wildlife Sites. • The woodland of Corseleas Brake is incorporated within the wider Highnam Woods, which includes a key wildlife site and RSPB Reserve. • Two registered sites of geological importance 200m from the south-western boundary. • Multiple areas of priority habitats 	<p>provide suitable avoidance/mitigation measures to ensure that the large areas of Ancient Woodland, within the eastern part of the assessment areas and to the west of the boundary, are maintained and suitably buffered.</p> <p>Small stands of priority habitat in the form of deciduous woods and traditional orchards are scattered across the assessment area. Two large, and one smaller, areas of good quality, semi-improved grassland priority habitat in the western half of the assessment area. With very small pockets of unspecified priority habitats found near Tibberton and Churcham.</p> <p>The networks of priority habitat throughout the assessment area should be maintained/enhanced, with severance of habitats avoided where possible. This will include ensuring that supporting transport infrastructure minimises severance of habitats in the area.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>are scattered around the boundary of the assessment area. These include traditional orchard around the north, west, and south boundaries (forming part of a wider mosaic), deciduous woodlands (primarily to the west), and good quality semi-improved grassland to the north (south of Taynton Pound Farm)</p> <p>Assets within 2km:</p> <ul style="list-style-type: none"> Ecological SSSI (May Hill) is 1.8 km west of the assessment area and the westernmost tip of the assessment areas falls within the IRZ, which highlights the risk of 50 or more houses outside existing settlements/urban areas. Geological SSSI (Hobb's Quarry, Longhope) 1.6 & 1.8 km southwest, but their impact zones are very small, not encroaching on the assessment area in any way. Floodplain grazing marsh ranges from 1.4 to 2 km from the south-eastern boundary of the assessment area. This priority habitat is extensive and closely associated with the River Severn. <p>In the wider area, Walmore Common</p>				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>SPA/Ramsar/SSSI is ~2.4km south. The IRZ for this SSSI overlaps with over half of the assessment area indicating a risk of 50 or more houses outside existing settlements/urban areas.</p> <p>Minor negative effects may occur at the largest development size as it is unlikely that this scale of development could be located over 250m from the areas of Ancient Woodland. Negligible effects are anticipated for the small and medium development sizes as there is potentially sufficient space to set back these scales of development from ecological assets in the area.</p> <p>Detailed development design and other mitigation measures may reduce the potential for adverse effects.</p>				
Soil Quality	<p>The majority of the assessment area is comprised of grade 3 agricultural land. However, there are two pockets of grade 1 agricultural land on the western boundary, amounting to approximately 27ha.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur for all development sizes. The effects are uncertain as there is no data distinguishing whether the grade 3 land is</p>	<p>There is significant potential for development to avoid the loss of grade 1 agricultural land as these areas are restricted to small pockets of land in the west. However, the majority of remaining land in the assessment area is still grade 3 and therefore development has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	grade 3a or the lower quality grade 3b.				
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects are anticipated in relation to water quality.	N/A			
Flood Risk	<p>The majority of the assessment area is greenfield. However, the settlement of Tibberton is located in the north, Rudword is located in the north-east, Huntley is located in the south-west and Birdwood and Churcham are also located along the southern boundary. There are multiple local roads and areas of agricultural development throughout the assessment area. In addition, the B4125 passes through the north-eastern corner of the area.</p> <p>There is land to the north of Tibberton that is located within flood zone 2 and 3, due to the presence of Huntley Tibberton brook, which also flows to the central region of the assessment area with further land in flood zone 2 and 3 adjacent to it. There is also a smaller area of flood zone 2 and 3 on the southern boundary of the assessment area.</p>	There is significant potential for development at all sizes to be located outside of flood zone 2 as these areas are restricted to the banks of a watercourse and pockets of land adjacent to the assessment area boundaries. The presence of flood zone 2 bisecting half of the assessment area from north to south may restrict a development at the largest size in the western side of the assessment area.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	However, there is potentially sufficient space to accommodate all development scales outside of flood zone 2 and therefore negligible effects are anticipated for all development sizes.				
Mineral Resources	<p>There are pockets of land within Mineral Safeguarding Areas (MSAs) on the western, northern and south-eastern boundaries, amounting to approximately 190ha, 343ha and 64ha respectively.</p> <p>However, the assessment area is large and there is potentially sufficient space to accommodate all development sizes outside of MSAs. As such, negligible effects are anticipated in relation to mineral resources.</p>	<p>There is a significant amount of land in the central region and adjacent to the southern boundary of the assessment area outside of MSAs that could potentially accommodate development at all sizes, avoiding the sterilisation of mineral resources. It may also be possible to extract mineral resources prior to development.</p>			
Noise	<p>Land directly adjacent to the southern boundary of the assessment area is located within a Strategic Noise Buffer due to the presence of the A40.</p> <p>However, there is sufficient space outside of noise buffers for all development scales to be accommodated. As such, negligible effects are anticipated in relation to noise.</p>	<p>There is significant potential for development to avoid being located within noise buffers as this area is restricted to land directly adjacent to the southern boundary of the assessment area. Suitable mitigation may also be possible to overcome any noise related issues.</p>			
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon	N/A			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	Sanitaire Zones. As such, negligible effects are expected in relation to odour.				
Summary of Constraints The assessment area contains a large amount of land that is unaffected by the majority of constraints. The central region of the area between Tibberton and Huntley is free largely from constraints apart from grade 3 agricultural land, which may not be a constraint dependent upon whether it is grade 3a or the lower quality grade 3b. A small or large village between Tibberton and Huntley may only incur minor negative effects upon cultural heritage assets. In addition, any development in the southern half of the assessment area would need to consider suitable mitigation in relation to Walmore Common SSSI, which may be a limiting factor for the largest scale of development. However, siting with respect to ecological assets including various KWS would need careful consideration, and impacts upon Walmore Common SSSI would need careful consideration particularly with respect to development in the southern part of the assessment area.					

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<ul style="list-style-type: none"> Wooded character with frequent orchards and blocks of mixed woodland (including some ancient woodland) Narrow rural lanes Intact rural character with few modern intrusions <p>As such, landscape sensitivity is high for the medium and largest development sizes as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for the smallest development size as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment area.	H	H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	The assessment area is connected via the A40 (South), B4215 (East) and B4216 (West), providing strategic links to Gloucester, Newent and the Forest of Dean. These routes experience minimal congestion issues, within the vicinity of the assessment area, during the AM/PM peaks.	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 6963</p> <p>Due to the proximity of the assessment area from a high-frequency PT services, access to workplaces / employment by PT scores low. An hourly PT service currently serves some of the assessment area connecting Gloucester, Newent and Ledbury</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 273,373</p> <p>Access from the assessment area to employment by car scores relatively high, due to the assessment area's proximity to the strategic road network.</p>	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that some educational sites are accessible by PT within 20 mins, whilst urban centres / healthcare facilities are accessible between 20 and 40 mins travel time from the development area.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 73%</p> <p>Car based mode share for commuter trips accounts for 73% of journeys in the nearest LSOA, reflecting the assessment area's proximity to the strategic road network. Further enhancements to PT services, as part of any development proposals, would likely improve mode share and mitigate additional trips on the network.</p>	
Active travel	<p>The assessment area is outside of the 5km catchment area of Gloucester Rail Station and is divorced from the existing National Cycle Network. A number of low-frequency bus services provide links to Gloucester city centre and the Forest of Dean, but it is likely that enhanced PT provision would be needed to accommodate future development growth.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

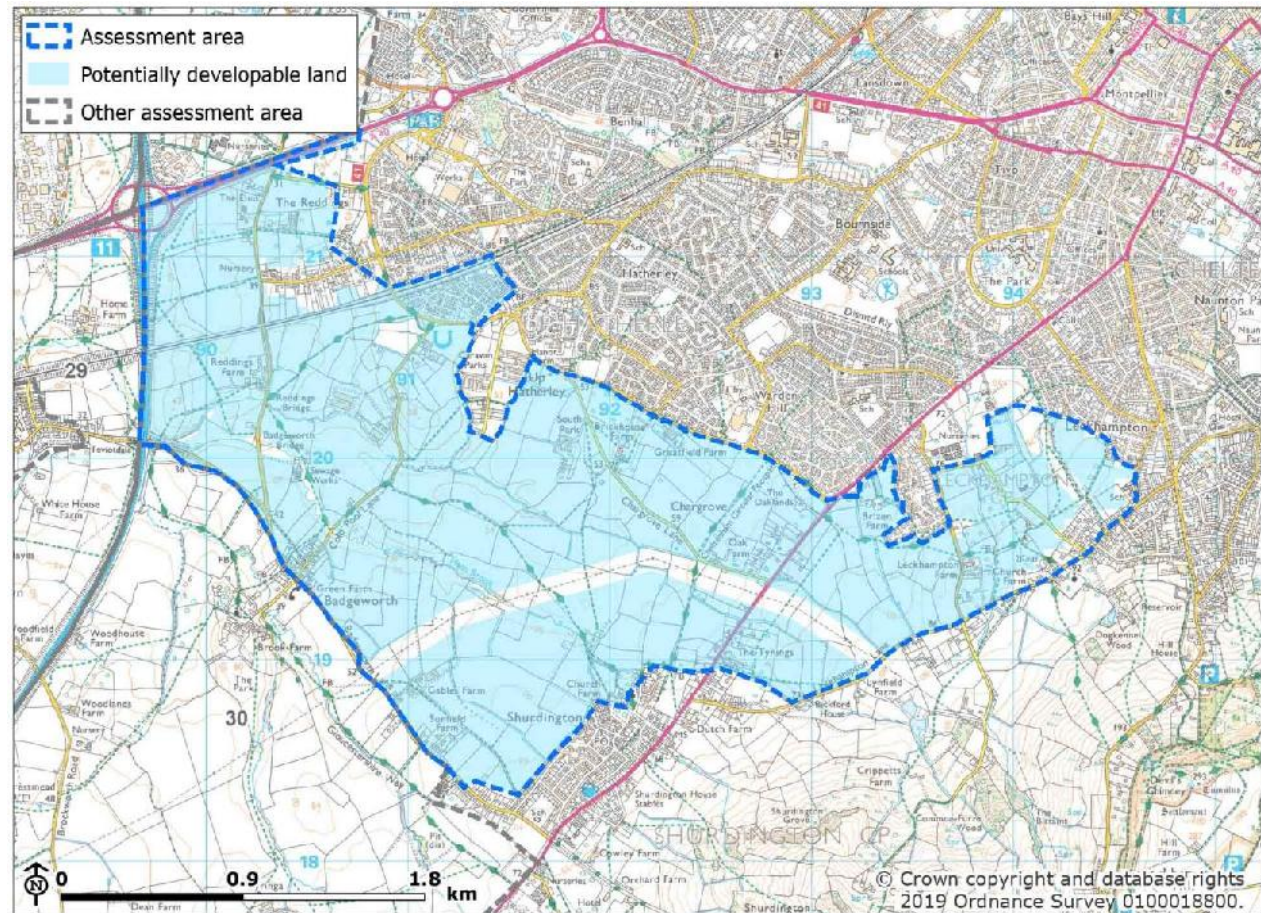
Assessment Area 28 – Urban extension: Southwest of Cheltenham

Assessment Area Ref: 28

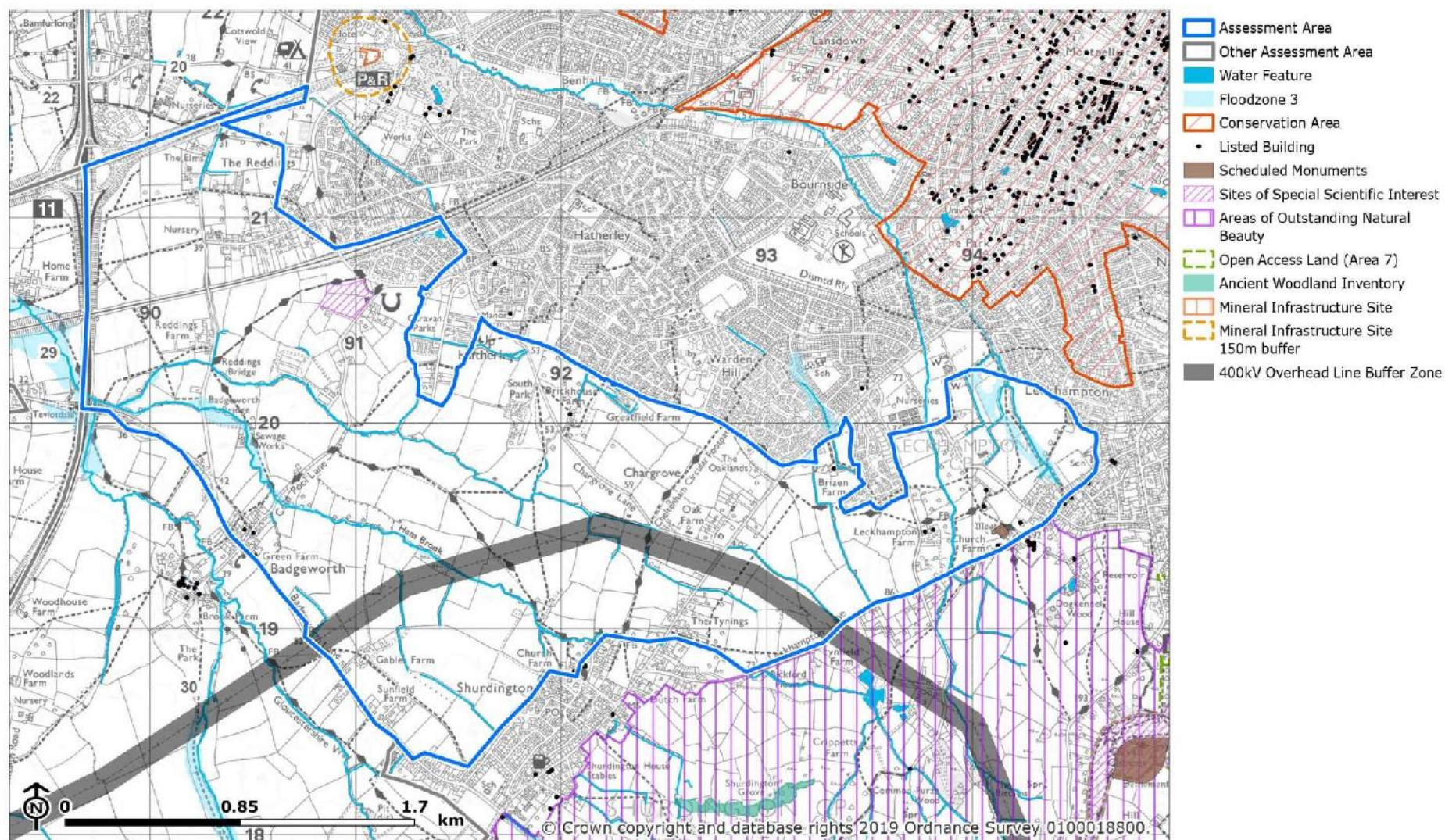
Authority Area: Tewkesbury and partially Cheltenham

Development Typology: Urban Extension

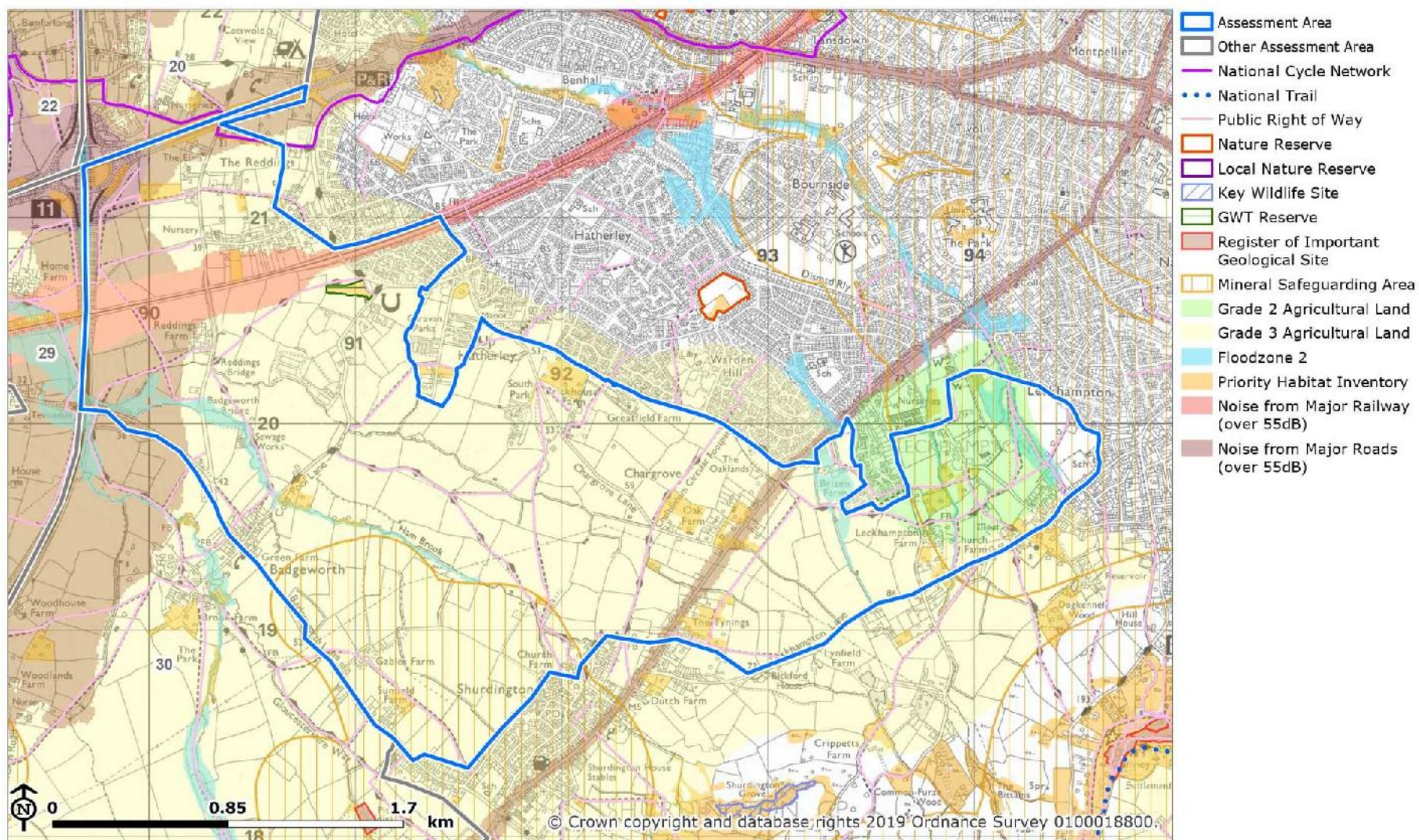
Area: ~675ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There is a Scheduled Monument – a moated site and fishponds at Church Farm- in the east of the assessment area. There are 12 grade II listed buildings within the assessment area. These are clustered near Badgeworth and to the east of the assessment area with outliers at Up Hatherley and Shurdington. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a very large number of assets within the assessment area. These include but are not limited to: <ul style="list-style-type: none"> Several locally listed buildings at Leckhampton and near the Reddings. A prehistoric burial; Roman settlements at Brizen playing field and Brizen farm, and field systems at 	<p>The listed buildings are key sensitivities. Most are agricultural buildings that – in the event of development - could be harmed as a result of setting change. The historic rural settlements that buildings typically form part of are also sensitive to development. Leckhampton has already coalesced with Cheltenham to some extent, but Shurdington and Badgeworth remain separate. New development should be planned to maintain their separation.</p> <p>The scheduled monument at Leckhampton is an area of high sensitivity to physical change; it is likely to be less sensitive to setting change.</p> <p>None of the known archaeological assets are immediately apparent as absolute constraints to development, but they would require further investigation and physical effects would need to be mitigated.</p> <p>Taking the above sensitivities into account effects to the historic environment would be best avoided/ minimised by limiting development to the northwest of the assessment area; in the centre of the assessment area - to the area southeast of Brickhouse Farm and north of Shurdington Road - and potentially to the east of the assessment area - north of Kidnappers Lane. These areas could accommodate a large</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Leckhampton and Shurdington.</p> <ul style="list-style-type: none"> - Medieval settlement at Brizen Farm and other features such as hollow ways and ditches. - Extensive ridge and furrow earthworks across the area; - Possible site of a civil war battle at Padsworth; - Multiple WWII sites including anti-aircraft batteries and military camps. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates an agricultural landscape comprised primarily of irregular and less irregular enclosures. These have some time-depth and value in themselves but could also feature hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> • There are listed buildings of all 	extension and in theory only result in a minor negative effect.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>grades in the vicinity of the assessment area. These are typically clustered at Badgeworth, Shurdington and Leckhampton. The church yard cross in Badgeworth Holy Trinity Churchyard is also a Scheduled Monument.</p> <p><i>Non-designated</i></p> <ul style="list-style-type: none"> There are a number of listed buildings in close proximity to the search area these include: <ul style="list-style-type: none"> The Old Lodge, Church Road GL53 0QJ; 72 Church Road, GLOS, GL53 0PD); Greenwode Leghe, Cold Wool Lane, GL51 6JA; Woodbines Cottage, Sunnyfield Lane, GL51 6JB; West Lodge, Cold Pool Lane, GLOS, GL51 6JF. 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> SSSI (Badgeworth) in the north of the assessment area, part of the site is also a GWT nature reserve with priority semi-improved grassland habitat. The majority of 	Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that there are no adverse impacts on Badgeworth SSSI. Impacts will need to be mitigated for the nearby Leckhampton Hill and Charlton Kings Common and the Crickley	*	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>the assessment area is within the residential IRZ for this SSSI.</p> <p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Leckhampton Hill and Charlton Kings Common) 1.1km southeast. Also contains multiple registered sites of geological importance. The IRZ for this SSSI overlaps with part of the eastern half of the assessment area, up to Shurdington Road (A46). SSSI (Crickley Hill and Barrow Wake) 1.8km south. Also designated as a site of geological importance. Several Nature Reserves within Cheltenham to the north of the assessment area, and to the east of the area. <p>Assets in the wider area:</p> <p>In the wider area, Cotswold Common and Beechwoods SAC/SSSSI is located approximately 3.6 km at nearest point.</p> <p>Minor negative effects may occur at all development sizes as they will be within 2km of either Badgeworth SSSI or Leckhampton Hill and Charlton Kings Common SSSI, depending on the location of development in the assessment area.</p> <p>Detailed development design and other</p>	<p>Hill and Barrow Wake SSSIs (both designated for calcareous grassland), as the IRZs overlap with the assessment area. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>There are multiple areas of priority habitats throughout the assessment area, including: traditional orchards, several areas of deciduous woodland, and two small areas of unspecified priority habitats in the northeast and southeast.</p> <p>Priority habitats are also found adjacent to the assessment boundary, including deciduous woodland which forms part of wider mosaic of screening and corridor of the M5/A40 junction. Other priority habitats adjacent to the assessment area include orchards and unspecified habitats.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	mitigation measures may reduce the potential for adverse effects.				
Soil Quality	<p>The majority of the assessment area is comprised of grade 3 agricultural land. However, there is around 47ha in the westernmost part of the assessment area that is grade 2 agricultural land.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality. The effects are uncertain as there is no data distinguishing whether the majority of the land within the area is grade 3a or the lower quality grade 3b.</p>	<p>There is sufficient space within the assessment area for development at all potential sizes to avoid the pocket of grade 2 agricultural land in the east. However, remaining land within the assessment area is still grade 3 and therefore development at any scale and location has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.</p>	?	?	?
Water Quality	<p>The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects are anticipated.</p>				
Flood Risk	<p>The majority of the assessment area is greenfield, but there are areas of residential/agricultural development as well as the settlement of Badgeworth in close proximity to the western boundary. There are also multiple local roads distributed throughout the assessment area.</p>	<p>Land within flood zone 2 in the assessment area is restricted to the vicinity of watercourses and therefore there is significant potential for development at all development sizes to avoid being located within flood zone 1, reducing flood risk. The potential for an urban extension in the north-</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>There is an area of land to the north of the settlement of Badgeworth that is located within flood zone 2 due to the presence of a watercourse (Ham Brook). Additionally, there are further areas of the assessment area located within flood zone 2 in the easternmost part of the assessment area due to the presence of further watercourses. These areas of flood zone 2 also contain smaller areas of flood zone 3.</p> <p>However, there is sufficient space to accommodate all development scales in flood zone 1 and therefore negligible effects are anticipated.</p>	east corner of the area is restricted by the presence of flood zone. Negligible effects are therefore anticipated.			
Mineral Resources	<p>There is a 94ha pocket of land adjacent to the southern boundary and a 62ha pocket of land adjacent to the easternmost boundary that are located within a Mineral Safeguarding Area (MSA).</p> <p>However, there is potentially sufficient space to accommodate all development scales outside of MSAs and therefore negligible effects are anticipated.</p>	There is significant potential for development at all sizes to avoid the sterilisation of mineral resources as the parts of the assessment area within MSAs are restricted to small pockets of land in the south and north-east of the assessment area. Negligible effects are therefore anticipated.			
Noise	<p>There is land in the western half and eastern half of assessment area that is located within a Strategic Noise Buffer.</p> <p>However, there is potentially sufficient space to accommodate all development sizes outside of noise buffers and therefore</p>	There is around 400ha within the central region of the assessment area that is not located within a Strategic Noise Buffer that could potentially accommodate development at all scales. Suitable mitigation may also be possible to overcome any noise related issues.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	negligible noise effects are anticipated.				
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.	N/A			
	As such, negligible effects are anticipated in relation to odour.				

Environmental Constraints

The majority of the assessment area is classified as grade 2 or 3 agricultural land and therefore any development has the potential to result in loss of high quality soils. The areas of grade 3 land may not be considered a constraint to development as this is dependent upon whether they are grade 3a or the lower quality grade 3b. Aside from this, the central area of the assessment area is the least constrained and could likely accommodate a medium or small urban extension without significant negative effects.

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Large extension (3,500+ dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<ul style="list-style-type: none"> • Sense of separation provided between the south of Cheltenham and Shurdington/Edgeworth. • Strong rural character. • Overlooked by the adjacent escarpment within the Cotswolds AONB. <p>As such, landscape sensitivity is high for large development options as the key characteristics and qualities of the landscape may be highly sensitive to change from residential development of this scale. Landscape sensitivity is reduced to moderate-high and moderate for small and medium development sizes, as the key characteristics and qualities of the landscape are potentially less sensitive to change from residential development at these scales.</p>	Landscape sensitivity is similar throughout the assessment area.	H	M-H	M

Accessibility

Criterion	Rationale	Score
All/aggregate		Green overall
Capacity of the transport network	<p>The assessment area is well connected to the local network via the A46 (Shurdington Rd) to Cheltenham, Up Hatherley Way and the A40, which connects to the M5 Junction 11.</p> <p>Sections of the A40 and M5 Junction 11, in the vicinity of the development area, are currently at high capacity, and would likely be impacted further by significant development. The A46 has some potential for capacity to be increased and provides a strategic link between Cheltenham, Brockworth and Gloucester.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 89,327</p> <p>A high number of workplaces / employment sites can be accessed from the assessment area within 45mins during the AM peak by PT, with high-frequency PT services along the A40 and A46 corridors to key employment sites.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 287,107</p> <p>Access from the assessment area to employment by car scores high, due to the assessment area's proximity to the strategic road network.</p>	
Access to other key services and facilities	<p>TRACC Accessibility Modelling outputs show that the assessment area is accessible to a number of key services within 20 mins travel time by PT services.</p>	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 68%</p> <p>Car-based trips currently account for 68% of commuter journeys in the nearest LSOA, likely due to the development assessment areas proximity to the strategic road network.</p>	
Active travel	<p>The development area is within the 5km catchment of Cheltenham Spa Station, providing both local and national connectivity on the mainline route. A high frequency PT service currently runs along the main arterial routes, between Cheltenham, Brockworth and Gloucester. Whilst the assessment area is not directly on the National Cycle Network, there are strategic walking and cycling routes between the major urban areas, which could be enhanced as part of any future development.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

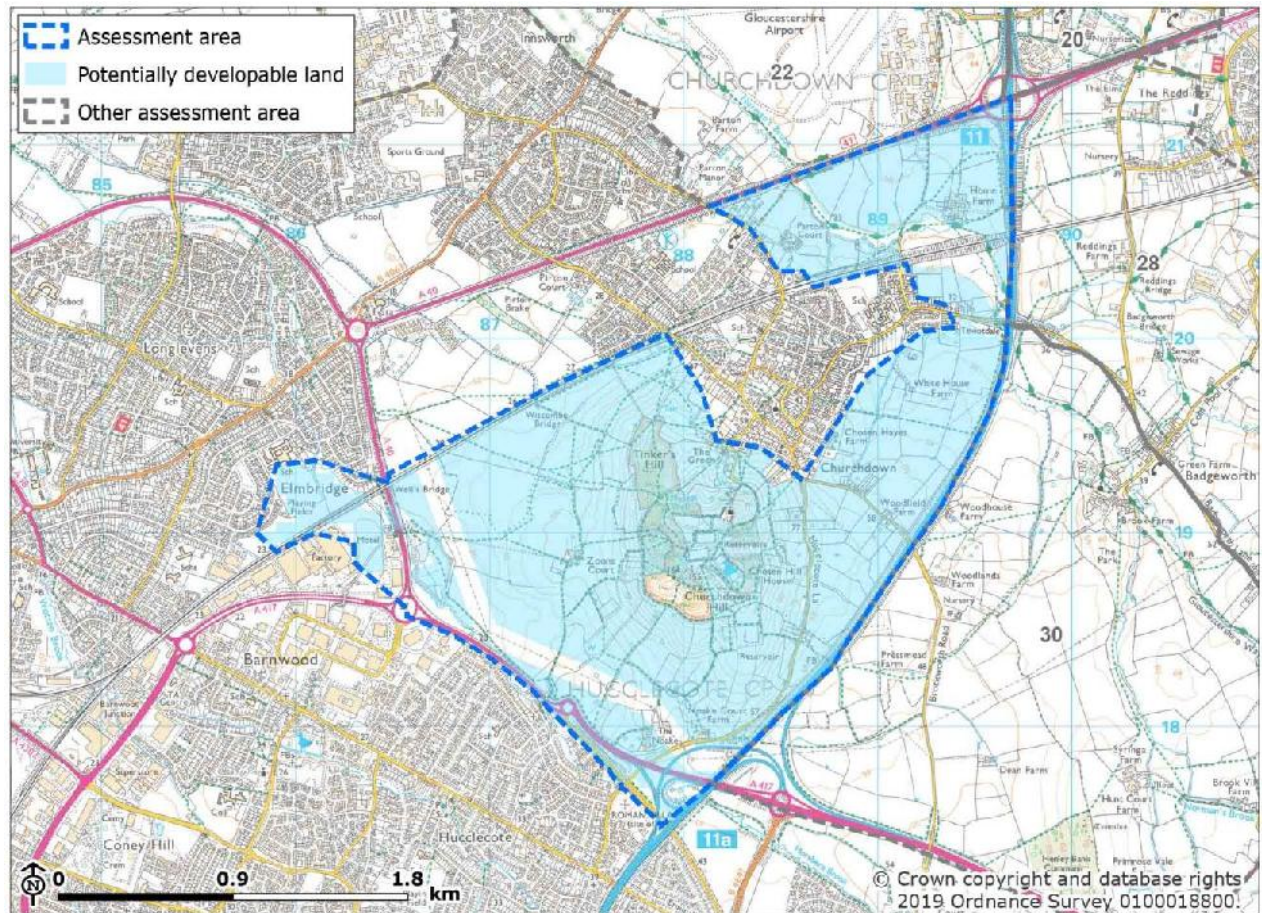
Assessment Area 29 – Urban extension: Northeast of Gloucester

Assessment Area Ref: 29

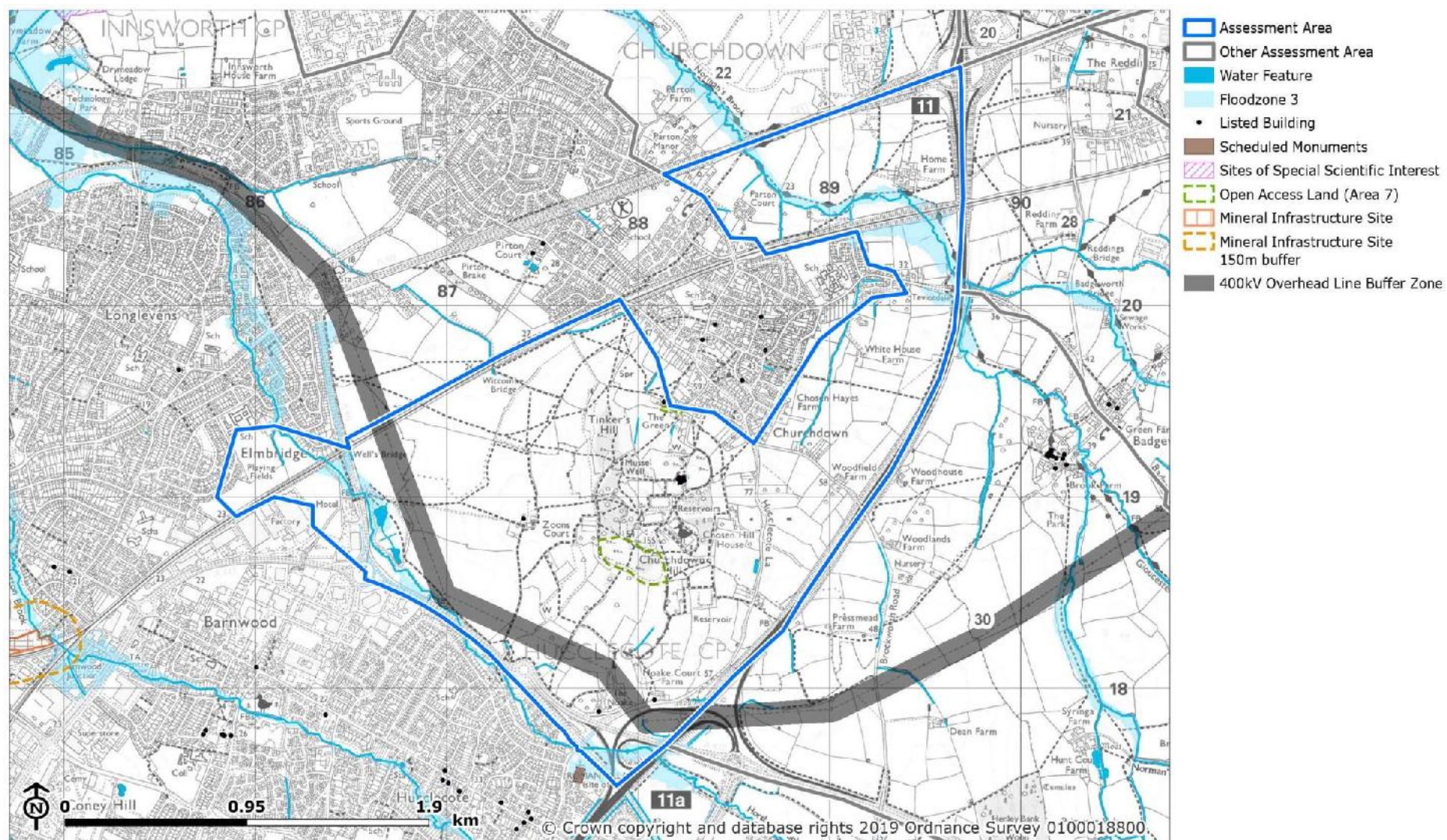
Authority Area: Tewkesbury

Development Typology: Urban Extension

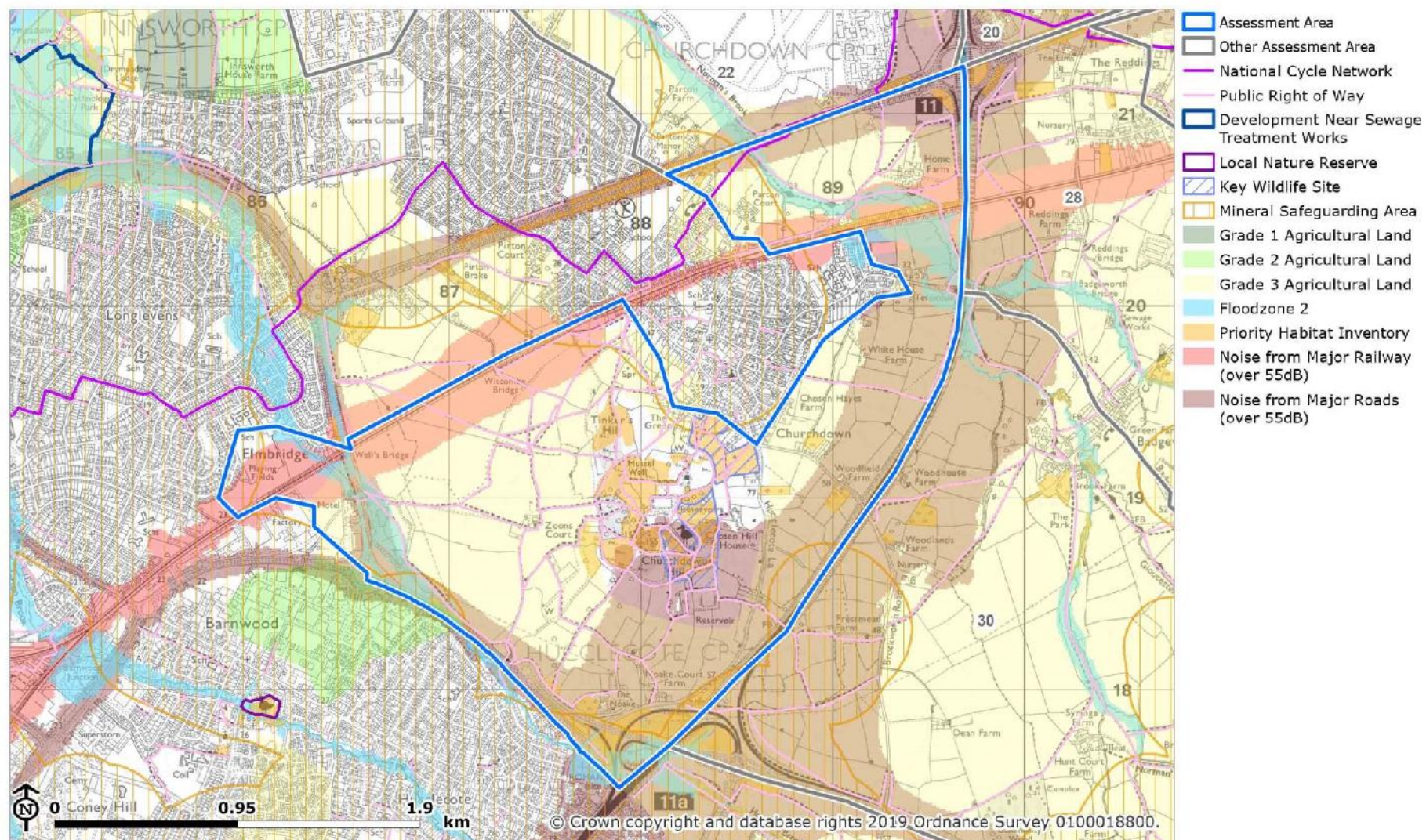
Area: ~567ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Justification	Spatial Variation within Assessment Area	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> The assessment area contains 12 listed buildings, all grade II except for the grade I Church of St Bartholomew, the parish church for Churchdown and Huccleton. Several of the other listed structures are monuments in the church's graveyard. The remainder are farmhouses or agricultural buildings, and a former school house. All of the listed buildings are located on Chosen Hill or to the west and south of it. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER has records for a large number of non-designated assets within the assessment area. These include but are not limited to: <ul style="list-style-type: none"> Possible hillfort earthworks Churchdown Hill; A prehistoric ditch at Churchdown; 	<p>The key sensitivities of the development area are the listed buildings which lie on and around Chosen Hill. The possible hillfort in the same area could also be a major constraint to development - both physically and in terms of setting change - and the potential for further remains of national importance beyond the scheduled Roman villa at Hucclecote cannot be ruled out.</p> <p>It is possible that the north-western corner of the assessment area, towards Elmbridge (beyond the listed Zoons Court) and the north-eastern half of the assessment area may have potential for development without giving rise to significant negative effects on the historic environment. These areas could accommodate a large extension and for this reason the overall score is minor negative.</p>	?	?	?

Topic	Justification	Spatial Variation within Assessment Area	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<ul style="list-style-type: none"> - A late Iron Age to Roman settlement at White House Farm and Roman settlement's near Well's Bridge and Witcombe Bridge; - A Roman field system and other features near the scheduled villa at Hucclecote; - A medieval deserted settlement at Churchdown; - Earthworks near Hucclecote Roman villa; - Undated palaeochannel; - Cropmarks and extensive ridge and furrow earthworks; and - Multiple WWII sites. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC indicates a primarily agricultural landscape comprised primarily of irregular enclosure but also featuring some less irregular and regular enclosure. The irregular enclosure has some time-depth and value in itself and could include hedgerows that qualify as important under the archaeology and history criteria of The 				

Topic	Justification	Spatial Variation within Assessment Area	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Hedgerow Regulations 1997.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are a number of designated assets in the wider area including a scheduled Roman Villa at Hucclecote and several listed buildings – some grade II* and I – at Brockworth Court and Badgeworth and Churchdown. However, it is unlikely that any would experience meaningful setting change as a result of development. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated assets recorded by the HER within the wider area have been identified as being particularly susceptible to setting change at this stage. 				

Topic	Justification	Spatial Variation within Assessment Area	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> Two Key Wildlife Sites (Churchdown Hill Meadows and Chosen Hill Nature Reserve) within the central region (at Churchdown Hill) of the assessment area. One of the key wildlife sites (Churchdown Hill Meadows) encompasses a priority habitat of good quality semi-improved grassland. <p>Assets within 250m:</p> <ul style="list-style-type: none"> No designated assets within 250m. <p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Badgeworth) 1.2km east, also a GWT nature reserve. The IRZ for this SSSI overlaps with the at least one third of the assessment area, in the northeast, which highlights a risk from new residential units. SSSI (Hucclecote Meadows) 1.3km south, also a local nature reserve and Key Wildlife Site. The IRZ for this SSSI overlaps nearly half of the assessment area (in the south), highlighting a risk from an increase in residential units. Local Nature Reserve 800m southwest (Barnwood Arboretum). 	<p>Though there are no national or international designations within the assessment area, there are several in the surrounding study area with IRZs which overlap significantly with the assessment area. Further assessment may be required to rule out impacts on notified features, as woodlands are a key feature within these designations and within the assessment area.</p> <p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the Key Wildlife Sites and adjoining areas of deciduous woodland are maintained or enhanced. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>There are multiple areas of deciduous woodland priority habitat within the central 9some within the Chosen Hill Nature Reserve), southern and north-eastern regions of the assessment area.</p> <p>There are also four areas of traditional orchard priority habitat, two in the central region, one in the south and one in the north.</p>	*		

Topic	Justification	Spatial Variation within Assessment Area	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<ul style="list-style-type: none"> Key Wildlife Site (Brockworth Park) 1.8km south. <p>Significant negative effects may occur at the largest development size as this scale of development could not be accommodated without encroaching on the local designations in the area. Negligible effects may occur at the small and medium development sizes as these scales of development could potentially be accommodated over 250m from local designations and over 2km from international designations.</p> <p>Detailed development design and other mitigation measures may reduce the potential for adverse effects.</p>				
Soil Quality	<p>The majority of the assessment area is comprised of grade 3 agricultural land. There is around 84ha in the centre of the assessment area that is grade 4 agricultural land.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality for all development sizes. The effects are uncertain as there is no data distinguishing whether the land is grade 3a or the lower quality grade 3b.</p>	<p>There may be potential for development at the smallest size to be located within the area of grade 4 agricultural land, avoiding the loss of potential high quality agricultural land elsewhere in the assessment area. However, the presence of existing development and listed buildings (one of which is grade I listed) within this area of grade 4 agricultural land is likely to mean that, in reality, this area may not be developable.</p> <p>Due to the high proportionate coverage of the grade 3 agricultural land within the</p>	?	?	?

Topic	Justification	Spatial Variation within Assessment Area	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
		assessment area, it is unlikely that effects will vary based on developing different areas within it.			
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects are considered likely in relation to water quality for all development sizes.	N/A			
Flood Risk	<p>The majority of the assessment area is greenfield but there are areas of residential/agricultural development as well as local roads.</p> <p>There is land within the assessment area that is located within flood zone 2 due to the presence of a watercourse in the north-eastern corner of the assessment area and a further watercourse adjacent to the south-western boundary.</p> <p>However, the majority of the assessment area is not located within any flood zones and therefore negligible effects may occur in relation to flooding.</p>	There is likely sufficient space within the assessment area for all potential development scales to be located outside of flood zone 2, reducing flood risk.			

Topic	Justification	Spatial Variation within Assessment Area	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Mineral Resources	<p>There small pockets of land adjacent to the northern and southern boundaries of the assessment area that are located within Mineral Safeguarding Areas (MSAs).</p> <p>However, the majority of the assessment area is not located within any MSAs. As such, negligible effects may occur in relation to mineral resources.</p>	There is likely to be sufficient space for all potential development scales to be located outside of MSAs as these areas are restricted to small pockets of land adjacent to the assessment area boundaries. It may also be possible to extract mineral resource prior to development.			
Noise	<p>Over 50% of the assessment area is located within Strategic Noise Buffers due to the presence of a railway on the northern boundary and the A40 and M5 on the remaining boundaries of the assessment area.</p> <p>As such, significant negative effects may occur in relation to noise for the development at the large scale, whilst negligible effects may occur for the medium and small sizes.</p>	<p>There may be potential to accommodate the small and medium-sized urban extensions within the western section of the assessment area that is not located within a Strategic Noise Buffer.</p> <p>Suitable mitigation may also be possible at large development sizes to overcome noise related issues.</p>	*		
Odour	<p>The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.</p> <p>As such, negligible effects are expected in relation to odour for all development sizes.</p>	N/A			

Topic	Justification	Spatial Variation within Assessment Area	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
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Summary of Constraints

Overall, the least constrained land in the assessment area is located in the western half (in the vicinity of Zoons Court Farmhouse), due to the central region being occupied by local ecological designations. There is approximately 90ha of land in this area that is constrained by grade 3 agricultural land and single grade II listed building in the centre of the area. This area could potentially accommodate a small or medium urban extension, avoiding the majority of environmental constraints. Further to the north-west, the area is also constrained by a noise buffer. However, if suitable mitigation is possible to overcome noise related issues, it could be possible to extend development into this area, increasing the potential size of the urban extension.

The east of the assessment (in the vicinity of Whitehouse Farm) contains land that is constrained by Grade 3 land and Strategic Noise Buffer. Small and medium extension types could potentially be accommodated in this location if suitable mitigation is possible to overcome noise related issues. The north-eastern part of the assessment area is subject to similar constraints, but could potentially only accommodate a small extension type due to the presence of flood zone 2.

Large extensions are considered likely to have significant negative ecological effects via encroachment on local ecological designations.

Landscape Sensitivity

Overview of Sensitivity	Variation within Assessment Area	Sensitivity Rating: Large extension (3,500+ dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<p>The key landscape sensitives include:</p> <ul style="list-style-type: none"> • The steep landscape feature of Churchdown Hill, which provides panoramic views over the surrounding low-lying landscape. • Good provision of ecological habitats including BAP Priority Habitats. • Provision of rural setting to existing settlement. • Intervisibility with the elevated ridges of the nationally significant Cotswolds AONB. • Sense of separation the landscape provides between Gloucester and Churcham. <p>As such, landscape sensitivity is high for all development sizes as the key characteristics and qualities of the landscape may be highly sensitive to development.</p>	No significant spatial variation in sensitivity across the assessment area.	H	H	H

Accessibility

Criterion	Rationale	Score
All/aggregate		Red, possibly amber overall
Capacity of the transport network	The assessment area is well connected via the A417 (Brockworth Bypass) and the A40, which provide direct links to Cheltenham and Gloucester. Both routes currently experience some congestion and would likely be impacted as a result of large scale development.	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 9</p> <p>The development area is currently served by low-frequency PT services and therefore a very low number of workplaces / employment sites can currently be accessed during the AM peak.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 280,743</p> <p>Access from the assessment area to employment by car scores high, due to the assessment area's proximity to the strategic road network, providing links to key urban centres.</p>	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that the assessment area has poor accessibility to key services and facilities by PT within the defined travel time thresholds, with travel times over 40mins as a result of current low-frequency PT services.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van in LSOA = 68%</p> <p>Car mode share for commuter trips accounts for 67% of journeys in the nearest LSOA.</p>	
Active travel	<p>The development area is within the 5km catchment of both Gloucester Rail Station and Cheltenham Rail Station, however low frequency bus services provide poor integration between sustainable modes. The National Cycle Network is within proximity to the north of the assessment area, with potential to add strategic walking / cycling links for active travel journeys.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

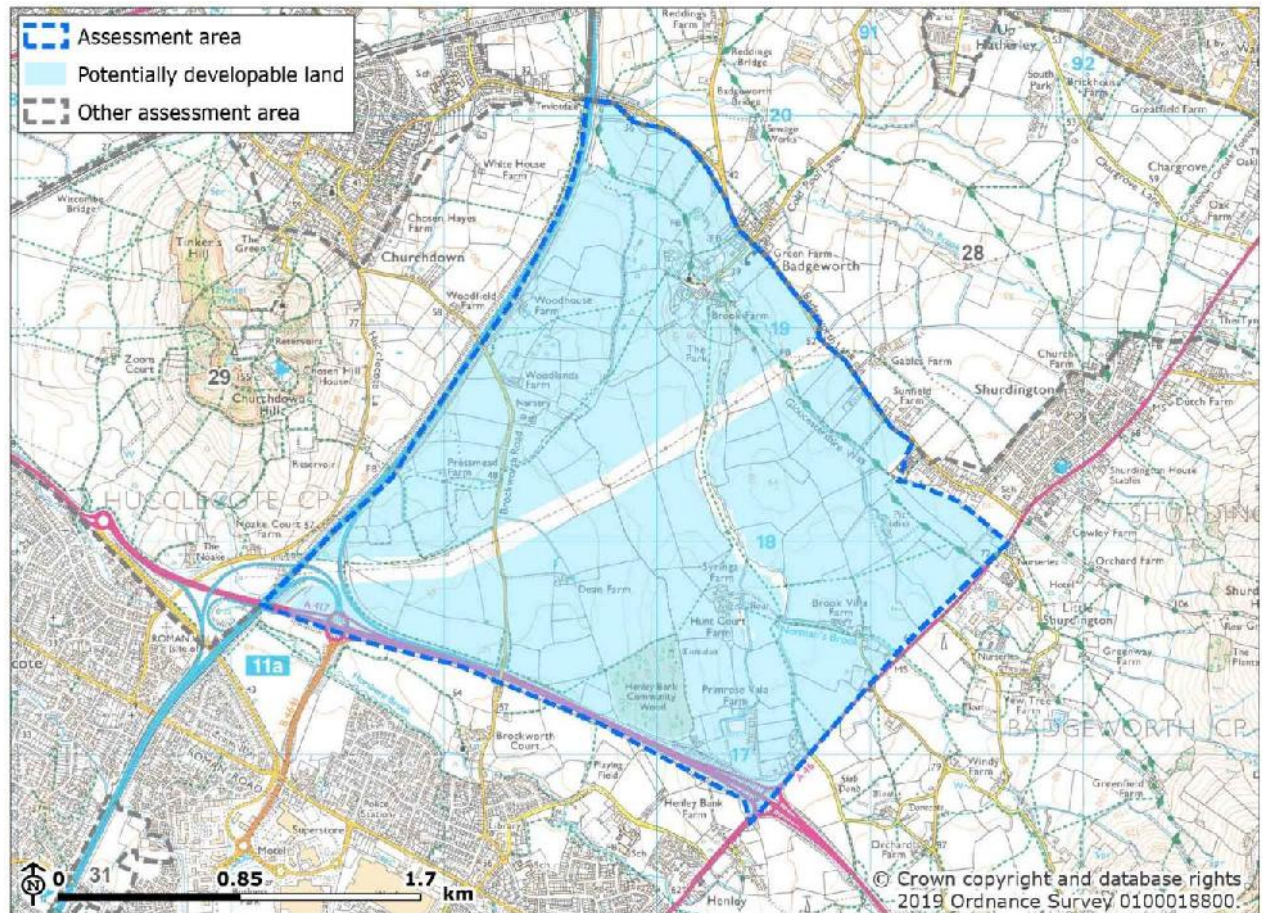
Assessment Area 30 – Urban extension: Northeast of Gloucester (east of M5)

Assessment Area Ref: 30

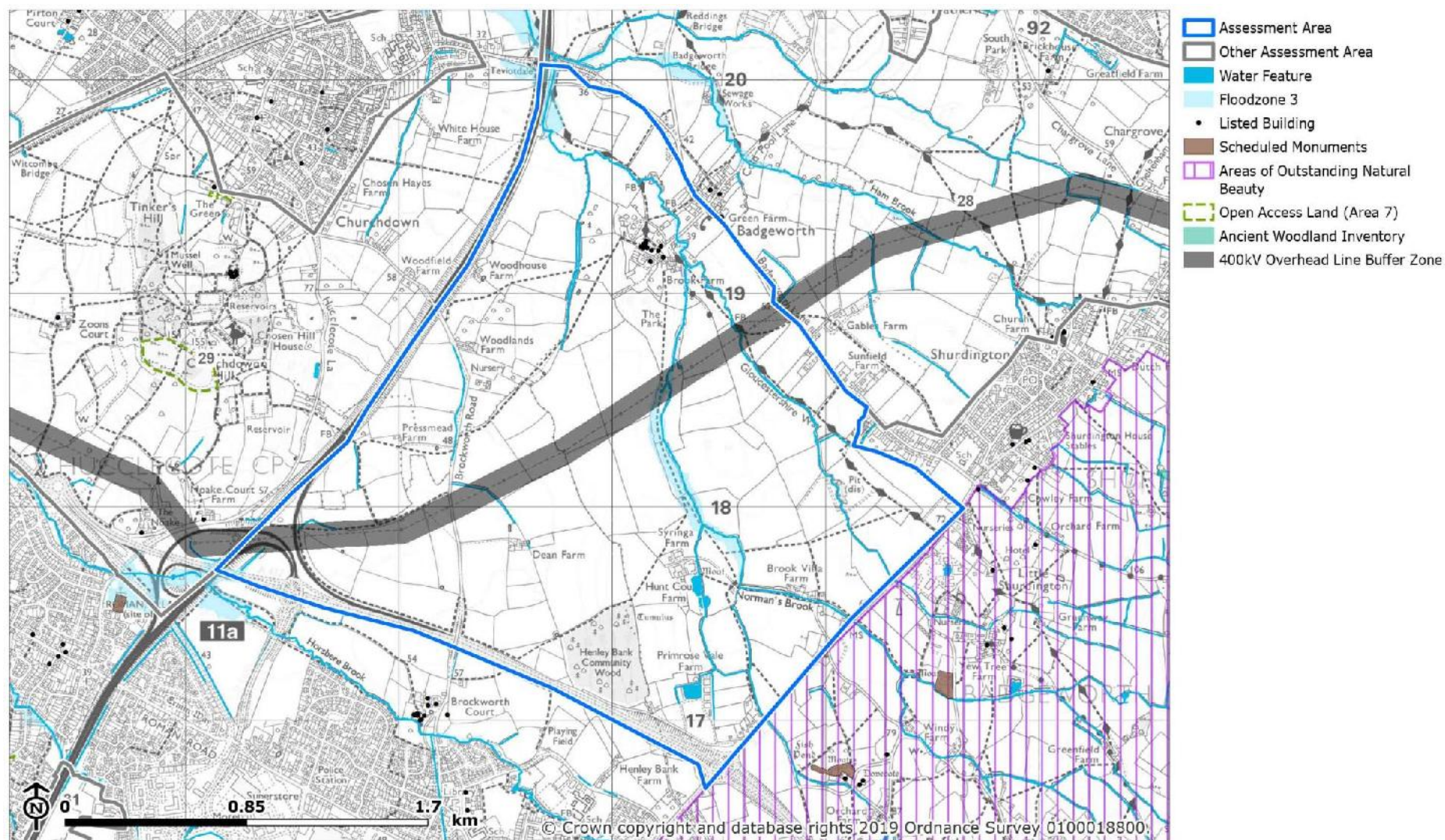
Authority Area: Tewkesbury

Development Typology: Urban Extension

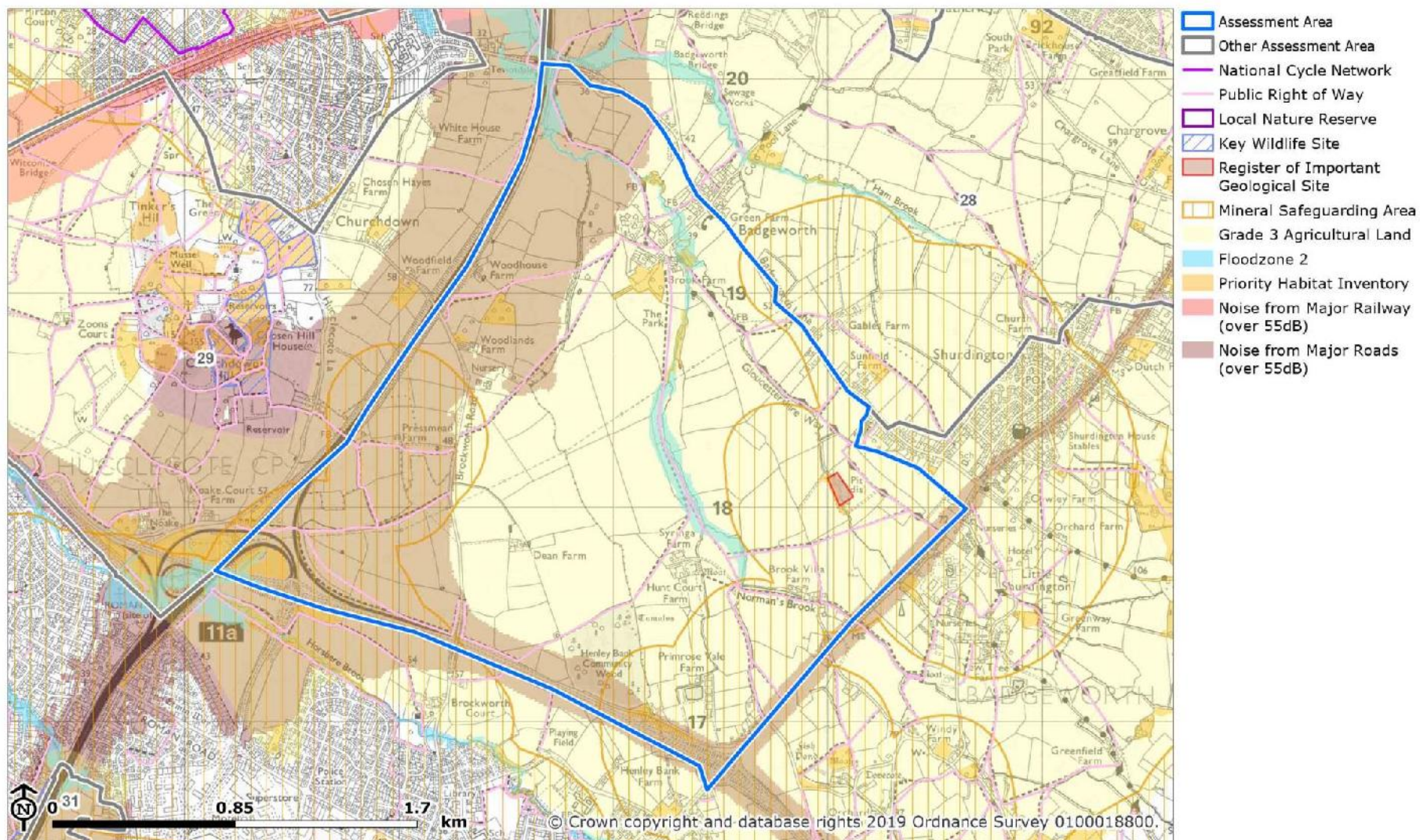
Assessment area: ~554ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 14 listed buildings in the assessment area; these are all grade II save for the grade I Church of Holy Trinity in Badgeworth. Most of the other listed structures are burial monuments in the church's cemetery, others include Badgeworth Manor, Badgeworth Court School and the school lodge, gatepiers and wall. All of the listed buildings lie within Badgeworth. The churchyard cross in the Holy Trinity Church is scheduled as well as listed. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER indicates that there are a number of non-designated heritage assets within the assessment area these include, but are not limited to: <ul style="list-style-type: none"> Prehistoric burial mound in Henley Bank Community Wood 	<p>The key sensitivities of the area are the listed buildings at Badgeworth, to the north of the assessment area. Development could affect the setting of these and affect the identity/ character of the historic rural settlement that they comprise part of. The non-designated former parkland of Badgeworth manor also adds to the sensitivity of this area as it may be considered to be of more than local significance due to its association with a nationally important building. Badgeworth is of further archaeological sensitivity due to the presence of the priory and nunnery, as well as the possible Civil War battle field site, which are all likely to be of more than local significance.</p> <p>The south of the assessment area is also a key area of sensitivity due to the presence of non-designated assets that may be of more than local significance e.g. the moated site at Hunt Court Farm and the potential round barrows around Henley Bank Wood. North of Henley Wood there is a possible aircraft crash site, if remains are present, then they are controlled by the Protection of Military Remains Act 1986. Under this act it is an offence to tamper with, damage, move, or unearth any remains without a licence from the Ministry of Defence.</p>	*	*	*

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>and a possibly two more to the west of it;</p> <ul style="list-style-type: none"> - Various cropmarks and earthworks of uncertain/unknown origin; - Ridge and furrow earthworks; - A moat at Hunt Court; - Sites of a Norman nunnery and a Benedictine Priory near Brockworth; - A possible Civil War battlefield site at Badgeworth; - Several modern military sites, including an aircraft crash site between Dean Farm and Henley Bank Community Wood. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates that the assessment area is primarily agricultural with historic settlement at Badgeworth and adjacent to the A46 on the southern edge of the assessment area. The agricultural landscape is mainly comprised of a mix of irregular and less irregular enclosures, which have some time-depth and value in themselves and could, include hedgerows that qualify as important under the archaeology and history criteria of 	<p>The east and west are less sensitive areas. The eastern area could likely be developed as large urban extension resulting in only minor negative effects to the historic environment (e.g. there are assets of low significance and the magnitude of effect is likely to substantially harm its significance).</p>			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>The Hedgerow Regulations 1997. In addition to the agricultural landscape there is an area demarcated as the ornamental landscape of the grade II Badgeworth Manor, which retains some legibility.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are a number of designated heritage assets in the wider vicinity of the assessment area. Of these, those most susceptible to meaningful setting change are the grade I Church and grade II* Manor at Brockworth. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> There are a number of non-designated assets in the wider vicinity of the site, including a possible hillfort on Churcham Hill to the northeast. However, none have been identified as being particularly susceptible to meaningful setting change. 				

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> Site of geological importance (Shurdington Sand & Gravel Pit) in the eastern half. Adjacent to deciduous woodland priority habitat. <p>Assets within 250m:</p> <ul style="list-style-type: none"> No designated assets within 250m. <p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Crickley Hill and Barrow Wake) 1.8km to the southeast. Also a designated nature reserve and a designated site of geological importance. The IRZ for this SSSI overlaps with part of the south-eastern edge of the assessment area SSSI (Badgeworth) 1km northeast, part of this site is also a designated nature reserve. The IRZ for this SSSI overlaps with a third of the assessment area, in the northeast. SSSI (Hucclecote Meadows) 1.6km southwest. The SSSI area is attached to a key wildlife site and the western portion is also a local nature reserve. The IRZ for this site overlaps the southwest corner of the assessment area encompassing Junction 11A. 	<p>Although there are no national or international statutory designated sites within the assessment area, there are several IRZs which overlap with the assessment area.</p> <p>Norma's Brook presents a conduit for connectivity in and out of the assessment area, which could lead to impacts offsite. Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the wooded river corridor network is maintained and a suitable buffering region is established between the site of geological importance and any potential development. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p>	*		

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Within the wider area, Cotswold Commons and Beechwoods SAC/SSSI is located 2 km south of the assessment area. Parts of this designation also include a GWT reserve, ancient woodland, and local nature reserve. The IRZ appears to extend into the southern part of the assessment area. Leckhampton Hill and Charlton Kings Common SSSI are also ~2.8km to the east.</p> <p>Minor negative effects may occur at the largest development size as the local designation in the area could likely be avoided, but development would still be within 2km of national designations. Negligible effects may occur at the small and medium development capacities as these scales of development could potentially be accommodated over 250m from local designations and over 2km from national designations. The potential for negative effects is contingent upon detailed development design and other mitigation measures.</p>				
Soil Quality	<p>The entirety of the assessment area is located on grade 3 agricultural land.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur for all development sizes. The effects are uncertain as there is no data</p>	<p>Due to the high proportionate coverage of the grade 3 agricultural land within the assessment area, it is unlikely that effects will vary based on developing different areas within it.</p>	?	?	?

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	distinguishing whether the land is grade 3a or the lower quality grade 3b.				
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects are considered likely in relation to water quality for all development sizes.	N/A			
Flood Risk	<p>The majority of the assessment area is greenfield, but there are areas of agricultural/residential development throughout as well as part of the settlement of Badgeworth adjacent to the northern boundary. There are also several local roads throughout the assessment area and the A417 is located on the southern boundary.</p> <p>Norman's Brook passes through the centre of the assessment area from north to south and developable land adjacent to this watercourse is located within flood zone 2</p> <p>However, the majority of the assessment area is within flood zone 1 and therefore negligible effects are considered likely in relation to flood risk at all development capacities.</p>	There is likely to be sufficient space within the assessment area for all potential development capacities to be located within flood zone 1, resulting in negligible effects.			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Mineral Resources	<p>There is around a third of the assessment area that is located within Mineral Safeguarding Areas (MSAs) on the western, southern and eastern boundaries.</p> <p>However, the majority of the assessment area is not located within any MSAs and therefore negligible effects are likely in relation to mineral resources.</p>	There is sufficient space within the assessment area to accommodate all potential development scales, whilst also avoiding the sterilisation of mineral resources. It may also be possible to extract mineral resources prior to development.			
Noise	<p>All land adjacent to the boundary of the western half of the assessment area is located within a Strategic Noise Buffer due to the presence of the M5 and the A417. Additionally, there is land adjacent to the south-eastern boundary of the assessment area that is also within a Strategic Noise Buffer due to the presence of the A46.</p> <p>However, there is sufficient land outside of a Strategic Noise Buffer within the assessment area to accommodate all potential develop scales and therefore negligible effects are considered likely in relation to noise.</p>	There is a large area (>100ha) of land in the central region of the assessment area to the west of Norman's Brook that could potentially accommodate development at all capacities outside of the Strategic Noise Buffer to the west. Additionally suitable mitigation may also be possible to overcome any noise related issues.			
Odour	<p>The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.</p> <p>As such, negligible effects are expected in relation to odour.</p>	N/A			

Topic	Relevant assets and identification of potential effects	Assessment of spatial variation within search area, development capacity implications and potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
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Summary of Constraints

The assessment area is bisected by an area of undevelopable area of land due to the presence of an overhead powerline. The least constrained land in the assessment area is potentially to the south of this powerline in the vicinity of Dean farm. This comprises grade 3 agricultural land although it is not known if it is grade 3a or 3b. A large extension could potentially be accommodated in this area to the west of Norman Brook if suitable mitigation is possible to overcome noise related issues associated with the noise buffer adjacent to the southern boundary.

Landscape Sensitivity

Overview of Sensitivity	Spatial Variation within Assessment Area	Sensitivity Rating: Large extension (3,500+ dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<ul style="list-style-type: none"> Overlooked by the adjacent escarpment within the Cotswolds AONB Estate character surrounding Badgeworth Strong rural character Contribution to the sense of separation between Shurdington, Churchdown and Gloucester <p>As such, landscape sensitivity is high for the largest development size as the key characteristics and qualities of the landscape may be highly sensitive to development of this scale. Landscape sensitivity is reduced to moderate-high for medium size extensions, and moderate for the smallest size, as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment Area.	H	M-H	M

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	<p>The assessment area is well connected via the A46 (Shurdington Rd) and the A417 (Brockworth Bypass), which links to the M5 - Junction 11A.</p> <p>Due to capacity levels at Junction 11A, some congestion on major roads in the vicinity of the assessment area would be expected.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 125,239</p> <p>A high number of workplaces / employment sites can currently be accessed by PT from the development area, with a several high-frequency PT services operating along the key arterial routes.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 289,596</p> <p>Access from the assessment area to employment by Car scores high, due to development areas proximity to the strategic road network and key urban centres.</p>	
Access to other key services and facilities	<p>TRACC Accessibility Modelling outputs show that the assessment area is accessible to a number of key services between 20 and 40 mins travel time by PT services.</p>	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 69%</p> <p>Car based commuter trips currently account for 69% of travel to work journeys in the LSOA, which is expected given its proximity to the strategic road network.</p>	
Active travel	<p>The assessment area is partially within the 5km catchment of Cheltenham Spa Rail Station and is served by several high-frequency PT services. The assessment area is currently divorced from the NCN; however, some local walking and cycle routes are provided, linking the assessment area to both Cheltenham / Brockworth.</p>	

Viability/ Deliverability Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
<p>Overall risk of non-delivery</p> <p>Strategic infrastructure – inclusion in forward planning programme</p> <p>Strategic infrastructure – requirements for development contributions</p> <p>Land availability</p> <p>Financial viability</p>	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]

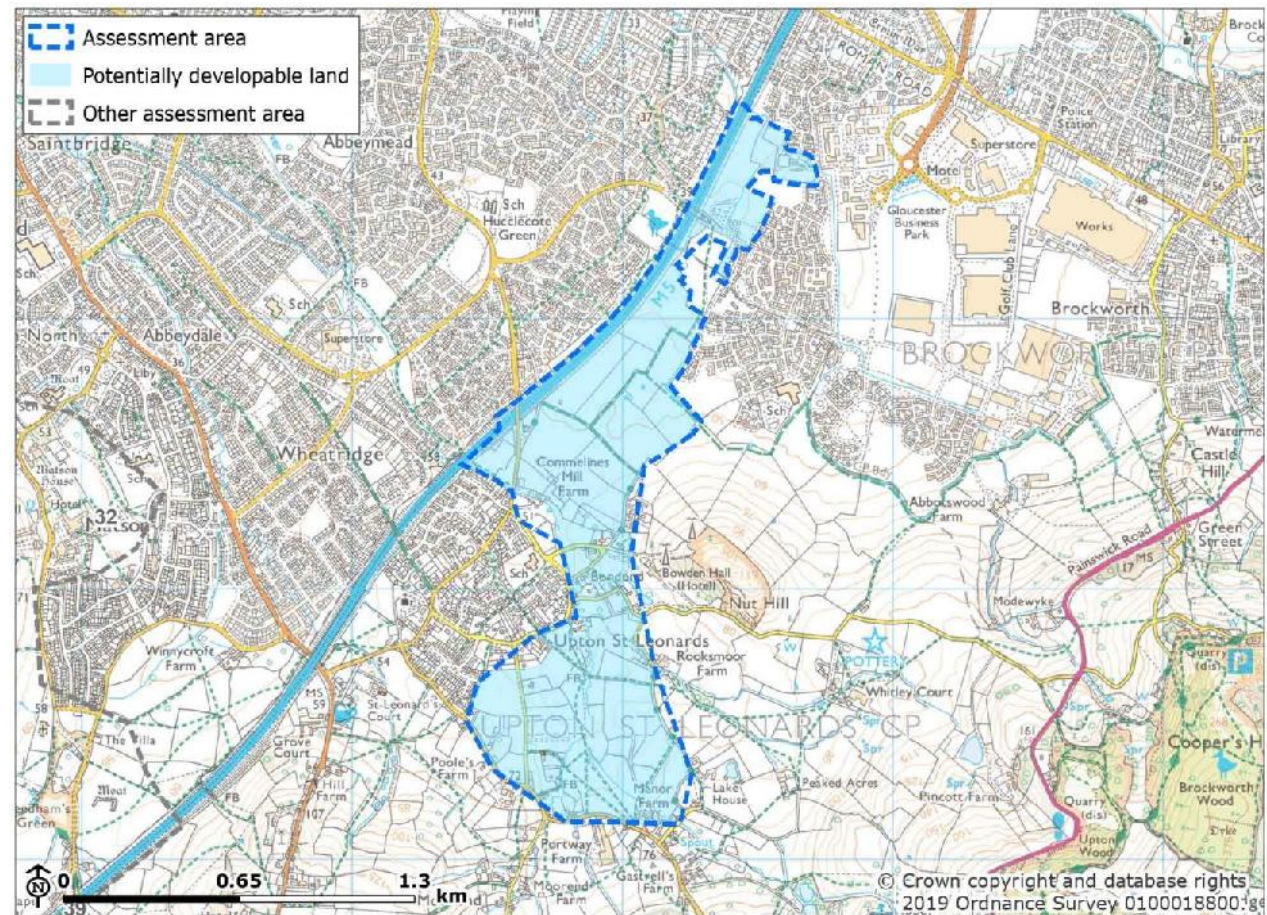
Assessment Area 31 – Urban Extension: East of Gloucester

Assessment Area Ref: 31

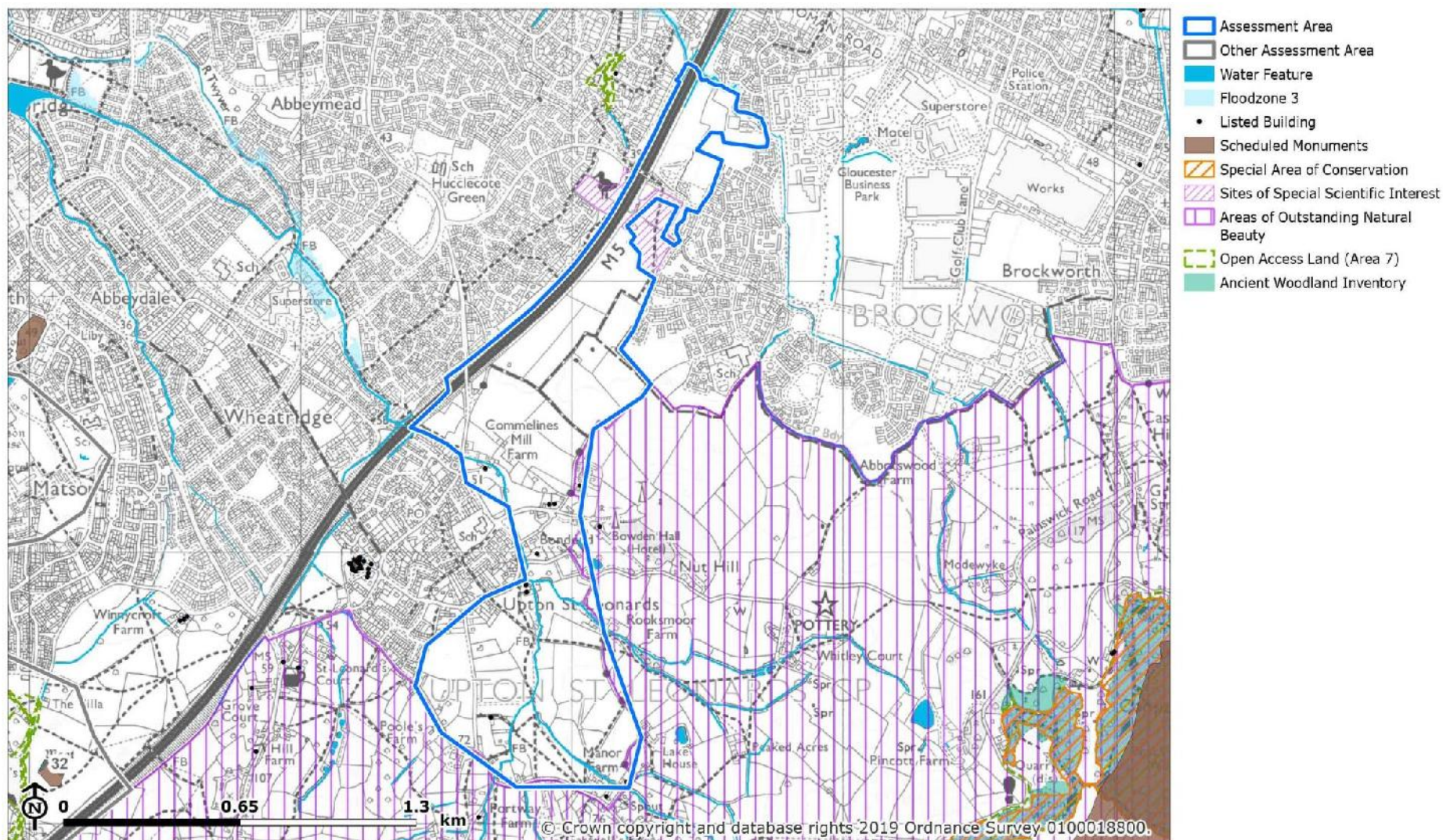
Authority Area: Stroud and Tewkesbury

Development Typology: Urban Extension

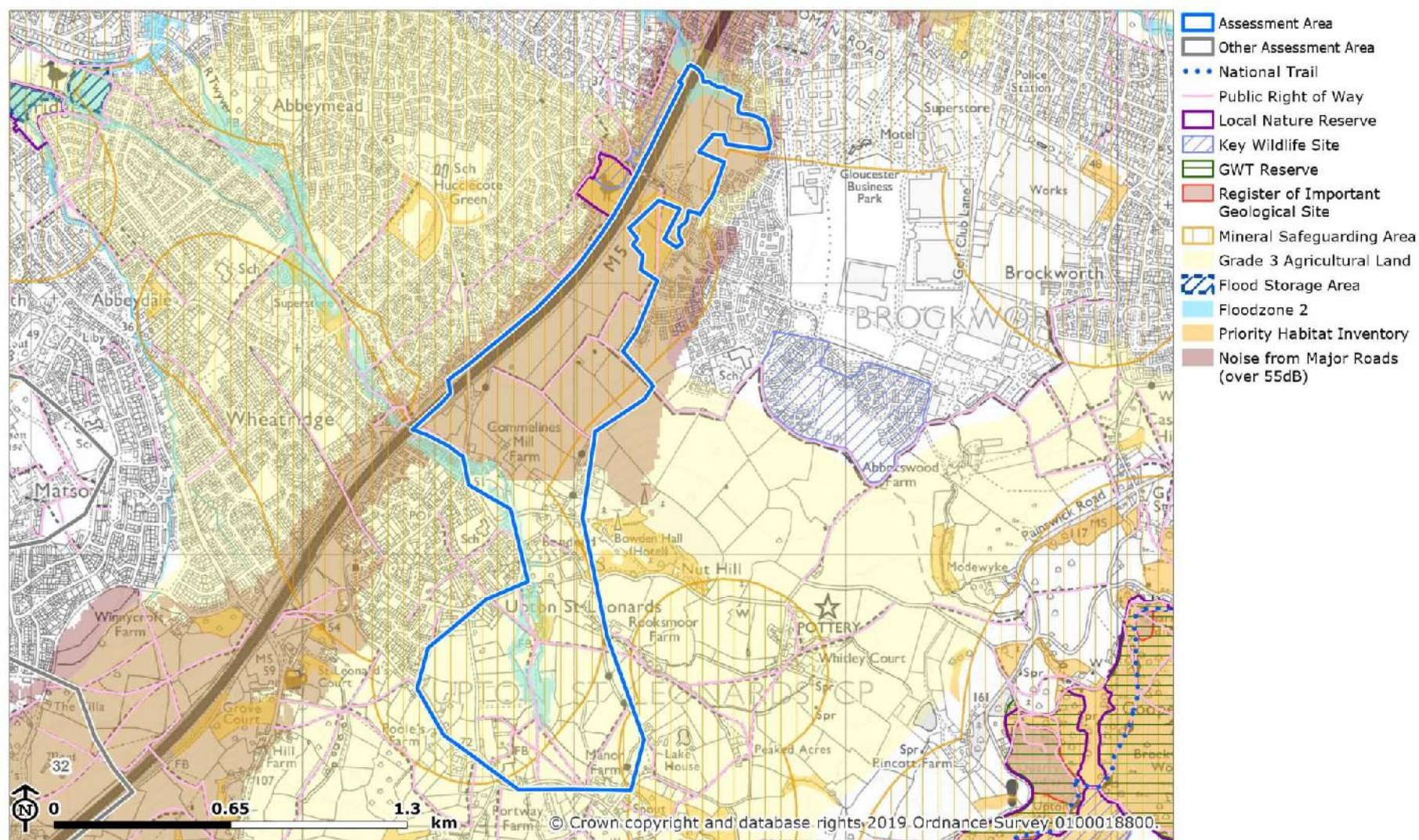
Area: ~288ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	Assets within the assessment area that could be susceptible to physical and/or setting change: <i>Designated</i> <ul style="list-style-type: none"> There are ten listed buildings within the assessment area, all of them grade II listed. The buildings comprise of farmhouses, cottages, agricultural buildings, mills and mill houses and a house. They are all located to the south of the assessment area around Upton St Leonards. <i>Non-designated</i> <ul style="list-style-type: none"> The HER records a number of non-designated assets in the assessment area. These include, but are not limited to: <ul style="list-style-type: none"> Prehistoric and Roman settlement at the Gloucester Business Park; The Roman Ermine Street and Roman settlements at Upton St Leonards and Brockworth; Various agricultural features; Cropmarks and earthworks 	<p>Upton St Leonards is the key area of sensitivity due to the clustering of listed buildings. Adding to the sensitivity of the area is the fact that it includes a small part of Bowden Hall's former designed landscape. Whilst some carefully designed infill may be possible in this area, the all sizes of the proposed extensions would potentially have significant effects.</p> <p>The northern half of the assessment area is less sensitive – although there the setting of the scheduled Iron Age hill fort and the non-designated castle may be affected. However, it is unlikely that this area could accommodate even a small extension without significant negative effects unless built at the lowest end of this development scale (which might result in minor effects). Therefore there is potentially a significant negative effect for all overall development scales.</p>	N/A	?	??

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>including a possible mill or moated site at Upton St Leonard's;</p> <ul style="list-style-type: none"> - Multiple military sites – mainly relating to Brockworth Airfield and the Gloster Aircraft Factory – both of which have been redeveloped. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC indicates a mixed landscape, with active and disused industrial sites to the north alongside an area of former post-medieval designed parkland associated with the grade II listed Bowden Hall, just beyond the assessment area. To the south there is a mix of modern settlement and agricultural land comprised of irregular, less irregular, and less regular enclosures. These could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are a number of listed buildings in the wider vicinity of the assessment area. Of these, those most susceptible to meaningful setting change include the grade II listed Manor Farmhouse and Primrose Cottage (to the south), the grade II listed Bowden Hall Hotel (to the east). There is a scheduled Iron Age hill fort to the southeast of the assessment area on Cooper's Hill. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a number of non-designated heritage assets in the wider vicinity. Of these, those identified as being most susceptible to setting change include the motte and bailey castle on Castle Hill – to the east of the assessment area – and Prinknash Abbey and Park, which lie to the southeast of the assessment area. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Ecological and Geological Environment	<p>Within the assessment area:</p> <ul style="list-style-type: none"> SSSI (Hucclecote Meadows), part of which is in the central region of the assessment area. The IRZ for this site overlaps two thirds of the assessment area meaning that the development of any additional dwellings poses a risk. Priority habitats within the assessment area include lowland meadows (as the SSSI) and small stands of deciduous woodland in the northern (at Junction 11A) and southernmost (Upton St. Leonards) parts of the assessment area. <p>Within 250m:</p> <ul style="list-style-type: none"> Part of Hucclecote Meadows SSSI is adjacent to the western boundary, also incorporates a local nature reserve and Key Wildlife Site. This site also includes areas of priority habitat: lowland meadow and good quality semi-improved grassland. Key Wildlife Site (Brockworth Park/Oaks) is adjacent to the eastern boundary. 	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the potential for adverse effects on the SSSIs, both within and adjacent, are minimised. It will also be necessary to maintain the wooded river corridors in the north and south. It should also ensure that supporting transport infrastructure minimises severance of habitats in the area.</p> <p>It should also be required to maintain/enhance the networks of priority deciduous woodland habitat surrounding the assessment area. Severance of deciduous must be avoided and connectivity – be it additional woodland or complementary habitats – should be optimised at the landscape scale, especially with respect to the key woodland SSSI features in the study area.</p>	N/A	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>Within 2km:</p> <ul style="list-style-type: none"> SAC/SSSI (Cotswolds Commons and Beechwoods) 1km south-east. The SSSI complex includes Ancient Woodland (Witcombe/Buckle Woods), Key Wildland Site, and a GWT and local nature Reserve (Coopers Hill), as well as priority deciduous woodland. There is also a key geological site within the SSSI boundary at this end. The IRZ for this site reaches into the assessment area (over half) meaning any net gain of residential units pose a risk. <p>In the wider area Crickley Hill and Barrow Wake SSSI is 3.5km east and Robin's Wood Hill Quarry 2.8 km west.</p> <p>Significant negative effects may occur for a medium size extension as it is unlikely this scale of development could be accommodated without falling within 250m of the national designation in the area. Minor negative effects may occur for a small extension as this could potentially be accommodated over 250m from the national designation, but would still be within 2km. The potential effects of development are likely to be contingent in all cases on detailed development design and other mitigation measures.</p>				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Soil Quality	<p>There is around half of the assessment area in the south and the west that is comprised of grade 3 agricultural land. The remaining land in the east of the assessment area is classified as non-agricultural due to the presence of an industrial estate and land in the north is classified as urban due to existing residential development on the fringe of Gloucester.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality for all applicable development option sizes. The effects are uncertain as there is no data distinguishing whether the land is grade 3a or the lower quality grade 3b.</p>	Due to the high proportionate coverage of the grade 3 agricultural land within the assessment area, it is unlikely that effects will vary based on developing different areas within it.	N/A	?	?
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects are expected in relation to water quality.	N/A	N/A		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Flood Risk	<p>The southern half and the majority of the western part of the assessment area are greenfield, with the north being occupied by residential development and the east containing a large industrial estate. There is also some residential development associated with Upton St Leonards in the south half of the assessment area.</p> <p>There is around 5ha in the southern part of the assessment area that is located within flood zone 2 due to the presence of the River Twyver. There are also similarly sized pockets of land located within flood zone 2 in the northern half of the assessment area due to the presence of Wotton Brook and Horsebere Brook.</p> <p>For the small and medium development sizes negligible effects may occur as there is potentially sufficient space to accommodate these scales of development outside of flood zone 2.</p>	Development at the small and medium size can avoid the area of flood zone 2 by being located in the central region of the assessment area.	N/A		
Mineral Resources	<p>The majority of land within the assessment area is occupied by Mineral Safeguarding Areas (MSAs).</p> <p>There is potential for development to result in the sterilisation of mineral resources. As such, significant negative effects may occur in relation to mineral resources.</p>	<p>For all applicable development sizes, there is insufficient land available that is not located within a MSA for any potential development to avoid the sterilisation of mineral resources.</p> <p>Suitable mitigation may be possible, such as extraction of mineral resources prior to development.</p>	N/A	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Noise	<p>The majority of the western half of the assessment area is located within a Strategic Noise Buffer due to the presence of the M5.</p> <p>This area occupies the majority of the undeveloped part of the assessment area and therefore significant negative effects may occur for medium development size. There is 55ha of land in the south not located within a Strategic Noise Buffer and therefore negligible effects may occur for a small urban extension in this location.</p>	<p>There is insufficient land outside of a Strategic Noise Buffer for development at the medium and large scale options to be accommodated. However, land in the southernmost part of the assessment area may be able to accommodate a small scale extension outside of Strategic Noise Buffers. In all cases, suitable mitigation may be possible to overcome noise related issues.</p>	N/A	*	
Odour	<p>The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.</p> <p>As such, negligible effects are expected in relation to odour.</p>	N/A	N/A		

Summary of Constraints

Overall, there is limited land in the assessment area that is free from constraints. In the north-east of the assessment area, there is potentially an area of land which might potentially accommodate a small urban extension in between existing areas of residential development in Brockworth with lower impact upon heritage assets and various other constraints. However, this land lies adjacent to Hucclecote Meadows SSSI, which even the smallest scale of small extension might have to 'straddle'.

The area to the north of Upton St Leonards is less constrained in certain respects. This area is occupied by grade 3 agricultural land, a Strategic Noise Buffer and a Mineral Safeguarding Area, but mitigation may be possible in regards to mineral resources and the noise buffer and it is not clear if the grade 3 agricultural land is grade 3a or the lower quality grade 3b. However, the vicinity of Upton St Leonards is particularly sensitive with respect to cultural heritage, and Upton St Leonards and Hucclecote Meadows SSSI are separated by under 1km.

Landscape Sensitivity

Overview of Sensitivity	Spatial Variation within Assessment Area	Sensitivity Rating: Large extension (3,500+ dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<p>Key sensitives include:</p> <ul style="list-style-type: none"> • Intervisibility with the adjacent Cotswolds AONB escarpment • Contribution to the rural setting of Gloucester and Upton St Leonards <p>Landscape sensitivity is low-moderate for both smaller urban extension options as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale than they would be to development at the largest scale which would be of moderate sensitivity.</p>	No significant spatial variation in sensitivity across the assessment area.	N/A	L-M	L-M

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	<p>The development area is connected via the A417 (Brockworth Bypass), which links to the M5 - Junction 11A and Hucclecote Road provide connections to the site, along with a number of more local roads through Abbeymead and Upton St. Leonards.</p> <p>Some congestion issues are experienced on major roads in proximity to the north of the site.</p>	
Access to employment	<p>Number of workplaces accessible within 45 minutes = 69,419</p> <p>A high number of workplaces / employment sites can currently be accessed by PT from the assessment area, with frequent PT services operating along the key arterial routes in proximity to the site.</p>	
	<p>Number of workplaces accessible within 30 minutes = 287,830</p> <p>Access from the site to employment by Car scores high, with the assessment area being in close proximity to major roads providing direct links to key urban centres.</p>	
Access to other key services and facilities	<p>TRACC Accessibility Modelling outputs show that the assessment area is accessible to a number of key services between 20 and 40 mins travel time by PT services.</p>	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 72%</p> <p>Car based commuter trips currently account for 72% of journeys in the LSOA, which is likely attributed to the assessment area's proximity to the local road network.</p>	
Active travel	<p>The majority of the assessment area is within the 5km catchment of Gloucester Rail Station and is served by high-frequency PT services. The assessment area is currently divorced from the NCN; however, some local walking and cycle routes are provided, linking the assessment to Gloucester City Centre.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

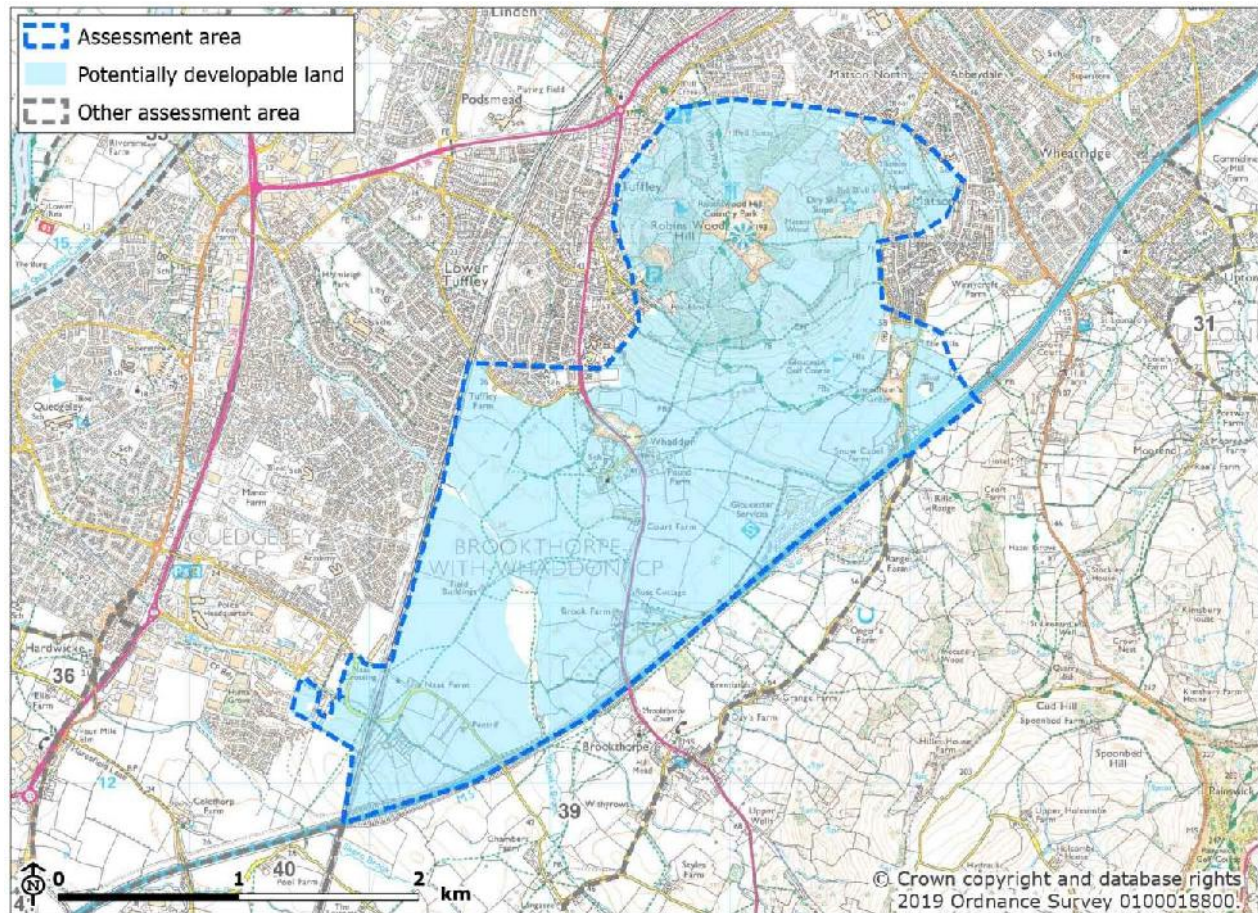
Assessment Area 32 – Urban Extension: South of Gloucester

Assessment Area Ref: 32

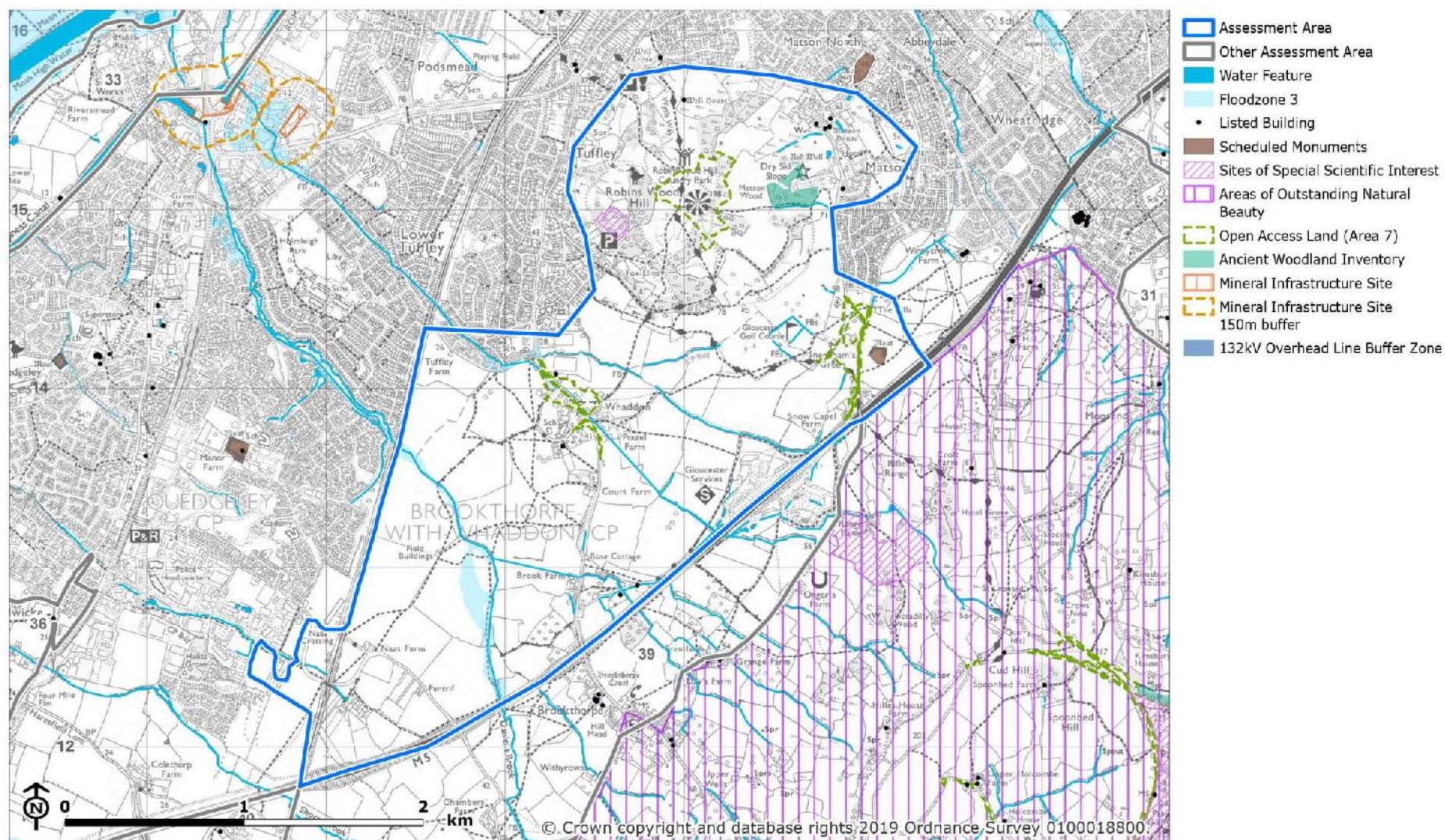
Authority Area: Gloucester and Stroud

Development Typology: Urban Extension

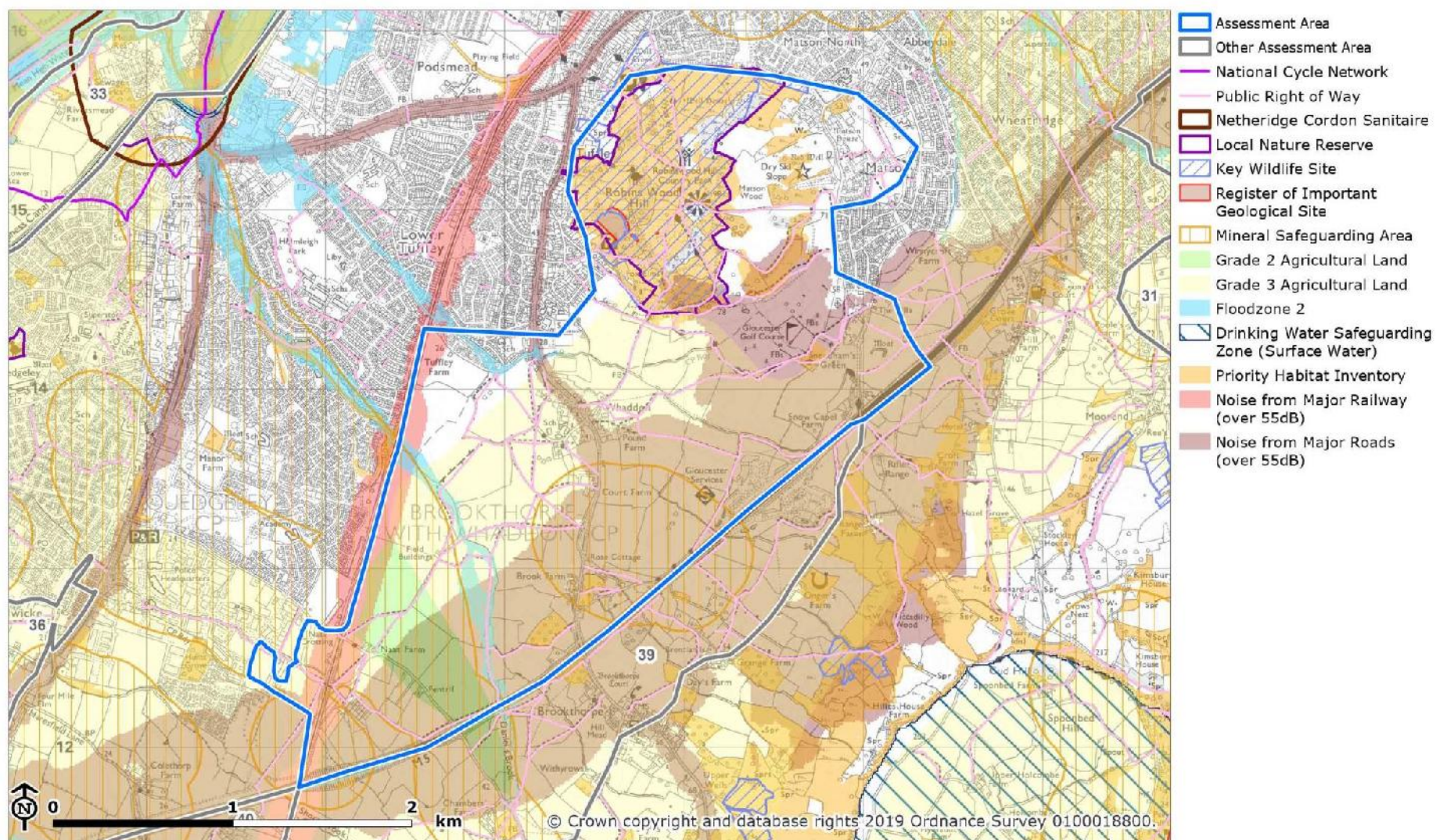
Area: ~692ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the search area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 11 listed buildings within the search area; these are all grade II save for the grade II* listed Church of St Margaret, Whaddon and a former Manor house at Matson. The other listed buildings include Farmhouses, cottages, a war memorial, well house and a boundary post. These are typically located to the north of the search area near Robins Wood Hill or further south near Whaddon. There is a scheduled moated site to the east of the assessment area near Sneedham's Green. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> There are a large number of non-designated assets recorded by the HER within the search area. These include, but are not limited to: <ul style="list-style-type: none"> Prehistoric finds – and possibly a barrow - on Robins Hill; 	<p>The spatial distribution of the listed buildings makes the northern end of the search area, the area around Whaddon and towards Brookthorpe sensitive to development.</p> <p>The area east of Sneedham's Green is also highly sensitive due to the presence of the scheduled moated site. This asset lies in an area of irregular enclosures that reflect former unenclosed farming patterns, which makes some contribution to its legibility.</p> <p>In terms of non-designated assets the WWII aircraft site – to the northwest of Whaddon – will be protected under the Protection of Military Remains Act 1986. While potential sites of medium-high significance – and greater sensitivity – include the Church and graveyard of St Catherine near Matson and the walled garden associated with the grade II* Matson House.</p> <p>To avoid/ minimise harm to the historic environment development would need to be sited along the western edge of the assessment area and avoid coalescing with Whaddon. Some development may also be possible to the south of Robin's Hill, again avoiding Whaddon, and also not extending beyond Sneedham's Green into the area of the scheduled monument. Development in these areas would be likely to result in minor negative effects to the historic environment.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<ul style="list-style-type: none"> - Earthworks and cropmarks on and around Robins Hill; - Late Iron Age and Roman settlement near Sneedham's Green; - Roman settlement at Brookthorpe-with-Whaddon; - Roman features at Matson; - St Catherine's Church and Churchyard near Matson; - Earthwork remains of a medieval building and crofts at Robinswood golf course; - A medieval well at Matson; - Post-medieval buildings, sites of former buildings and trackways and agricultural features; - Gardens associated with the listed Matson House; and - A number of modern military sites mainly relating to WWII, including an aircraft crash site. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates a primarily agricultural landscape comprised of irregular and less irregular enclosure. This has some time-depth and value in 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>itself and could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. There is also an area of ancient woodland by Matson.</p> <p>Assets beyond the search area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are a number of listed buildings of all grades and scheduled monuments in the wider vicinity of the search area. Most are unlikely to be susceptible to meaningful setting change, however, the grade II* well cross to the north of the search area appears to have a relationship with the grade II well house within the search area that could be affected by development. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated assets with the potential for meaningful setting change have been identified at this stage. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Ecological and Geological Environment	<p>Within the assessment area:</p> <ul style="list-style-type: none"> SSSI (Robin's Wood Hill Quarry) in the northern part of the assessment area. Also a site of geological importance and in close proximity to three very small sites (part of the Robinswood collection) of geological importance. Two areas of Ancient Woodland (in Matson Wood) in the northern part of the assessment area. A large local nature reserve (Robinswood Hill) occupies around half of the northern area of the assessment area and is also designated as a Key Wildlife Site (Robinswood Hill Country Park). The majority of the northern part of the assessment area (Robins Wood Hill) is occupied by deciduous woodland priority habitat. There are also areas of good quality semi-improved grassland priority habitat, traditional orchard, and unspecified priority habitats. <p>Within 250 m:</p> <ul style="list-style-type: none"> There are several priority habitats adjacent to the assessment area, including deciduous woodland (along Daniel's Brook, at Hunts Grove, and along the M5). There is 	<p>Any spatial distribution of development in the assessment area should avoid the Robins Wood Hill area in order to avoid or minimise impacts on the various designations and priority habitats in this area.</p> <p>Where development cannot be completely avoided, it will be required to provide suitable avoidance/mitigation measures to ensure that the high concentration of designations in the north is maintained.</p> <p>A buffer or targeted mitigation measures may also be required to protect the integrity of Daniel's Brook and riparian deciduous wood which runs towards the west of the assessment area. There is an opportunity for enhancement within any development along this watercourse as well.</p> <p>It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p>	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>also a traditional orchard on the A4173 at the southern edge of the assessment area.</p> <p>Within 2km:</p> <ul style="list-style-type: none"> SSSI (Range Farm Fields) 400m south-east. The IRZ for this SSSI overlaps with the majority of the assessment area. SSSI (Hucclecote Meadows) 2km north-east. The IRZ for this SSSI overlaps with part of the north of the assessment area. Therefore any residential developments with a total net gain in residential units or any residential developments outside of existing settlements/urban areas with a total net gain in residential units could pose a risk. <p>In the wider area Cotswold Commons and Beechwoods SAC/SSSI is around 2.3km to the east. The IRZ for the SSSI overlaps the whole of the assessment area meaning net increase in residential units could pose a risk. Edge Common SSSI is also ~3.2km to the southeast and Haresfield Beacon SSSI ~2.8km to the south.</p> <p>Minor negative effects may occur at the largest development size as this scale of development would likely fall within 2km of the national designation in the north.</p>				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	Negligible effects may occur at the small and medium development sizes as these scales of development could potentially be accommodated over 2km from the national designation. Potential negative effects are likely to be contingent in all cases on detailed development design and other mitigation measures.				
Soil Quality	<p>Over 50% of land within the assessment area is grade 3 agricultural land. However, there is a 38ha area of grade 2 agricultural land located in the south-west of the assessment area. The remaining land within the assessment area is classified as predominantly non-agricultural in the northern part of the assessment area due to the presence of park and wooded land. There is some land adjacent to the northern and western boundaries that is classified as urban as the assessment area is on the fringe of Gloucester.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur at all development sizes. The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.</p>	<p>Developments of all scales can potentially avoid the loss of grade 2 agricultural land through detailed design, as grade 2 land is restricted to the south-west of the assessment area and there is sufficient land that is lower than grade 2 to accommodate all potential development sizes. However, the majority of the assessment area is grade 3 agricultural land and therefore development within any part of the assessment area has the potential to result in the loss of high quality land, dependent upon whether it is grade 3a or grade 3b.</p> <p>Land in the north is classified as non-agricultural but is constrained in other respects, in particular with respect to ecology.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects are considered likely in relation to water quality.	N/A			
Flood Risk	<p>The majority of the assessment area is greenfield. However, the settlement of Whaddon is located in the central region of the assessment area, the A4173 passes through the centre of the assessment area from north to south and there are also areas of agricultural land as well as local roads within the area.</p> <p>There is land within flood zone 2 in the south-west due to Daniels Brook passing through the assessment area.</p> <p>However, the majority of the assessment area is located in flood zone 1 and therefore negligible effects are considered likely in relation to flood risk.</p>	There is sufficient space within the assessment area for development at all potential sizes to be accommodated outside flood zone 2. For larger extension types, it may not be possible to accommodate a continuous development in the south-west of the assessment area outside Flood Zone 2 (development may also need to take place either side of the associated water course)			
Mineral Resources	<p>There is a 64ha area of land within a Mineral Safeguarding Area (MSA) adjacent to the southern boundary. A further 110ha in the south-west region of the assessment area is also located within a MSA.</p> <p>There is potential for development to result in the sterilisation of mineral resources. Significant negative effects may occur at the</p>	<p>There is potential for development at the small and medium scale to avoid the sterilisation of mineral resources by being located to the east or west of Whaddon.</p> <p>Suitable mitigation may also be possible at larger development sizes, such as extraction of mineral resources prior to development.</p>	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	largest development size as it may not be possible to accommodate this scale of development outside of MSAs. Negligible effects may occur at the small and medium development sizes as there is potentially sufficient space to accommodate these scales of development outside of MSAs.				
Noise	<p>Around 50% of land within the assessment area is within a Strategic Noise Buffer due to the presence of the M5 on the eastern boundary, the A4173 passing through the centre of the area and a railway line of the western boundary.</p> <p>Significant negative effects may occur in relation to the medium and larger extension types; negligible effects may occur in relation to the small extension type due to the potential for development to be accommodated outside of a Strategic Noise Buffer.</p>	There is sufficient space within the assessment area for development at the smallest size to be set back from Strategic Noise Buffers. For larger extension types, it may be possible mitigate noise-related effects.	*	*	
Odour	<p>The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.</p> <p>As such, negligible effects are expected in relation to odour.</p>	N/A			

Summary of Constraints

Land to the south-west of Whaddon is free from the majority of constraints. This area is comprised of grade 3 agricultural land but it is not clear if it is grade 3a or the lower quality grade 3b. A small extension could potentially be accommodated in this location. It may not be possible to accommodate a

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
<p>larger development in this location due to the watercourse further south-west and the risk of coalescence with the settlement of Whaddon, which contains a grade 2 listed building. Land to the south of Whaddon could be used in addition to the aforementioned area to accommodate a larger extension. However, this area includes a Noise Buffer and Mineral Safeguarding Area and therefore it would be necessary to provide suitable mitigation of effects in these respects.</p> <p>Development to the north of Whaddon may have significant negative effects on ecological designations at Robinswood Hill and on the setting of the scheduled monument in the north east.</p>					

Landscape Sensitivity

Overview of Sensitivity	Spatial Variation within Assessment Area	Sensitivity Rating: Large extension (3,500+ dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<ul style="list-style-type: none"> Prominent landform of Robinswood Hill Strong rural character despite proximity to Gloucester Overlooked from the adjacent escarpment within the Cotswolds AONB <p>As such, landscape sensitivity is moderate-high for the medium and large urban extensions as the key characteristics and qualities of the landscape may be more sensitive to development of these scales. Landscape sensitivity is reduced to moderate for a small urban extension as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	Robinswood Hill is a particularly sensitive feature within this assessment area	M-H	M-H	M

Accessibility

Criterion	Rationale	Score
All/aggregate		Green overall
Capacity of the transport network	<p>The assessment area is well connected by the A4173 (Stroud Rd) and the B4073 via the Matson and Robinswood areas, which provide direct links into Gloucester City Centre, Quedgeley and Stroud.</p> <p>Generally, the local highways network currently experiences little congestion issues and is likely to have additional capacity available. To the immediate north of the assessment area, the A38 has some congestion during the AM / PM peaks, as a key arterial route to the city centre.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 87,209</p> <p>A high number of workplaces / employment sites are accessible from the development area by PT, with the high-frequency PT service operating along the key arterial route (A4173) into Gloucester.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 289,457</p> <p>Access from the assessment area to employment by car scores high, with the area in close proximity to major roads providing direct links to key urban centres.</p>	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that the assessment area is accessible to a number of key services between 20 and 40 mins travel time by PT services.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 72%</p> <p>Car based commuter trips currently account for 72% of journeys in the nearest LSOA, which is expected given its proximity to the strategic road network.</p>	
Active travel	<p>The assessment area is partially within the 5km catchment of Gloucester Rail Station and is served by both high and low-frequency PT services. The area is currently divorced from the NCN; however, some local walking and cycle routes are provided, linking the assessment area to both to Gloucester City Centre.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

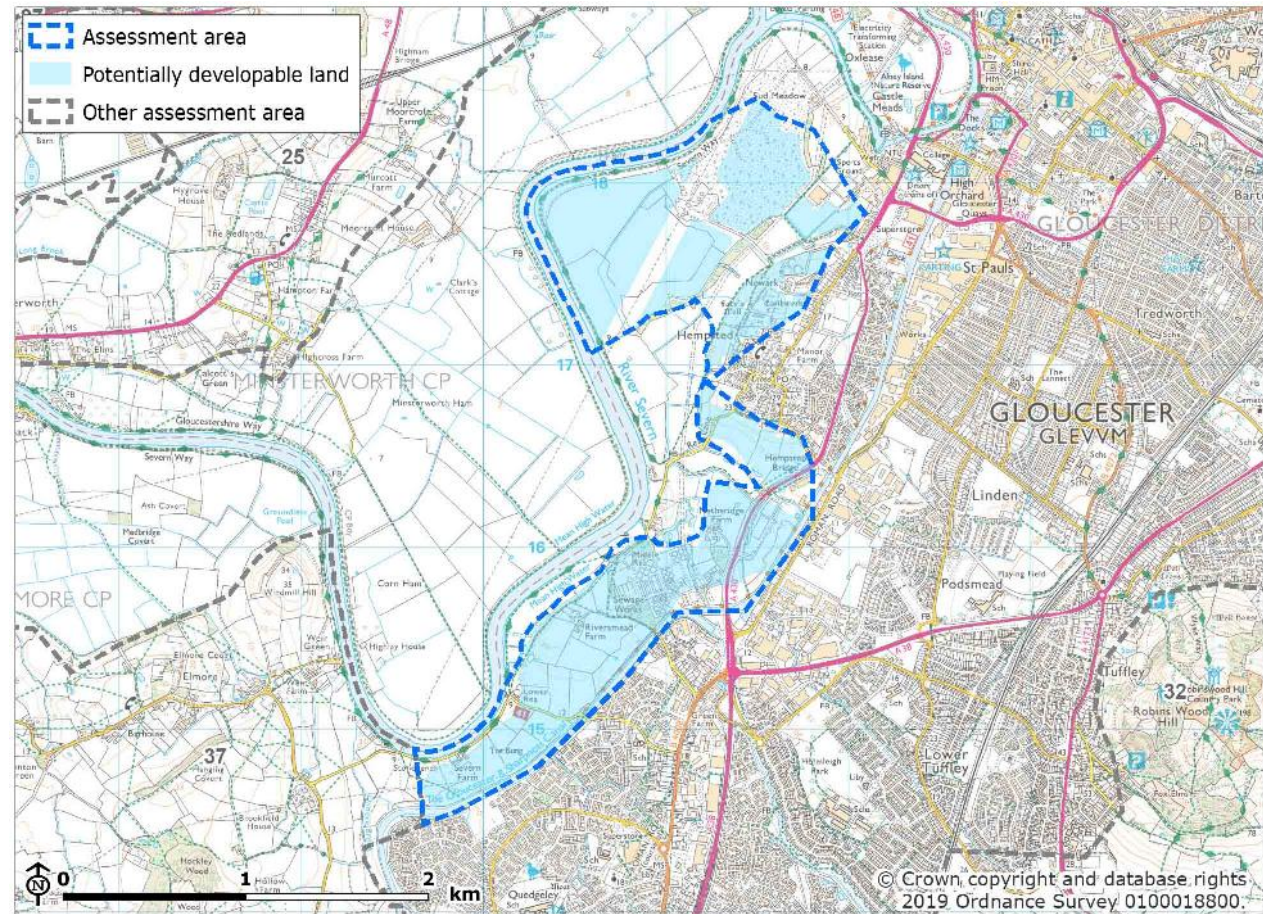
Assessment Area 33 – Urban Extension: West of Gloucester

Assessment Area Ref: 33

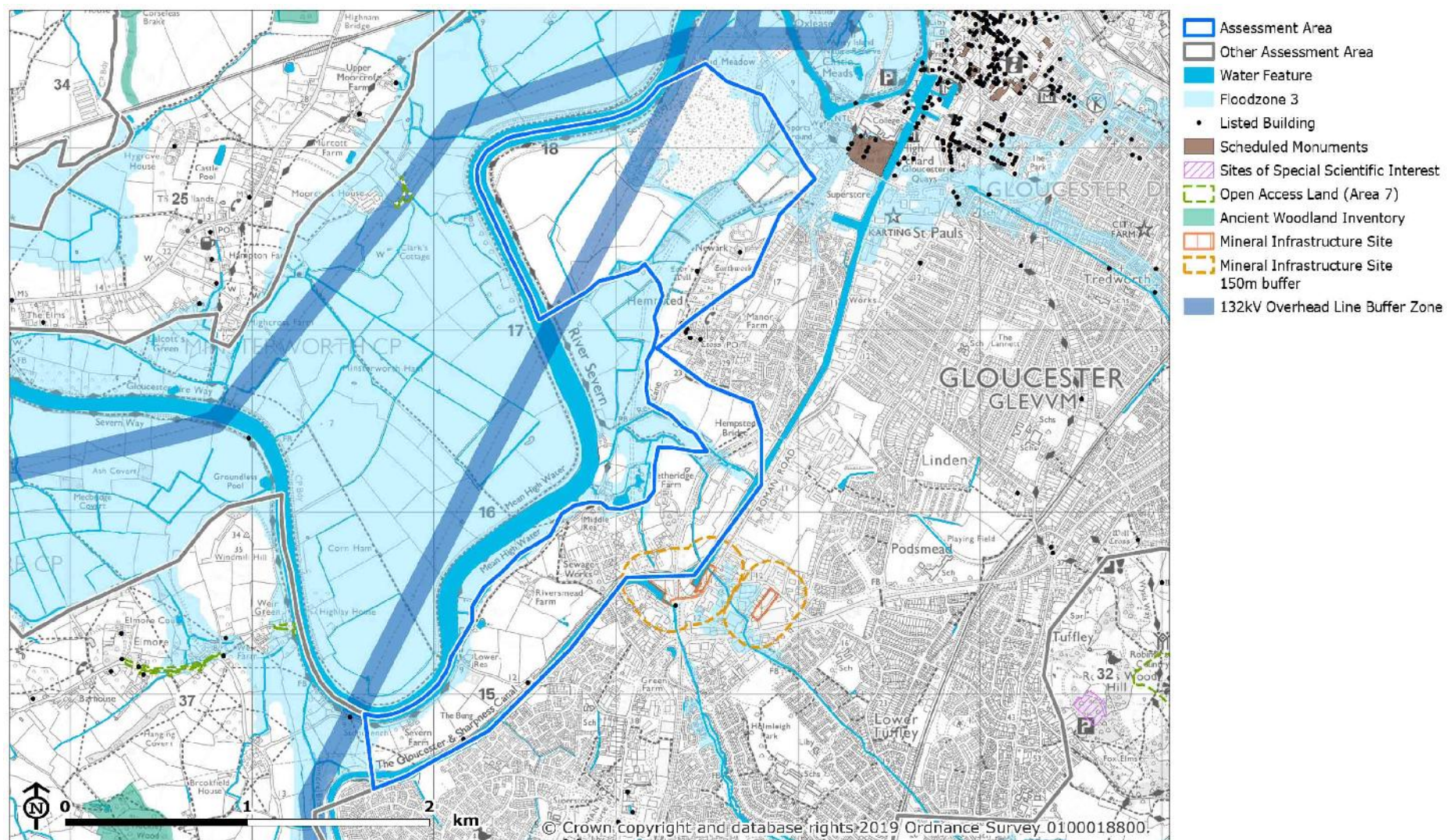
Authority Area: Gloucester

Development Typology: Urban Extension

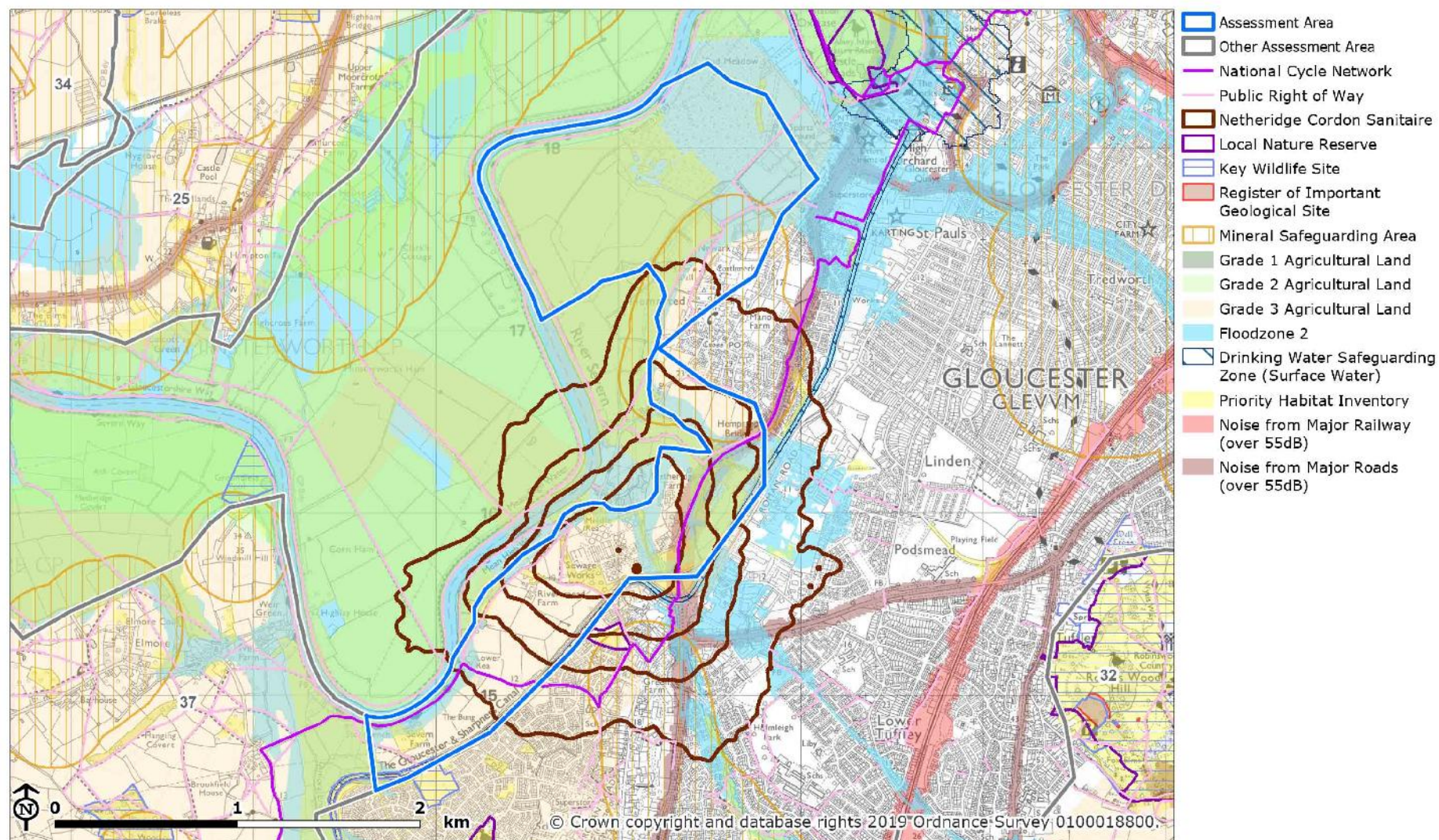
Area: ~306ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the search area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are six listed buildings of all grades within the search area. Many are located near to Hempsted, including Our Lady's Well (grade I), Newark House and the Church of St Swithun (grade II*) and a chest tomb in its graveyard. The others – a milepost and bridge keepers house - are located further south along the route of the Gloucester and Sharpness Canal. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> There are a limited number of HER records for non-designated assets within the search due to the fact that it mainly comprises an area of land reclaimed in the post-medieval period. These assets include: <ul style="list-style-type: none"> A Roman settlement at Newark Farm; Medieval earthwork banks; 	<p>The group of listed buildings within and adjacent to the site at Hempsted (to the north of the search area) are a key sensitivity, particularly the well house, church and Newark House as their significance relates to their rural origin/ function. Development that results in further coalescing these buildings – and the settlement – within Gloucester and changing their semi-rural setting should be avoided. This area is also of greater archaeological sensitivity as it is not reclaimed land and includes archaeological sites from multiple periods.</p> <p>The listed buildings further south both have important relationships with the canal, but it is unlikely that that these would be altered by development. Known archaeology is also less evident in this area, being largely limited to medieval and post-medieval agricultural features.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<ul style="list-style-type: none"> - Medieval-post-medieval agricultural features including ridge and furrow earthworks; - Site of a post-medieval buildings; - The Gloucester and Sharpness Canal; and - Modern military sites. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates that the area is comprised mainly of Riverine pasture, probably meadows now largely enclosed. Other elements include a former post-medieval designed landscape at Newark and a large area of landfill west of Hempsted. <p>Assets beyond the search area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> • There are a number of designated assets in the wider vicinity; however most do not appear to be particularly susceptible to setting change as a result of development in the search area. The exception is the group of listed buildings adjacent to the search area at Hempsted. Of these those most 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>susceptible to setting change are the ones associated with the Church, as their relationship could be altered by development.</p> <p><i>Non-designated</i></p> <ul style="list-style-type: none"> In the wider area, no non-designated recorded within the HER appear to be particularly susceptible to setting change. 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> Part of Key Wildlife Site (Gloucester & Sharpness Canal) is within the southernmost part of the assessment area. There are several priority habitats within the assessment area. The majority of these are floodplain grazing marsh, which extends into the area along the Sharpness Canal KWS, dominates the northern portion of the area, and extends into the central section of the area around Netheridge Farm. There are also smaller areas of priority habitat including deciduous woodland in the northern (woodland belts screening the recycling centre) and central (screening the sewage treatment works) regions, as well as stands of 	<p>As the assessment area lies between two important watercourses it will be necessary to minimise any impacts, direct and in direct, that could affect these habitats and potentially cause pathway effects upon the wider countryside. This will be in addition to any effects on the designated sites and priority habitats connected to the site via these watercourses.</p> <p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the Key Wildlife Site in the south is maintained/enhanced and that development does not result in severance of the large area of coastal and floodplain grazing marsh habitat associated with the River Severn. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p>	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>traditional orchard in central region and the south, and unspecified habitat in the north and south</p> <p>Assets within 250m:</p> <ul style="list-style-type: none"> Local nature reserve (Green Farm Orchard) adjacent to the south-eastern boundary. Large area of coastal and floodplain grazing marsh priority habitat associated with the River Severn adjacent to the entire western boundary of the assessment area. <p>Assets within 2km:</p> <ul style="list-style-type: none"> No national designations within 2km. <p>In the wider area, Innsworth Meadow SSSI is located 4.5 km northeast but its IRZ overlaps with the north-eastern end of the assessment area indicating that any net gain in residential units could pose a risk. Range Farm Fields SSSI is 4 km to the southeast; however its IRZ overlaps with nearly half the assessment area, indicating a possible risk from residential development. Walmore Common SPA/Ramsar/SSSI is 4.6 km west of the assessment area and its IRZ overlaps with the south-western tip indicating a possible risk from residential development. The Upper Severn Estuary SAC/SSSI/Ramsar and a nearby SSSI</p>				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>(Frampton Pools) are located approximately 8 km southwest. The combined IRZ for these two sites overlaps with the southern third of the assessment area. Robin's Wood Hill Quarry is located 2.2km east.</p> <p>Significant negative effects may occur at the largest development size and it is unlikely that this scale of development could be accommodated at over 250m from the local designation in the south.</p> <p>Negligible effects may occur at the small and medium and large development size options as these scales could potentially be accommodated over 250m from the local designation. Potential negative effects in all cases are likely to be contingent on detailed development design and other mitigation measures.</p>				
Soil Quality	<p>Almost the entirety of the assessment area is comprised of grade 3 agricultural land. There is around 14ha adjacent to the northern boundary of the assessment area that is grade 4 agricultural land.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur at all development sizes. The effects are uncertain as there is no data distinguishing whether the land is grade 3a or the lower quality grade 3b.</p>	Due to the high proportion coverage of grade 3 agricultural land, it is not expected that effects will vary within the site.	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Water Quality	<p>There is a small area on the southern boundary of the assessment area that is located within a drinking water safeguarding zone.</p> <p>However, the majority of the assessment area is not located within any drinking water safeguarding zones and therefore negligible effects are considered likely in relation to water quality for all development sizes.</p>	<p>There is sufficient space within the assessment area for all potential development sizes to be located outside the drinking water safeguarding zone in the south, given that this is a small area of land adjacent to the assessment area boundary.</p>			
Flood Risk	<p>The majority of the assessment area is greenfield, but there are areas of residential/agricultural development and local roads distributed throughout region.</p> <p>Over 50% of land within the assessment area is within flood zone 2 due to the presence of the River Severn to the west.</p> <p>Significant negative effects may occur for the large development size option and negligible effects may occur for smaller and medium extension types as there is sufficient land outside flood zone 2 to accommodate this scale of development.</p>	<p>There is a 67ha area of land in the southern half of the assessment area that is not located within flood zone 2 that could potentially accommodate a small or medium scale urban extension.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Mineral Resources	<p>There is around 48ha of land in the northern half of the assessment area that is located within a Mineral Safeguarding Area (MSA).</p> <p>There is potential for development to result in the sterilisation of mineral resources. However, the majority of the assessment area is not located within any MSAs and therefore negligible effects may occur in relation to mineral resources for the small and medium development sizes. Significant negative effects may occur at the largest development size as it may not be possible to accommodate this scale of development without intersecting with MSAs.</p>	<p>Land in the south of the assessment area could potentially accommodate small and medium development sizes outside of MSAs, avoiding the sterilisation of mineral resources.</p> <p>It may also be possible to accommodate larger development sizes if suitable mitigation is provided, such as extraction of mineral resources prior to development.</p>	*		
Noise	<p>There is around 23ha in the central region of the assessment area that is located within a Strategic Noise Buffer due to the presence of the A430.</p> <p>Negligible effects may occur at all development sizes in relation to noise as there is sufficient space outside of Strategic Noise Buffers to accommodate development.</p>	<p>There is sufficient space to accommodate development of all sizes outside of noise buffers and suitable mitigation may be possible to overcome noise related issues.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Odour	<p>There is around 80ha in the central region of the assessment area that is located within Netheridge Cordon Sanitaire.</p> <p>As such, significant negative effects may occur at the largest development size and negligible effects may occur at the smaller sizes, which could be accommodated outside the Cordon Sanitaire</p>	There is potential for development of a small or medium size extension to be located in the northern part of the assessment area outside the Cordon Sanitaire. There is also potential for a small extension to be located in the southernmost part of the assessment area outside the Cordon Sanitaire.			

Summary of Constraints

The central region and the majority of the south of the assessment area is unlikely to be suitable for development given that it is located within a Cordon Sanitaire Zone. The least constrained land in the assessment area is located to the south of this odour buffer. Development of a small extension in this location could avoid the majority of constraints. Almost the entirety of the assessment area is comprised of grade 3 agricultural land but it is not clear if it is grade 3a or the lower quality grade 3b. It is unlikely that a medium or large extension could be accommodated outside flood zone 2, in excess of 250m from the Key Wildlife Site to the far south of the assessment area and outside the Cordon Sanitaire.

Development in the north is more highly constrained by flood zone 2 and the potential for impacts on the setting of heritage assets e.g. listed buildings.

Landscape Sensitivity

Overview of Sensitivity	Variation within the Assessment Area	Sensitivity Rating: Large extension (3,500+ dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<p>Key sensitives include:</p> <ul style="list-style-type: none"> Strong sense of place due to location adjacent to the River Severn Rural, pastoral character despite the proximity of Gloucester Setting the landscape provides to historic Gloucester Docks area <p>As such, landscape sensitivity is moderate-high for the largest development size as the key characteristics and qualities of the landscape may be more sensitive to development of these scales. Landscape sensitivity is reduced to moderate at the medium development size, and low-moderate for the smallest size.</p>	No significant spatial variation in sensitivity across the assessment area.	M-H	M	L-M

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	The assessment area is well connected via the A430 (Secunda Way), providing direct connections into Gloucester City Centre, Kingsway and Quedgeley. Some congestion is currently experienced at the A38 / A430 intersection during the AM / PM peaks, in proximity to the assessment area.	
Access to employment	By public transport: Number of workplaces accessible within 45 minutes = 83,855 A high number of workplaces / employment sites can currently be accessed by PT from the development area, which is in proximity to high frequency PT services.	
	By road: Number of workplaces accessible within 30 minutes = 292,604 Access from the assessment area to employment by car scores high , with the assessment area in close proximity to major roads providing direct links to key urban centres.	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that the assessment area is accessible to education sites within 20mins travel time and healthcare sites and urban centres between 20 and 40 mins travel time by PT services.	

Criterion	Rationale	Score
Private car use	<p>% Driving a car or van = 66%</p> <p>Car based commuter trips currently account for 66% of travel to work journeys in the LSOA, likely a result of the assessment areas proximity to the strategic road network.</p>	
Active travel	<p>The majority of the assessment area is within the 5km catchment of Gloucester Rail Station and is served by frequent PT services providing good accessibility into Gloucester. The existing National Cycle Network route runs along the southern boundary of the development area, with potential to develop additional strategic walking / cycling links as part of any future development options.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

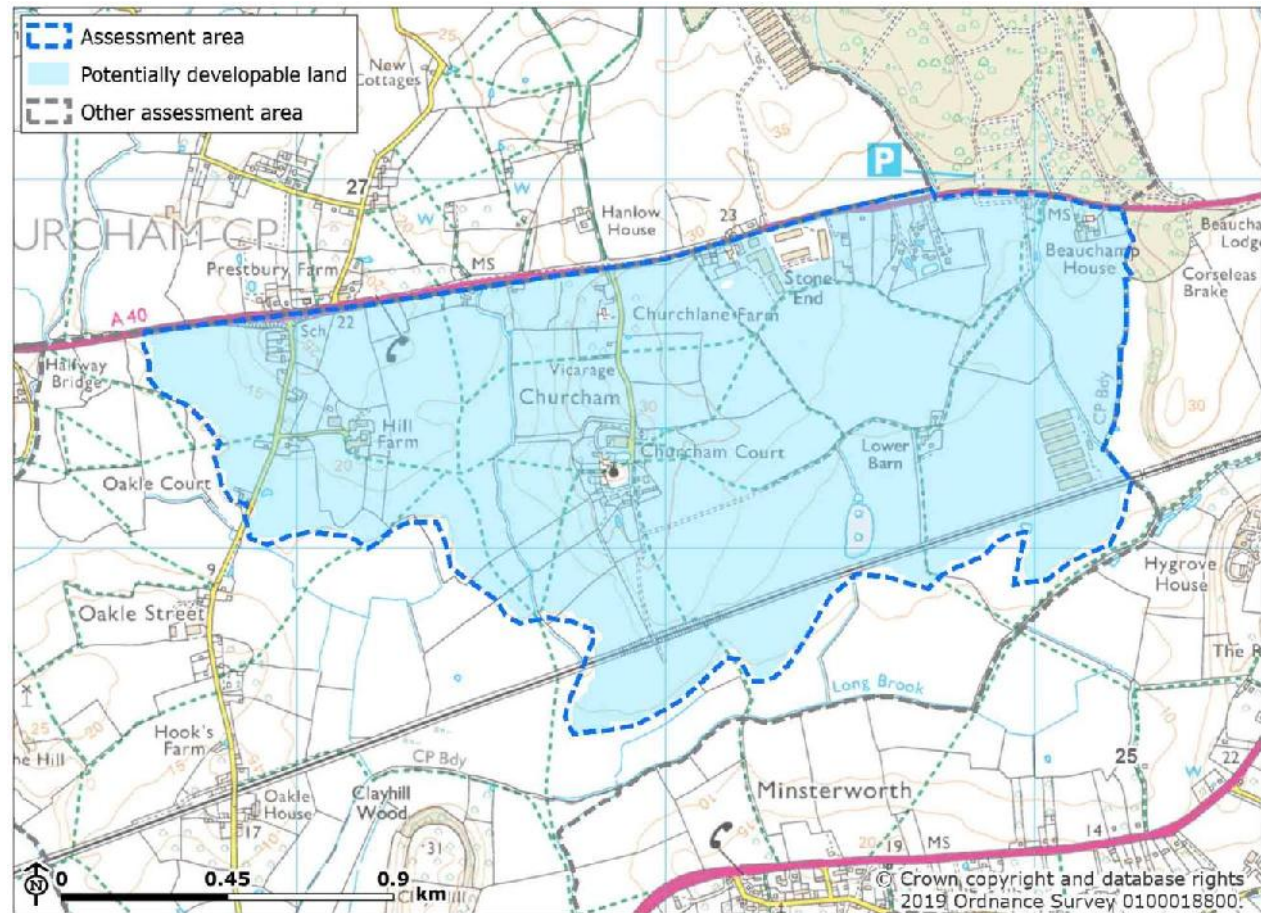
Assessment Area 34 – New Settlement: West of Gloucester (south of A40)

Assessment Area Ref: 34

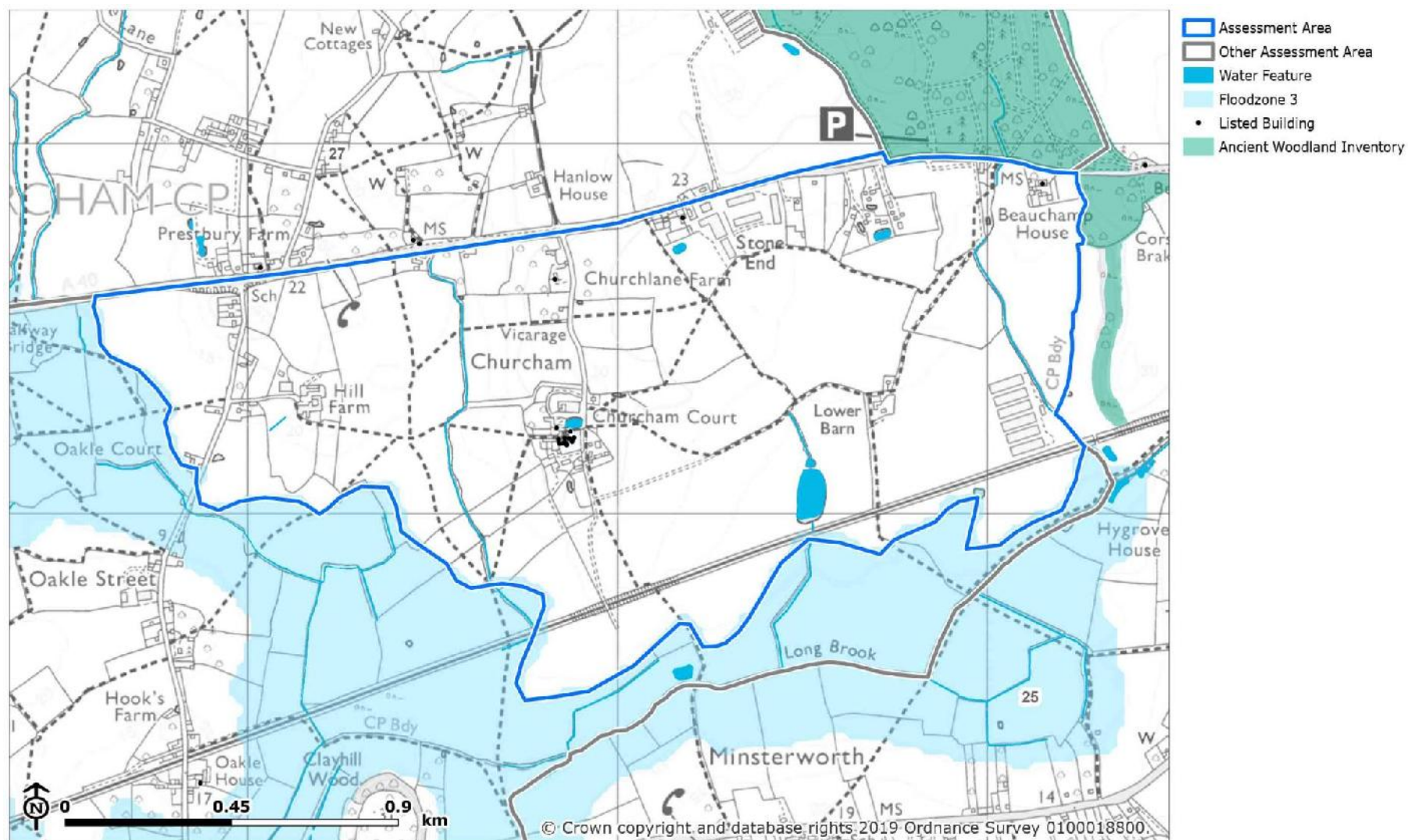
Authority Area: Forest of Dean

Development Typology: New Settlement

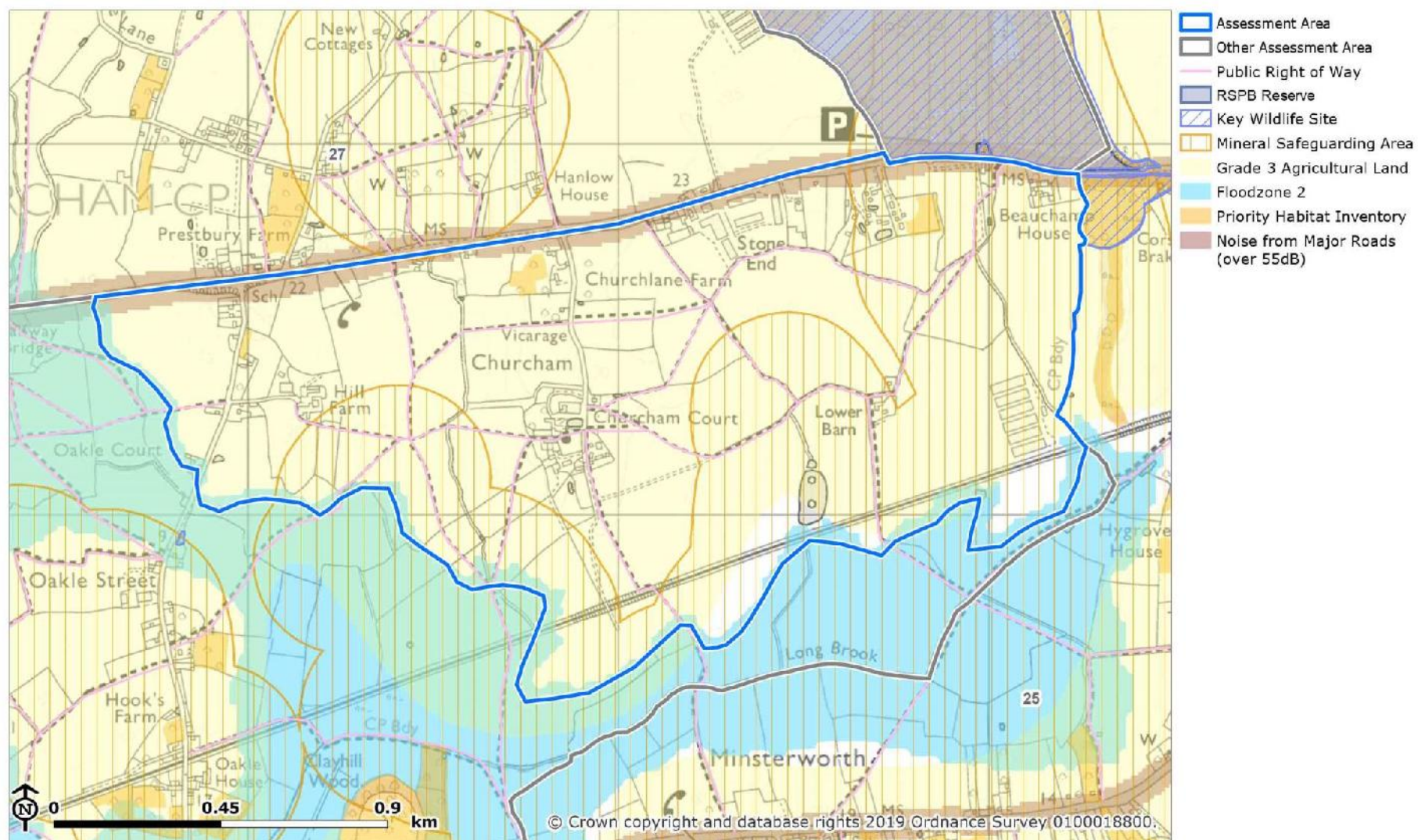
Area: ~233ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 21 listed buildings within the study area; these are all grade II save for the grade II* Church of St Andrew. The grade II listed buildings include four farmhouses; the rest are monuments relating to the church. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER only includes a limited number of non-designated assets within the assessment area. These include: <ul style="list-style-type: none"> A cropmark of an Iron-Age to Roman enclosure at Long Brook; A Roman road; Possible Roman sculpture at Churcham Church; Civil War earthworks; Medieval to post-medieval agricultural features; 	<p>The listed buildings are key sensitivities; they are located towards the centre of the assessment area and along the northern boundary. Collectively they highlight the rural character of the existing village.</p> <p>Save for the ridge and furrow earthworks the non-designated heritage assets are typically located either near the church, towards the centre of the assessment area, or around the perimeter of the assessment area. The non-designated civil war earthworks and WWII military remains could potentially be of more than local significance, increasing the scale of effect of development.</p> <p>Given the presence of the existing village and the spatial distribution of the listed buildings it is unlikely that the development of a new village of any size would be possible without resulting in significant negative effects.</p>	N/A	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<ul style="list-style-type: none"> - A post-medieval railway and turnpike road; - Post-medieval reclaimed land; - Two possible WWII camps east of Churcham; and, - Undated charcoal burning platforms. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC indicates a primarily agricultural landscape comprised of a mix of irregular, less irregular, regular and less regular enclosures. Much of this partly reflects former unenclosed cultivation patterns and so has some time depth and could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p>				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<ul style="list-style-type: none"> There are a number of listed buildings in the wider vicinity of the assessment area, however it is unlikely that any would be susceptible to meaningful setting change. Highnam RPG lies to the northeast of the assessment area but it would not be affected by development as it is separated by Highnam Woods (Ancient Woodland). <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER does not record any non-designated heritage assets in the wider vicinity that appear to be susceptible to setting change. 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> No designations within the assessment area. <p>Assets within 250m:</p> <ul style="list-style-type: none"> Large area of Ancient Woodland (Corseleas Brake/Highnam Woods), also priority deciduous woodland, adjacent to the north- 	Any spatial distribution of development in the assessment area should be required to provide suitable avoidance/mitigation measures to ensure that priority habitat areas are maintained/enhanced and that the potential for adverse effects on the area of Ancient Woodland to the north are minimised. It will also be necessary to ensure supporting transport infrastructure minimises severance of	N/A	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>eastern boundary, which also incorporates a Key Wildlife Site (Highnam Complex) and a RSPB reserve (Highnam Woods).</p> <ul style="list-style-type: none"> Several areas of high priority habitats are also scattered around the outside of the assessment area, including traditional orchards (Churcham) and non-specified habitat to the north-western boundary. <p>Assets within 2km:</p> <ul style="list-style-type: none"> The Higham Complex to the northwest is the largest habitat (Ancient Woodland, KWS, priority habitat) of note. Other areas of Ancient Woodland are not connected but could be of concern (e.g. Pipers Grove 1 km east). <p>In the wider area, Walmore Common SSSI is 2.5km south-west. The IRZ for this SSSI overlaps with the whole of the assessment area. For the majority of the assessment are this means any residential development of 50 or more houses outside existing settlements/urban area could pose a risk.</p> <p>Minor negative effects may occur at the medium development size as it is likely</p>	<p>habitats in the area.</p> <p>It should also be required to maintain/enhance the networks of priority habitat predominantly in the northeast of the assessment area. Severance of ancient and deciduous woodlands and KWS must be avoided and connectivity – be it additional woodland or complementary habitats – should be optimised at the landscape scale.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	this scale of development would fall within 250m of the local designation to the north-east. Negligible effects may occur at the smallest size option as this scale of development could potentially be accommodated over 250m from the local designation. Potential negative effects in all cases are likely to be contingent on detailed development design and other mitigation measures.				
Soil Quality	<p>Almost the entirety of the assessment area is comprised of grade 3 agricultural land. There is around 12ha adjacent to the southern boundary of the assessment area that is classified as grade 4 agricultural land.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality for the medium and small development sizes. The effects are uncertain as there is no data distinguishing whether the land is grade 3a or the lower quality grade 3b.</p>	Due to the high coverage of the grade 3 agricultural land within the assessment area, it is unlikely that effects will vary based on developing different areas within it.	N/A	?	?
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As	N/A	N/A		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	such, negligible effects are considered likely in relation to water quality.				
Flood Risk	<p>The majority of the assessment area is greenfield, but there are areas of residential/agricultural development as well local roads sparsely distributed throughout the assessment area.</p> <p>Land directly adjacent to the full length of the southern boundary of the assessment area is located within flood zone 2.</p> <p>However, the majority of the assessment area is located with flood zone 1 and therefore negligible effects are considered likely in relation to flood risk.</p>	There is sufficient space within the assessment area for development of small and medium sizes to be accommodated outside of flood zone 2.	N/A		
Mineral Resources	<p>Approximately 50% of the assessment area is located within a Mineral Safeguarding Area (MSA), predominantly the southern and eastern parts of the area.</p> <p>There is potential for development to result in the sterilisation of mineral resources. As such, significant negative effects may occur at the medium development size and negligible effects may occur for the small development size as there is potentially space to accommodate this scale of development</p>	There is sufficient space in the northern half of the assessment area that is not located within a MSA that could potentially accommodate development of the smallest size. A larger scale development would potentially lead to the sterilisation of some mineral resources in the area. However, it may be possible to avoid the sterilisation of mineral resources through extraction prior to development.	N/A	*	

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	outside of MSAs.				
Noise	Land directly adjacent to the northern boundary of the assessment area is located within a Strategic Noise Buffer due to the presence of the A40. However, there is sufficient space within the assessment area for both development scales to be accommodated outside of this area and therefore negligible effects may occur in relation to noise.	There is potential for development to be set back from the northern boundary of the assessment area, outside of the noise buffer. Suitable mitigation may also be possible to overcome any noise related issues.	N/A		
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones. As such, negligible effects are expected in relation to odour.	N/A	N/A		
Summary of Constraints					
Although there is land that is free from the majority of constraints in the central and west parts of this assessment area, the central part of the area contains a high concentration of listed buildings in the central. A small sized development could be located in the east further from these assets, although it is considered likely at this stage that significant negative effects on heritage assets may still occur. The large area of Ancient Woodland to the north-east would also be an important consideration for any potential development in the east of the assessment area.					

Landscape Sensitivity

Overview of Sensitivity	Variation within Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<p>Key sensitivities include:</p> <ul style="list-style-type: none"> Prominent sloping landform Long views across the River Severn and Vale of Gloucester towards the Cotswolds AONB Setting the landscape provides to listed buildings including the grade II* Church of St Andrew Strong rural character <p>As such, landscape sensitivity is high for all development sizes as the key characteristics and qualities of the landscape may be highly sensitive to development at any of these scales.</p>	No significant spatial variation in sensitivity across the assessment area.	H	H	H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	The assessment area is well connected via the A40, which runs along the northern boundary of the development assessment area. Some congestion is present during the AM peak on the approach to the A40 / A48 roundabout, which would likely be impacted further by significant development.	
Access to employment	By public transport: Number of workplaces accessible within 45 minutes = 66,218 A high number of workplaces / employment sites can currently be accessed by PT from the development area, with an hourly PT service operating along the A40 providing access to Gloucester and the Forest of Dean.	
	By road: Number of workplaces accessible within 30 minutes = 278,987 Access from the assessment area to employment by car scores high , with the area being in close proximity to major roads providing direct links to key urban centres.	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that the assessment area is accessible to a number of key services between 20 and 40 mins travel time by PT services.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 73%</p> <p>Car based commuter trips currently account for 73% of travel to work journeys in the LSOA. Given the assessment area's proximity to the A40, as its main access route, a high car dependency is expected for the area.</p>	
Active travel	<p>The development area is located further than the 5km catchment area for Gloucester Rail Station and is currently divorced from any strategic walking and cycling routes. The assessment area is currently only served by PT services along the A40, as the main arterial route.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

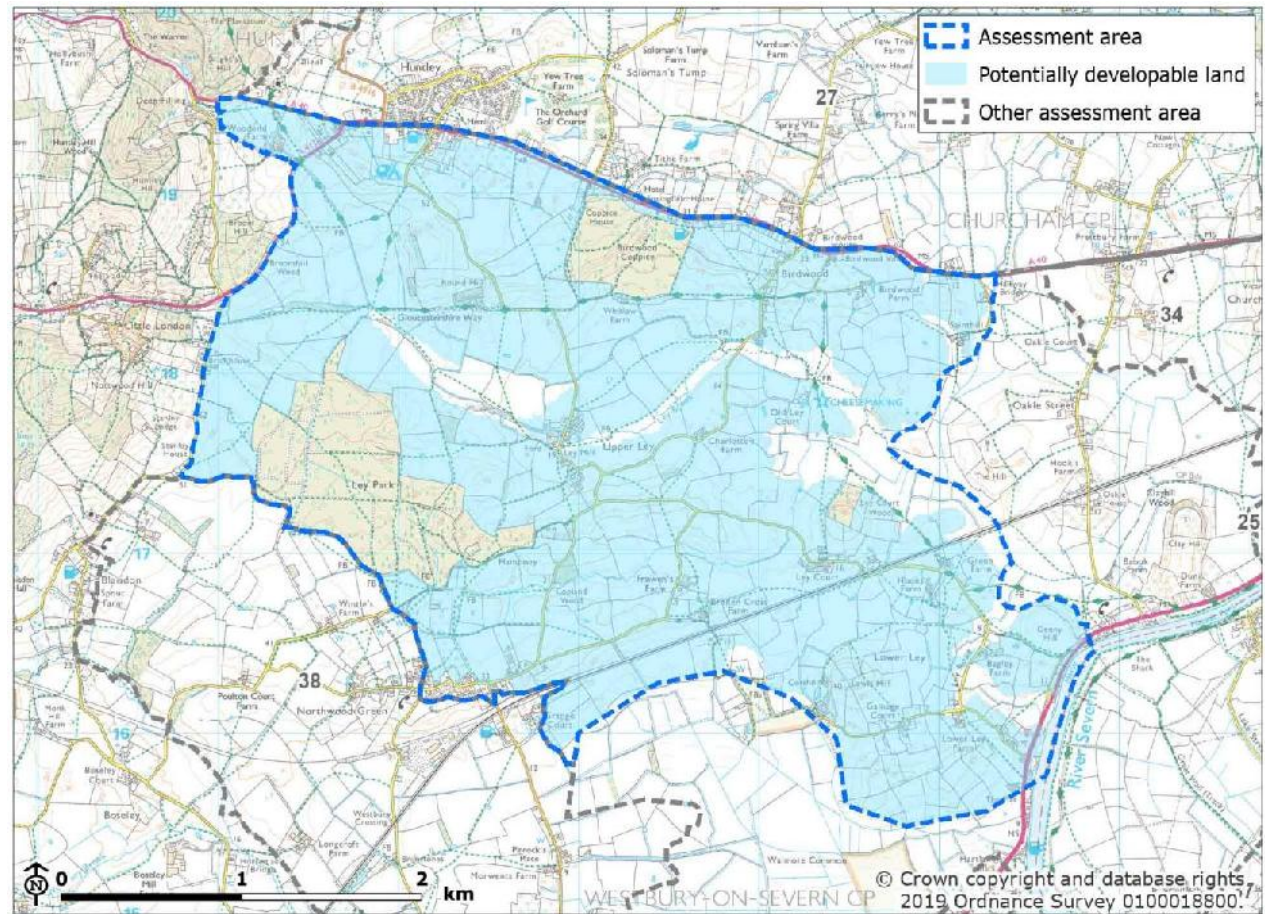
Assessment Area 35 – New Settlement: Upper/Lower Ley

Assessment Area Ref: 35

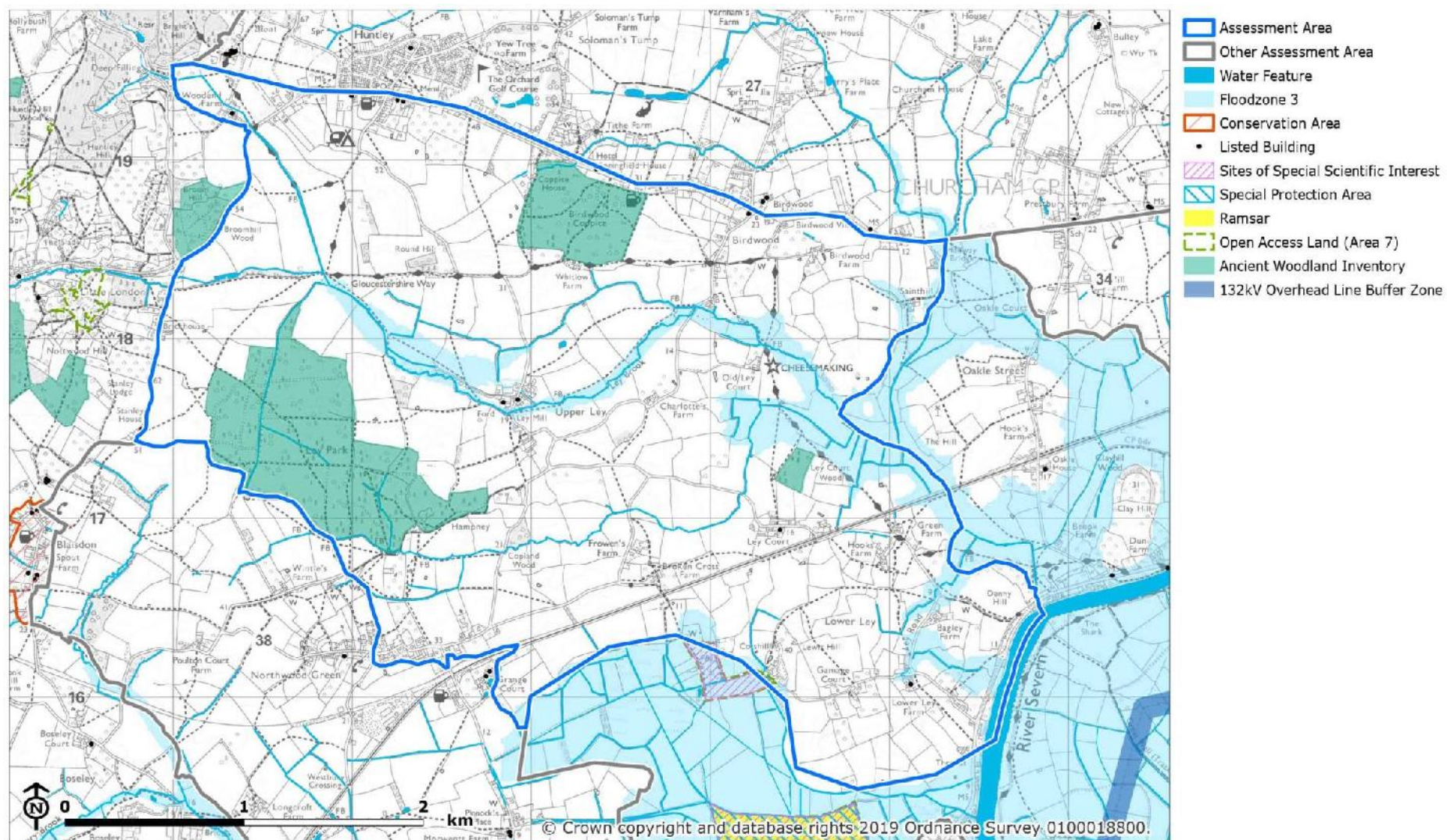
Authority Area: Forest of Dean

Development Typology: New Settlement

Area: ~1,185ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 12 grade II listed buildings within the assessment area; these are mostly farmhouses and agricultural buildings. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a large number of non-designated heritage assets in the assessment area. These include, but are not limited to: <ul style="list-style-type: none"> Undated cropmarks including a possible enclosure on round hill; Roman road; Site of a medieval moat at Bagley Farm, Old Ley Court and Grange Court, as well as a potential one near Halfway Bridge; Site of Walmore Manor (possibly moated); Possible medieval or post-medieval settlement at Ley 	<p>The Ancient Woodland reduces the development potential to the east and north of the assessment area.</p> <p>Within the remaining area, the listed buildings are dispersed in such a way as to make any large-scale development likely to result in significant effects.</p> <p>The assessment area also contains non-designated heritage assets that could be of more than local significance (e.g. the moated sites and water meadow) meaning that development could be constrained and/or result in significant negative effects.</p> <p>Due to the distribution of historic environment assets in the assessment area any large-scale development is likely to result in significant negative effects. However, further assessment could be undertaken to explore the options of a small village towards the lower end of the development quantum scale located either to the northeast or southeast of the assessment area.</p>	?	?	??

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Court;</p> <ul style="list-style-type: none"> - Medieval – post-medieval mill site south of Huntley; - Water meadow at Sainthill; - Multiple medieval or post-medieval Charcoal burning platforms and areas of ridge and furrow earthworks; - Frocester House – a former inn; - Post-medieval railway; and - WWII military sites. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates a primarily rural landscape interspersed with some historic (Birdwood and modern settlement and ancient woodland. The rural landscape is primarily agricultural comprising a mix of irregular, less regular and regular enclosure as well as enclosed riverine pasture. The irregular enclosure has some time-depth and value in itself and could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Regulations 1997.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are a large number of listed buildings in the wider area of the assessment area. Most are unlikely to be experience meaningful setting change but there are listed farmhouses to the southwest and north that may be adversely affected by development. The church of St John the Baptist near Hadley may also be susceptible to setting change. There are two conservation areas to the west of the assessment area; however, they do not appear to have a meaningful relationship with the assessment area and separated from it by intervening topography/vegetation. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated heritage 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	assets recorded by the HER within the wider vicinity of the assessment area have been identified as being particularly susceptible to setting change.				
Ecological and Geological Environment	Assets within the assessment area: <ul style="list-style-type: none"> A small section of Walmore Common SSSI overlaps with the southern boundary. There is a large area of Ancient Woodland (Ley Park/Hampney Woods) in the south-west corner of the assessment area which is also Key Wildlife Site. There is another large area of Ancient Woodland (Birdwood Coppice) adjacent to the northern boundary of the assessment area, which is also a Key Wildlife Site. There is also a smaller area of Ancient Woodland (Leycourt Wood) in close proximity to the eastern boundary of the assessment area. Smaller Key Wildlife Site (Gamage Court) located in the south-east of the assessment area. The assessment area lies within multiple SSSI IRZs, which indicate that all planning applications – planning 	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the large areas of Ancient Woodland within the assessment area are maintained and that there are also suitable buffering regions between development and the SSSI to the south. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>Provision of landscape connectivity between the Ancient Woodlands within the assessment area, SSSI to the south, and the Ancient Woodlands to the north-west of the assessment area has the potential to achieve a significant ecological enhancement.</p>	*	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>applications of 50 units or more, have the potential to impact the statutory designations within the wider landscape.</p> <p>Assets within 250m:</p> <ul style="list-style-type: none"> • SPA/Ramsar/SSSI (Walmore Common) 150m south. • Ancient Woodland (Broomhill Wood) adjacent to the western boundary, which is also a Key Wildlife Site. • Key Wildlife Site (Nottwood Hill Meadows) 200m to the west. <p>Assets within 2km:</p> <ul style="list-style-type: none"> • SAC/SSSI (Blaisdone Hall) 1.1km south-west. • Two SSSIs (Hobb's Quarry, Longhope and Longhope Hill) 1.7km west. • SSSI (Wood Green Quarry & Railway Cutting) 1.6km south-west. • SSSI (May Hill) 1.7km north-west. • Large area of Ancient Woodland (Blaisdon Wood) 1km west. • Two designated sites of geological importance (Little Blakemore Lane and Car Park Dick Whittington) 1.2km west. Another site of geological importance 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>(Mugglewort Cutting) 1.5km south-west.</p> <ul style="list-style-type: none"> Ancient Woodland and Key Wildlife Site (Corseleas Brake) 1.8km north-west. <p>In the wider area, Edgehills Quarry and Westbury Brook Ironstone Mine SAC/SSSI lies 4.6km south-west.</p> <p>Significant negative effects may occur at the Town/City and Large Village development sizes, as there is a national designation within the assessment area and a second within 250m. Significant negative effect may be avoided at the small village development scale if located in the north-west of the assessment area. However, minor negative effects may occur at this development scale, as locally designated sites are present within 250m of this area. Potential negative effects in all cases are likely to be contingent on detailed development design and other mitigation measures.</p>				
Soil Quality	The vast majority of the assessment area is comprised of grade 3 agricultural land. However, there is approximately 4ha of grade 1 agricultural land in the north-westernmost corner of the assessment area. Additionally, there is an approximately 37ha area of land adjacent to the eastern boundary of the	There is potential for all scales of development to avoid the highest quality agricultural land as grade 1 land is restricted to a small area in the north-westernmost part of the assessment area. However, the majority of land within the assessment area is still grade 3 and therefore development at any location has the potential to result in the	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	assessment area that is grade 4. There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality for all development capacities. The effects are uncertain as there is no data distinguishing whether the land is grade 3a or the lower quality 3b.	loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.			
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects are considered likely in relation to water quality for all development capacities.	N/A			
Flood Risk	The majority of the assessment area is greenfield. However, the settlement of Upper Ley is located in the central region, the settlement of Lower ley is located in the south-eastern corner, part of Northwood Green is located in the south and part of the settlement of Huntley is located in the north-western corner. There are also multiple local roads distributed throughout the area as well as areas of agricultural development. There is approximately 130ha of largely undevelopable land in the central region extending to the eastern boundary due to the presence of Ley Brook. Additionally,	There is significant potential for development at all capacities to be located outside flood zone 2 as zone 2 is restricted to the vicinity of watercourses in the central and southern regions of the assessment area. However, it may not be possible to achieve a continuous development at the largest size due to the land in flood zone 2 bisecting the assessment area.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>there is approximately a further 19ha of land on adjacent to the southern boundary of the assessment area that is also located within flood zone 2 due to the presence of the River Severn to the south-east.</p> <p>However, the majority of the assessment area is not located within any flood zones and therefore negligible effects are considered likely in relation to flood risk for all development capacities.</p>				
Mineral Resources	<p>There is approximately 305ha of land in the south and south-east of the assessment area that is located within a Mineral Safeguarding Area (MSA). In addition, there approximately a further 27ha of land in the north-western corner of the assessment area that is also located within a MSA.</p> <p>There is potential for development to result in the sterilisation of mineral resources. However, there is sufficient space outside of MSAs within the assessment area for development to be located outside of MSAs at the smallest and medium scales. As such, negligible effects may occur in relation to mineral resources at these scales. Significant negative effects may occur at the largest development size as it may not be possible to accommodate this scale of</p>	<p>There is sufficient space in the northern half of the assessment area to accommodate development outside of MSAs at the small and medium development capacities. Development at the smallest development size could also potentially be accommodated in the west and south outside of MSAs.</p> <p>Suitable mitigation may be possible at larger development scales, such as extraction of mineral resources prior to development.</p>	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	development without intersecting with MSAs.				
Noise	Land directly adjacent to the northern and south-eastern boundaries of the assessment area is located within a Strategic Noise Buffer due to the presence of the A40 and A48 respectively. However, there is sufficient space within the assessment area for development at all scales to be accommodated outside Strategic Noise Buffers. Negligible effects are therefore considered likely in relation to noise.	Land within Strategic Noise Buffers is restricted to small areas of land in the north and south-east and therefore there is significant potential for development at all scales to be set back from main roads. Suitable mitigation may also be possible to overcome noise related issues.			
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones. As such, negligible effects are expected in relation to odour.	N/A			

Summary of Constraints

The north-west of the assessment area is unaffected by most constraints and could potentially accommodate a small village. This area is comprised of grade 3 agricultural land but it is not clear if it is grade 3a or grade 3b. However, there are a number of listed buildings to the north in the settlement of Huntley. A new settlement in this location could have an impact on the setting and character of Huntley and potentially coalesce with it due to the restricted space available further south where there is a watercourse and the large area of Ancient Woodland to the east.

The historic environment assessment suggests a small village in the south-east or north-east might be able to avoid significant negative effects on heritage assets. However, a development in the south-east could potentially result in significant negative effects on Walmore Common SSSI. In light of this, the north-east may be the least constrained part of the assessment area overall with respect to accommodating a small village.

Landscape Sensitivity

Overview of Sensitivity	Variation within Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<p>Key sensitivities include:</p> <ul style="list-style-type: none"> Large areas of mixed woodland including Birdwood Coppice and Ley Park Undulating topography with a series of ridges and small hills Strong sense of place due to the location of the area adjacent to the Forest of Dean (west) and River Severn (east) <p>As such, landscape sensitivity is high for the medium and largest development options as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for lowest development size option as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment area.	H	H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Red, possibly amber
Capacity of the transport network	<p>The site is connected to the highway network via the A40, along the north boundary, the A48 and the A4136, providing links to Mitcheldean, Gloucester and surrounding villages.</p> <p>Major roads within the vicinity of the site have minimal capacity issues, with congestion along the A40 more prevalent on the approach to Gloucester, and not in proximity to the development area.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 1689</p> <p>The number of workplaces / employment sites which can currently be accessed by PT from the development area is scored as low, due to limited PT services across the development area.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 262,190</p> <p>Access from the site to employment by car scores relatively high, due to the well-connected local road network to Tewkesbury and Cheltenham.</p>	
Access to other key services and facilities	<p>TRACC Accessibility Modelling outputs show that the site has poor accessibility to key services as a result of low-frequency PT services, which are unable to access services within the travel time thresholds.</p>	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 72%</p> <p>Car based commuter trips currently account for 72% of travel to work journeys in the LSOA, which is expected given its proximity to the strategic road network and low-frequency PT services.</p>	
Active travel	<p>The site falls outside of the 5km catchment area of its nearest rail station, whilst the majority of the development area is further than 500m of a low frequency bus route.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

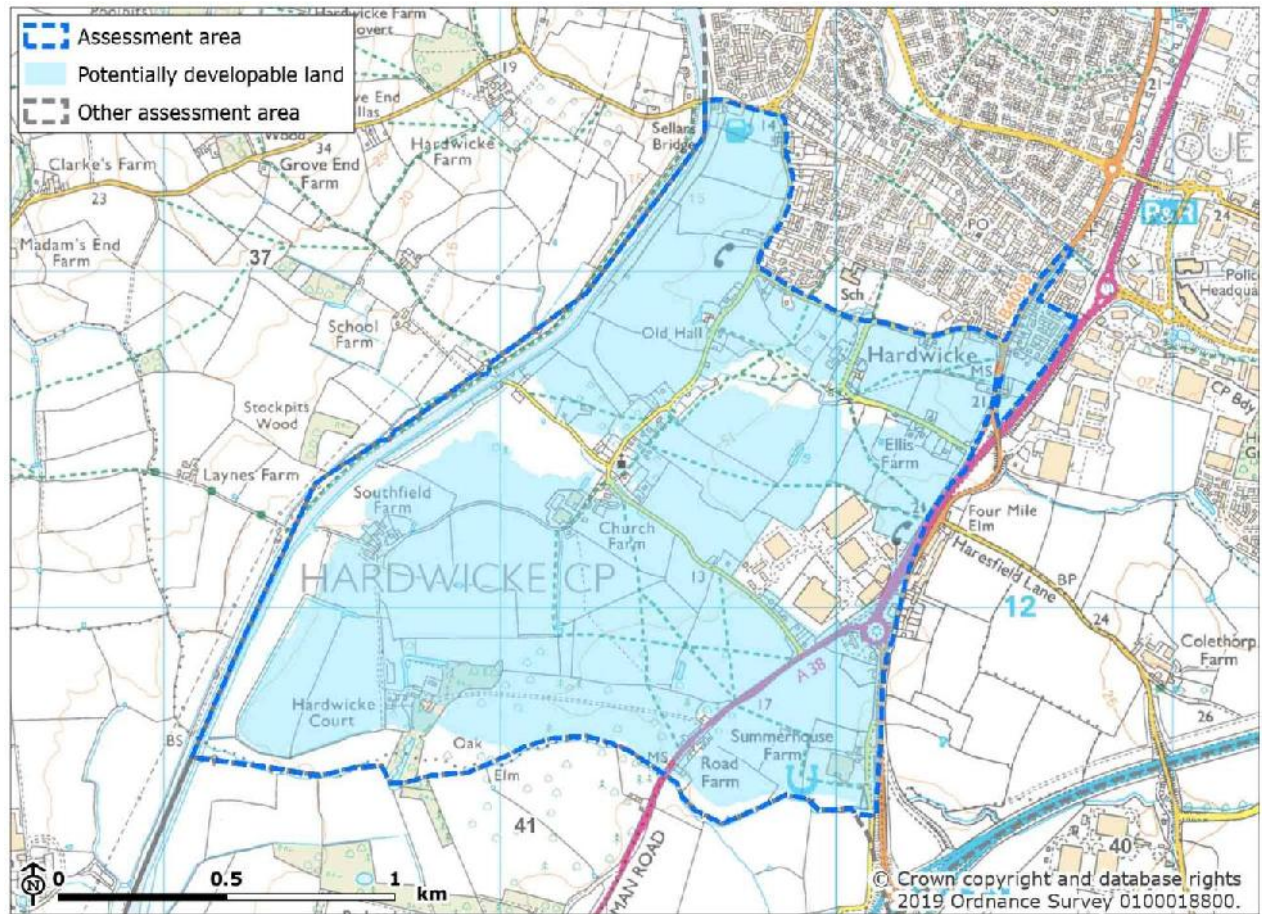
Assessment Area 36 – Urban Extension: South of Gloucester (Quedgeley)

Assessment Area Ref: 36

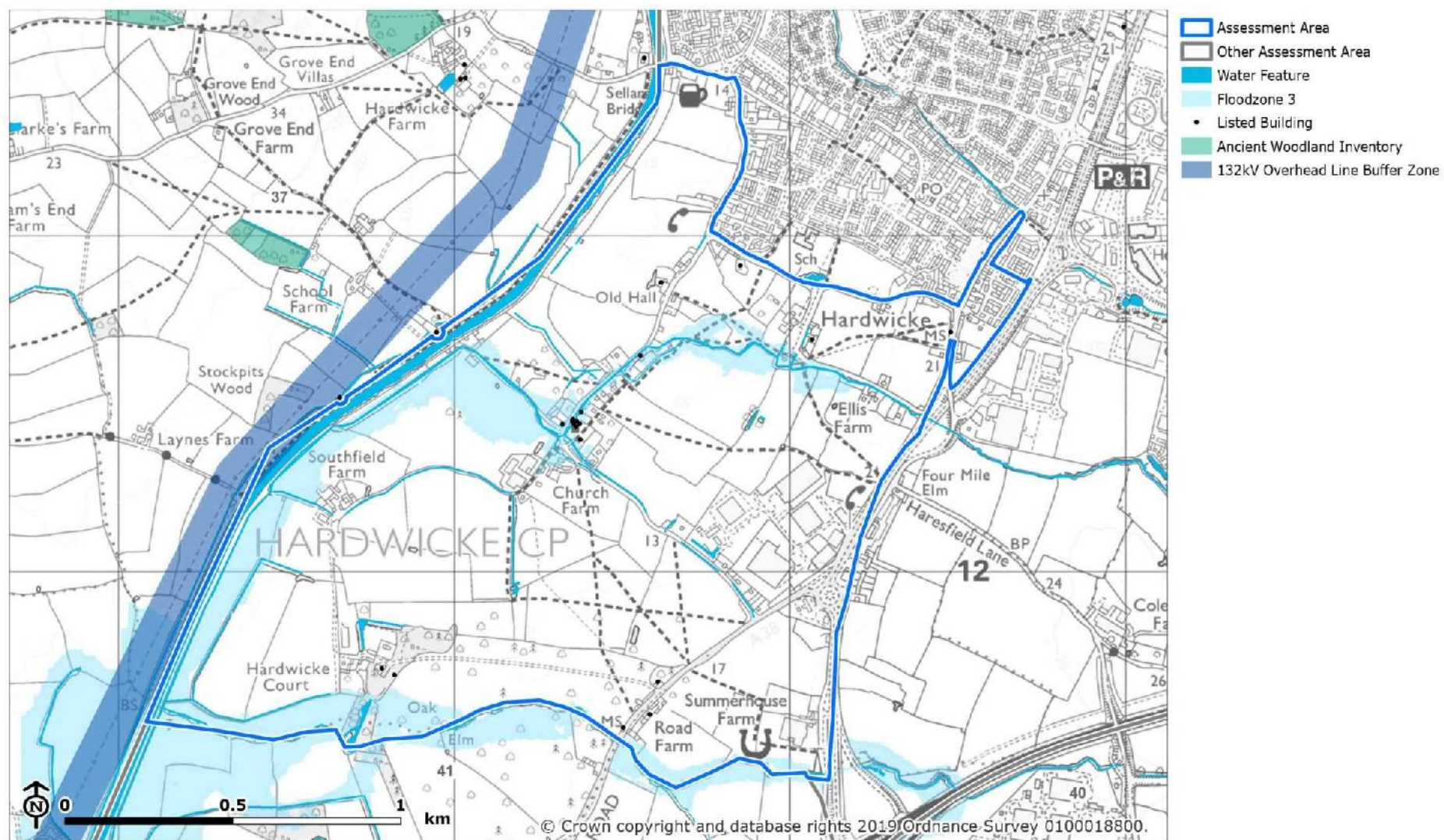
Authority Area: Stroud

Development Typology: Urban Extension

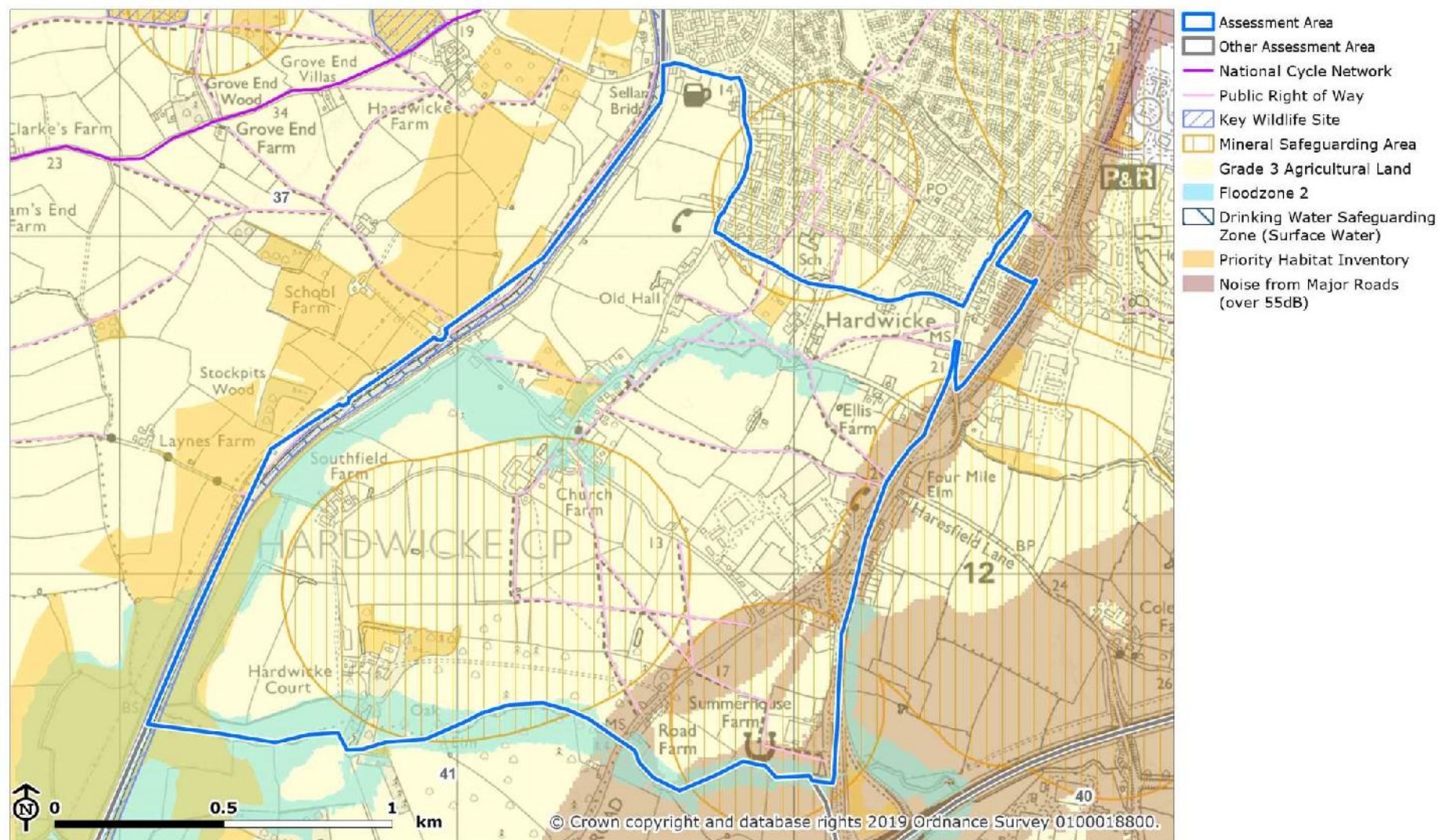
Area: ~521ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 23 listed buildings in the assessment area. These include the grade I Church of St Nicholas in Hardwicke, a grade II* listed monument in its cemetery and the grade II* listed Hardwicke Court. Several of the grade II listed structures are also burial monuments associated with the Church of St Nicholas, the remainder are a mix of cottages, farmhouses, or buildings that otherwise relate to the village of Hardwicke, its church or the country house that replaced the settlement's manor. As such, most are located within Hardwicke, although Hardwicke Court itself lies to the south along with the grade II listed Road Farm and a milestone. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a number of non-designated heritage assets within 	<p>The key sensitivities of the area are the listed buildings which all lie in the western half of the assessment area. Amongst these key sensitivities include the parish Church of St Nicholas, Summerhouse Farm and Hardwicke Court - including its listed fountain pool and lodge, as well as its non-designated former parkland. These assets are all located within the southern half of the assessment area.</p> <p>Most of the known archaeological assets are of local importance, but the Saxo-Norman Farm near Church Farm could be of greater significance and if so, potentially require preservation in-situ.</p> <p>Given the sensitivities of the assessment area – particularly the listed buildings - it is unlikely that even a small urban development could be considered without giving rise to significant negative effects.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>the assessment area. These include, but are not limited to:</p> <ul style="list-style-type: none"> - A Bronze Age pit; - Iron Age settlement at Mayo's Land; - A Roman burial near Four Mile Elm ; - A Roman road from Seamills to Gloucester (coincides with the A38) and reclaimed land to the south of Hardwicke court; - A Roman settlement east of Summerhouse Farm , as well as Roman ponds and agricultural features at Sellars Farm; - A Saxo-Norman farmstead and remains of the associated agricultural landscape, east of Church Farm; - A medieval ride and parkland boundary at Hardwick Court; - A possible post-medieval windmill mound near Beech House, Hardwicke; - Various post medieval agricultural features; - The Gloucester and Sharpness Canal; - Extant buildings of local 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>interest;</p> <ul style="list-style-type: none"> - Possible meeting place of the Whitstone Hundred; - Hardwicke Court ornamental gardens; - The Cheltenham and Great Western Union railway and the Bristol and Gloucester Railway and two turnpike roads; - Multiple military sites, mainly relating to WWII. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates that the assessment area is – with the exception of two disused military sites - primarily agricultural land surrounding the historic settlement of Hardwicke. The agricultural landscape is comprised of a mix of irregular, less irregular and regular enclosure as well as riverine pasture. The irregular enclosures could include hedgerows that qualify as important 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>under the archaeology and history criteria of The Hedgerow Regulations 1997.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> Although there a number of designated assets located in the wider vicinity of the assessment area none appear to have a relationship with the assessment area that would be affected by development. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> None of the non-designated heritage assets recorded by the HER appear to be particularly susceptible to setting change at this stage. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> Key Wildlife Site (Gloucester & Sharpness Canal) extends along the entire western boundary. The assessment area lies within multiple SSSI IRZs, which indicate that residential development resulting in a net gain in units has the potential to impact the statutorily designations within the surrounding landscape. <p>Assets within 250m:</p> <ul style="list-style-type: none"> No designated assets lie within 250m. <p>Assets within 2km:</p> <ul style="list-style-type: none"> Ancient Woodland less than 500m west. Ancient Woodland (Hardwicke Farm Covert) 600m north-west, also a Key Wildlife Site. Ancient Woodland (Hockley/Pool Pits Woods) 1.3km north-west, also a Key Wildlife Site. Local Nature Reserve (Quedgeley Arboretum) 400m north. <p>Assets within the wider area:</p> <ul style="list-style-type: none"> SSSI (Haresfield Beacon) c3.2km south-east. SSSI (Range Farm Fields) c3.4km 	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the Gloucester & Sharpness Canal and associated priority habitat (floodplain grazing marsh, deciduous woodland and traditional orchard) are maintained. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>There is the opportunity to enhance the green and blue infrastructure of the canal system to the west.</p> <p>Deciduous woodland occurs throughout the site, along the major road network and, variously, in and around the residential areas of Hardwicke. There is also opportunity to strengthen connectivity (linear habitat or as stepping stones) between the various woodland parcels on site and in the surrounding area be this additional woodland or complementary habitats.</p>	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>north-east.</p> <ul style="list-style-type: none"> SSSI (Edge Common) c4.9km south-east. <p>Minor negative effects may occur for large urban extensions as there is a local designation within the assessment area. Possible negligible effects may occur for medium and small urban extensions as they can be accommodated over 250m from the local designated Site, which is present in the assessment area.</p> <p>Potential negative effects in all cases are likely to be contingent on detailed development design and other mitigation measures.</p>				
Soil Quality	<p>All agricultural land within the assessment area boundaries is grade 3.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur at all development capacities in relation to soil quality. The effects are uncertain as there is no data distinguishing whether the land is grade 3a or the lower quality grade 3b.</p>	Due to the high proportionate coverage of the grade 3 agricultural land within the assessment area, it is unlikely that effects will vary based on developing different areas within it.	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Water Quality	<p>There is some land directly adjacent to the western boundary of the assessment area that is located within a drinking water safeguarding zone.</p> <p>However, the majority of the assessment area is not located within any drinking water safeguarding zones and therefore negligible effects are considered likely at all development capacities.</p>	<p>There is significant potential for development at all capacities to be located outside of drinking water safeguarding zones as this part of the assessment area is restricted to a small section of land directly adjacent to the western boundary.</p>			
Flood Risk	<p>The majority of the assessment area is greenfield, but there are also significant areas of existing residential development in the north as well as area of industrial development in the central region of the area. The assessment area is bisected by the B4008 from north to south and there are also multiple local roads throughout the area.</p> <p>There is less than 5ha of developable land in the assessment area that is located within flood zone 2.</p> <p>As such, negligible effects are considered likely in relation to flood risk as there is sufficient space to accommodate all development sizes outside of flood zone 2.</p>	<p>There is potentially sufficient space in the western half of the assessment area to accommodate development at all sizes outside of flood zone 2.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Mineral Resources	<p>There are large pockets of land within the assessment area that are located within Mineral Safeguarding Areas (MSAs).</p> <p>There is potential for development to result in the sterilisation of mineral resources. Significant negative effects may occur in relation to the medium and small scale extension types. Negligible effects may occur for the small extension type as there is sufficient space to accommodate this scale of development outside of MSAs.</p>	<p>There is potentially sufficient space in the central region of the assessment area to accommodate a small extension type outside of MSAs.</p> <p>Suitable mitigation may also be possible at larger development scales, such as extraction of mineral resources prior to development.</p>	*	*	
Noise	<p>There is land in the eastern region of the assessment area that is within a Strategic Noise Buffer due to the presence of the B4008.</p> <p>However, negligible effects are considered likely in relation to noise at development sizes as there is sufficient land in the western half of the assessment area to accommodate development outside of noise buffers.</p>	<p>There is sufficient space in the western half of the assessment area to accommodate development of all sizes outside of noise buffers. Suitable mitigation may also be possible to overcome any noise related issues.</p>			
Odour	<p>The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.</p> <p>As such, negligible effects are expected in relation to odour.</p>	N/A			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Summary of Constraints <p>A small or medium urban extension could be accommodated set back from the Key Wildlife Site to the west, with potentially negligible ecological effects occurring in consequence. Although agricultural land is grade 3 throughout it is not known if it is grade 3a or the lower quality grade 3b. Medium and large scale extensions would encroach on MSAs although effects in this regard could be mitigated. However, this assessment area is particularly sensitive to impacts on cultural heritage at all development scales and in all locations.</p>					

Landscape Sensitivity

Overview of Sensitivity	Variation within Assessment Area	Sensitivity Rating: Large extension (3,500+ dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<p>Key sensitivities include:</p> <ul style="list-style-type: none"> Parkland estate character around Hardwicke Court Undeveloped setting provided to the south of Gloucester Rural character despite the proximity of development and major infrastructure <p>As such, landscape sensitivity is moderate-high for a large urban extension as the key characteristics and qualities of the landscape may be sensitive to development at this scale. Landscape sensitivity is reduced to moderate for a medium and small scale urban extension as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	<p>No significant spatial variation in sensitivity across the assessment area.</p>	MH	M	M

Accessibility

Criterion	Rationale	Score
All/aggregate		Overall Amber
Capacity of the transport network	The assessment area is connected to the strategic road network via the A38 (Shurdington Rd) and Bristol Road, which links directly into the M5 - Junction 12. Junction 12 currently experiences capacity issues, particularly during the AM/PM peaks, which would likely worsen as a result of significant development.	
Access to employment	By public transport: Number of workplaces accessible within 45 minutes = 74,700 A high number of workplaces / employment sites can currently be accessed by PT from the development area, via high-frequency PT services operating along the key arterial routes.	
	By road: Number of workplaces accessible within 30 minutes = 280,858 Access from the assessment area to employment by Car scores high , with the assessment area in close proximity to major roads providing direct links to key urban centres	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that the assessment area is accessible to a number of key services between 20 and 40 mins travel time by PT services.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 70%</p> <p>Car based commuter trips currently account for 70% of travel to work journeys in the LSOA, which is expected given its proximity to the strategic road network.</p>	
Active travel	<p>The assessment area is located outside of the 5km rail catchment area, but is served by a high frequency bus service which provides direct links to Gloucester, via Kingsway and Quedgeley.</p> <p>The development area is not directly on, but there is potential to link to strategic walking / cycling routes.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

Assessment Area 37 – New Settlement: Southwest of Gloucester

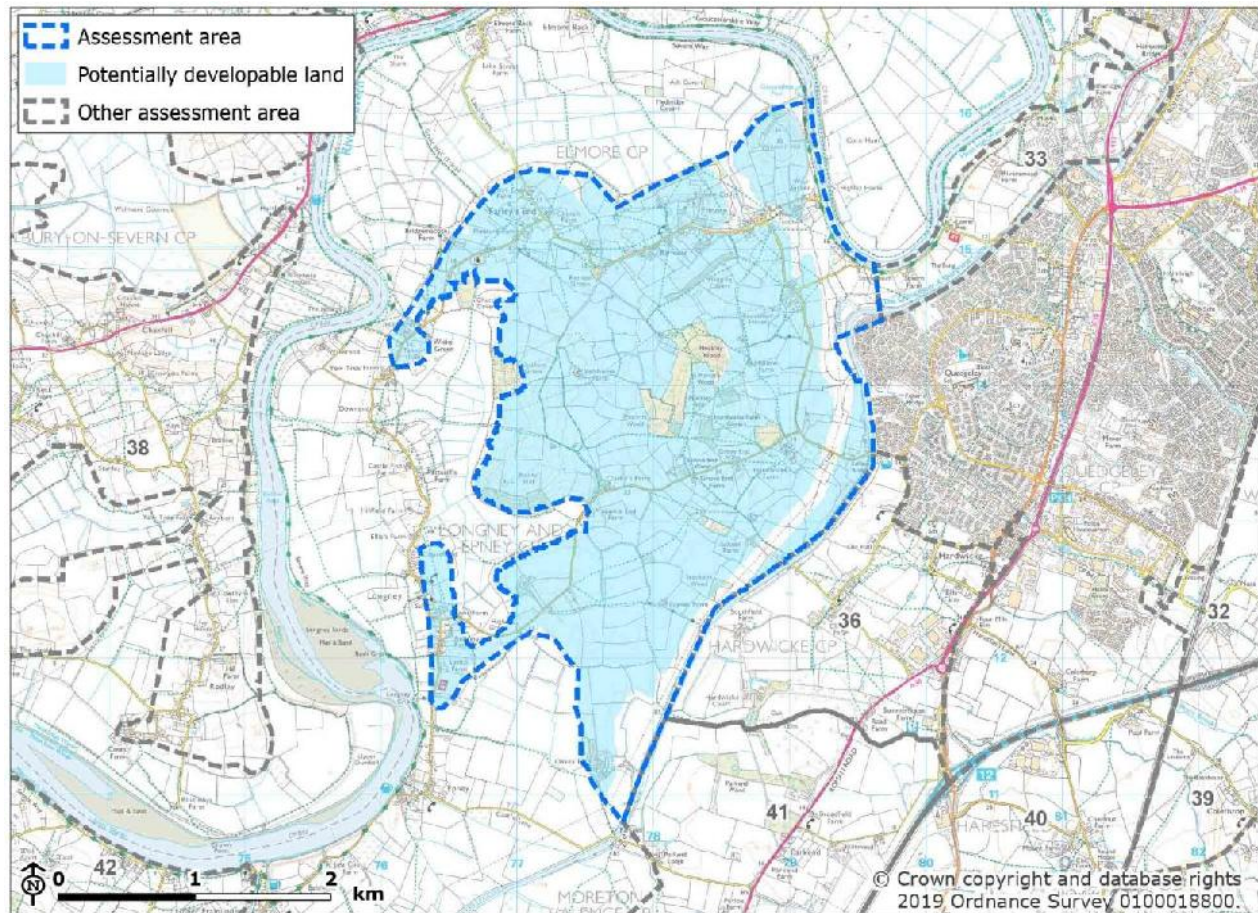
Assessment Area Ref: 37

Authority Area: Stroud

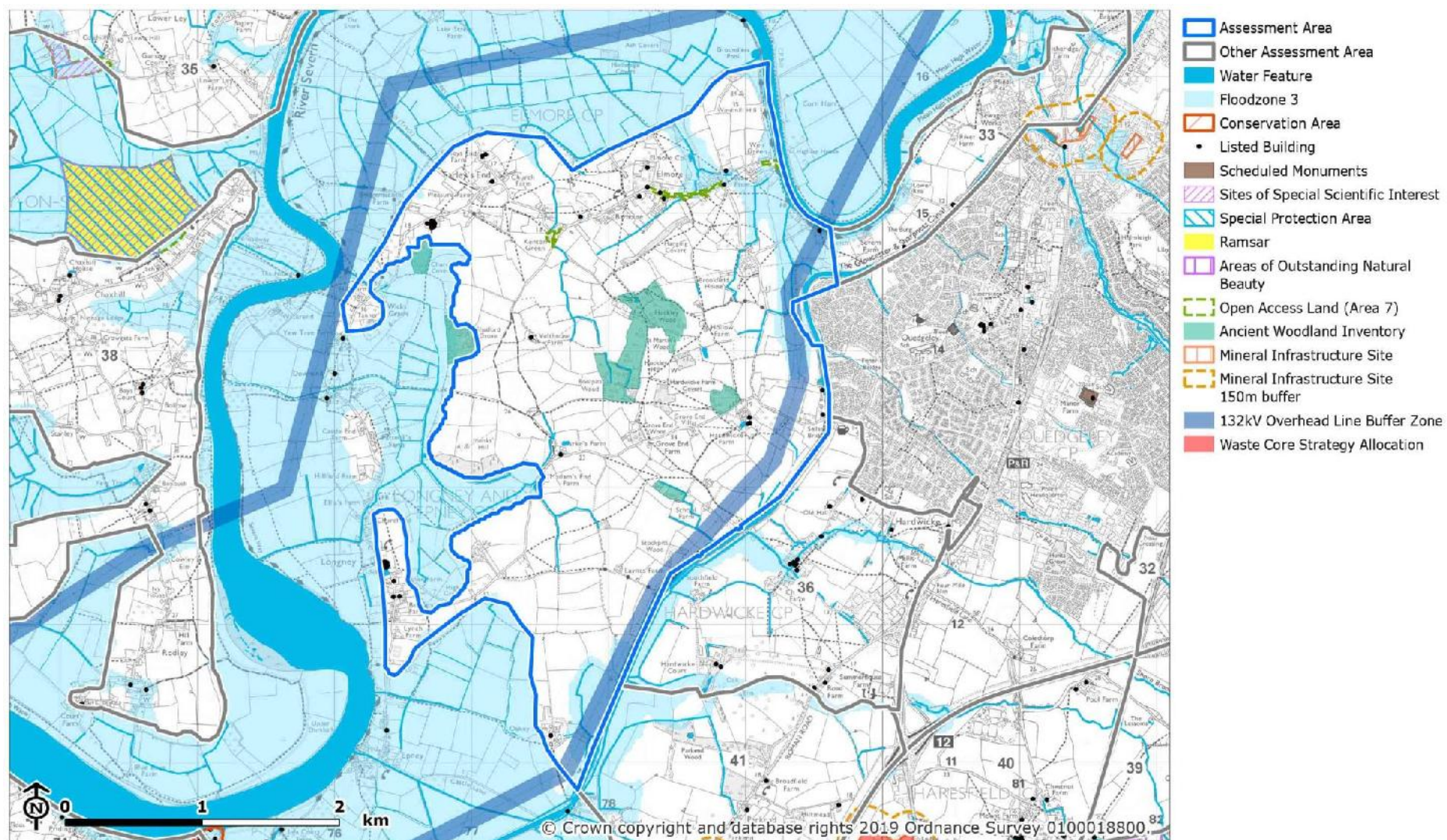
Development Typology: New Settlement

Area: ~972ha

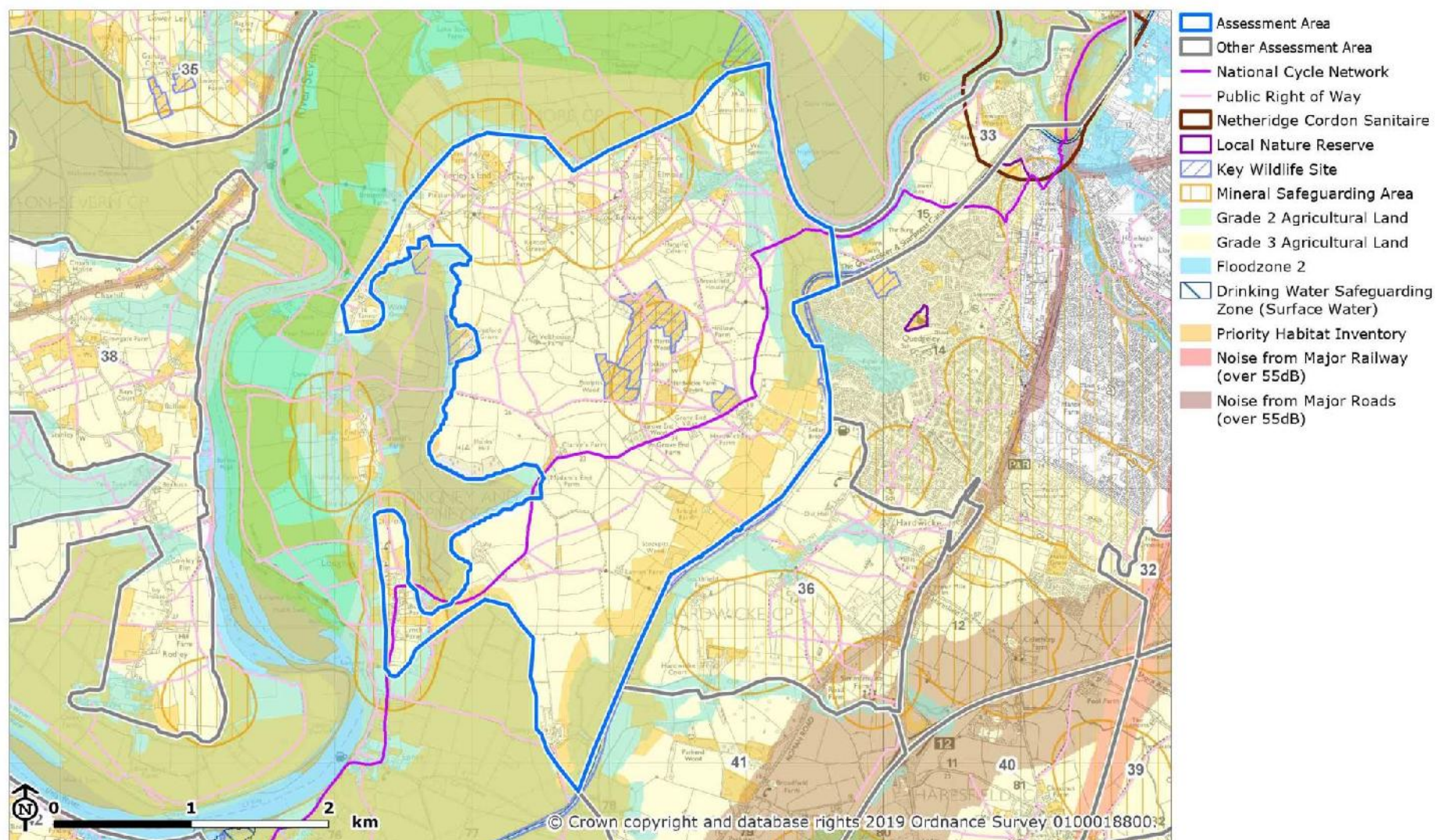
Note on typology: Although development in the western part of this area would take the form of a new settlement and only a small part of the area is directly adjacent to existing development at Quedgeley, development in the eastern part of the assessment area could potentially take the form of an urban extension, potentially contributing to urban extensions in areas 36 or 33.



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 79 listed buildings within the assessment area. These include the grade I listed Churches of St Lawrence and St John the Baptist, both of which have cemeteries that include grade II* listed burial monuments, as well as a high number of grade II memorials. Other grade II* listed buildings include Elmore Court and its gateway. Elmore Court and the Church of St John the Baptist are both located to the north of the assessment area; the church of St Lawrence is in Longney, to the west. The other grade II listed buildings – of which there are around 25 – include a variety of farmhouses and agricultural buildings, timber-framed houses, bridge keepers' houses, mile/ boundary posts and a war memorial. Many of these are clustered towards areas of settlement e.g. Longney to the 	<p>To avoid/ minimise harm to the historic environment any new development should be located away from Elmore – to the north of the assessment area – and Longney – to the southwest – which are both highly sensitive to development as existing historic rural settlements with a high density of listed buildings, many of which would be susceptible to physical/ setting change in the event of development.</p> <p>The dispersed listed buildings are also key sensitivities, as are the non-designated heritage assets of more than local significance e.g. the possible moated assessment area near Oakey Farm – to the south of the assessment area – and the medieval cross remains at St Lawrence Church, Longney.</p> <p>Overall, the southern half of the assessment area – excluding Longney and Oakey Farm – appears to be a less sensitive area and it is possible that a small village could be accommodated here between the designated assets. As such, the effects in this area could be minor negative as a result of potential change to non-designated assets.</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>southwest and Elmore and Farley's End to the north.</p> <p><i>Non-designated</i></p> <ul style="list-style-type: none"> Given the size of the assessment area the non-designated heritage assets recorded by the HER are limited. They include, but are not limited to: <ul style="list-style-type: none"> Extant post-medieval buildings; Undated cropmarks; Post-medieval agricultural and industrial features; Remains of a medieval? Cross, Church of St Lawrence; A possible medieval moated site south of Oakey Farm; Medieval to post-medieval house platforms and boundary ditches near Oakey Farm; A designed landscape and possible medieval deer park associated with Elmore Court; The Gloucester and Sharpness Canal; Multiple WWII sites; and Reclaimed land of Roman-post-medieval date. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> The HLC data indicates a primarily agricultural landscape interspersed with small-scale settlement and ancient woodland. The agricultural landscape is primarily comprised of irregular and less irregular enclosures that have some time-depth and value. They could also include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> Although there are a number of listed buildings in the wider area most do not appear to have a relationship with the assessment area that would make them susceptible to setting change. The exception to this is the grade II Yew Tree Farm, near Wick's Green. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated assets with the potential for meaningful setting change have been identified at this stage. 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> A large area of Ancient Woodland (Hockley/Pool Pits Woods) in the central region of the assessment area, and also a smaller area closer to the eastern boundary (Hardwicke Farm Covert) as well as a similarly sized area adjacent to School Farm in the south (Fisher's Wood). Part of Key Wildlife Assessment area (Gloucester and Sharpness Canal) overlaps with the eastern boundary of the assessment area. Large areas of floodplain grazing marsh priority habitat adjacent to the full length of the eastern boundary. Multiple areas of traditional orchard priority habitat adjacent to the eastern, western and northern boundaries of the assessment area. The Assessment area lies within multiple SSSI IRZs which indicate that residential developments resulting in a net gain in residential units have the potential to harm 	<p>Any spatial variation of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the areas of Ancient Woodland are maintained in the central region of the assessment area and that the network of floodplain priority habitat associated with the Gloucester and Sharpness Canal in the east is also maintained. Large areas of the periphery of the assessment area are listed as floodplain priority habitat; these areas will need to be avoided but provide scope for enhancing green and blue infrastructure within the landscape. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>There is the opportunity to provide woodland habitat to provide ecological connectivity to link the isolated ancient woodland parcels within the assessment area and link these further to off-site ancient woodland habitat to the north-west.</p> <p>Development at the smallest size could potentially be located in the south, avoiding proximity to ecological constraints.</p>	*	*	

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>statutory designated assessment areas within the wider landscape.</p> <p>Assets within 250m:</p> <ul style="list-style-type: none"> Two areas of Ancient Woodland (Church Covert and Shatford Grove) adjacent to the north-western boundary of the assessment area. Gloucester and Sharpness Canal Key Wildlife Assessment area is adjacent to the majority of the eastern boundary of the assessment area. Key Wildlife Assessment area (Groundless Pool) adjacent to the north-eastern boundary of the assessment area. <p>Assets within 2km:</p> <ul style="list-style-type: none"> SPA/SSSI/Ramsar (Walmore Common) 1.2km to the north-west. <p>In the wider area, part of Walmore Common SSSI lies 2.5km to the north-west and the Upper Severn Estuary SAC/SSSI/SPA/Ramsar 4.1km south-west.</p> <p>Significant negative effects may occur for medium and large scale developments as there are local designations within the assessment area and it is unlikely that these scales of development could be accommodated without intersecting with them. Negligible effects may occur at the</p>				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	smallest development size as this development scale could potentially be accommodated over 250m from local designations. Potential negative effects in all cases are likely to be contingent on detailed development design and other mitigation measures.				
Soil Quality	<p>Almost the entirety of the assessment area is comprised of grade 3 agricultural land. There is small area (6.8ha) of grade 2 agricultural land in the northernmost part of the assessment area as well as a smaller area of grade 4 agricultural land adjacent to the south-western boundary of the assessment area.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur for all development sizes in relation to soil quality. The effects are uncertain as there is no data distinguishing whether the land is grade 3a or the lower quality grade 3b.</p>	Due to the high proportionate coverage of the grade 3 agricultural land within the assessment area, it is unlikely that effects will vary based on developing different areas within it.	?	?	?
Water Quality	<p>A small section of the Gloucester and Sharpness Canal, which is designated as a drinking water safeguarding zone, overlaps with the eastern boundary of the assessment area.</p> <p>However, the majority of the assessment area is not located within any drinking water</p>	There is significant potential for all development sizes to be located outside of the drinking water safeguarding zone as this area is restricted to a small section of canal adjacent to the eastern boundary of the assessment area.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	safeguarding zones and therefore negligible effects are considered likely for all development sizes.				
Flood Risk	<p>The majority of the assessment area is greenfield. However, the settlements of Farleys End and Elmore are located in the northernmost part of the assessment area and Longney is located in the south-west. In addition, there are multiple local roads distributed throughout the assessment area as well as areas of agricultural development.</p> <p>There is around 73ha of land in the north-eastern corner of the assessment area that is within flood zone 2, as well as a further 26ha adjacent to the southern boundary that is also within flood zone 2. There are also smaller areas of flood zone 2 in the south-western and north-western corners directly adjacent to the assessment area boundaries. However, the majority of the assessment area is not located within any flood zones and therefore negligible effects are considered possible in relation to flood risk for all development size options.</p>	There is significant potential for development at all development option sizes to be located outside flood zone 2, as this flood zone occupies relatively small areas of land in quite close proximity to the assessment area boundaries.			
Mineral Resources	In the northern part of the assessment area there are two main areas of land within a Mineral Safeguarding Area (MSA), which are	There is potentially sufficient land outside MSAs in the west and south to accommodate development at the small and medium size.	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>in the vicinity of Hockley Hill and adjacent to the settlements of Farleys end and Elmore. These amount to approximately 200ha of land in total. There is also around 27ha of land in the south-west adjacent to Longney that is within a MSA.</p> <p>There is potential for development to result in the sterilisation of mineral resources. Significant negative effects may occur at the largest size as there is insufficient space to accommodate this scale of development outside of MSAs. Negligible effects may occur at the small and medium size options as there is potentially sufficient space to accommodate these scales of development outside of MSAs.</p>	Suitable mitigation may also be possible at larger size developments, such as extraction prior to development.			
Noise	There is no land within the assessment area that is located within Strategic Noise Buffers and therefore negligible effects have been identified in relation to noise for all the development sizes.	N/A			
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones. As such, negligible effects have been identified in relation to odour.	N/A			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
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Summary of Constraints

There are large parts of the western half of the assessment area that are largely unconstrained. However, the potential for large and medium scale new settlements may be restricted by the presence of Elmore in the north and Longney in the south-west, which contain multiple listed buildings. The presence of local ecological designations in the northern half of the assessment area further restricts the scale of development possible in this location. It may be possible to accommodate a small village in the west of the assessment area if sufficiently set back from the settlements in the north and the area of Ancient Woodland. The south of the assessment area also offers potential to accommodate a small village whilst avoiding the majority of constraints if sufficiently set back from the settlement of Longney in the south-west. The eastern part of the assessment area in the vicinity of the canal has heightened ecological sensitivity due to the presence of Priority Habitat.

Landscape Sensitivity

Overview of Sensitivity	Variation within Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<p>Key sensitivities include:</p> <ul style="list-style-type: none"> • Strong sense of place due to location adjacent to the River Severn • Locally prominent hills • Wooded character • Long views west towards the Forest of Dean <p>As such, landscape sensitivity is high for large and medium size new settlements as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for smallest size option as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment area.	H	H	M-H

Accessibility

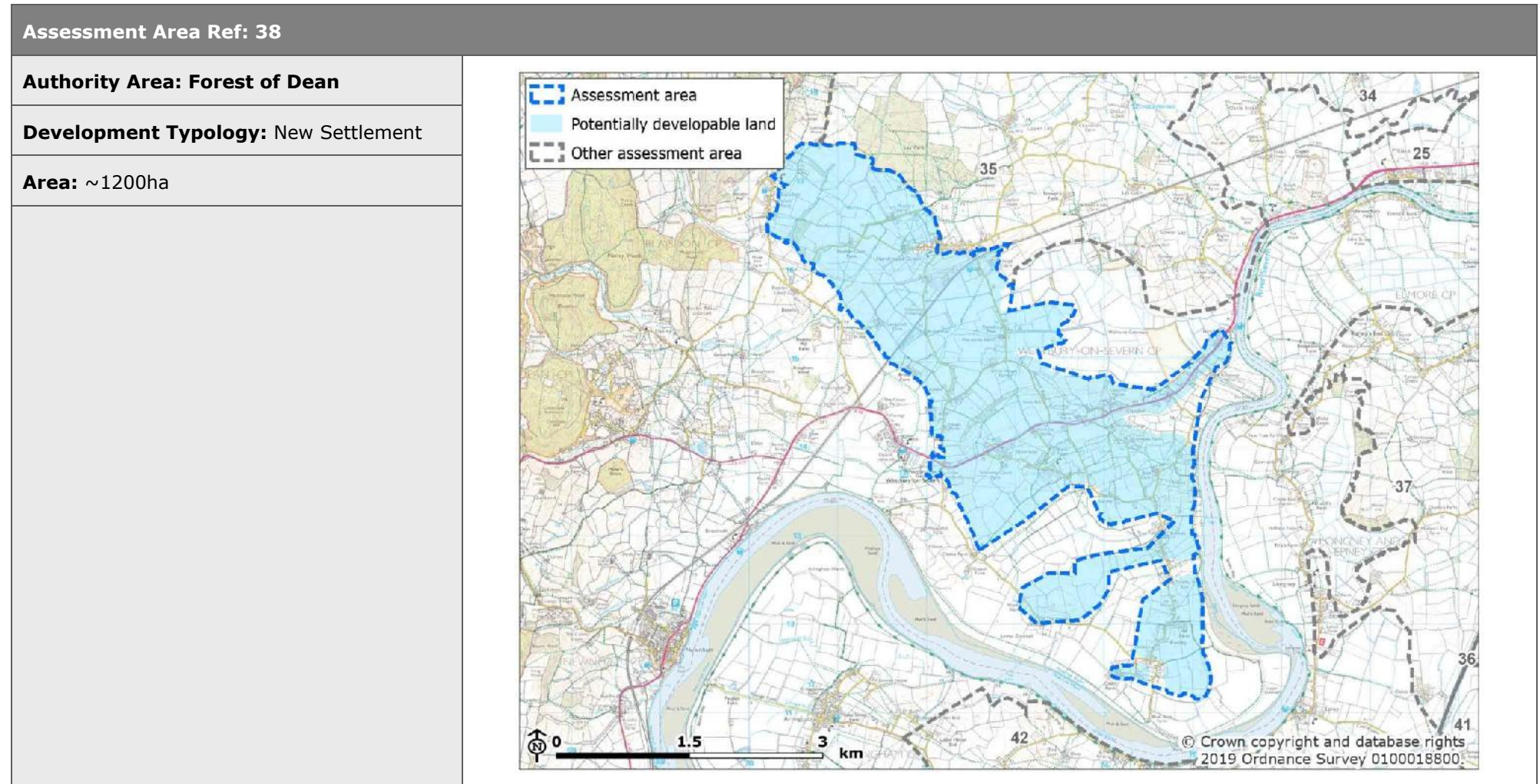
Criterion	Rationale	Score
All/aggregate		Red, possibly amber
Capacity of the transport network	<p>The development area is currently connected via local roads (Elmore Road / Haywicks Lane) to the A38 and B4008 (Bristol Road), which provide links to into Quedgeley, Kingsway and Gloucester.</p> <p>The local highways network in the vicinity of the assessment area currently experiences little capacity issues, but the relatively rural nature of the area will likely result in additional car-based mode share.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 20</p> <p>A very low number of workplaces / employment sites can currently be accessed by PT from the development area, due to low frequency PT services only partially serving the north of the assessment area.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 277,784</p> <p>Access from the assessment area to employment by car scores high, with the area being in close proximity to major roads providing direct links to key urban centres.</p>	
Access to other key services and facilities	<p>TRACC Accessibility Modelling outputs show that the assessment area has poor accessibility to key services within the defined travel times by PT services, due to the currently low frequency route provision.</p>	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 70%</p> <p>Car based commuter trips currently account for 70% of travel to work journeys in the LSOA. This is expected given the development areas relatively rural / constrained location and proximity to a high frequency PT service.</p>	
Active travel	<p>The assessment area is outside of the 5km catchment of Gloucester Rail Station and is currently served with a low frequency PT service, resulting in high car mode share. The assessment area benefits from being directly on a National Cycle Network Route, providing opportunities to further enhance active travel provision, particularly into Gloucester City Centre.</p>	

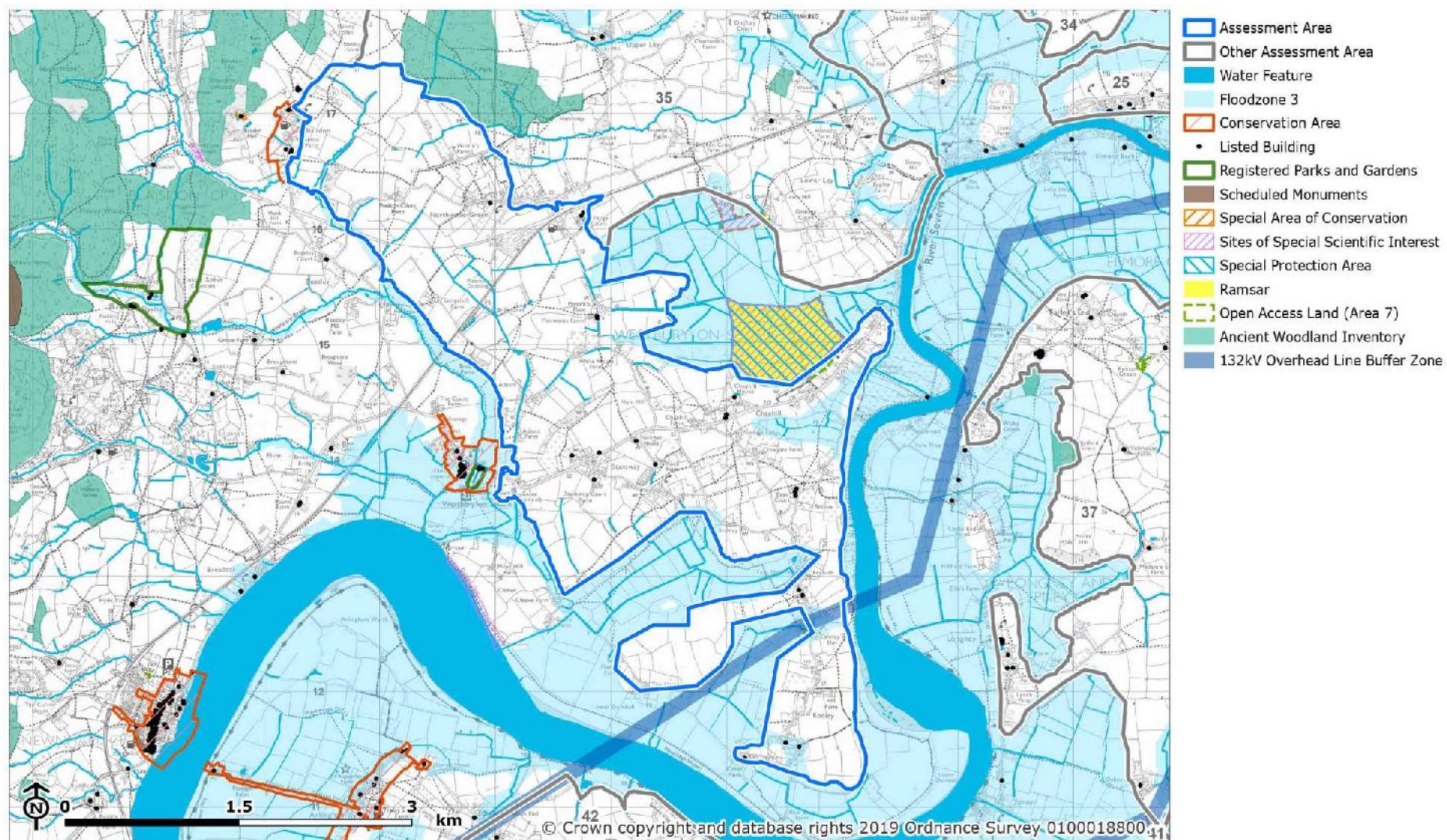
Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

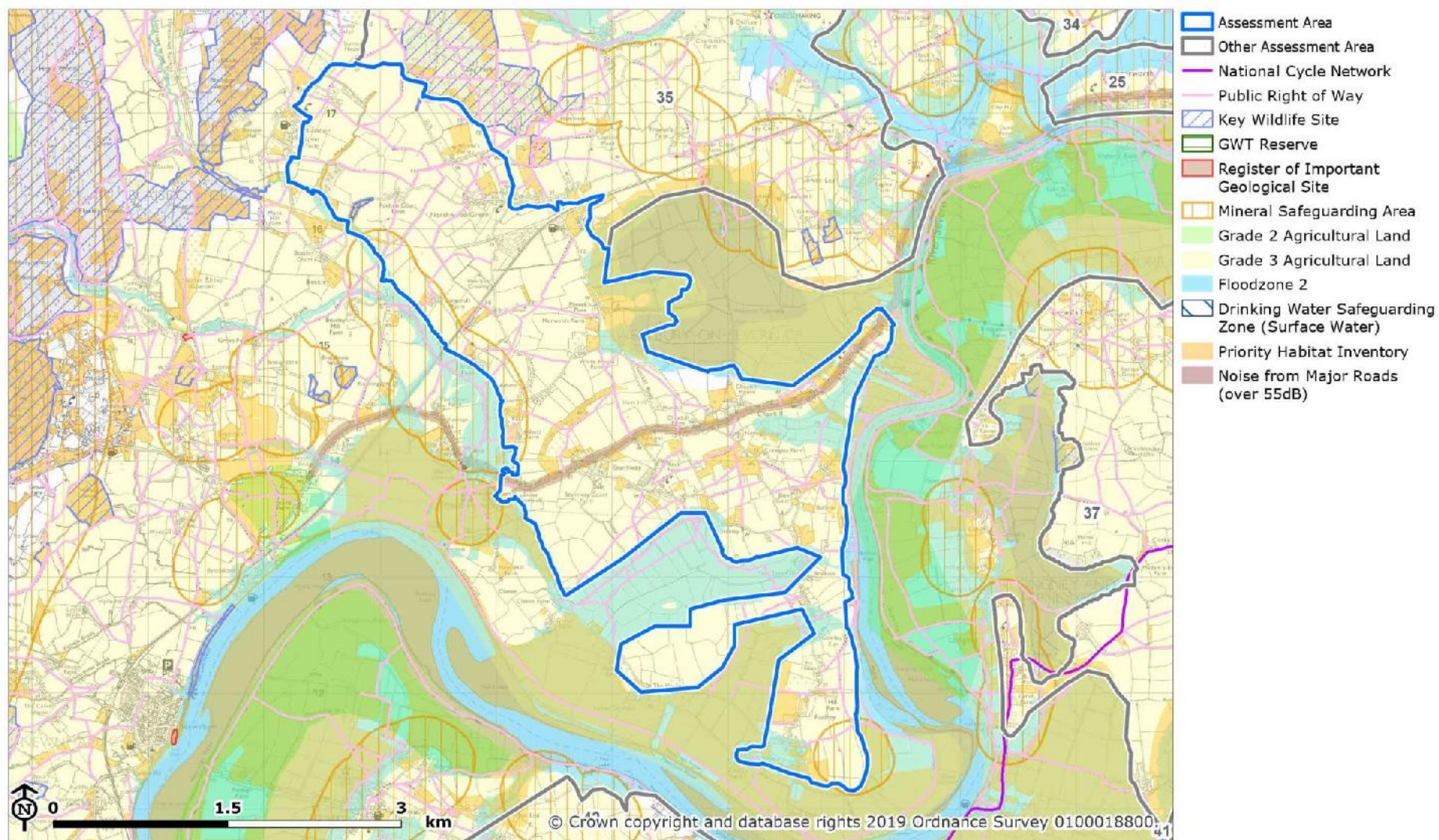
Assessment Area 38 – New Settlement: West of Gloucester (A38 corridor)



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	Assets within the assessment that could be susceptible to physical and/or setting change: <i>Designated</i> <ul style="list-style-type: none"> There are 22 grade II listed buildings within the assessment. The majority are farmhouses or agricultural related buildings, but there are also some detached houses and a milestone. Many of the listed buildings are located near Stantway, along the A48, with some outliers to both the north and south. The scheduled remains of a wayside cross stand at the crossroads near Six Bells Farm, to the west of the assessment. <i>Non-designated</i> <ul style="list-style-type: none"> The HER indicates that there are a large number of non-designated heritage assets within the assessment. These include, but are not limited to: <ul style="list-style-type: none"> Multi-period site at Chaxhill; Areas of land reclamation 	<p>The spatial distribution of designated assets within and adjacent to the assessment is such that the development of a town/ city or village is highly likely to result in significant negative effects.</p> <p>Save for the moated site at Court Farm – to the south – most of the known archaeology is likely to be of local importance. However, this area is already highly sensitive due to the presence of a number of listed buildings.</p> <p>The largest area of least sensitivity lies either side of the railway south of Northwood Green – and the listed Northwood House and Grange Court - and extends south towards Brook Farm. This area might be able to accommodate a small village at the lower end of the considered size scale.</p>	?	?	??

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>possibly from the Roman period onwards;</p> <ul style="list-style-type: none"> - Multiple medieval – post-medieval charcoal burning platforms; - A probable moat south of Court Farm; - A medieval to post-medieval house platform and boundary ditch or moat at Bays Court; - Medieval to post-medieval agricultural and industrial features; - The site of a former manor, farmhouse church and mill. - An ex-situ cross base at Chaxhill; - Multiple extant historic buildings; and - Two post-medieval railways – one extant and the other disused. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates a primarily agricultural land interspersed with small-scale settlement. The agricultural landscape is comprised of irregular and less irregular enclosures that have some time-depth and value. They 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>could also include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997.</p> <p>Assets beyond the assessment that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> Westbury on Severn Conservation Area is located immediately west of the assessment and Blaisdon Conservation Area immediately adjoins it to the northeast. Both of these – and potentially some of the listed buildings within them – would be highly susceptible to setting change in the event of development. In addition to the listed buildings in the Conservation Areas there are a number of others in the wider vicinity of the assessment that could be susceptible to setting change. These include the grade II listed Ardens Farm – located on the western boundary – the grade II* Blaisdon Hall – to the northwest – and the grade II church of St Michael’s and All 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Angels.</p> <ul style="list-style-type: none"> The grade II* Registered Park and Garden - Westbury Court – lies to the west of the assessment, within Westbury on Severn conservation area. It may be susceptible to setting change. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> None of the non-designated heritage assets recorded by the HER within the wider vicinity of the assessment appear to be particularly susceptible to setting change. 				
Ecological and Geological Environment	<p>Within the assessment area:</p> <ul style="list-style-type: none"> Key Wildlife Site/GWT nature reserve (Poulton Wood) in the north-western corner of the assessment area. The assessment area lies within multiple SSSI IRZs. Those closest to SSSI (i.e. Walmore Common) indicate any rural residential development, and all residential developments of 10 units or more have the potential to impact statutory designated sites within 	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that networks of priority habitat within the assessment area are maintained and that suitable buffering regions are included around the nature reserve onsite and the SPA/Ramsar/SSSI that is adjacent to the assessment area. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>There is the potential for significant</p>	*	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>the wider area.</p> <p>Within 250m:</p> <ul style="list-style-type: none"> • SPA/Ramsar/SSSI (Walmore Common) adjacent to the eastern boundary of the assessment area. • Large area of Ancient Woodland (Ley Park/Hampney Woods) adjacent to the northern boundary of the assessment area, which is also a Key Wildlife Site. • Large area of Ancient Woodland (Blaisdon Wood) 230m north-west, which is also a Key Wildlife Site. <p>Within 2km:</p> <ul style="list-style-type: none"> • SSSI (Garden Cliff) adjacent to the south-western boundary. IRZ closest to Garden Cliff indicate rural residential development of 10+ units or residential of 50+ units may impact on the designation. • SAC/SSSI scattered to the north-east include Blaisdon Hall (c450m) Wood Green Quarry & Railway Cutting (c750m) and Longhope Hill (c1.5km). • SSSI (further part of Walmore Common) 600m north east. <p>In the wider area, the Upper Severn Estuary) SAC/SSSI/SPA/ Ramsar lies</p>	<p>landscape-scale enhancement through provision of ecological connectivity north to south, and linkage of the SSSI to the north with the SPA to the south.</p> <p>There are multiple areas of traditional orchard priority habitat in the central region of the assessment area and in the southernmost area. There are several areas of deciduous woodland priority habitat in the central and northern region of the assessment area.</p> <p>There is floodplain grazing marsh priority habitat adjacent to western boundary, parts of the north eastern boundary and the majority of the southern boundary of the assessment area, as land falls away to the Severn.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>2.8km south; Frampton Pools SSSI is 3.2km south and Edghills Quarry and Westbury Brook Ironstone Mine SAC/SSSI is 4km north-west.</p> <p>Significant negative effects may occur at the largest size as there is a national designation adjacent to the assessment area. Minor negative effects may occur at the small and medium size options as these scales of development could potentially be accommodated over 250m from national designations, but would still be within 2km. Potential negative effects in all cases are likely to be contingent on detailed development design and other mitigation measures.</p>				
Soil Quality	<p>Almost the entirety of the assessment area is classified as grade 3 agricultural land. There is around 22ha of land adjacent to the eastern boundary of the assessment area that is grade 4 agricultural land.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality for all potential development sizes. The effects are uncertain as there is no data distinguishing whether the land is grade 3a or the lower quality grade 3b.</p>	Due to the high proportionate coverage of the grade 3 agricultural land within the assessment area, it is unlikely that effects will vary based on developing different areas within it.	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects are expected in relation to water quality.	N/A			
Flood Risk	<p>The majority of the assessment area is greenfield. The settlement of Rodley is located adjacent to the southern boundary, Stantway Gatwick and Chaxhill are located in the central region and Northwood Green is located in the north. The A38 bisects the assessment area from west to east and there are multiple local roads distributed throughout the assessment area as well as areas of agricultural development.</p> <p>There is around 70ha of land in close proximity to the eastern boundary that is within flood zone 2 due to the presence of the River Severn to the east. There is approximately a further 60ha of land in flood zone 2 adjacent to the western and southern boundary due to the River Severn being present in close proximity to these boundaries also.</p> <p>However, the majority of the assessment area is not located within flood zone 2 and therefore negligible effects are considered likely in relation to flood risk for all</p>	There is significant potential for development at all scales to be located outside of flood zone 2 as these areas are restricted to land adjacent to the assessment area boundaries.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	development sizes.				
Mineral Resources	<p>There is approximately 54ha of land adjacent to the western boundary of the assessment area that is located within a Mineral Safeguarding Area (MSA). In addition, there is approximately 20ha of land adjacent to the southernmost boundary of the assessment area that is also located within a MSA.</p> <p>However, the majority of the assessment area is not located within any MSAs and therefore negligible effects are considered likely in relation to mineral resources for all development sizes.</p>	<p>There is significant potential for development to avoid the sterilisation of mineral resources as the parts of the assessment area within MSAs are relatively small compared to the overall area. It may also be possible to avoid the sterilisation of mineral resources through extraction prior to development.</p>			
Noise	<p>Land directly adjacent to the A38, which bisects the assessment area from west to east, is located in a Strategic Noise Buffer.</p> <p>However, there is sufficient space available for development at all scales to be located outside of this noise buffer and therefore negligible effects are considered likely in relation to noise.</p>	<p>There is sufficient space within the assessment area for all development scales to be accommodated outside of noise buffers and suitable mitigation may be possible to overcome noise related issues. However, it may not be possible to accommodate a continuous development at the largest size to the south of the A38.</p>			
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon	N/A			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	Sanitaire Zones. As such, negligible effects are expected in relation to odour.				
Summary of Constraints The part of the assessment area with lowest sensitivity in terms of cultural heritage is in the vicinity of the railway, where it might be possible to develop a small village without significant negative effects (all other parts of the assessments are considered highly sensitive to development at all scales with respect to cultural heritage). This part of the assessment area is also generally of lower sensitivity in other respects also, although there is an MSA to the west and all land is grade 3 (whether 3a or 3b is unknown). Walmore Common, however, is a key ecological sensitivity, perhaps particularly (but not exclusively) for development in the central/eastern part of the assessment area, and impacts upon this asset would need careful consideration.					

Landscape Sensitivity

Overview of Sensitivity	Variation within Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<p>Key sensitivities include:</p> <ul style="list-style-type: none"> Strong rural character with limited modern influences. Sense of place due to the location of the area adjacent to the Forest of Dean and River Severn Sparsley settled, with small villages and scattered farmsteads Areas of mixed woodland and orchards amongst the farmland. <p>As such, landscape sensitivity is high under the medium and largest new settlement options as the key characteristics and qualities of the landscape may be highly sensitive to development of these scales. Landscape sensitivity is reduced to moderate-high for the smallest option as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment area.	H	H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Size of the transport network	<p>The assessment area is well connected via the A48, which runs through the centre of the assessment area, and provides direct links to Westbury-on Severn, Minsterworth and Gloucester.</p> <p>The major roads within the vicinity of the assessment area currently experience little congestion, presenting potential opportunities to increase size through development.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 74,752</p> <p>A high number of workplaces / employment sites can currently be accessed by PT from the development area, with high-frequency PT services currently operating along the arterial routes to key urban centres.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 266,441</p> <p>Access from the assessment area to employment by car scores high, with the area being in close proximity to major roads providing direct links to the FOD and Gloucester.</p>	
Access to other key services and facilities	<p>TRACC Accessibility Modelling outputs show that the area is accessible to some educational sites within 20mins travel time, whilst urban centres and healthcare sites are accessible between 20 and 40 mins travel time by PT services.</p>	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 72%</p> <p>Car based commuter trips currently account for 72% of travel to work journeys in the LSOA, which is expected given its proximity to the strategic road network and distance to urban centres.</p>	
Active travel	<p>The assessment area is outside of the 5km catchment area of a rail station, but is in proximity to a high-frequency PT service along the A48 arterial route to Gloucester. There are currently no National Cycle Network routes within proximity to the development area.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

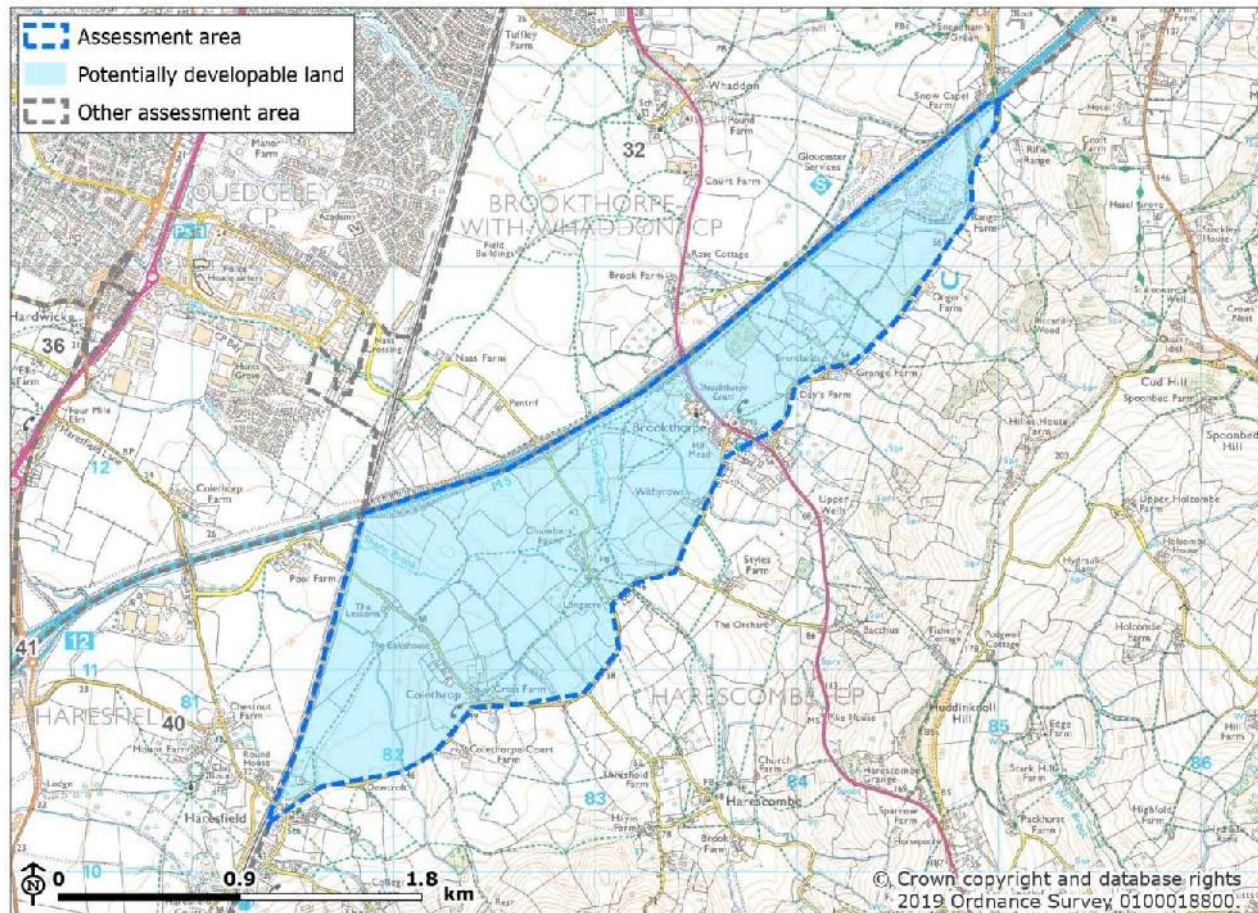
Assessment Area 39 – New Settlement: South of Gloucester (A4173 corridor)

Assessment Area Ref: 39

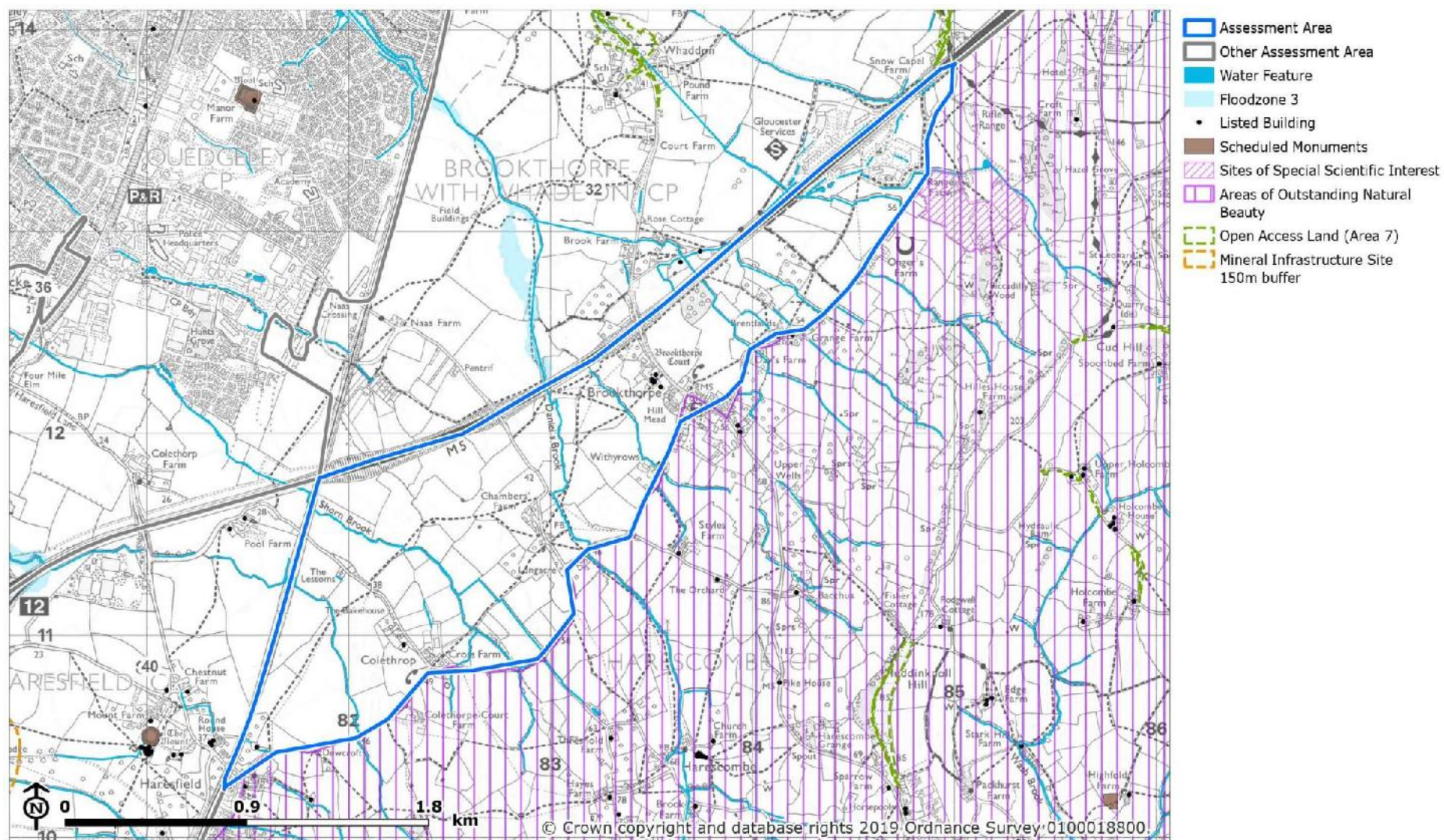
Authority Area: Stroud

Development Typology: New Settlement

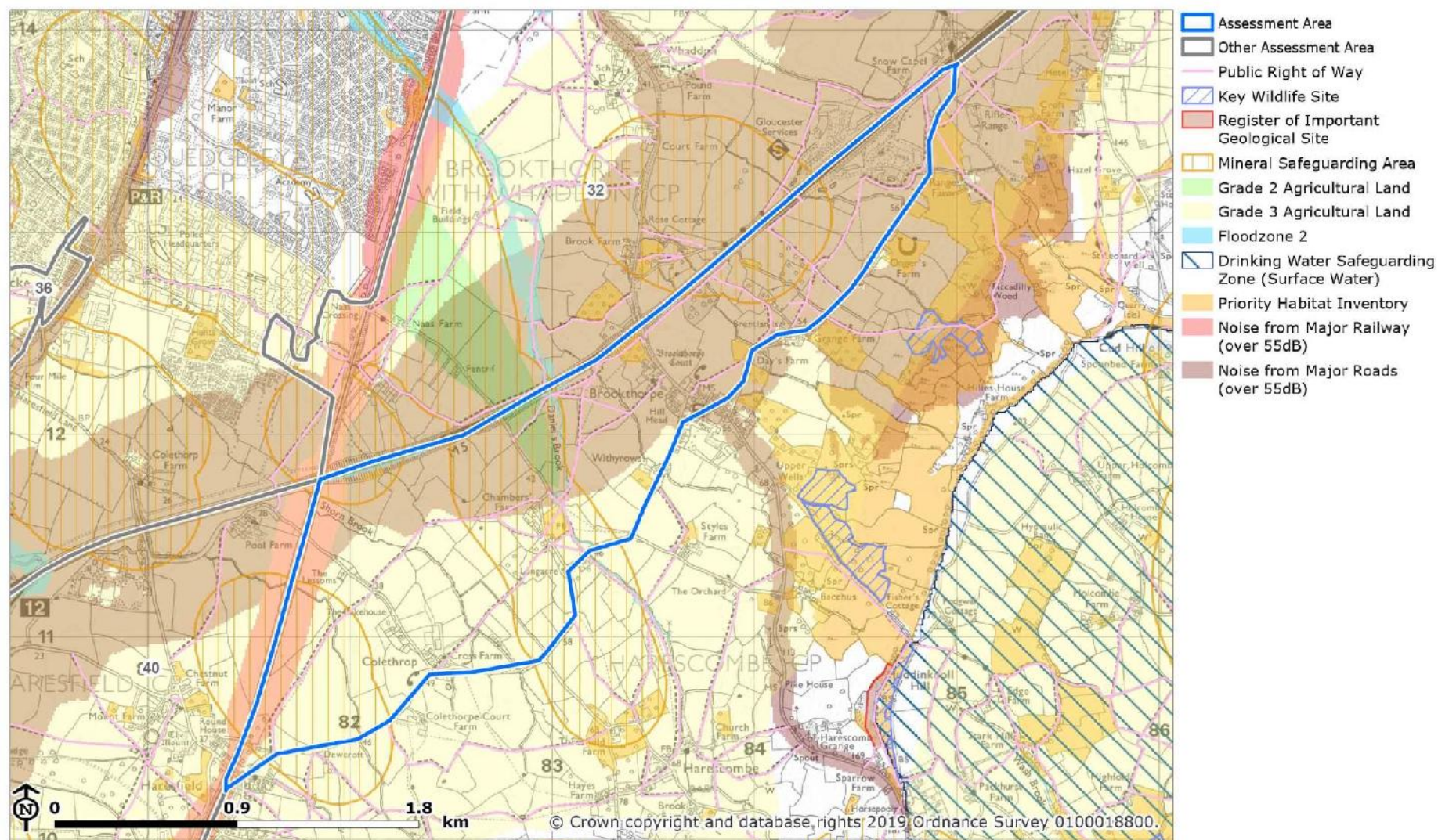
Area: ~316ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 12 listed buildings within the assessment area; these are all grade II save for the grade II* Brookthorpe Court and Church of Swithin, which are both in Brookthorpe. Five of the grade II listed structures are burial monuments in the church's cemetery. The rest comprise a vicarage and several cottages; the latter being dispersed to the south of Brookthorpe. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a limited number of non-designated heritage assets within the assessment area. These include: <ul style="list-style-type: none"> Roman settlement at Brookthorpe and possibly near Colethrop; Roman trackway and enclosures near Range Farm; 	<p>The key sensitivities of the assessment area are the listed buildings, which for the most part are clustered towards Brookthorpe. This area is of further sensitivity due to the presence of non-designated heritage assets that may be of more than local significance e.g. the former church house and the Civil War skirmish site.</p> <p>To the north of Brookthorpe there are two grade II listed farmhouses on the eastern edge of the assessment area, the significance of which could be harmed by development.</p> <p>To the south of Brookthorpe there are a series of dispersed listed buildings –mainly cottages – which could also be harmed in the event of development.</p> <p>The historic settlement of Haresfield lies to the southwest of the assessment area; it contains listed buildings that could be susceptible to setting change as a result of development within the very southern end of the assessment area.</p> <p>Coalescence of Brookthorpe and the historic component of Haresfield should be avoided in order to maintain their separate character/ identity and preserve the setting of the listed buildings that contribute to this. To a large extent the existing railway acts as</p>	N/A	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<ul style="list-style-type: none"> - Site of a Civil War skirmish, Brookthorpe; - Remains of a late medieval church house associated with the grade II* Church of St Swithin; - Medieval ridge and furrow; - The sites of former buildings in Colethrop and Brookthorpe; - An ex-situ medieval village cross socket; - An undated enclosure; - Extant historic buildings at Brookthorpe; - Medieval and post-medieval tracks/roads; and - Railways. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates a rural landscape interspersed with settlement at Brookthorpe, Colethrop and Haresfield. The rural landscape is comprised of a mix of irregular, less irregular and less regular enclosures. These could include hedgerows that qualify as important under the archaeology and history 	<p>a barrier to their conflation.</p> <p>Given the sensitivities of the assessment area it is unlikely that a new settlement could be accommodated without giving rise to significant negative effects.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>criteria of The Hedgerow Regulations 1997.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are a number of listed buildings in the wider vicinity of the assessment area. Of these, those which may be susceptible to setting change include: <ul style="list-style-type: none"> The grade II* church of St Peter; The grade II listed Haresfield Court; The grade II Starmead Farmhouse and cottage 2 metres to north east; The grade II* Hillies House; The grade II listed Grange Farmhouse; The grade II listed Brentlands Farmhouse. There are a number of scheduled monuments in the wider vicinity of the assessment area; however, it is unlikely that these would be meaningfully affected by its 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>development.</p> <p><i>Non-designated</i></p> <ul style="list-style-type: none"> No non-designated assets with the potential for meaningful setting change have been identified at this stage. 				
Ecological and Geological Environment	<p>Within the assessment area:</p> <ul style="list-style-type: none"> The assessment area lies within multiple SSSI IRZs, which indicate that all planning applications and residential applications with a total net gain in residential units have the potential to impact the statutory designated sites within the local area. <p>Within 250m:</p> <ul style="list-style-type: none"> SSSI (Range Farm Fields) adjacent to the north-eastern boundary. Approximately 50% of the SSSI is within 250m of the assessment area. <p>Within 2km:</p> <ul style="list-style-type: none"> SSSI (Robin's Wood Hill Quarry) 1.6km north. Also a Key Wildlife Site and registered site of geological importance. Adjacent to areas of Ancient Woodland. Key Wildlife Site (Upper Wells 	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigations measures to ensure that the networks of priority habitat (traditional orchard) within the assessment area are maintained. There will need to be a suitable buffer zone between any potential development and the SSSI adjacent to the assessment area. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>There is the potential to provide green infrastructure in the north to connect to offsite woodlands and the adjacent SSSI.</p>	N/A	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Fields) located 600m south and another Key Wildlife Site (Brentlands Field) in the same region but 300m to the north.</p> <ul style="list-style-type: none"> Registered site of geological importance and SSSI (Haresfield Beacon) 1.5km south, also Key Wildlife Site (Huddinknoll Hill). Key Wildlife Site 1.7km north-east. <p>Significant negative effects may occur at the medium development size as the assessment area is adjacent to a national designation. Minor negative effects may occur at the smallest development size as this scale of development could potentially be accommodated over 250m from the national designation, but still within 2km. Potential negative effects in all cases are likely to be contingent on detailed development design and other mitigation measures.</p>				
Soil Quality	<p>The majority of the assessment area is comprised of grade 3 agricultural land. However, there is approximately an 8ha area of grade 2 agricultural land adjacent to the northern boundary of the assessment area</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant</p>	<p>There is significant potential for all development sizes to avoid the area of grade 2 agricultural land as it is restricted to 8ha of land adjacent to the northern boundary of the assessment area. However, the remaining land in the assessment area is still grade 3 and therefore development in any area has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or</p>	N/A	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	negative effects may occur in relation to soil quality at all development sizes. The effects are uncertain as there is no data distinguishing whether the land is grade 3a or the lower quality grade 3b.	the lower quality grade 3b.			
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects are expected in relation to water quality.	N/A	N/A		
Flood Risk	<p>The majority of the assessment area is greenfield. However, the settlement of Brookthorpe is located in the central region of the assessment area and the settlement of Colethrop is located in the south. The assessment area is bisected by the A4173 and there are also multiple local roads as well as areas of agricultural development throughout the assessment area.</p> <p>There is a small area of land located in flood zone 2 in the central part of the assessment area due to the presence of Daniel's Brook passing from north to south through the assessment area. There is a further small area of land in flood zone 2 in the north-western corner adjacent to the M5.</p> <p>Significant negative effects may occur at</p>	There area of flood zone 2 bisects the assessment area and therefore it is unlikely that a development at the medium scale could be accommodated entirely outside flood zone 2.	N/A		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	the medium development size as it is unlikely that this scale of development could be accommodated without encroaching on areas of flood zone 2. Negligible effects may occur at the smallest development size as this scale of development could potentially be accommodated outside flood zone 2.				
Mineral Resources	<p>Around 50% of land to the west of the A4173 is located within Mineral Safeguarding Areas. To the east of the A4173, there is a 20ha pocket of land adjacent to the M5 that is also located within a MSA.</p> <p>There is potential for development at the medium development size option to result in the sterilisation of mineral resources as there is likely to be insufficient space outside of MSAs to accommodate this scale of development. Significant negative effects may occur in relation to mineral resources at this development size. For a small development, negligible effects may occur in relation to mineral resources as there is potentially space outside MSAs that could accommodate these scales.</p>	<p>There are significant areas of land that are not located within a MSA to the north of Colethorp, in the central region in the vicinity of Brookthorpe, and in the northernmost part of the assessment area. There is potential for a small scale development to be located in these areas, avoiding the sterilisation of mineral resources.</p> <p>Suitable mitigation may also be possible for larger scale developments, such as the extraction of mineral resources prior to development.</p>	N/A	*	
Noise	Over 50% of the assessment area is located within a Strategic Noise Buffer due to the presence of the M5 to the north of	Land in the south-west of the assessment area may offer potential for the small scale development option to be accommodated	N/A	*	

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>the assessment area.</p> <p>Significant negative effects may occur in relation to noise at the medium scale development sizes as there is insufficient space to accommodate this scale of development outside noise buffers. Negligible effects may occur for the small development size option as there is potentially space to accommodate this scale of development outside of any noise buffers.</p>	outside of the noise buffer. Suitable mitigation to overcome noise related issues may also be possible for larger scale developments.			
Odour	<p>The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.</p> <p>As such, negligible effects are expected in relation to odour.</p>	N/A	N/A		
Summary of Constraints					
Overall, the least constrained part of the assessment area is located to the north of Colethrop in the south-west of the assessment area. Development would likely intersect in this location with a noise buffer in the north and a Mineral Safeguarding Area to the east and therefore mitigation may be required to avoid noise pollution and the sterilisation of mineral resources. Heritage sensitivity, however, is considered high throughout the assessment area and for all development scales.					

Landscape Sensitivity

Overview of Sensitivity	Variation within Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<ul style="list-style-type: none"> Overlooked from the adjacent escarpment within the Cotswolds AONB Rural, sparsely settled character <p>As such, landscape sensitivity is high for the largest development size as the key characteristics and qualities of the landscape may be highly sensitive to development of this scale. Landscape sensitivity is reduced to moderate-high for medium and smallest size option as the key characteristics and qualities of the landscape are potentially less sensitive to development at these scales.</p>	No significant spatial variation in sensitivity across the assessment area.	H	M-H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	<p>The assessment area is connected via the A4173 (Stroud Road) providing access to Whaddon and Gloucester to the north and Painswick and Stroud to the south. Haresfield Lane and Colethrop Lane, provide local access to the south of the assessment area.</p> <p>The A4173 currently experiences minimal congestion / capacity issues.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 84,476</p> <p>A high number of workplaces / employment sites can currently be accessed by PT from the development area, with PT services operating along the A4173 corridor to Gloucester.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 284,810</p> <p>Access from the assessment area to employment by car scores high, with the area in close proximity to major roads providing direct links to key urban centres / employment sites.</p>	
Access to other key services and facilities	<p>TRACC Accessibility Modelling outputs show that the assessment area is accessible to key services between 20 and 40 mins travel time by PT services.</p>	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 72%</p> <p>Car based commuter trips currently account for 72% of journeys in the LSOA. This is likely due to only the A4173 currently being served by a high frequency PT service, whilst more local roads have low frequency PT services.</p>	
Active travel	<p>The assessment area is outside of the 5km catchment area of a rail station, and is partially served by a high-frequency PT service into Gloucester. There are currently no strategic walking or cycling routes within proximity to the assessment area.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

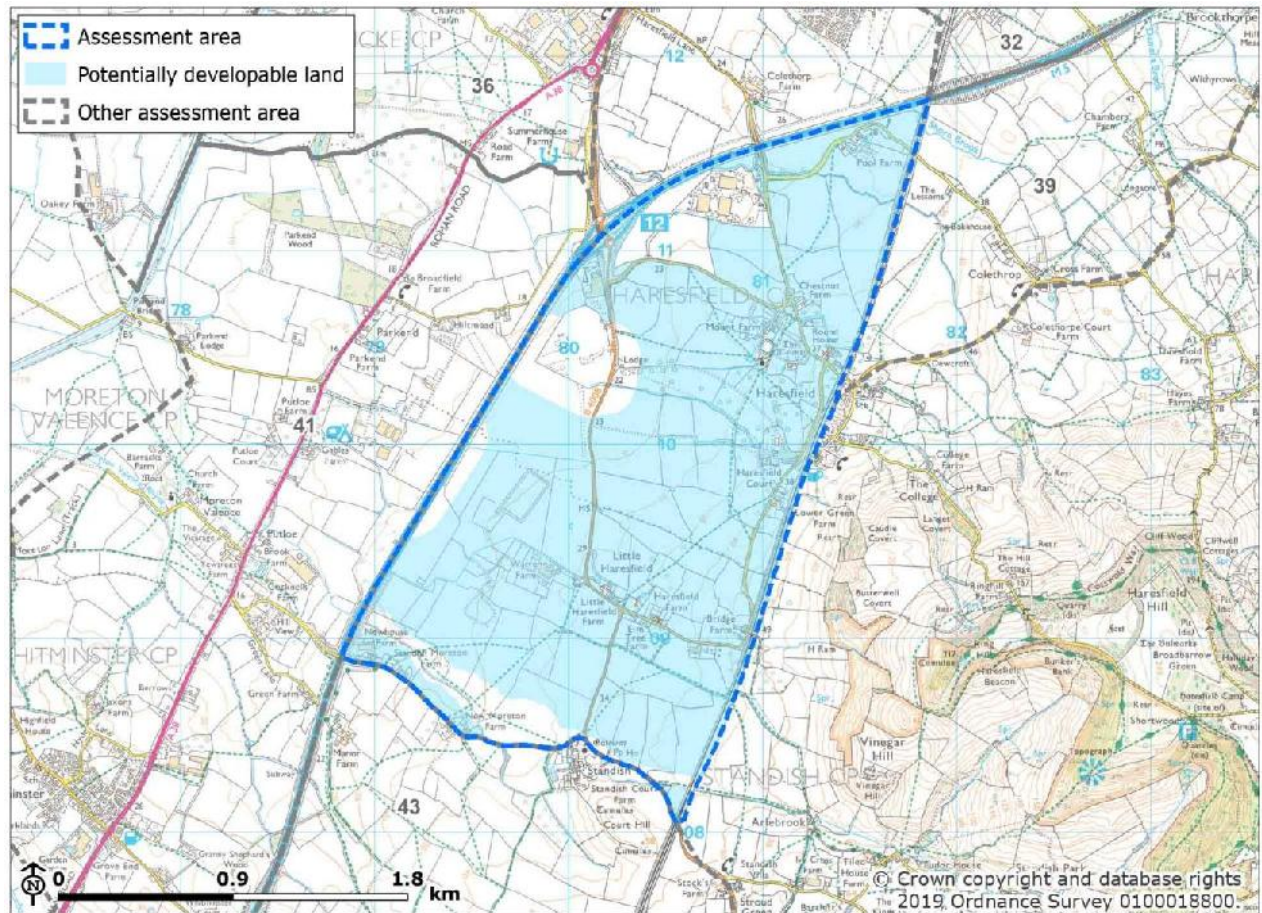
Assessment Area 40 – New Settlement: South of Gloucester (East of M5)

Assessment Area Ref: 40

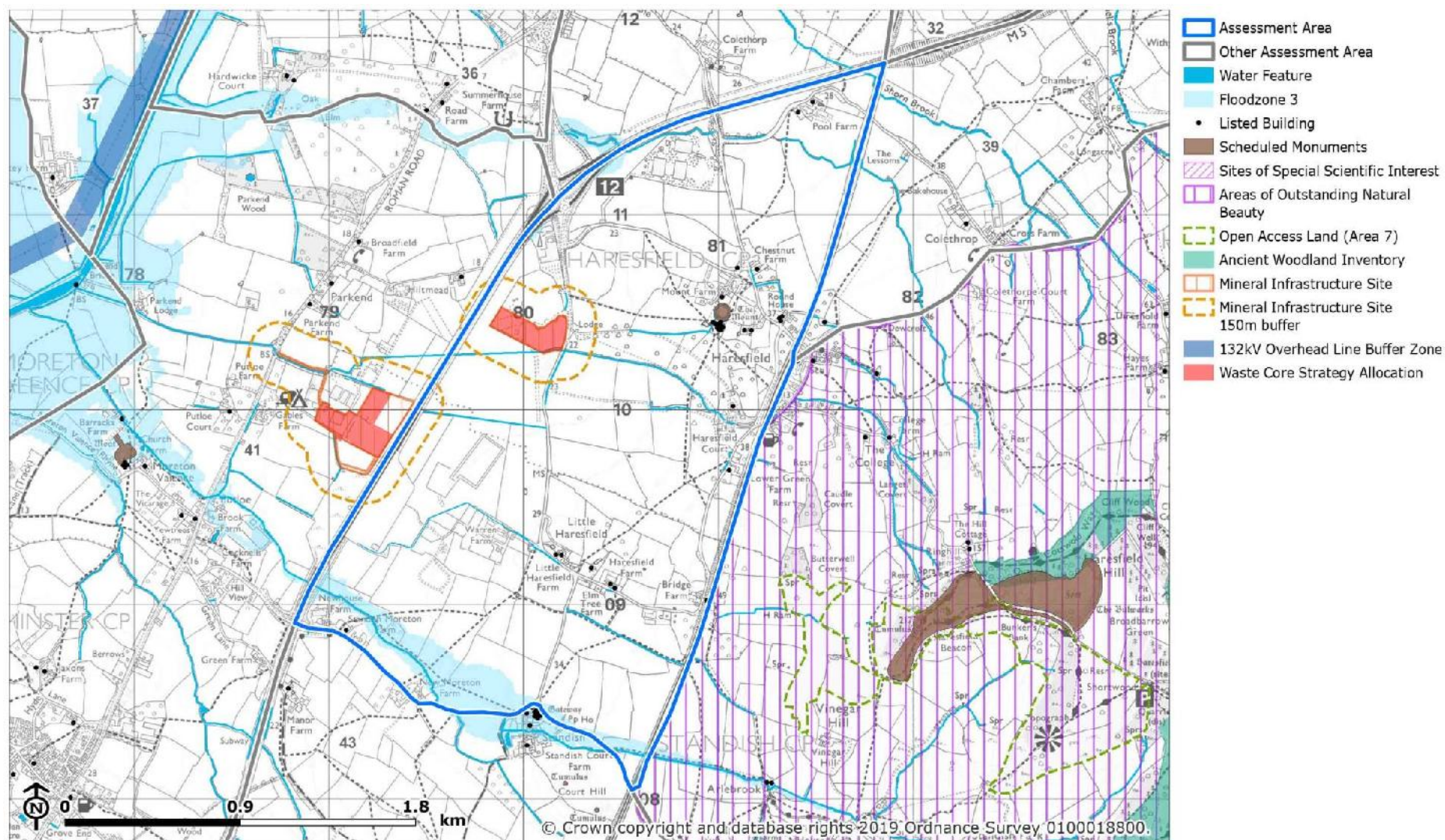
Authority Area: Stroud

Development Typology: New Settlement

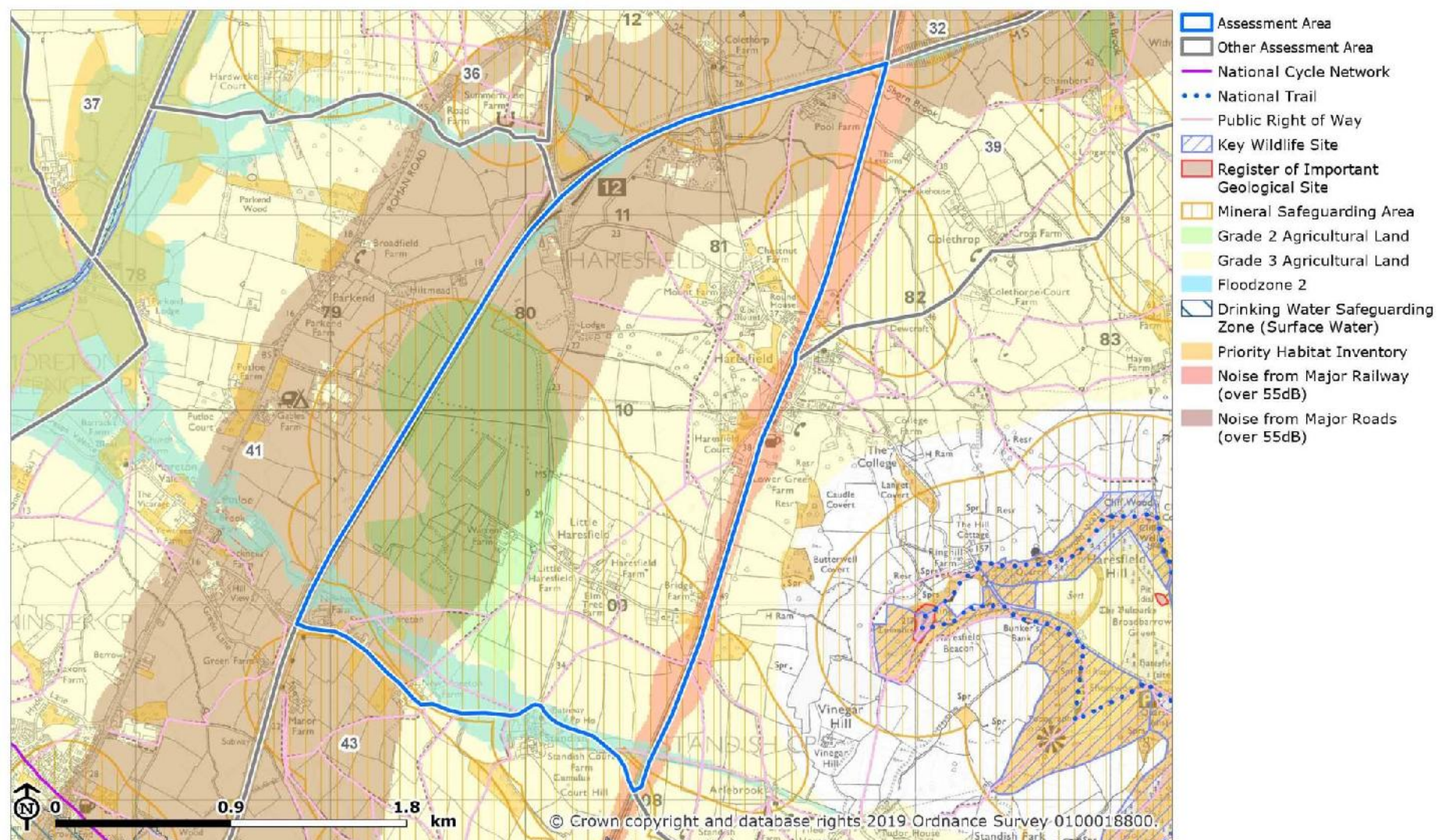
Area: ~548ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 32 listed buildings in the assessment area. These include five grade II* buildings, the Church of St Peter in Haresfield and several of its burial monuments. Several other monuments are grade II listed. The remaining grade II buildings include Farmhouses, cottages and agricultural buildings, two former vicarages, a former country house (Haresfield Court), and a railway bridge. Most of the listed buildings are located within and around Haresfield or little Haresfield, save for Pool Farmhouse and Cottage which are outliers to the north and Quintons Cottages (now a house) to the south. There is a scheduled moat site within Haresfield. 	<p>The historic rural settlement of Haresfield is particularly sensitive to development as it contains both listed and scheduled assets. The grade II listed Haresfield Court lies to the south of the settlement and, along with its non-designated former parkland and lodge, which are of more than local significance, represents another key sensitivity of the assessment area. The moated manor site at Haresfield and the Saxon burial markers are also likely to be of more than local significance.</p> <p>The area north of Haresfield is also sensitive due to the listed buildings at Pool Farm and the presence of a medieval settlement and possible moated site that may be of more than local significance.</p> <p>The listed buildings at Little Haresfield, and beyond the assessment area at Standish, mean that the southern end of the assessment area is also sensitive to development. The medieval settlement in this area could also be of more than local significance.</p> <p>The least sensitive part of the assessment area therefore appears to be the western stretch immediately adjacent to the M5. However, development in this area could not accommodate a small village unless at the very lowest end of the scale. Given this, the</p>	?	?	??

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER indicates that there are a number of non-designated heritage assets within the assessment area. These include, but are not limited to: <ul style="list-style-type: none"> Prehistoric or Roman enclosures; A Roman cemetery at Haresfield; Possible Saxon burial markers in Haresfield Churchyard; The sites of Netheridge Manor and a moated manor at Haresfield; The sites of a mill, toll-house, a medieval to post-medieval settlement near Standish; Possible medieval potteries near Haresfield; A medieval settlement and possible moated site near Pool Farm; The former parkland associated and an extant lodge house associated with the listed Haresfield Court; Former roads and trackways of Roman to post-medieval date; 	assessment area has been assessed as being likely to result in significant negative effects to the historic environment.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<ul style="list-style-type: none"> - Extant and disused railways; - Modern military sites including the site of the WII airfield at Moreton Valance and an RAF station. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC data indicates a primarily agricultural land interspersed with historic settlements at Haresfield, Little Haresfield and Standish Moreton. The agricultural landscape comprises a mix of irregular, less irregular, regular and less regular enclosure. The irregular and less regular enclosures have some time-depth and value in themselves and could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. There is also an area of surviving post-medieval ornamental parkland associated with Haresfield Court and to the west of this a disused airfield. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> • There are a large number of listed buildings within the wider vicinity of the assessment area. However, of these, the most susceptible to meaningful setting change appears to be the grade I Church of St Nicholas in Standish. • There are also a number of scheduled monuments in the wider vicinity of the assessment area. Of these, those most susceptible to setting change as a result of development are: <ul style="list-style-type: none"> - Two bowl barrows on Court Hill; and - Haresfield Hill camp and ring hill earthworks. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> • The HER records a number of non-designated heritage assets in the wider vicinity of the assessment area. However, none have been identified as being particularly 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	susceptible to setting change.				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> Assessment area lies within three SSSI IRZ, which indicate that residential developments with a total net gain in residential units have the potential to impacts statutory designations within the wider area. <p>Assets within 250m:</p> <ul style="list-style-type: none"> There are no international, national or local designations within 250m of the assessment area. <p>Assets within 2km:</p> <ul style="list-style-type: none"> SSSI (Haresfield Beacon) 1km east. Also a designated site of geological importance and located adjacent to two large Key Wildlife Sites (Cliff Wood and Haresfield Hill) as well as Ancient Woodland (Cliff Wood). Ancient Woodland (Mole Grove) 1.5km south. Ancient Woodland (Ruscombe Wood) 1.9km south-east. 	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the networks or traditional orchard and deciduous woodland priority habitat (north and south west of the assessment area) are maintained. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>The stepping stones of woodland and interlinking hedgerows through the assessment areas should be safeguarded. There is an opportunity to extend and connect these features to provide enhancement.</p> <p>There is also the opportunity for development to provide green infrastructure which could link to the woodlands offsite to the east.</p>	*	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	Minor negative effects may occur for all development scales as there are national designations within 2km of the assessment area. Potential negative effects in all cases are likely to be contingent on detailed development design and other mitigation measures.				
Soil Quality	<p>The majority of the assessment area is comprised of grade 3 agricultural land. However, there is a large area of grade 2 agricultural land in the south-west and west of the assessment area, comprising approximately 106ha.</p> <p>There is potential for development to result in the loss of high quality agricultural land. The effects are uncertain as there is no data distinguishing whether the majority of the land in the assessment area is grade 3a or the lower quality grade 3b.</p>	<p>There is potential for development at the small and medium scale to avoid the loss of grade 2 agricultural land as this grade is restricted to the west and south-west. However, the remaining land in the assessment area is still grade 3 and therefore development in any location has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.</p>	?	?	?
Water Quality	<p>The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects are expected in relation to water quality.</p>	N/A			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Flood Risk	<p>The majority of the assessment area is greenfield. However, the settlement of Little Haresfield is located in the south and part of the settlement of Haresfield is located in the north. There are also multiple local roads distributed throughout the area as well as areas of agricultural development.</p> <p>There is approximately 24ha of land in the southernmost part of the assessment area that is located within flood zone 2 due to the presence of a watercourse (Epney Rhyne) passing through the area from west to east. In addition, there are also smaller areas of land located within flood zone 2 directly adjacent to the north-western boundary of the assessment area.</p> <p>Significant negative effects may occur at the largest development size as it may not be possible to accommodate this scale of development without encroaching into the area of flood zone 2. Negligible effects may occur at the small and medium development sizes as there is potentially sufficient space to accommodate these scales of development outside of flood zone 2.</p>	There is potential for development at the small and medium development sizes to be located further north outside of the area of flood zone2 in the southernmost part of the assessment area.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Mineral Resources	<p>Over 50% of land within the assessment area is located within Mineral Safeguarding Areas (MSAs).</p> <p>There is potential for development at the largest and medium sizes to result in the sterilisation of mineral resources and therefore significant negative effects may occur at this scale. Negligible effects may occur in relation to mineral resources for a small development as there is potentially sufficient space to accommodate this scale of development outside MSAs.</p>	<p>The majority of the northern half of the assessment area is not located within a MSA and therefore development at the small size could be accommodated outside MSAs.</p> <p>Suitable mitigation may be possible at larger scales of development, such as extraction of mineral resources prior to development.</p>	*	*	
Noise	<p>All of the land in the western half of the assessment area falls within a Strategic Noise Buffer due to the presence of the M5 on the western boundary. In addition, land directly adjacent to eastern boundary is also within a noise buffer due to the presence of a railway line.</p> <p>Significant negative effects may occur for the largest development size in relation to noise as there is insufficient space to accommodate this scale outside of noise buffers. Negligible effects may occur in relation to noise for the medium and small development sizes as there is potentially sufficient space to accommodate these scales outside of noise buffers.</p>	<p>There is approximately 254ha of land in the eastern half of the assessment area that is not located within a Strategic Noise Buffer that could potentially accommodate development at the small and medium scales. Suitable mitigation may also be possible to overcome noise related issues in larger scale development types.</p>	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.	N/A			
	As such, negligible effects are expected in relation to odour.				
Summary of Constraints					
The eastern part of the assessment area is particularly sensitive in terms of cultural heritage due to the presence of the historic settlements of Haresfield in the north and Little Haresfield in the south. However, the western half of the assessment area is significantly constrained by grade 2 agricultural land, limiting the scale of development that can be accommodated without significant adverse effects upon soils. This part of the assessment area is also affected by the M5 noise buffer and MSAs, although mitigation may be possible in these respects.					

Landscape Sensitivity

Overview of Sensitivity	Variation within Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<p>Key sensitivities include:</p> <ul style="list-style-type: none"> Overlooked from the adjacent escarpment within the Cotswolds AONB. Parkland estate character around Haresfield Sparsely settled with the small village of Haresfield and scattered farms. Rural character despite its location adjacent to the M5. <p>As such, landscape sensitivity is high for the largest development size as the key characteristics and qualities of the landscape may be highly sensitive to development at this scale. Landscape sensitivity is reduced to moderate-high for the large and small village development options.</p>	No significant spatial variation in sensitivity across the assessment area.	H	M-H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	<p>The assessment area is well connected via the B4008 (Gloucester Road) which links directly into Junction 12 of the M5, providing connections to the urban centres of Gloucester and Cheltenham.</p> <p>Some congestion is currently experienced at Junction 12 and connecting routes. Capacity issues on these major roads are likely to worsen as a result of significant development.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 102,384</p> <p>A high number of workplaces / employment sites can currently be accessed by PT from the development area, which is currently served by high frequency PT services.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 279,219</p> <p>Access from the assessment area to employment by car scores high, with the area in close proximity to major roads providing direct links to key urban centres / employment sites.</p>	
Access to other key services and facilities	<p>TRACC Accessibility Modelling outputs show that the assessment area is accessible to a number of key services between 20 and 40 mins travel time by PT services.</p>	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 70%</p> <p>Car based commuter trips currently account for 70% of journeys in the LSOA, which is expected given its proximity to the strategic road network (M5), allowing easy connections to major employment centres.</p>	
Active travel	<p>The majority of the assessment area is located within the 5km catchment of Stonehouse Rail Station and is served by several high-frequency PT services for travel into Gloucester. The assessment area is currently divorced from strategic walking / cycling routes.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

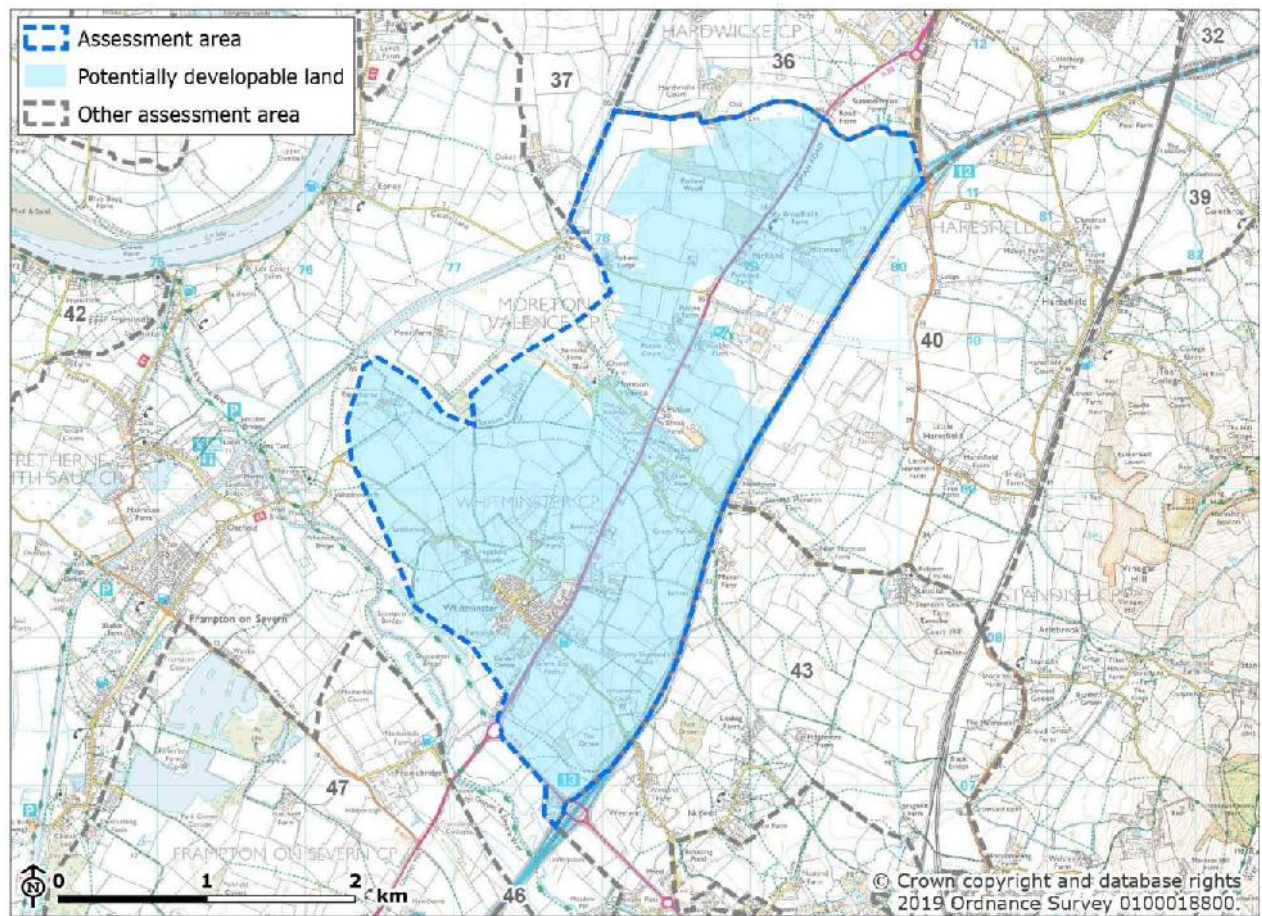
Assessment Area 41 – New Settlement: South of Gloucester (West of M5, A38 corridor)

Assessment Area Ref: 41

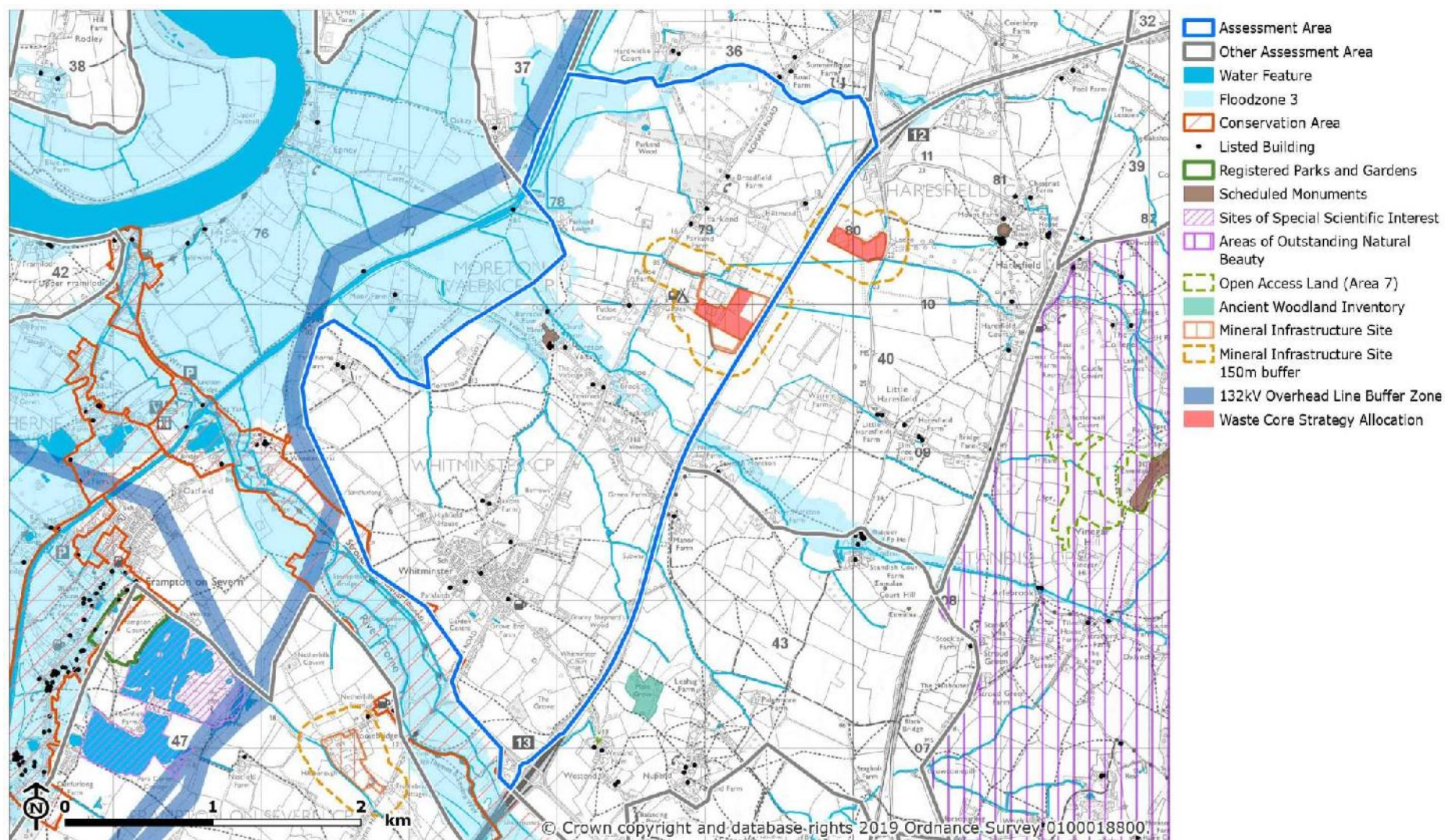
Authority Area: Stroud

Development Typology: New Settlement

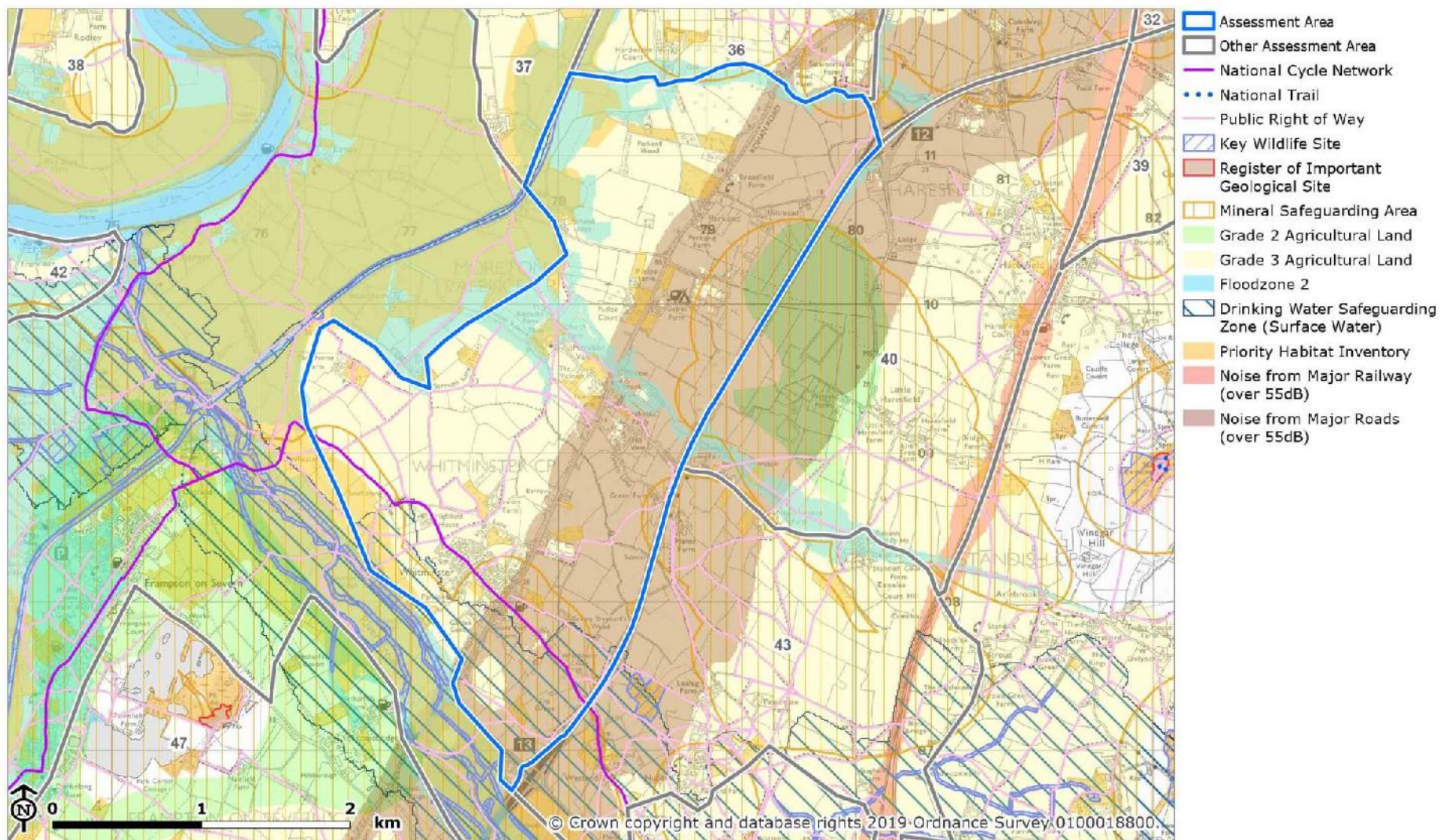
Area: ~851ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> The southwestern edge of the assessment area overlaps and abuts Stroud's Industrial Heritage Conservation Area. There are 23 listed buildings in the assessment area. These are all grade II listed except for the grade I Church of St Stephen in Moreton Valance, a number of the burial monuments in its cemetery are also listed. The remaining grade II structures include farmhouses, cottages, houses, and an inn. These are typically associated with the settlements of Whitminster or Moreton Valance, or located alongside the A38. There is a scheduled moated site at Church Farm, Moreton Valance. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a number of non-designated heritage assets within 	<p>The southern end of the assessment area is highly sensitive to development due to the conservation area and listed buildings within and around Whitminster, a historic settlement that has been expanded in modern times.</p> <p>The historic settlement of Moreton Valance and the listed buildings and scheduled monument therein lie at the centre of the assessment area. Further sensitivities of this area include the non-designated possible site of the church house.</p> <p>The northern part of the assessment area is sensitive to development due to the listed buildings associated with Parkend and just beyond the assessment area at Hardwicke Court. The non-designated former parkland of this country house extends into the assessment area and may be considered to be of more than local significance due to its association with a nationally important building. The possible Roman villa by Parkend Bridge could also be of regional or greater significance.</p> <p>There is insufficient room to accommodate a new settlement between these historic rural settlements and the historic environment sensitivities associated with them. For this reason, a significant negative effect is predicted in relation to a new development</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>the assessment area. These include, but are not limited to:</p> <ul style="list-style-type: none"> - A possible Iron Age settlement near Broadfield Farm; - A possible Roman villa at Parkend Bridge; - Roman land reclamation; - Site of Haresfield deer park; - Possible early medieval to medieval settlement near Brook Farm, Moreton Valance; - Possible site of a Church House, Moreton Valance; - Various post-medieval building sites, industrial features and agricultural features; - Hardwicke Court gardens/parkland; - Canal and associated features; - Roads and trackways of various dates; - Various modern military sites. <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> • The HLC indicates a mixed landscape comprised of historic 	of any size.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>settlement at Whitminster, Moreton Valance, Putloe, and Parkend, a disused airfield and agricultural land. The agricultural landscape is comprised of a mix of irregular, less irregular, regular and less regular enclosures, as well as some enclosed riverine pasture. The irregular and less regular enclosures are likely to have some time-depth and value in themselves. They could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997.</p> <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are a number of listed buildings in the wider vicinity of the assessment area. Of these, those most susceptible to setting change include the grade II* Hardwicke Court, as well as some grade II farmhouses to the north and east. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER indicates that there are a number of non-designated heritage assets in the wider vicinity of the assessment area. Of these, the former area of ornamental parkland (associated with the listed Hardwicke Court) to the north appears to be the most susceptible to setting change. 				
Ecological and Geological Environment	<p>Assets within the assessment area:</p> <ul style="list-style-type: none"> Part of the Gloucester and Sharpness Canal, which is designated as a Key Wildlife Site, overlaps with the north-western boundary of the assessment area. There are multiple areas of traditional orchard priority habitat in the south and central region of the assessment area. There are areas of floodplain grazing marsh and deciduous woodland priority habit in the north-west of the assessment area. There is also further floodplain grazing marsh adjacent to the southern boundary. The assessment area lies within a number of SSSI IRZs, which 	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that the wooded river corridor along the southern and western boundaries of the assessment area is maintained, the severance priority habitats in the north and south is minimised and a suitable buffering region is established between development and the Gloucester and Sharpness Canal. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>Development in or adjacent to floodplain grazing marsh will be tightly constrained. Whilst avoidance as the first stage of the Mitigation Hierarchy should be emphasised, this habitat type offers opportunity for</p>	*	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	<p>indicate that a total net gain in residential units has the potential to impact the statutory designations within the wider area.</p> <p>Assets within 250m:</p> <ul style="list-style-type: none"> • Ancient Woodland (Mole Grove) 160m south-east, which is also a Key Wildlife Site. • The Gloucester and Sharpness Canal Key Wildlife Site is adjacent to sections of the southern and western boundaries of the assessment area. • Key Wildlife Site (River Frome Mainstream and Tributaries) lies to the south and west of the assessment area. <p>Assets within 2km:</p> <ul style="list-style-type: none"> • SSSI (Frampton Pools) 1.2km south-west. The IRZ for this SSSI overlaps with part of the southern half of the assessment area. • Ancient Woodland 1.4km north. <p>Possible significant negative effects may occur for town/ city and large village development sizes as a local designation is partially within the assessment area. Possible minor negative effects may occur for the small village development capacity as a national designation is within 2km of</p>	<p>enhancement.</p> <p>The river and floodplain forms a key component of the habitat connectivity through the wider landscape of assessment area and its functionality should be maintained regardless of any development proposals.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	the assessment area. Effects in all cases are likely to be contingent on detailed development design and other mitigation measures.				
Soil Quality	<p>The majority of the assessment area is comprised of grade 3 agricultural land. However, there is approximately 16ha of land adjacent to the north-eastern boundary of the assessment area that is grade 2 agricultural land.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur at all development sizes. The effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b.</p>	<p>There is significant potential for all development scales to avoid the area of grade 2 agricultural land as this area is a relatively small area adjacent to the assessment area boundary. However, the remaining land within the assessment area is still grade 3 and therefore there is potential for development at any location in the assessment area to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.</p>	?	?	?
Water Quality	<p>There is approximately 101ha of land adjacent to the southern boundary of the assessment area that is located within a drinking water safeguarding zone.</p> <p>Significant negative effects may occur at the largest development size as it may not be possible to accommodate this scale of development without encroaching on the drinking water safeguarding zone. Negligible effects may occur at the smallest and medium development sizes as there is potentially sufficient space to</p>	<p>Development at the small and medium sizes could potentially avoid the drinking water safeguarding zone to the south by being located to the north of Whitminster.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	accommodate these scales of development outside the drinking water safeguarding zone.				
Flood Risk	<p>The majority of the assessment area is greenfield. However, the settlement of Whitminster is located in the south, Moreton Valence is located in the central portion and Parkend is located in the north. Additionally, the A38 bisects the assessment area from north to south and there are a number of local roads as well as areas of agricultural development distributed throughout the area.</p> <p>There is approximately 33ha of developable land that is within flood zone 2 to the south of Whitminster. There are also smaller areas of flood zone 2 on developable land in the central and northern parts of the assessment area.</p> <p>Significant negative effects may occur at the largest development size as it may not be possible to accommodate this scale of development without encroaching into areas of flood zone 2. Negligible effects may occur at the smallest and medium development sizes as these scales of development could potentially be accommodated outside flood zone 2.</p>	There is potential for development at the small and medium sizes to be located to the north of Whitminster, avoiding flood zone 2, or for the small village development size to be located in the northern half of the area outside of flood zone 2.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
Mineral Resources	<p>There is approximately 141ha of land in adjacent to the southern boundary of the assessment area that is located within a Mineral Safeguarding Area (MSA). There is approximately 63ha of land adjacent to the eastern boundary that is also located within MSA.</p> <p>There is potential for development to result in the sterilisation of mineral resources. Significant negative effects may occur at the largest development size as it is unlikely this scale of development could be accommodated without intersecting with MSAs. Negligible effects may occur at the small and medium development options sizes as these scales of development could potentially be accommodated outside of MSAs.</p>	<p>Development at the small and medium sizes could potentially be accommodated outside MSAs to the north of Whitminster, or development at the smallest size could potentially be accommodated outside MSAs in the north of the area.</p> <p>Suitable mitigation may be possible at larger development scales, such as extraction prior to development.</p>	*		
Noise	<p>The entirety of the eastern half of the assessment area is located within a Strategic Noise Buffer due to presence of the M5 on the eastern boundary and in part due to the A38 that bisects the assessment area.</p> <p>Significant negative effects may occur at the largest development option size in relation to noise as there is potentially insufficient space to accommodate this scale of development outside noise buffers. Negligible effects may occur in relation to noise at the medium and small</p>	<p>The western half of the assessment area does not contain any land located within Strategic Noise Buffers. This area could potentially accommodate developments at the medium and small scales outside noise buffers.</p> <p>Suitable mitigation may be possible at larger development sizes to overcome noise-related issues.</p>	*		

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000-10,000 dwellings)	Score: Small village (1,500-5,000 dwellings)
	development sizes as there is potentially sufficient space to accommodate these scales outside noise buffers.				
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.	N/A			
	As such, negligible effects are expected in relation to odour.				
Summary of Constraints					
There is land in the southern half of the assessment area that is unaffected by the majority of constraints. However, even a small village in this location has the potential to negatively affect the setting of the conservation area to the south, which contains multiple heritage assets. Due to further historic settlements in the central region and north, there is considered to be limited potential for any new settlement in the assessment area that avoids significantly adverse effects on the historic environment.					

Landscape Sensitivity

Overview of Sensitivity	Variation within Assessment Area	Sensitivity Rating: Town/city (10,000+ dwellings)	Sensitivity Rating: Large village (5,000-10,000 dwellings)	Sensitivity Rating: Small village (1,500-5,000 dwellings)
<p>Key sensitivities include:</p> <ul style="list-style-type: none"> Parkland estate character associated with Hardwicke Court Sparsely settled with intact rural character (away from major roads). Important historic features including the grade I Listed Church of St Stephen in Moreton Valence and a scheduled moated site <p>As such, landscape sensitivity is high for the largest development option size, as the key characteristics and qualities of the landscape may be highly sensitive to development at this scale. Landscape sensitivity is reduced to moderate-high for smaller development sizes as the key characteristics and qualities of the landscape are potentially less sensitive to development at this scale.</p>	No significant spatial variation in sensitivity across the assessment area	H	M-H	M-H

Accessibility

Criterion	Rationale	Score
All/aggregate		Amber overall
Capacity of the transport network	The assessment area is well connected via the A38 (Bristol Road) through the centre of the area, providing a direct link into Kingsway, Quedgeley and the south of Gloucester. Junction 13 of the M5 can be accessed immediately from the south east corner of the development area, and is heavily trafficked during AM and PM peak periods.	
Access to employment	By public transport: Number of workplaces accessible within 45 minutes = 92,059 A high number of workplaces / employment sites can currently be accessed by PT from the development area, as a result of high frequency PT services / routes within proximity to the development area.	
	By road: Number of workplaces accessible within 30 minutes = 277,234 Access from the assessment area to employment by car scores high , with the area in close proximity to major roads providing links to key urban centres / employment sites.	
Access to other key services and facilities	TRACC Accessibility Modelling outputs show that the assessment area is accessible to a number of key services between 20 and 40 mins travel time by PT services.	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 76%</p> <p>Car based commuter trips currently account for 76% of travel to work journeys in the LSOA. This high mode share is likely a result of the assessment area's close proximity to the strategic road network.</p>	
Active travel	<p>The majority of the assessment area is located within the 5km catchment of Stonehouse Rail Station and is served by a high-frequency PT service along the A38 corridor. The assessment area is in close proximity to strategic walking and cycling (NCN) routes in the south, with opportunities to improve links to future development.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Town/city (10,000+ dwellings)	Score: Large village (5,000- 10,000 dwellings)	Score: Small village (1,500- 5,000 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

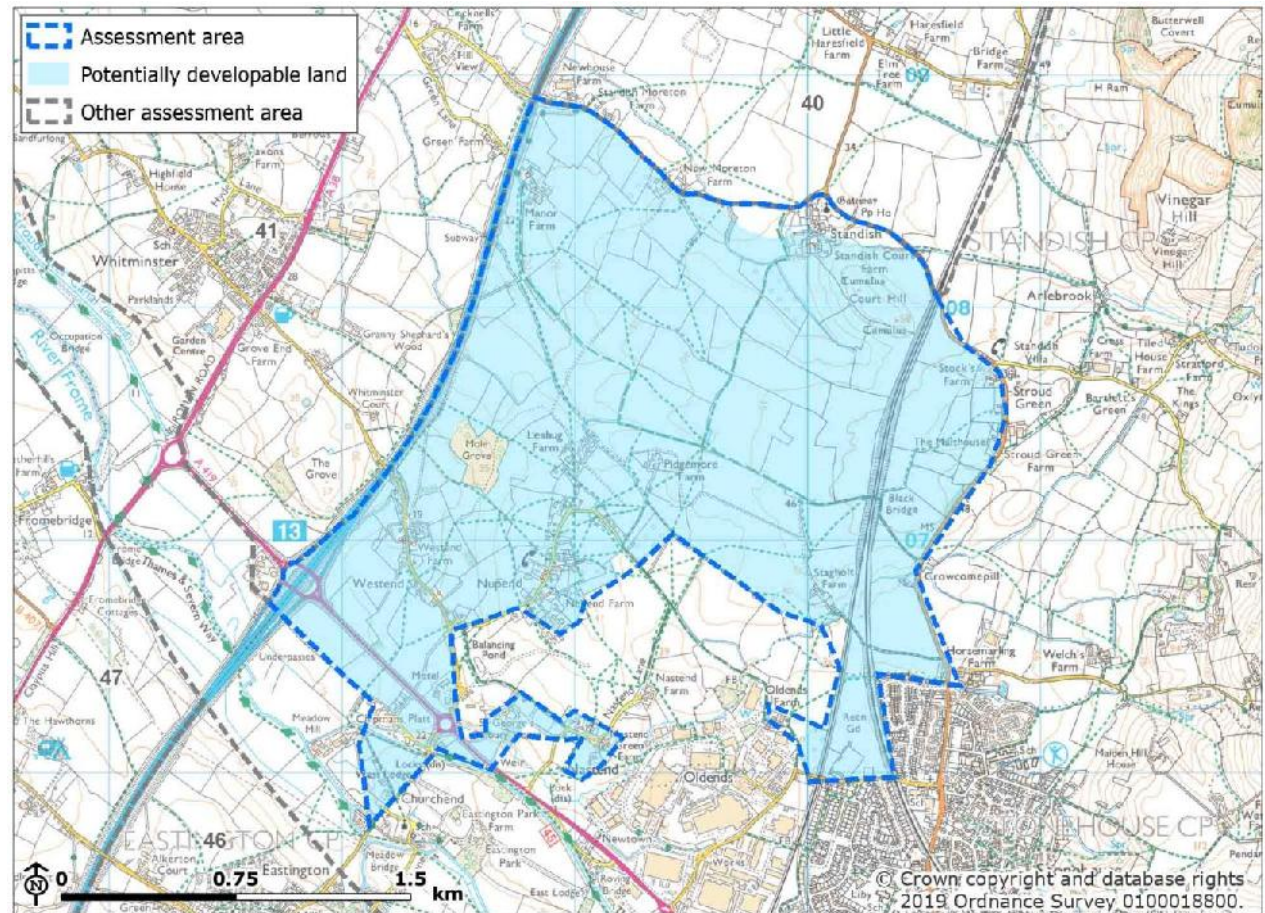
Assessment Area 43 – Urban Extension: North of Stonehouse

Assessment Area Ref: 43

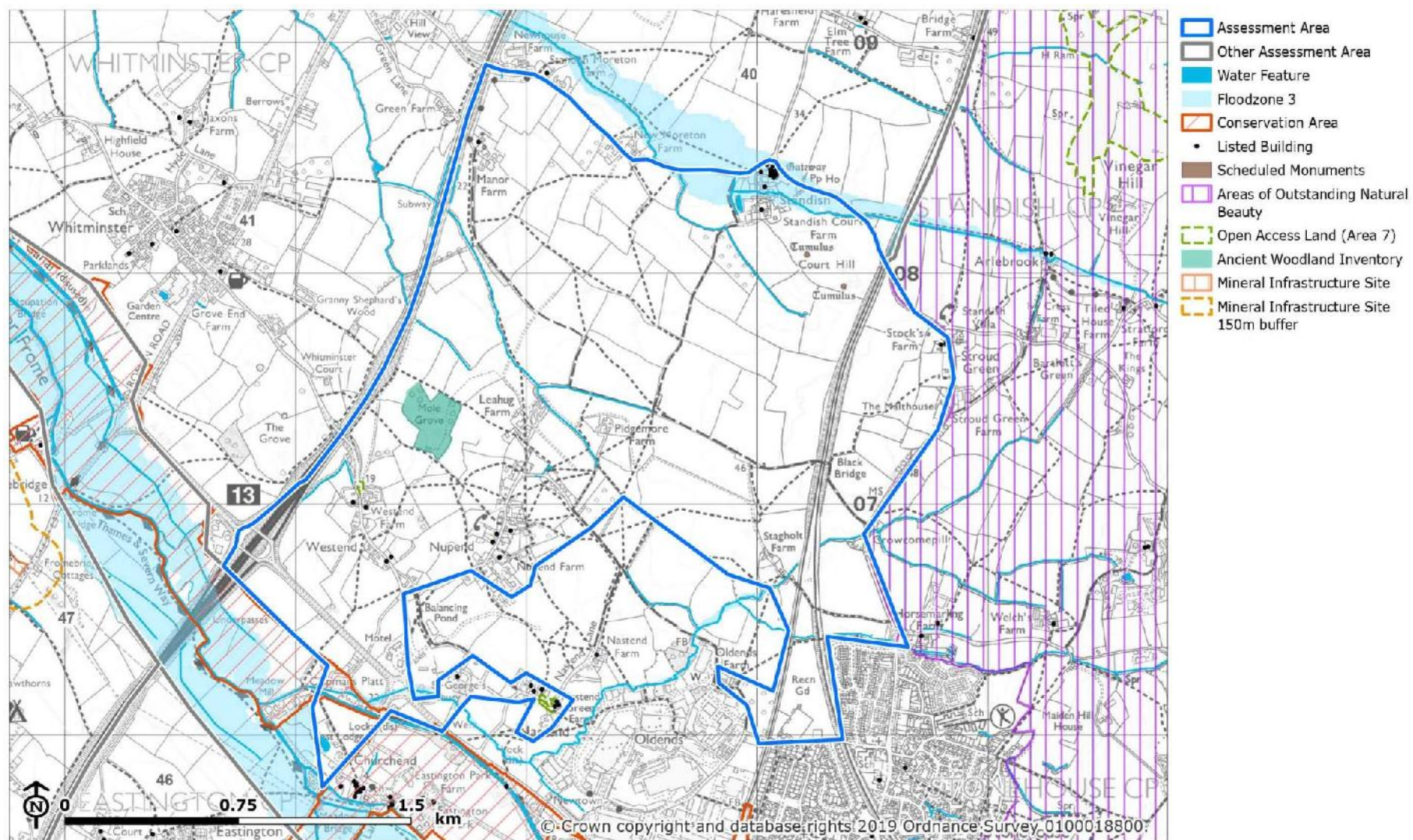
Authority Area: Stroud

Development Typology: Urban Extension

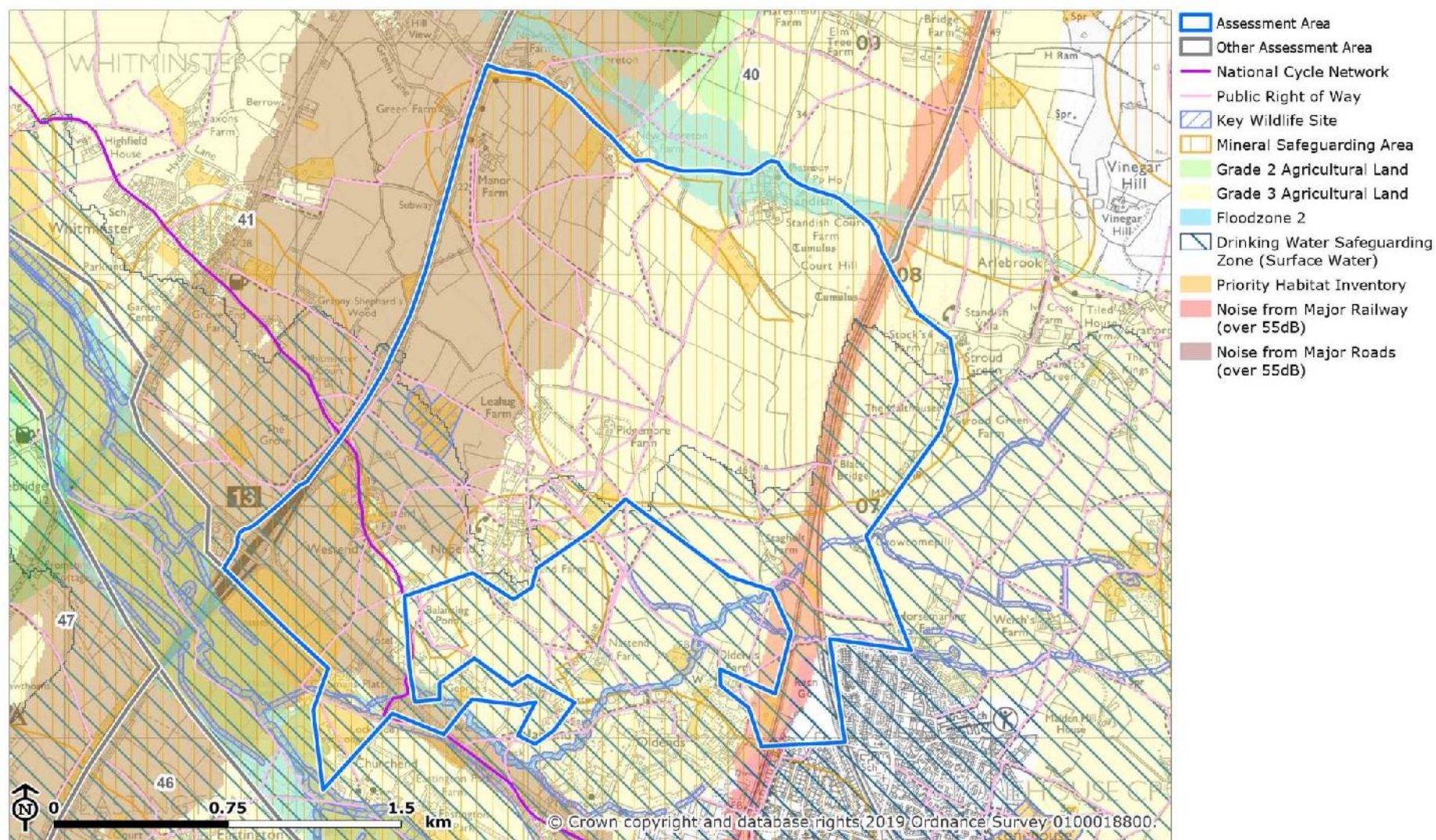
Area: ~495ha



Primary Constraints



Secondary Constraints



Environmental Constraints

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Historic Environment	<p>Assets within the assessment area that could be susceptible to physical and/or setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are 43 listed buildings in the assessment area. These include the grade I Church of St Nicholas – which has a grade II* and numerous grade II burial monuments in its cemetery – and the grade II* Nastend House and Almory Gateway. The other listed buildings include Farmhouses, cottages, houses, agricultural buildings, a milestone, a former vicarage and a church house. The listed buildings are typically located within or around the settlements at Westend, Nupend and Nastend to the south and Standish to the north. Manor Farm and Stock Farm are outliers to the north. The assessment area overlaps and abuts the Stroud Industrial Heritage Conservation Area, but does not include any listed 	<p>The southwestern part of the assessment area is highly sensitive to development due to the presence of a number of listed buildings within it – and beyond it around Churchend - and the conservation area. There are also a number of non-designated heritage assets in this area that could be of more than local importance meaning that physical or setting change could result in a significant negative effect. These assets include the parkland associated with the grade II Eastington Park, the possible Roman villa site and the WWII features associated with the canal.</p> <p>Another key area of sensitivity is Standish and Court Hill to the very north of the assessment area, where there are a number of listed buildings and scheduled monuments. The scheduled monuments are prehistoric burial monuments that could have a relationship with the prehistoric monuments in the wider vicinity, putting these at risk of harm too.</p> <p>The grade II listed Stocks and Manors Farms, extend the sensitivity of the northern perimeter to the east and west. While the area to the southeast that adjoins Stroud is also sensitive due to the potential for harming the significance of the grade II listed Oldends Farm and Horsemarling Farm,</p>	?	?	?

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>buildings associated with it.</p> <ul style="list-style-type: none"> The grade II* Almory gate is also scheduled. There are also two scheduled bowl barrows on Court Hill. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a number of non-designated heritage assets within the assessment area. These include, but are not limited to: <ul style="list-style-type: none"> An Iron Age to Roman settlement at Nastend; A possible Roman villa at Whitminster and a settlement site at Pidgemore Farm; A medieval buildings site at Manor Farm; The sites of various post-medieval buildings; An extant post-medieval industrial building that positively contribute to the special interest and character of the conservation and extant post-medieval railways; Post-medieval industrial features; Extant WWII pillbox and 	<p>which are adjacent to the assessment area.</p> <p>Provided that where it adjoins Stroud the extension is kept between the railway lines and west of the B4008, a small or medium extension that gives rise to minor negative effects to the historic environment may be possible.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>earthworks associated with the defence of the canal.</p> <p><i>Historic Landscape</i></p> <ul style="list-style-type: none"> The HLC indicates a primarily agricultural landscape interspersed with small historic settlements and an area of ancient woodland. The agricultural landscape is comprised of less irregular enclosure and large modern fields. The irregular enclosure has some time depth and value in itself. They could include hedgerows that qualify as important under the archaeology and history criteria of The Hedgerow Regulations 1997. <p>Assets beyond the assessment area that may be susceptible to setting change:</p> <p><i>Designated</i></p> <ul style="list-style-type: none"> There are a number of listed buildings in the wider vicinity of the assessment area. Most are unlikely to be susceptible to 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>meaningful setting change as a result of the assessment areas development but those that may be include the grade II Quintons, Horsemaring Farm and cottage farmhouse; Oldends Farmhouse; Eastington Park; and the grade II* Church of St Michaels and Angels, Churchend.</p> <ul style="list-style-type: none"> The scheduled Haresfield Hill fort lies to the northeast of the assessment area it includes further ring barrows. There are also further scheduled prehistoric burial monuments to the east of the assessment area in Standish Wood. <p><i>Non-designated</i></p> <ul style="list-style-type: none"> The HER records a number of non-designated heritage assets in the wider vicinity. Those identified as susceptible to meaningful setting change include: non-designated parkland associated with the grade II Eastington Park Country House abuts the southern side of the assessment area. 				

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Ecological and Geological Environment	<p>Within the assessment area:</p> <ul style="list-style-type: none"> Ancient Woodland and Key Wildlife Site (Mole Grove) in the western half of the assessment area. Parts of a Key Wildlife Site (River Frome Mainstream & Tributaries) in the south-west and south-east of the assessment area. Key Wildlife Site (Stroud Water Canal – Stonehouse) lies within the south of the assessment area. The Site lies within five SSSI IRZs – overlapping the east, south and western portions of Area 43. All state that any increase in residential development (rural or otherwise) has the potential to cause impacts. <p>Within 250m:</p> <ul style="list-style-type: none"> Parts of the River Frome Mainstream & Tributaries Key Wildlife Site are adjacent to the southern and eastern boundary. <p>Within 2km:</p> <ul style="list-style-type: none"> SSSI (Haresfield Beacon) 1.6km north-east. SSSI (Frampton Pools) 1.9km west. <p>Possible minor negative effects may occur at for extension types, as there are</p>	<p>Any spatial distribution of development in the assessment area will be required to provide suitable avoidance/mitigation measures to ensure that that the Ancient Woodland and areas of priority habitat onsite (traditional orchard near Westend and by the northern boundary) are maintained and that there is a suitable buffer between development and the River Frome in the south-west and south-east. It will also be necessary to ensure supporting transport infrastructure minimises severance of habitats in the area.</p> <p>There are opportunities to provide ecological enhancements in the form of habitat linkages which would improve landscape-scale connectivity.</p>	*	*	*

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>nationally designated sites within 2km of the assessment area. The central and north portion of Area 43 lies outside the IRZ and is least constrained in this regard. All extension types could potentially be located over 250m from the local designations within the assessment area.</p> <p>Potential negative effects in all cases are likely to be contingent on detailed development design and other mitigation measures.</p>				
Soil Quality	<p>Almost the entirety of land within the assessment area is classified as grade 3 agricultural land. There is approximately 8ha of land in the south-east of the assessment area adjacent to Stonehouse that is classified as urban land.</p> <p>There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality at all development scales. The effects are uncertain as there is no data distinguishing whether the land is grade 3a or the lower quality grade 3b.</p>	Due to the high proportionate coverage of the grade 3 agricultural land within the assessment area, it is unlikely that effects will vary based on developing different areas within it.	?	?	?
Water Quality	There is approximately 211ha of land in the south and east of the assessment area that is located within a drinking water	There is a significant amount of land in the north of the assessment area that is not located within a drinking water safeguarding			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
	<p>safeguarding zone.</p> <p>However, there is potentially sufficient space outside this area to accommodate development at all sizes and therefore negligible effects may occur in relation to water quality.</p>	zone that could potentially accommodate development at all scales.			
Flood Risk	<p>The majority of the assessment area is greenfield. However, the settlement of Standish is located in the north, part of Stroud Green is located in the north-east, Westend and Nupend are located in the south-west and part of Nastend is located in the south. There are several local roads and areas of agricultural development within the area and part of the A419 is located in the south-west of the area.</p> <p>There is approximately 10ha of land adjacent to the northern boundary of the assessment area that is located within flood zone 2 due to the presence of a watercourse (Epney Rhyne). There is a small additional area (<1ha) in the south-west of the assessment area that is also located within flood zone 2.</p> <p>However, the majority of the assessment area is not located within flood zone 2 and therefore negligible effects may occur in relation to flood risk at all development sizes.</p>	There is significant potential for all development sizes to be located outside flood zone 2 as these areas are restricted to small pockets of land in the north and south-west.			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Mineral Resources	<p>The majority of the assessment area is located within Mineral Safeguarding Areas (MSAs).</p> <p>There is potential for development to result in the sterilisation of mineral resources. As such, significant negative effects may occur at the largest development size as there is insufficient space outside MSAs for development of that scale to be accommodated. Negligible effects may occur at the medium and small scales as there is potentially sufficient space to accommodate development at these scales outside MSAs.</p>	<p>There is land in the south-west of the assessment area not located within an MSA that could potentially accommodate development at the small and medium scales, avoiding the sterilisation of mineral resources. Additionally, land in the south-east of the assessment area may also be able to accommodate development at these scales outside MSAs. There is likely to be insufficient space to accommodate the largest development option size as a continuous development without encroaching on MSAs. Suitable mitigation may be possible at larger scales of development, such as extraction of mineral resources prior to development.</p>	*		
Noise	<p>The majority of the western half of the assessment area is located within a Strategic Noise Buffer due to the presence of the M5 on the western boundary and the A419 in the south-west region of the area. In addition, there is land in the eastern half of the assessment area located within a noise buffer due to the presence of a railway line.</p> <p>However, there is sufficient space outside noise buffers to accommodate all development sizes and therefore negligible effects may occur in relation to noise.</p>	<p>There is potentially sufficient land in the central region of the assessment area to accommodate development at sizes outside of noise buffers. Suitable mitigation may also be possible to overcome any noise related issues.</p>			

Topic	Assets/constraints overview	Spatial variation within assessment area, development capacity/location implications, potential mitigation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500-3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Odour	The assessment area is not located within any Odour Monitoring Zones or Cordon Sanitaire Zones.	N/A			
	As such, negligible effects are expected in relation to odour.				
Summary of Constraints					
Generally, the part of this assessment area least affected by constraints is in the northeast in the vicinity of Pidgemore Farm; although a larger extension in this location would likely encroach upon the drinking water safeguarding zone in the east, and also potentially harm the setting of historic environment assets to the south (it would also likely encroach upon the noise buffer to the west, although noise impacts could potentially be mitigated). In addition, development in this location would be considered a new settlement rather than an urban extension due to the degree of separation from Stonehouse. It is only to the east of the railway line where potential has currently been identified for an extension with minor rather than significant impacts on heritage assets. Almost the entirety of this part of the assessment area falls within the drinking water safeguarding zone.					

Landscape Sensitivity

Overview of Sensitivity	Variation within Assessment Area	Sensitivity Rating: Large extension (3,500+ dwellings)	Sensitivity Rating: Medium extension (1,500-3,500 dwellings)	Sensitivity Rating: Small extension (500-1500 dwellings)
<p>Key landscape sensitivities:</p> <ul style="list-style-type: none"> Strong rural character Sense of separation between Stonehouse and rural settlements including Nupend and Standish. High levels of intervisibility with the Cotswolds AONB. <p>As such, landscape sensitivity is high for the largest urban extension as the key characteristics and qualities of the landscape may be highly sensitive to development at this scale. Landscape sensitivity is reduced to moderate-high for a medium sized urban extension and moderate for a small scale extension.</p>	No significant spatial variation in sensitivity across the assessment area.	H	M-H	M

Accessibility

Criterion	Rationale	Score
All/aggregate		Red overall
Capacity of the transport network	<p>The assessment area is primarily connected via the B4008 (Gloucester Road), Grove Lane and the A419, which provides a direct link to the M5 - Junction 13.</p> <p>Some congestion / access issues are currently experienced around Junction 13 and surrounding roads, in the Westend area of the development assessment area. Local roads to the east (B4008) generally display limited capacity issues at present.</p>	
Access to employment	<p>By public transport: Number of workplaces accessible within 45 minutes = 37</p> <p>A very low number of workplaces / employment sites can currently be accessed by PT from the development area.</p>	
	<p>By road: Number of workplaces accessible within 30 minutes = 273,131</p> <p>Access from the assessment area to employment by car scores high, with the area in close proximity to major roads providing direct links to key urban centres.</p>	
Access to other key services and facilities	<p>TRACC Accessibility Modelling outputs show that the assessment area has poor accessibility to key services within the defined travel time periods, due to the proximity of the assessment area to high-frequency PT services.</p>	

Criterion	Rationale	Score
Private car use	<p>% Driving a Car or Van = 73%</p> <p>Car based commuter trips currently account for 73% of journeys in the LSOA. A high car mode share is expected due to the assessment area's proximity from a high-frequency PT route.</p>	
Active travel	<p>The assessment area is within the 5km catchment of Stonehouse Rail Station and is in proximity to PT services which provide connections to Stroud. The assessment area is currently divorced from the NCN; however, some local walking and cycle routes are provided, linking the assessment area to both Cheltenham / Brockworth.</p>	

Viability/ Deliverability

Criterion	Rationale	Notes on Spatial Variation	Score: Large Extension (3,500+ dwellings)	Score: Medium Extension (1,500- 3,500 dwellings)	Score: Small Extension (500-1,500 dwellings)
Overall risk of non-delivery	[TBC]	[TBC]	[TBC]	[TBC]	[TBC]
Strategic infrastructure – inclusion in forward planning programme					
Strategic infrastructure – requirements for development contributions					
Land availability					
Financial viability					

Appendix 2 :Methodology Consultation Response Summary

Consultee	Consultation Response
Transport Planning Team	Step 1 (Sustrans and the LPA Consultation) - There is no specific mention of a review of the existing public transport provision, in particular the mapping of existing high frequency commercial public transport and engagement with officers with responsibility for public and shared transport strategy at Gloucestershire CC. The emphasis should be on accessibility with due regard for all users.
	Step 2 (Air Quality) - Air quality data is not available for the whole area being considered and so is not identified as a secondary constraint at this stage. Care would also be needed in doing so as there would be a risk that this would push development further away from the urban area and main access routes limiting scope for sustainable access.
	Step 2 (Accessibility) - Straight line isochrones can be very inaccurate where there are significant severances (e.g. rail/river/motorway) and / or a street network with poor permeability, but for this initial stage of the assessment this isn't considered a major issue.
	Step 2 (Accessibility Modelling Matrix) - It is also proposed to use Gloucestershire County Councils Accessibility Modelling Matrix, completed in 2016, to assess access to services and facilities but not employment. Public transport can change significantly over relatively short periods so it will be important to ensure that any major changes in public transport provision since 2016 are understood and reflected in the analysis.
	Step 2 (Travel to Work Patterns from 2011 Census) - Further segmentation analysis may help understanding of where investment in transport opportunities will be optimised.
	Step 2 (Constraints in the Capacity of Strategic Infrastructure) - The transport review will also consider current constraints in the capacity of strategic infrastructure. This is proposed to address road and rail but not cycling or bus based public transport. This is stated as being on the basis that these pieces of infrastructure can always be delivered off site and therefore are not a constraint. This is not however the case for either bus based public transport or cycling.
	Step 2 (Bus Based Public Transport) - In terms of bus based public transport achieving long term viability for a high frequency bus service serving new development is challenging and should be considered in the context of the existing bus network and in particular those elements of it that are already high frequency
	Step 2 (Cycling) - Cycling is arguably less challenging at a strategic level but the proximity of sites to existing strategic networks and distances to both services and main areas of employment should be considered at this early stage, as should cycling propensity on key transport corridors. The advent of 'e-Bikes' is likely to extend the geographic reach of cycling as a transport mode and help address the challenges of topography, where they exist, which is likely to increase the attractiveness and importance of this mode.
	Step 3 (Land Appraisals) - This step sets out the criteria that will be used to identify the areas of land that will be appraised. It limits the inclusion of standalone sites greater than 1km from existing settlement boundaries which are too small to accommodate more than c. 1500 dwellings. This approach will sift out areas which are separated from the urban area but too small to accommodate the scale of development necessary to support the inclusion of local services. This is essential if a shift to sustainable modes of transport including to access local services and facilities is to be delivered.
	Step 4 (Bus Services) - In practice it is very difficult to establish new high frequency commercially viable bus services on the back of developments of even the scale discussed. As noted before including an assessment of the current bus network and in particular the proximity to high frequency bus services will be needed to understand whether it is likely to be feasible to establish a high frequency high quality service that is likely to be attractive to a range of users and for journeys including those to work.
	Step 4 (Bus Services) - In practice it is very difficult to establish new high frequency commercially viable bus services on the back of developments of even the scale discussed. As noted before including an assessment of the current bus network and in pa
	Step 4 (Cycling) - Cycle travel time isn't considered. This is understandable to some extent but the only way of achieving a significant increase in cycling is to plan for this in new development and consider to proximity and journey length to employment and services at the outset, and especially as cycle trip times are more easily predicted than those of motorised vehicles. E-Bikes are also likely to extend the range and appeal of cycling as noted previously.
	Step 4 (Proximity to Stations) - Including rail in this measure is questioned as relying on proximity to stations in assessing accessibility may downgrade sites that actually have high levels of accessibility for access to services, facilities and jobs within Gloucestershire. It may also enhance the accessibility of sites which in fact have relatively low accessibility notwithstanding their proximity to a station in part because of the current rail service patterns. Rail is important but it is suggested it would be more appropriate to consider separately.
	Step 4 (High Frequency of Bus Service) - What is meant by a high frequency bus service is not defined. It is generally considered to be a 'turn up and go frequency' of between 10 and 15 minutes in the weekday daytime. It's suggested this is defined.
	Step 4 (Viability and Deliverability) - What isn't proposed to be included are the potential revenue costs of supporting public transport while the developments are built out and potentially after completion. These costs can be significant. Developments which can build off existing high frequency bus networks and which are adjacent to the existing urban areas are likely to have lower costs and risks in this regard.
Highways England	The transport benefit of the assessment will be in terms of its outputs and their applicability. Arguably, any or no strategic sites may be inherently sustainable in transport terms depending to an extent on the detail of development layout patterns, and optimisation of connectivity within and adjacent to the sites. A close understanding of this with caveats will be helpful.
Network Rail	We would request that further consideration is given to the current performance and operation of the SRN, and the transformative effect that current JCS sites, and potential future sites, might have on the highways and transport network. The known constraints in the performance and operation of the SRN at certain locations, particularly M5 junctions 9, 12 and 14 as well as a number of junctions on the trunk road network, should be used to help inform/shape site selection and the future spatial strategy, and not just considered to be a matter to be addressed or overcome through mitigation. There are some complex capacity constraints at these junctions, particularly on the M5, which will present a substantial challenge to bringing forward strategic development sites in the vicinity and may be disproportionately expensive to solve.
	Step 1 (Data Sources) - The document includes a list of sources that data will be gathered from, I see Network Rail is not on this list; It may be beneficial if we were.
	Step 2 (Rail Improvements) - Any rail improvements necessitated by development will have to be considered within any viability assessment.
	Step 2 (Level Crossings) - I can confirm that there are a considerable amount of level crossings within Gloucestershire. Where any development would result in a material increase or significant change in the character of traffic using a rail crossings the application should be refused unless, in consultation with Network Rail, it can either be demonstrated that the safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission. The attached Appendix 1 gives examples of possible impacts.
	Step 2 (Funding for Rail Improvements) - Within the plan area there will be provision for more than 35,000 houses. This will inevitably create additional demand for train services and facilities. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.
	Step 3 (Potential developable land) - It is at this point that any requirement for rail related obligation should be included.
ITP World	Step 4 (Accessibility and Viability Appraisal) - Any appraisal should include any obligation identified in Step 3 in relation to the railway within the plan area as the cost of mitigating any impact may have a bearing on the viability and deliverability of any such proposed site.
	It would be useful to have any relevant data Network Rail hold to help in the assessment. The information you [Lisa at Network Rail] have sent through on level crossings is very useful.
University of Gloucestershire	Quantifying the level of potential increase from passengers on the rail network, and the existing capacity to do so, is something we would like to include. Are you able to share any data on available capacity or overcrowding? (From the RUS?)
	We do have some crossover in methodology with the initial phase of your strategic growth option study. I was wondering if the mapping of the primary constraints was now complete and if you would be able to share any of the metadata for the data sets that were actually incorporated as is not totally transparent from the tables in the method statement - I think that much of it will be open data that I have already used in my project but would be interested to see if I have missed anything that could be helpful. Also would you be able to share any images of the mapping output for this initial phase? I totally understand if it is not possible at this stage of your work, I just thought it worth asking.
Historic England	It would be great if you could have a chat with Steven Orr about this commission...if you haven't already.
	Not sure why large brownfield opportunities within urban areas such as Gloucester are not being considered.
	The Historic Environment really shouldn't be considered a constraint.
	Although you appear to be considering the immediate impact on heritage assets will you be able to consider the integrity of historic places, their character and setting within a landscape context.
	Pg 12 - As we know setting is a really important factor and can have a critical impact on site suitability. An assessment should be undertaken as soon as possible before decisions are taken.
	A 20m buffer may provide the wrong impression as often development within 20m is entirely appropriate and in another situation a more extensive setting needs to be safeguarded.
	You may find our GPAs esp no. 3 and HEANs useful.
	2.20 - I'm not clear why smaller (fragmented) sites are being discounted? They can often be more appropriate in supporting the delivery of sustainable development and can often be more suitable in sensitive historic landscapes. The presumption of a minimum size of site could really do with being reconsidered.
	Table 2.3 - It will be important that an understanding of the significance of affected heritage assets and the contribution of their setting informs this exercise.

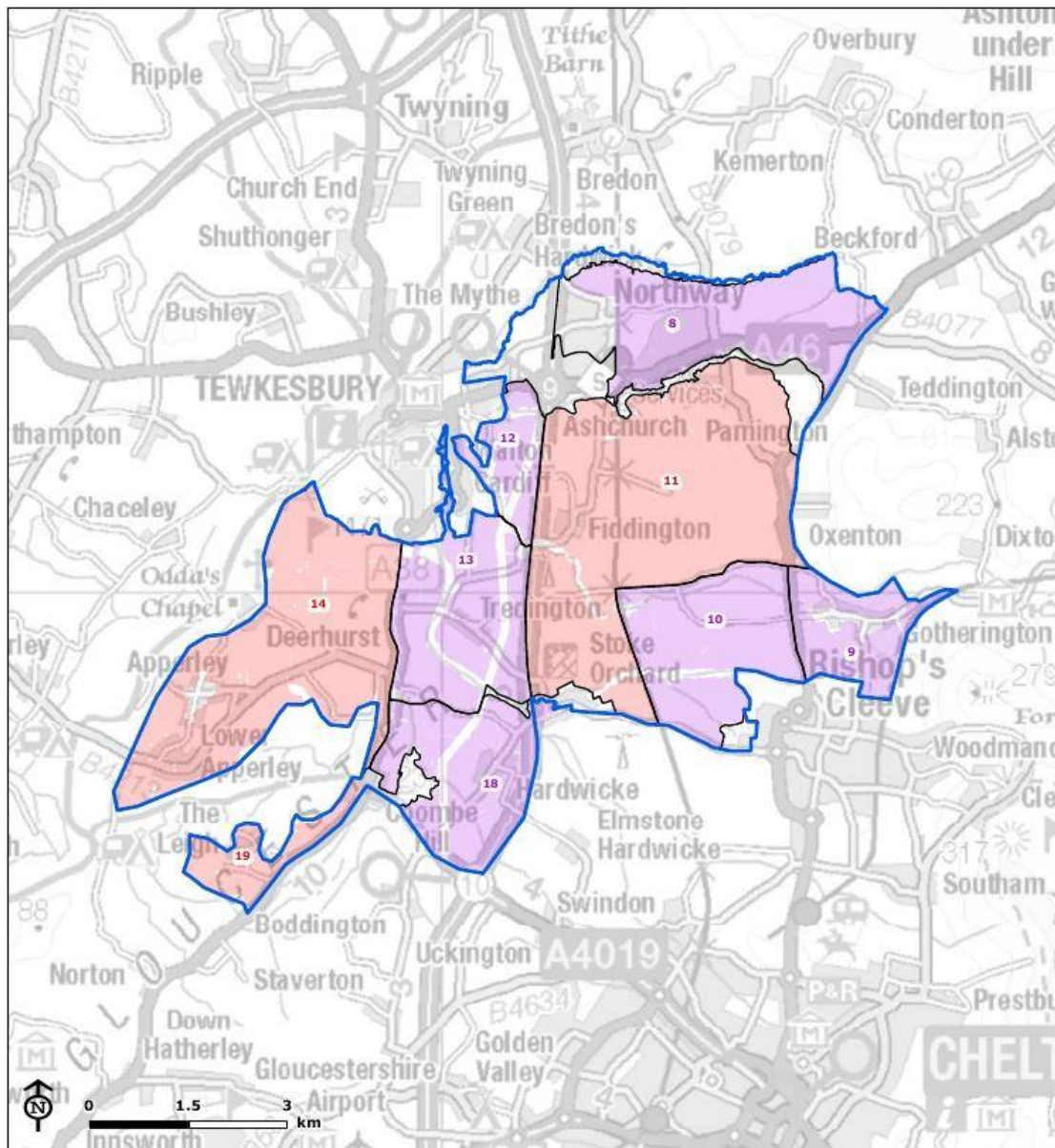
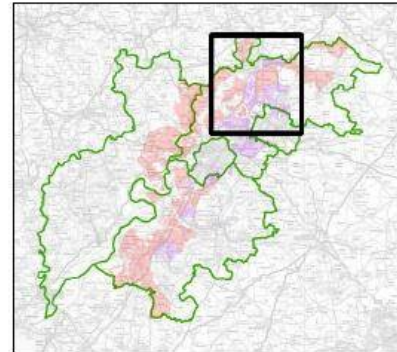
GCC Planning Officers - Ecology and Historic Environment	Section 2.2 - There may be a need to do data searches for sites and notable species of any general growth area identified. Natural England and government websites do not include local sites (i.e. Local Wildlife Sites and Regionally Important Geological Sites), habitats and most species records. Although some partial information is available through the NBN Atlas (https://nbnatlas.org/) full biodiversity information can only be obtained through GCER (https://www.gcer.co.uk/). If GCER is not contacted (seems unlikely) there must be a strong caveat that each LPA needs to do more detailed environmental searches with GCER. The Historic Environment Record (https://www.gloucestershire.gov.uk/planning-and-environment/archaeology/request-archaeological-data-from-gloucestershires-historic-environment-record-her/) is used to inform all the LPAs in Gloucestershire regarding the historic environment and should also be consulted. These more local searches could easily affect the scoring system values as presented at Section 2.32 and Table 2.3.
	Section 2.6 - Primary constraints in biodiversity would be European/International or National Sites (SPA/Ramsar/SAC/SSSI/NNR) so we agree with Table 2.1. In relation to all these sites nearby residential development could have recreational impacts and HRA would be triggered. Stroud have already defined some zones where developer contributions are required to help mitigate recreational impact on the Severn Estuary and Rodborough Common. Work is about to start to define similar zones in relation to the Cotswold Beechwoods SAC (funded by the relevant District Councils).
	Significant population(s) of a European Protected Species (e.g. bats, dormice, great crested newts) could sometimes be considered secondary constraints for the study. For example some land used by horseshoe bats, especially to the west of the Severn may be ecologically linked to the conservation of the Wye Valley and Forest of Dean Bat Sites SAC bat populations. In terms of Great Crested Newts though the District Licensing option for developers will be a material consideration from this summer as all Gloucestershire LPAs will be part of an extended South Midlands scheme (https://naturespaceuk.com/participating-areas/). Only Great Crested Newt red zones (which will be made available on request) should be considered secondary constraints however.
	The list of designated heritage assets contained in table 2.1 is correct, although NPPF (February 2019) footnote 63 ('Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets') does require that there is potential for heritage assets, the significance of which is not yet known, to become primary constraints during subsequent steps in the process.
	Section 2.16, 2.25 and from 2.46 to 2.48 Needs to include at least strategic green infrastructure as being defined by the District Councils and the Local Nature Partnership (https://www.gloucestershirenature.org.uk/). Note all Councils are signed up to the LNP's GI Pledge.
	Assessments should be undertaken in accordance with the relevant sections of Historic England's Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans and Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans.
	Section 2.32 - See comments about local record centre searches under Section 2.2 above. The criteria/information needed for scoring biodiversity (Table 2.3) cannot be done without contacting GCER (and HER similarly for the historic environment). Note that housing development over 2km from the Cotswold Beechwoods SAC or the Severn Estuary SAC could easily have adverse effects due to an increase in recreational disturbance (minor to significant negative effects).
Environment Agency	One key comment we have is that, whilst we welcome the precautionary approach to flood risk and the importance that has been placed upon it, we would advise caution in discounting sites entirely due to Flood Zone 3. This 'black and white' approach to sifting may mean you don't get the most sustainable growth options. We'd advocate considering how infrastructure planning can underpin and support sustainable growth. E.g. aligning the IDP with the SHLAA process. There may be examples for instance where a flood risk management scheme is being considered that could help to bring forward land that may be suitable for development and it may be prudent to consider allocating land to be safeguarded for flood risk management infrastructure that in turn allows other sites to come forwards. This approach could also help to unlock funding for such infrastructure. We'd be keen to discuss this with you more as your work progresses - clearly there is a fine balance to be struck in terms of flood defences being there to protect existing communities rather than facilitating new development, but this shouldn't discount consideration of aligning infrastructure planning at this point in time to see if there are more sustainable growth options within areas affected by flood risk – ultimately the potential to secure flood risk betterment through development should not be discounted.
	We can't see reference to land contamination as a constraint. Perhaps this should be added in with soil quality? E.g. our historic landfills layer which LPAs should already have and is available online) is a relevant dataset. This would be a 'secondary' constraint as it can be cleaned up through development (which is a positive reason for site selection), but can impact on viability due to the cost of clean-up.
	Table 2.1 – we query what is meant by 'flood storage areas'? If this is 'land where flood water is stored in times of flood' this is arguably Flood Zone 3b – functional floodplain – which should be avoided. If it means things like the Horsebere Brook flood attenuation scheme then that's slightly different and wouldn't necessarily preclude development.
	2.16 – we welcome that infrastructure - specifically water and waste water – will be investigated. In our experience things like upgrades needed to the sewage treatment works or sewerage network are very important to understand the phasing of development, but wouldn't necessarily preclude development in itself.
	Table 2.2 water quality – we welcome the reference to Source Protection Zones (SPZs. Bear in mind that SPZ1 is the most sensitive area. SPZ2 and 3 are still sensitive, but less so. This might have a bearing on scoring – so the outputs should make clear which SPZ(s) the site falls within.
	2.47 – development specific infrastructure requirements – here it would be useful to note land contamination and also where there are culverted watercourses as we would like to see greater commitment to opening up culverts as part of the JCS Review (there is currently support for this in Policy INF2 (section iv states "enhance natural forms of drainage"), and supporting text para 5.3.11 ("restoring culverted watercourses back to open channels"), however we would looking for stronger emerging policy and flagging right from the start where culverts exist and an expectation they will be restored to open watercourses will help with this.
	Table 2.1 – ecological and geological environment – please consider adding Key Wildlife Sites to the list in secondary constraints.
	Table 2.1 - Water Quality – water features are listed here, but another data source of relevance is the Water Framework Directive (WFD) Cycle 2 data which is available online.
Severn Trent	Para 1.9 – Severn Trent is supportive of the Duty to Cooperate comments and are keen to be included as a key stakeholder in subsequent site assessments and JCS Review consultations. We would ask that the email address growthdevelopment@severntrent.co.uk is included as the main contact address for future consultations.
	Para 1.10 – We are supportive of you working closely with Stroud District Council throughout the production of the JCS and advise that the JCS take into consideration the sites that have been proposed for allocation as part of the recent Stroud District Local Plan Review – Emerging Strategy Consultation from November 2018.
	Para 2.3 – We are supportive of flood risk being included in the potential constraint assessments however we advise that you edit this line to say 'hydrology including flood risk from multiple sources'. This is because there are a number of causes of flood risk including fluvial, pluvial, groundwater and sewer flooding and we advise that any flood risk assessments should include assessment of sewer flood risk.
	Table 1.2 – We are supportive of the inclusion of Water Quality Drinking Water Quality Safeguarding and Source Protection Zones as a secondary constraint as it is important to protect drinking water resources to exposure to pollution as a result of new development.
	On the Flood risk or Infrastructure line we recommend adding flood risk from sewers or Sewerage Infrastructure as a secondary constraint. We recognise that we have a duty under the Water Industry Act 1991 to provide capacity for new development and we are keen to work with Local Planners to identify sites for allocation which would be preferable based on existing sewer capacity availability and less infrastructure improvement requirements to reduce the potential impact of flood and pollution risk to customers and to minimise the potential delays to development that infrastructure improvements may cause.
	We are supportive of the Odour constraints line and inclusion of Cordon Sanitaire assessment at Netheridge Waste Water Treatment works (WwTW) in particular. We would also advise that odour assessments are conducted for other sites that are in proximity to other WwTW in the Plan area, most notably Hayden WwTW and Tewkesbury WwTW.
	Para 2.16 – We are supportive of the inclusion of water and waste water in the Utilities infrastructure assessment. The common approach that we employ on consultations of this nature is to complete what we call a Sewer Capacity Assessment whereby we complete a desktop assessment of each of the potential development allocations providing a low to high risk rating against the following areas: - Foul sewer impact which looks at existing network constraints such as existing flooding and pollutions locations downstream and the size of the existing network compared to development size. - Surface water potential impact which considers the availability of development being able to follow the Drainage Hierarchy as supported by Planning Practice Guidance Paragraph 80 for surface water disposal. This looks at the ability for a site to infiltrate using SuDS, the availability of a nearby watercourse to discharge into, the availability of surface water sewers to connect into and finally the likelihood that a development would be able to connect surface water into the foul sewer network. - Waste water Treatment Works available capacity We therefore encourage you to consult us at the earliest opportunity when sites are being assessed to allow this Sewer Capacity Assessment to be completed.
	Table 2.3 – We are supportive of the Water Quality criteria. For the Flood risk line we encourage the inclusion of sewer flood risk assessment as detailed above in the Sewer Capacity Assessment, this is because flood risk can occur from multiple sources and all should be considered.

Appendix 3 : Landscape Sensitivity Assessment

Broad Area 3

Assessment Areas 8, 9, 10, 11, 12, 13, 14, 18 and 19

- Assessment Area - New Settlement
- Assessment Area - Urban Extension
- Broad Area
- Broad Development Site
- Study Area



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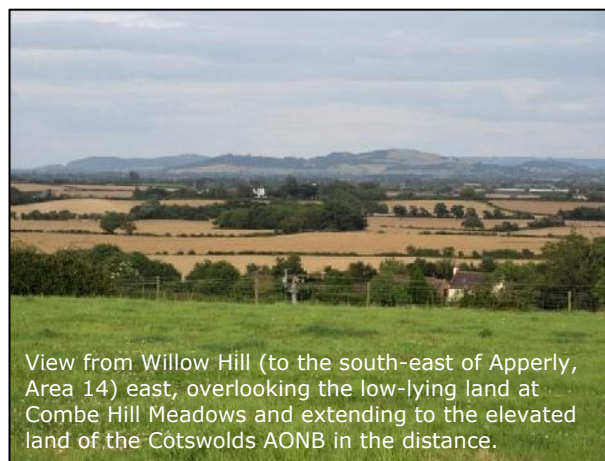
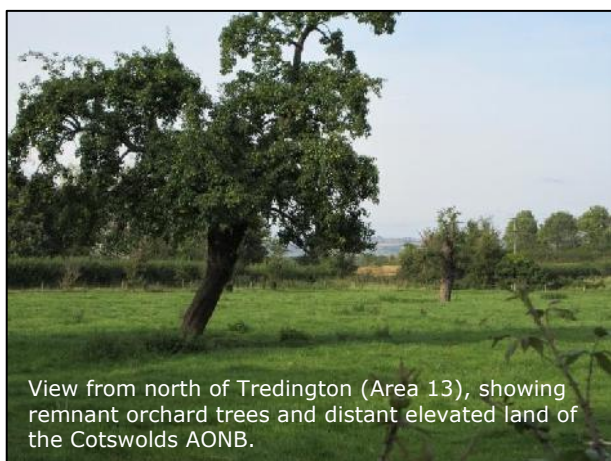
Landscape sensitivity assessment

Landscape character context		
<p>This Broad Area is situated to the south and east of Tewkesbury and west of Bishops Cleeve. The River Severn runs close to the western edge of the area. Landform is gently rolling with small hillocks in the west. The Cotswold AONB is located adjacent to the west. The area contains several larger villages such as Apperley, Stoke Orchard and Gothering as well as smaller villages and farms. Despite containing a number of settlements the area is primarily rural. The area is mostly within the Settled Unwooded Vale Gloucestershire Landscape Character Area. The western parts are within the Vale Hillocks and Floodplain Farmland Landscape Character Areas. The easternmost part of Assessment Area 9 surrounding Gotherington is designated under Policy LND2 as a Special Landscape Area¹</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Flat/gently undulating landform, with some hillocks in the west. Agricultural land follows a rectilinear, moderate-scale field pattern, which becomes more irregular near Apperley in the west. The flat topography and low field boundaries create the perception of a larger scale landscape. 	M
Natural character	<ul style="list-style-type: none"> Land use is dominated by arable fields divided by low hedges with some mature hedgerow trees. Occasional small woodlands are located amongst the farmed land, some of which are BAP priority habitats. Other BAP priority habitats include floodplain grazing marsh, traditional orchards and good quality semi-improved grassland. The Walton Cardiff Ponds Key Wildlife Site is located in the north of the area. 	M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that the majority of fields are post-medieval in origin. The landscape provides rural setting to historic features such as the deserted medieval village Scheduled Monument at Walton Cardiff and listed buildings including the Grade I listed Church of St John and the Baptist and Church of St Catherine as well as many Grade II* and II listed buildings. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Several villages are dispersed throughout the Broad Area including nucleated settlements such as Apperley, The Leigh and Fiddington and the linear settlements of Tredington, Deerhurst Walton and Gotherington. The area has intervisibility with parts of southern of Tewkesbury and provides a rural setting to the town. A large Business Park is situated in the north, on the eastern outskirts of Tewkesbury. Buildings are often red brick although traditional timber framed buildings are also common. The landscape contributes to the physical and perceived sense of separation between Bishop's Cleeve, Tewkesbury and other smaller villages. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Views are long reaching due to the open and expansive character of the area. Elevated parts of the Broad Area such as assessment area 14 have open and expansive views, whereas assessment area 9 has a more enclosed feel due to the presence of surrounding elevated Cotswolds to the north and west. There is intervisibility with the elevated areas of the Cotswolds AONB to the east throughout the whole Broad Area. 	M-H

¹ Special Landscape Areas are referred to within Policy LND2 in the 'Tewkesbury Borough Local Plan to 2011 – March 2006'. This policy has been carried forward as Policy ENV1 in the 'Tewkesbury Borough Plan: Draft policies and site options for public consultation 2011-2031', which is yet to be adopted.

	<ul style="list-style-type: none"> The A435 and A38 are slightly elevated compared to their surroundings resulting in long distance views from these roads. A pylon route crosses the area, marking the open skylines. The gently undulating landform can create the illusion of well-wooded skylines in some parts. 	
Access and recreation	<ul style="list-style-type: none"> A series of major north-south transport links cross this area including the M5, the A38, the A435 and the railway line. There is a well-developed network of public rights of way in the south-west of the area near Apperley, The Leigh, and Hardwicke as well as near Gotherington in the east. Elsewhere Public Rights of Way are sparse. The Gloucester Way long-distance route passes through the area. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Open and expansive, with intact rural character and high levels of tranquillity away from the urban edges and main transport corridors. The area has limited intervisibility with existing built development. Noise disruption is experienced adjacent to the main transport routes. 	M

Representative photographs



Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

Assessment Area 8 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings		L-M			
Medium urban extension 1,500-3,500 dwellings			M		
Large urban extension 3,500 dwellings +					H

Assessment Area 9 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings				M-H	
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

Assessment Area 10 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

Assessment Area 11 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

Assessment Area 12 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings				M-H	
Medium urban extension 1,500-3,500 dwellings					H

Assessment Area 13 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings				M-H	
Medium urban extension 1,500-3,500 dwellings					H
Large urban extension 3,500 dwellings +					H

Assessment Area 14 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

Assessment Area 18 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

Assessment Area 19 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

Summary of key sensitivities to development

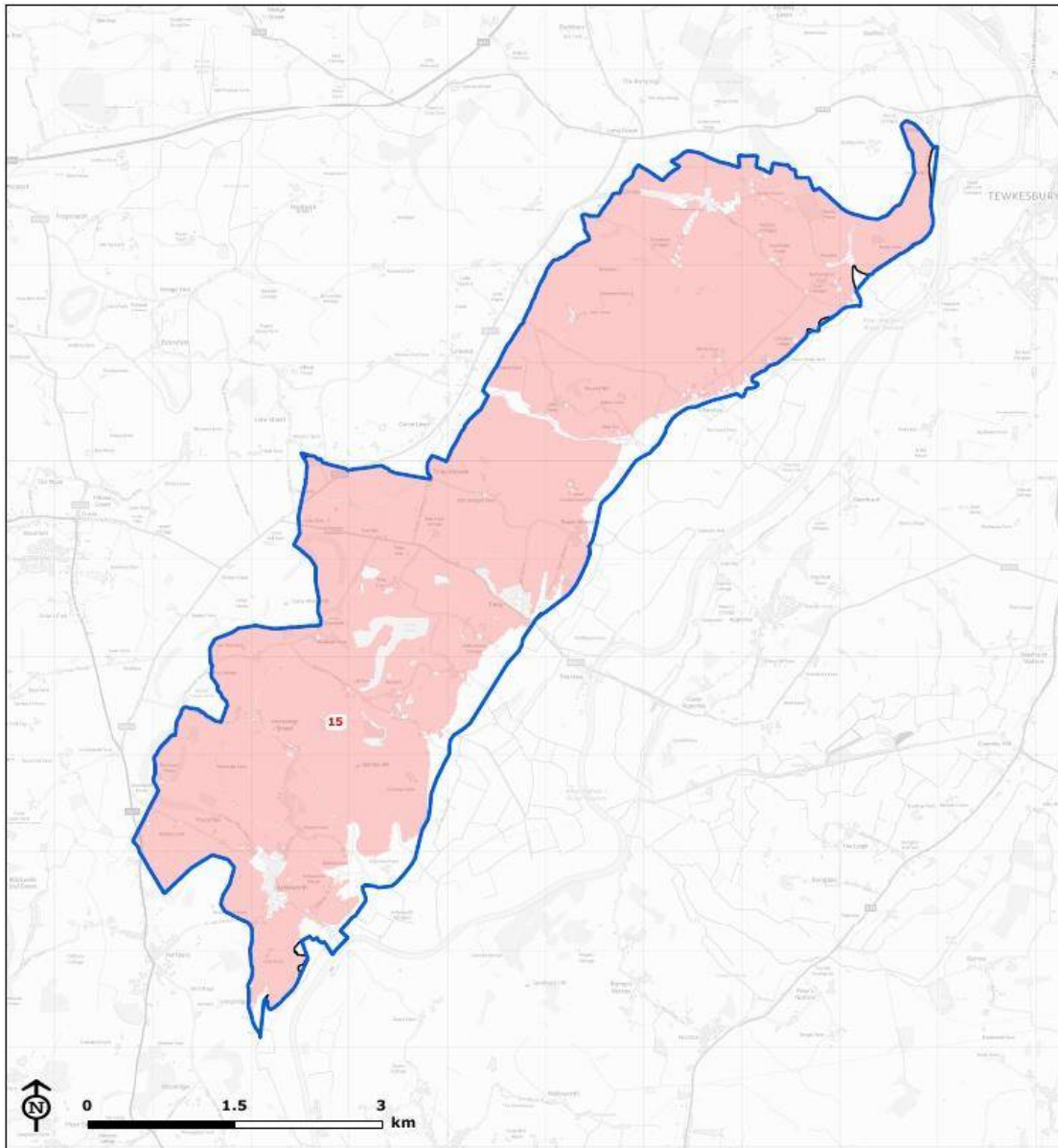
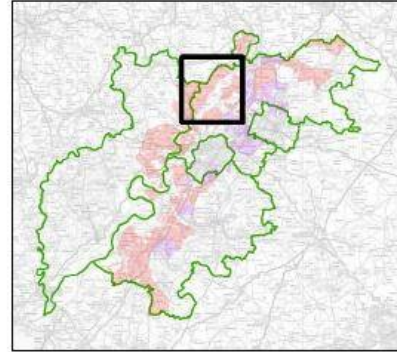
The following provides a summary of the key landscape sensitivities within the Broad Area:

- Open and exposed landscape character with the gently undulating landform providing a high level of intervisibility across the Broad Area.
- More elevated areas such as that near Apperley provide panoramic open views.
- A high level of intervisibility with the elevated land of the Cotswolds AONB to the east.
- Occasional woodlands as well as BAP priority Habitats are located within the area.
- Rural and agricultural landscape character
- Risk of coalescence of small villages with larger urban settlements such as Gotherington with Bishop's Cleave.
- Intact rural character, with a sense of tranquillity due to open expansive character and lack of disturbance major transport routes (except the M5) throughout much of the Broad Area.
- Rural setting to the historic character of villages such as Tredington, Gotherington and Apperley containing high concentrations of listed buildings. In close proximity to these villages often have irregular field patterns and more pastoral character.
- Risk of coalescence between Tewkesbury and Newton.

Broad Area 5

Assessment Area 15

- Assessment Area - New Settlement
- Assessment Area - Urban Extension
- Broad Area
- Broad Development Site
- Study Area



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Landscape sensitivity assessment

Landscape character context		
This Broad Area comprises undulating land with a series of hills and ridges situated to the west of the River Severn. The characteristic hills have wooded slopes and open tops. The landscape is intricate with small scale fields and scattered small villages including Forthampton in the north and Ashleworth in the south. The area is mostly within the Unwooded Vale Gloucestershire Landscape Character Area, although a small part in the south falls within the Vale Hillocks and part of the north within the River Meadows Gloucestershire Landscape Character Areas.		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Landform is a series of steeply undulating ridges and valleys. The landscape is punctuated by hills including Round Hill, Corse Wood Hill and Barrow Hill. Landform gives many parts of the area an intricate small scale character – particularly in the south near Hasfield and Wickridge Street. In the north an open and expansive feel is common as elevated areas such as Round Hill allow long reaching views over the surrounding land. Small tributaries of the adjacent River Severn carve the landscape including Paradise Brook and Newhall Brook. 	H
Natural character	<ul style="list-style-type: none"> The primary land use is mixed arable and pasture. Fields are moderate to small scale and bound by hedgerows containing frequent mature trees. Ponds are a frequent feature within fields. Corse Grove and Forthampton Oaks are locally designated as Key Wildlife Sites. Woodland blocks are a common feature within the landscape and are often located on the steep slopes on the hills and ridges. Much of the woodland is identified as BAP Priority Habitat while some is also defined as ancient woodland. Orchards are commonly associated with farms and villages. 	M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that the majority of fields are medieval and post-medieval in origin. In the west there is some large scale irregular enclosure of 18th-19th century origin, likely to be parliamentary enclosure. The villages of Forthampton and Ashleworth contain Conservation Areas. The area contains several listed buildings including the Grade I listed Church of St Mary, Church of St Michael and The Great House. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Settlement comprises scattered small villages and farms. There are nucleated and linear villages. Occasional manor houses are also located within the area. The rural setting the landscape provides to the small villages is a key part of their identities. Building vernacular is diverse including a large proportion of red brick properties, but also some Cotswolds stone and Tudor style brick and wood frame buildings. The north of the area provides part of the wider rural setting to Tewkesbury. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> There are long distance views over the adjacent Severn Valley, particularly from elevated ground. The distinctive landform of the Cotswolds AONB is visible across the Severn Vale to the east. The ridges and hills within the area are visually prominent and have undeveloped skylines. Frequent trees within field boundaries and on the steep slopes 	M-H

	created wooded skylines.	
Access and recreation	<ul style="list-style-type: none"> • Complex network of public rights of way including bridleways, and parts of National Cycle Route 45 and the Three Choirs Way long distance recreational route. • Access is primarily by a network of winding, sometimes steep rural lanes. The B4213 crosses the area and runs through Tirley. 	M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> • A traditional rural landscape, with few modern influences and high levels of tranquillity. Traffic noise from the nearby A417 can impact on tranquillity locally. • There is a sense of openness and exposure on the elevated ridges and hills. • The area has a strong sense of place due to its location adjacent to the River Severn. 	H

Representative photographs



Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

Assessment Area 15 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings					H
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

Summary of key sensitivities to development

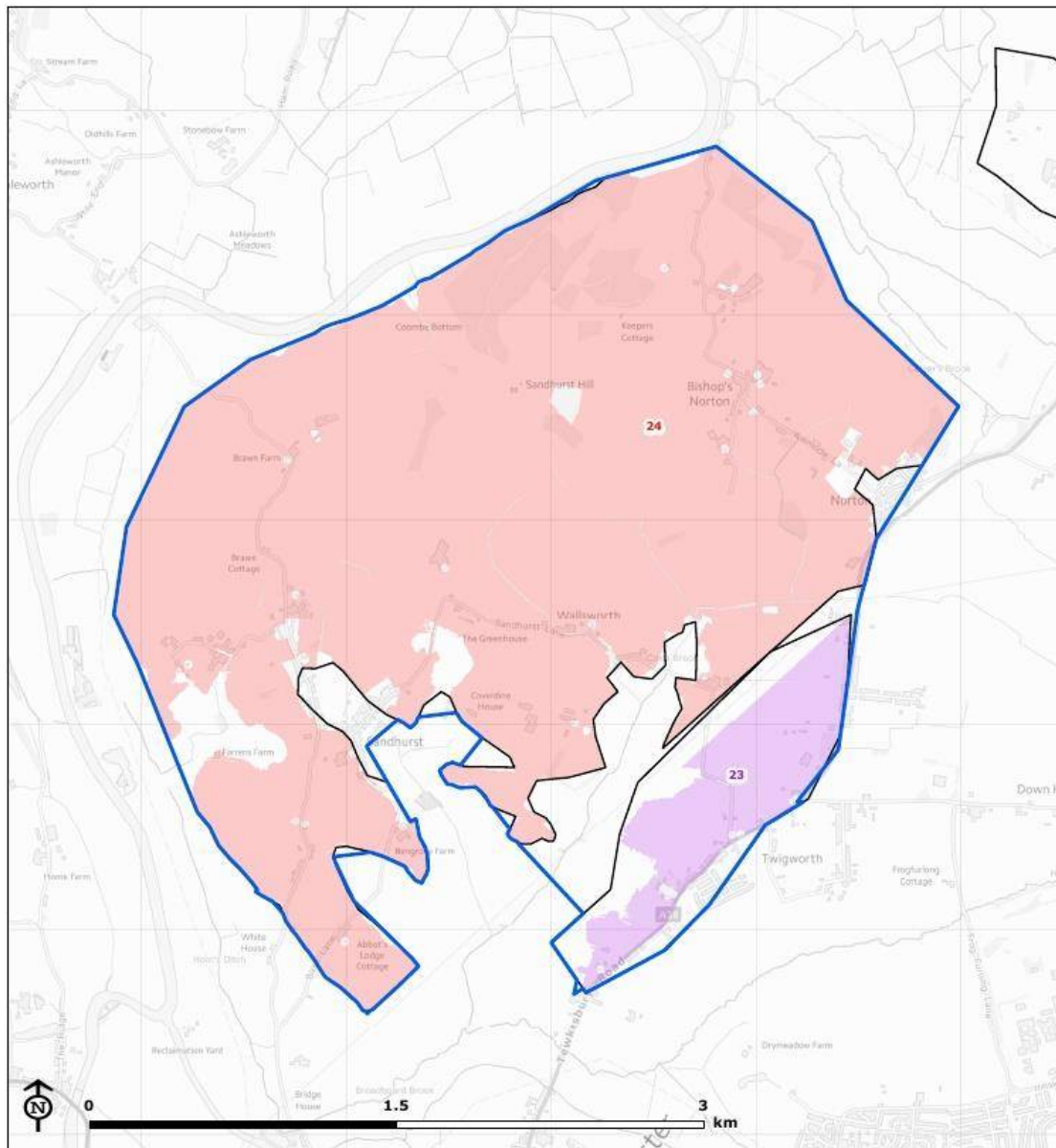
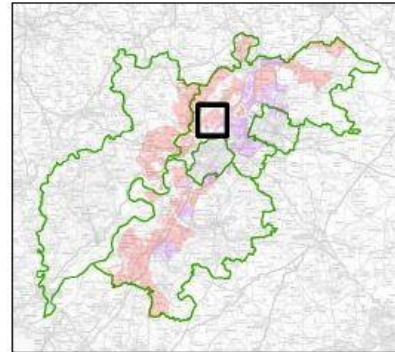
The following provides a summary of the key landscape sensitivities within the Broad Area:

- Steeply undulating ridge, valley and hills landform, particularly in the south of the area.
- BAP priority habitats including frequent deciduous woodlands, traditional orchards and some areas of calcareous grasslands.
- Setting to historic villages often containing listed buildings and/or conservation areas.
- Long distance views over surrounding valleys.
- Slopes create visually prominent undeveloped skylines.
- Complex public rights of way network including the Three Choirs Way.
- Rural and removed area with tranquil perceptual qualities and little in the way of built development.

Broad Area 6

Assessment Area 23 and 24

- Assessment Area - New Settlement
- Assessment Area - Urban Extension
- Broad Area
- Broad Development Site
- Study Area



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Landscape sensitivity assessment

Landscape character context		
<p>The area is situated to the north of Gloucester and to the east of the River Severn. The area contains Sandhurst Hill which is locally distinctive on the otherwise gently undulating landscape. The area is relatively rural with agriculture forming the main land use. The villages of Sandhurst and Norton are located in the area and are linked to the surrounding area by a network of rural lanes. The north of the area is within the Vale Hillocks Gloucestershire Landscape Character Area whilst the south is in the Settled Unwooded Vale Gloucestershire Landscape Character Area.</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> The undulating landform rises steeply in the north west of the area, culminating in the distinct features of Sandhurst Hill and Norton Hill. The valley of the River Severn defines the western edge of the Broad Area. Cox's Brook and smaller tributaries also pass through the area. Field pattern is medium-large scale and irregular. 	M-H
Natural character	<ul style="list-style-type: none"> Majority of fields under arable cultivated and are bound by well-established hedgerows. Some large woodland areas, particularly on hills, these include BAP Priority Habitat deciduous woodlands and some ancient woodland. To the north of the Broad Area is surrounded by floodplain grazing marsh associated with the River Severn. Orchards are associated with the settlements; these are often identified as BAP Priority Habitats. 	M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that a significant proportion of enclosure is irregular piecemeal enclosure which is likely to be medieval or early post-medieval in date. There are some areas of regular post-medieval parliamentary enclosure. To the north of Bishop's Norton is an area with a designed parkland character resulting from specimen trees and avenues. The area provides rural setting to listed buildings including the Grade II* listed Wallsworth Hall and the Church of St Lawrence in Sandhurst. Many of the farm buildings within the landscape are also listed. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The area provides setting to the small villages of Sandhurst and Norton. Farms are scattered across the area. The building vernacular is most commonly red brick, although rendered buildings are also present. Twigworth has a linear settlement pattern following the A38. The landscape contributes to the wider rural setting to the north of Gloucester. Hatherley and Broadboard Brook form a barrier between the city and the Broad Area. The area provides a sense of separation between and prevents the coalescence of Twigworth with Gloucester. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> There are long distance views from elevated areas such as Sandhurst Hill. These extend across the River Severn towards the Forest of Dean and to the distinct landform of the Cotswolds AONB to the east. Low cut hedgerows and the gently undulating landform also enable long views. The wooded skylines of Sandhurst Hill are a distinct feature. A pylon route passes through the area in the south east and is prominent on skylines. There are also two TV relay station towers to the south of Wallsworth. 	M-H
Access and recreation	<ul style="list-style-type: none"> A network of footpaths and bridleways link the settlements and farms. A small section of the Severn Way long distance recreational route passes through the north of the area. The east of the area is bound by the A38. Rural lanes provide access between the villages and farmsteads. 	L-M

Perceptual and experiential qualities	<ul style="list-style-type: none"> Strongly rural with high levels of tranquillity resulting from lack of modern influences within the landscape. Strong sense of place, owing to the distinct landform, location adjacent to the River Severn and views to the Cotswolds escarpment. Noise from the A38 can intrude on the rural and tranquil perceptual qualities on the eastern edge of the area. 	M-H
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Overall assessment of landscape sensitivity

Area 23 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings					H
Medium urban extension 1,500-3,500 dwellings					H
Large urban extension 3,500 dwellings +					H

Area 24 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

Representative photographs



Summary of key sensitivities to development

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

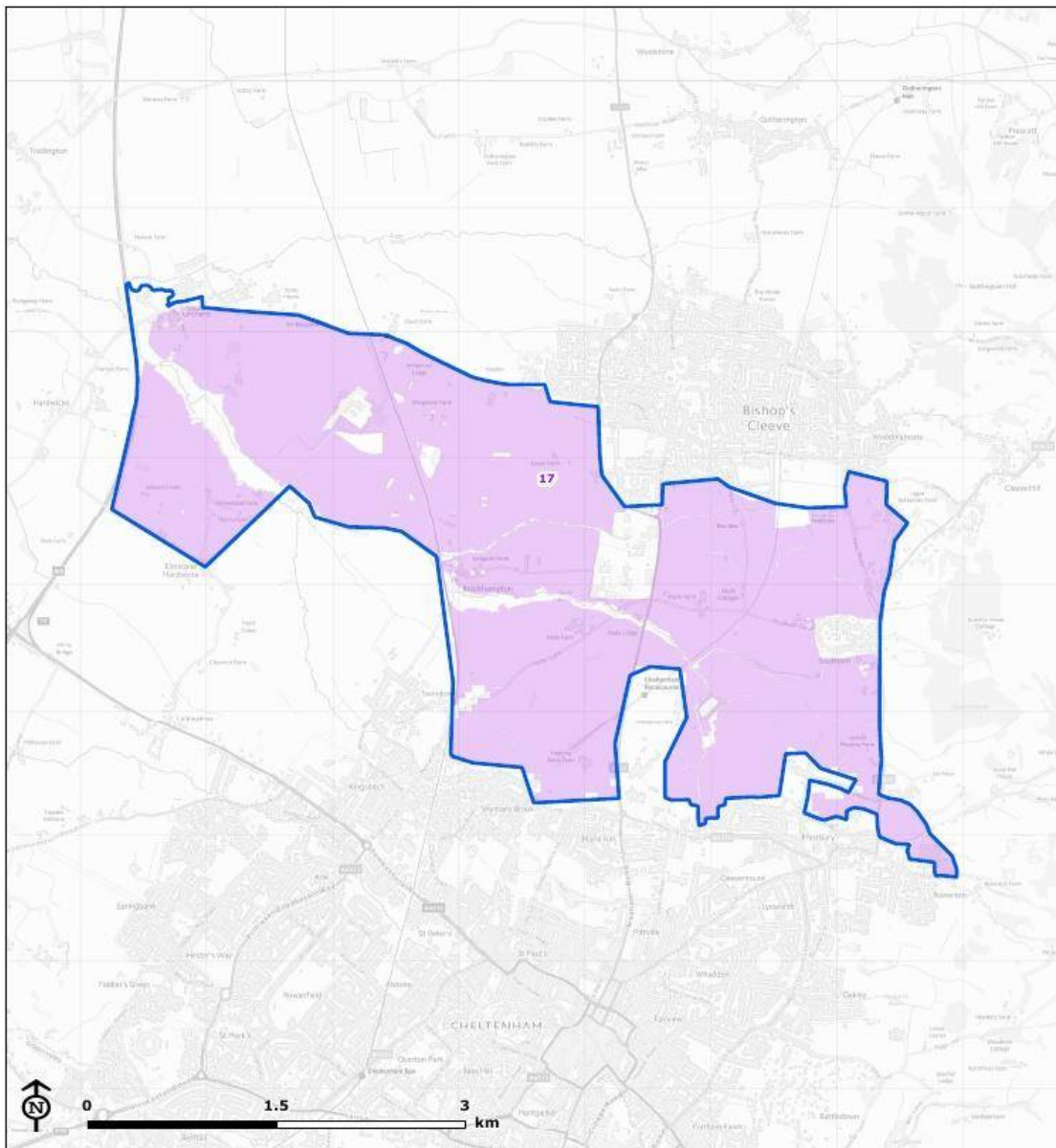
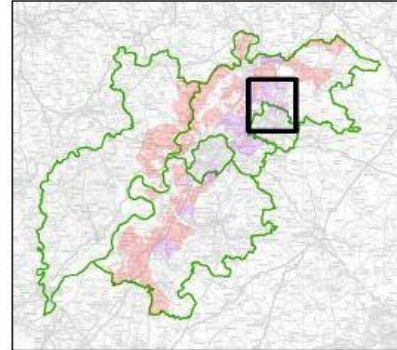
The following provides a summary of the key landscape sensitivities within Broad Area:

- Undulating landform containing the distinct features of Sandhurst Hill and Norton Hill due to the visual prominence of these landforms on the local landscape
- Good provision of habitats including BAP Priority Habitat deciduous woodlands and some ancient woodland.
- Rural setting to existing settlement and historic merit such as the Grade I listed Church of St John the Evangelist in Slimbridge and Grade I listed Frampton Court accompanied by the Frampton Court Grade II* Listed Parks and Gardens.
- The area provides a sense of separation and prevents the coalescence of the small villages of Twigworth, Walsworth and Sandhurst with Gloucester.
- Long distance views from elevated areas such as Sandhurst Hill.
- Network of rural lanes and public rights of way.
- Rural and removed with tranquil perceptual qualities, despite proximity to Gloucester.

Broad Area 7a

Assessment Area 17

- Assessment Area - New Settlement
- Assessment Area - Urban Extension
- Broad Area
- Broad Development Site
- Study Area



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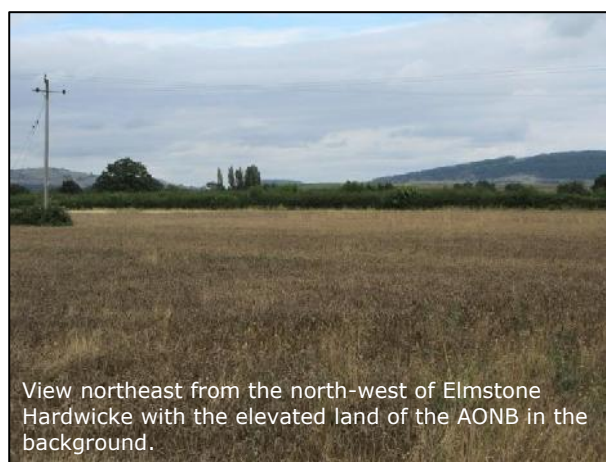
Landscape sensitivity assessment

Landscape character context		
<p>Broad Area 7a is situated directly north of Cheltenham and south of Bishop's Cleeve, with the Cotswolds AONB marking the eastern boundary of the area. Within the Broad Area are the villages of Southam and Brockhampton along with some smaller clusters of houses. Landform is relatively flat and open and has been used for sand and gravel extraction and landfill. The area lies within the Settled Unwooded Vale Gloucestershire Landscape Character Area and a small part of Escarpment Gloucestershire Landscape Character Area in the east. The easternmost part of the Broad Area surrounding Southam is designated as a Special Landscape Area¹.</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> A flat to gently rolling landscape with more steeply sloping topography in the south and southeast as the landform transitions to the sloping adjacent Cotswolds AONB. Field pattern is mixed with some regular and irregular patterns, but usually of moderate scale. The River Swilgate crosses the north of the area. 	L-M
Natural character	<ul style="list-style-type: none"> Mix of arable and pastoral agriculture as well as areas of sand and gravel extraction, a landfill site and Cheltenham Race Course. Hedgerows contain frequent mature trees, in places enclosing the otherwise open and expansive landscape. BAP Priority Habitats include deciduous woodlands, traditional orchards and lowland meadows. Some are locally designated including the Key Wildlife Site at Wingmoor Farm Meadow. Wingmoor Farm Sand & Gravel Pit is identified as a RIGS. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The area provides rural setting to historic assets including the moated site Scheduled Monument adjacent to Cheltenham Race Course, the Conservation Areas of Woodmancote and Swindon and numerous listed buildings including the Grade I listed Chapel of St James the Great at Stoke Orchard. The Gloucestershire and Warwickshire Heritage Railway crosses the landscape. The HLC indicates a mix of field origins. Many fields have experienced boundary removal and reorganisation. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> There is some intervisibility between existing settlement in Cheltenham and Bishop's Cleeve, however in many places the landform conceals the existing settlements. The landscape maintains the perceived and actual sense of separation between Cheltenham and Bishop's Cleeve. The area provides rural setting to properties on the northern settlement edge of Cheltenham, within Southam and on the southern outskirts of Bishop's Cleeve. Development within the area consists of isolated farms, clusters of cottages and some industrial estates. Residential properties are often built in red brick. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Escarpments within the Cotswolds AONB to the east are prominent in views and form distinctive skyline features. The Broad Area has high levels of intervisibility with the AONB. The area is overlooked by the viewpoint on Cleeve Common. Generally open and expansive area with long distance views where hedgerows allow. Skylines are mostly undeveloped and are often marked by trees or woodland. 	M-H
Access and	<ul style="list-style-type: none"> Part of the Cheltenham Circular Footpath recreational route crosses the south of the area. This is supplemented by a good network of public rights of way (which is more developed in the 	M

¹Special Landscape Areas are referred to within Policy LND2 in the 'Tewkesbury Borough Local Plan to 2011 – March 2006'. This policy has been carried forward as Policy ENV1 in the 'Tewkesbury Borough Plan: Draft policies and site options for public consultation 2011-2031', which is yet to be adopted.

recreation	<p>south).</p> <ul style="list-style-type: none"> • The area is crossed by two railway lines (one of which is the Gloucestershire Warwickshire Heritage Railway). • The A435 links Bishop's Cleeve with the north of Cheltenham and the M5 is adjacent to the west of the area. Several narrow rural lanes also cross the landscape. 	
Perceptual and experiential qualities	<ul style="list-style-type: none"> • Although the landscape has an open character, there is minimal intervisibility between built features and the surrounding landscape. • Strong sense of place afforded by the location of the area adjacent to the Cotswolds escarpment. • Despite its often rural agricultural land uses frequent industrial estates and busy roads detract from the overall rural character. • Transport and extractive infrastructure create localised sound pollution, but are generally well concealed visually. 	M

Representative photographs



Overall assessment of landscape sensitivity

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Assessment Area 17 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings				M-H	
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

Summary of key sensitivities to development

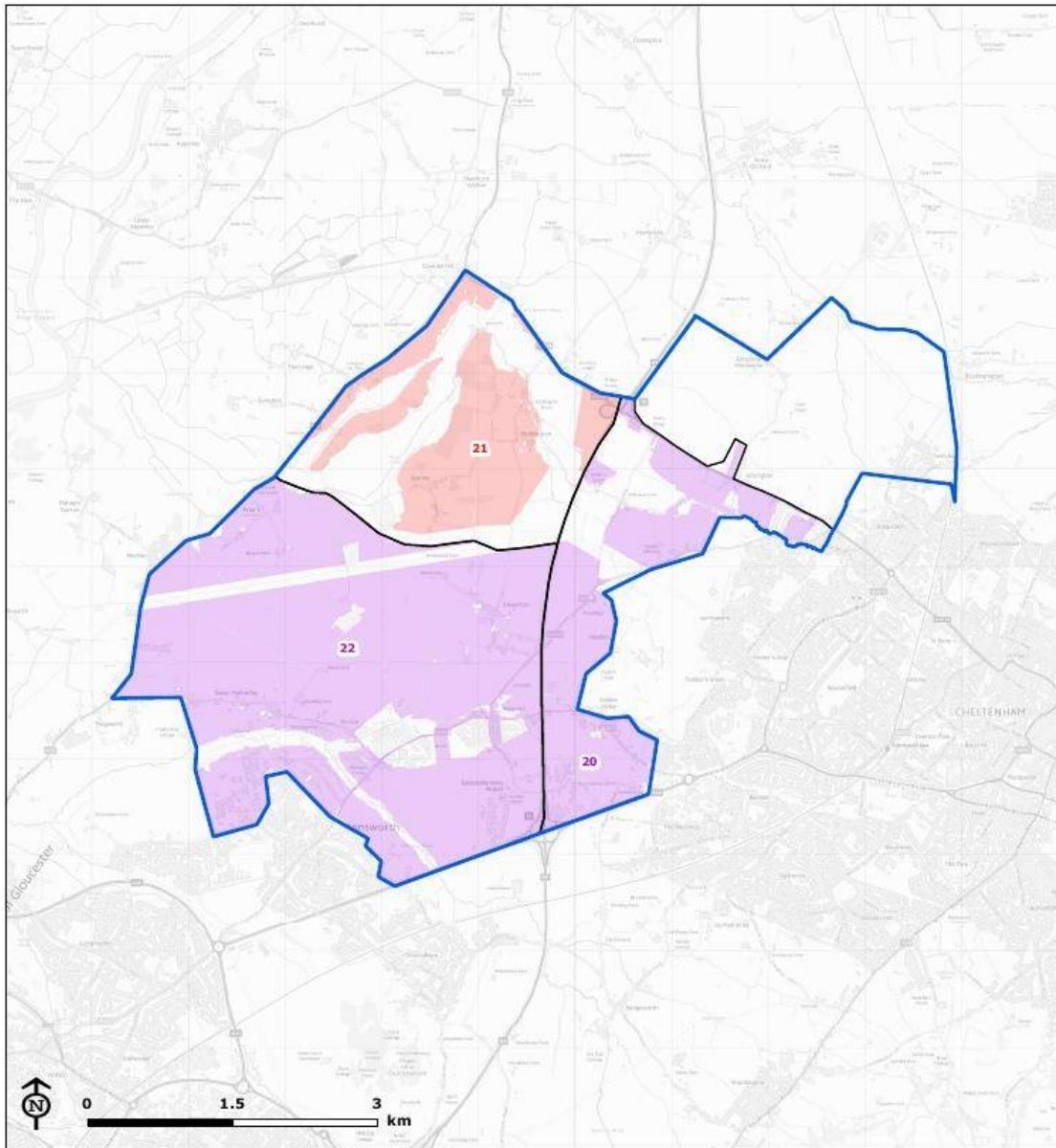
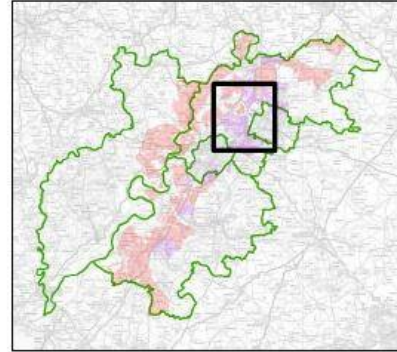
The following provides a summary of the key landscape sensitivities within the Broad Area:

- Gently rolling landform with some slopes in the east.
- Ecological resources including BAP Priority Habitats, adjacent Local wildlife sites and well-established mature tree hedgerows.
- Rural setting for existing settlement and historic features including two listed buildings and a scheduled monument.
- Enclosed landscape character due to frequent mature hedgerow trees.
- The area plays an important role in retaining the sense of separation between the Cheltenham and Bishop's Cleeve to the north.
- Intervisibility with the escarpment landscapes of the nationally important landscape of the Cotswolds AONB to the east.
- Good network of public rights of way including the Cheltenham Circular Footpath recreational route.

Broad Area 7b

Assessment Areas 20, 21 and 22

- Assessment Area - New Settlement
- Assessment Area - Urban Extension
- Broad Area
- Broad Development Site
- Study Area



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Landscape sensitivity Assessment

Landscape character context		
<p>Broad Area 7b lies to the west of Cheltenham and to the north east of Gloucester, with the A40 marking the southern boundary of the area and the A4019 marking the northern boundary. The area is mostly large scale agricultural land; however urbanising features from the nearby settlements influence the landscape including several active industrial sites. The area is mostly within the Settled Vale Gloucestershire Landscape Character Area, although parts are within the Floodplain Farmland Landscape Character Area.</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Flat to gently undulating landform with the River Chelt, Leigh Brook, Hatherley Brook and other small watercourses defining the landscape. Other topographical features include small hills including Barrow Hill and the hill at Prior's Norton. Moderate to large irregular fields, with a more regular pattern in the west. 	L-M
Natural character	<ul style="list-style-type: none"> The primary land use is arable farming. Fields are normally enclosed by well-established hedgerows or ditches, containing frequent mature ash, oak and willow trees. Areas of BAP Priority Habitats including deciduous woodlands, floodplain grazing marsh and traditional orchards, some areas of BAP priority habitat are locally designated including Prior's Grove. Woodland blocks are common amongst the farmed landscape, including some areas of ancient woodland. 	M
Historic landscape character	<ul style="list-style-type: none"> The area provides setting to several historic features including the Moat House Scheduled Monument and listed buildings such as the Grade I Church of St Mary Magdalene as well as several grade II* and II listed buildings. Some areas have a parkland estate character, including Boddington Manor and Butler's Court. The HLC identifies a mixed of field origins. Many areas have undergone field boundary loss or reorganisation. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Contains a series of small villages and hamlets including Staverton, Prior's Norton, Bamfurlong, Hayden, Down Hatherley, Boddington and Barrow. In places, these are dwarfed by large industrial estates. The area maintains the physical and perceived sense of separation between Gloucester and Cheltenham. There is some intervisibility with properties on the western settlement edge of Cheltenham, although this is often screened by mature tree hedgerows. Closer to the A40 there are large business parks, a sewage treatment works and Gloucestershire Airport. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The area is generally open and expansive with some long distance views. There is some intervisibility with built features in the south of the area. The Malvern Hills can be seen in distant views. Views include the ridges and hills to the west of the River Severn. Cotswolds AONB escarpment is prominent throughout the area. Two pylon and overhead line routes cross through the area forming prominent skyline features on the otherwise open landscape. Skylines are frequently marked by woodland. 	M
Access and recreation	<ul style="list-style-type: none"> Busy transport links including the M5 and several A and B roads run through this area. Narrow rural lanes provide access to the villages, although these are often busy with traffic. Part of the Gloucestershire Way long distance recreational route follows the Hatherley Brook through the area. There is a good, interconnected network of public rights of way, particularly in the west near Down Hatherley. 	M

Perceptual and experiential qualities	<ul style="list-style-type: none"> • Remaining rural character, particularly in the north of the area. • Significant sound pollution and movement in the landscape from transport links including major roads and the airport. • Intervisibility with built features throughout the area, due to the frequency of large industrial estates and the open character of the rural landscape. • Cotswold escarpment creates a strong sense of place. 	M
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Representative photographs



Overall assessment of landscape sensitivity

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Assessment Area 20 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings			M		
Large urban extension 3,500 dwellings +				M-H	

Assessment Area 21 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

Assessment Area 22 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings			M		
Large urban extension 3,500 dwellings +				M-H	

Summary of key sensitivities to development

The following provides a summary of the key landscape sensitivities within the Broad Area:

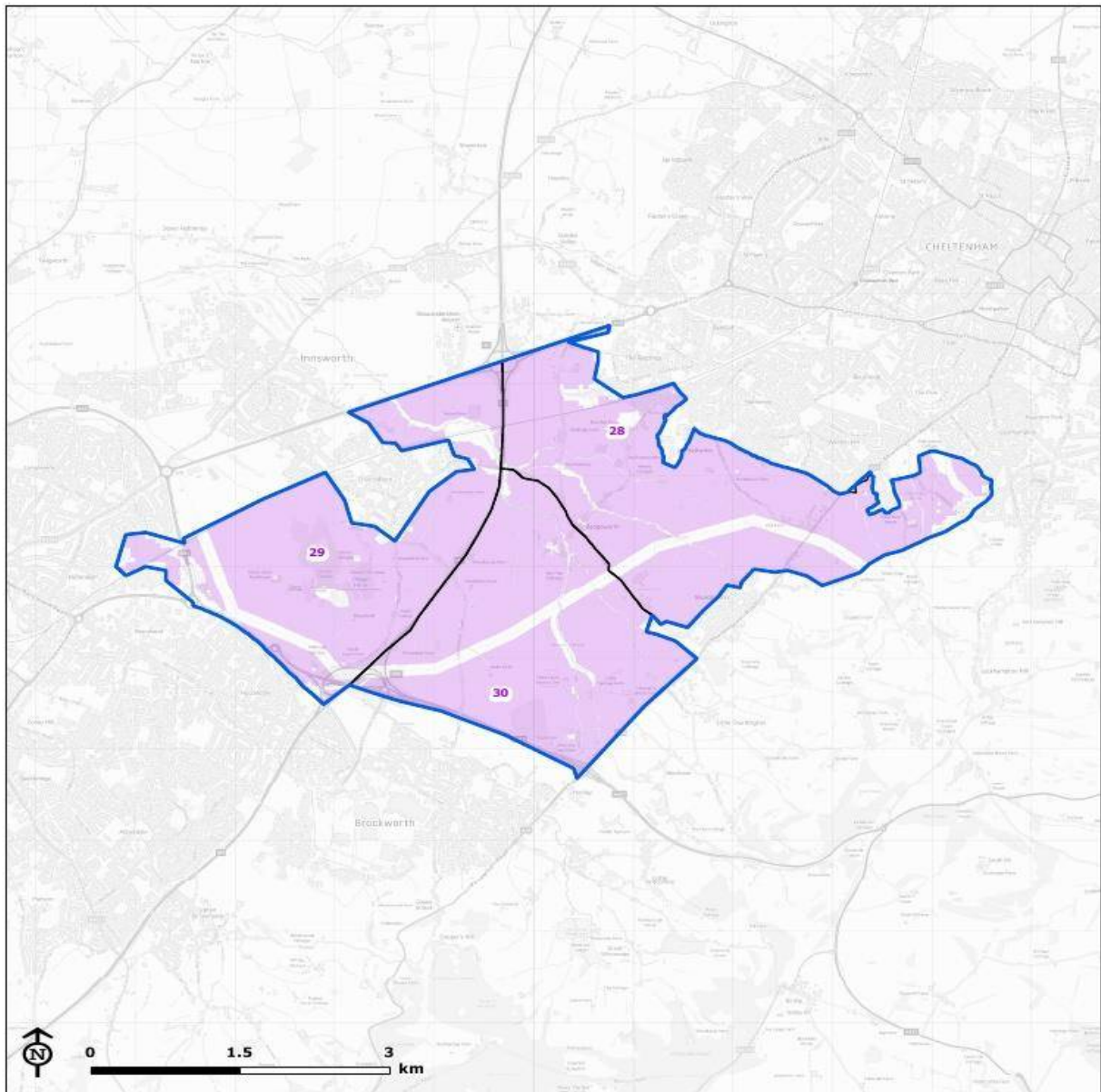
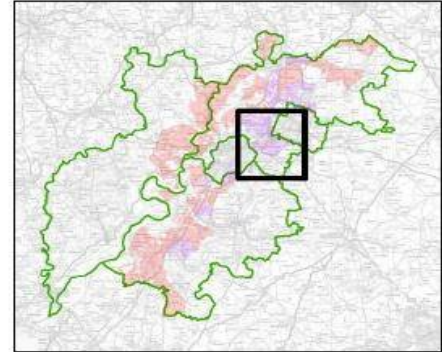
- Locally prominent hills including Barrow Hill and the hill at Prior's Norton.
- High levels of intervisibility with the Cotswolds AONB escarpment which creates a strong sense of place.
- Semi-natural habitats including BAP Priority Habitats, ancient woodlands and well-established hedgerows with frequent mature trees.
- Rural setting provided to small dispersed villages and isolated farms.
- The role of the area in maintaining the sense of separation between Gloucester and Cheltenham.

- Open and expansive landscape character with long distance views.
- Well-developed network of public rights of way including part of the Gloucestershire Way long distance recreational route.

Broad Area 7c

Assessment Areas 28, 29 and 30

- Assessment Area - New Settlement
- Assessment Area - Urban Extension
- Broad Area
- Broad Development Site
- Study Area



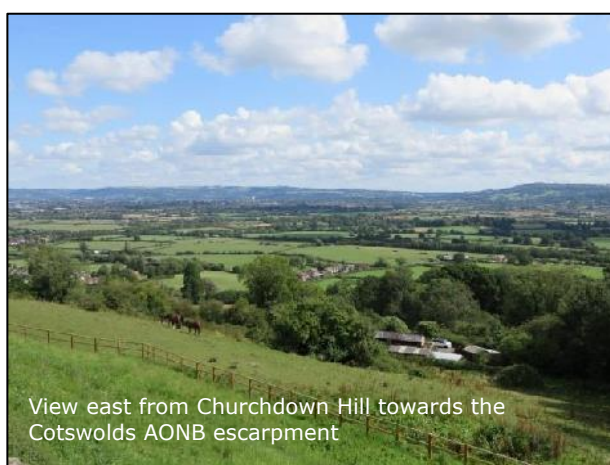
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Landscape sensitivity Assessment

Landscape character context		
<p>Assessment area 7c is situated between the settlements of Cheltenham and Gloucester. The northern boundary is defined by the A40 and the southern extent by the course of the A417 and the east by the A46. Landform is gently undulating except for Churchdown Hill in the west. The area has a relatively rural character given its proximity to existing settlement, with most land under agricultural use. The majority of the area is within the Gloucestershire Landscape Character Area; Settled Unwooded Vale, although Churchdown Hill is in the Gloucestershire Wooded Outlier Landscape Character Area. The Cotswolds AONB is located to the east and south of the area.</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Relatively flat to gently undulating topography. Churchdown Hill and Tinker's Hill are steep landforms located to the south of Churchdown. Small streams including Ham Brook and Norman's Brook cross the landscape. Mixture of mostly moderate scale, irregular fields, with some larger amalgamated fields. 	M-H
Natural character	<ul style="list-style-type: none"> Land use is primarily arable agriculture with some pasture. Fields are divided by low cut hedgerows with occasional trees. Mature in-field trees also contribute to the wooded character. Woodland often follows the watercourses. BAP Priority Habitats include deciduous woodlands, lowland meadows and traditional orchards. Some of these habitats are designated including Key Wildlife Sites (Churchdown Hill Meadows and Chosen Hill Nature Reserve) and the nationally important Badgeworth SSSI. Shurdington Sand & Gravel Pit RIGS is located in the south of the area. 	M
Historic landscape character	<ul style="list-style-type: none"> The landscape provides a rural setting for several heritage assets including the Churchyard Cross Scheduled Monument, the Moated site and fishponds at Church Farm Scheduled Monument and the Grade I listed Church of St Bartholomew and Church of The Holy Trinity as well as several grade II* and II listed buildings. Field pattern has a mixture of origins according the HLC. Many areas have experienced boundary loss and/or reorganisation. There are also areas of post medieval cleared woodland. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Existing settlement is limited to the small village of Badgeworth and scattered farms in the north. Buildings are typically local stone or brick. The area provides rural setting to southern parts of Cheltenham, Churchdown, Shurdington and northern parts of Gloucester. Churchdown Hill is a distinctive backdrop. The area contributes to the perceived and actual sense of separation between Cheltenham and Gloucester. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> There are expansive views over surrounding landscape from Churchdown Hill. The hills form distinctive woodland skylines. There is intervisibility with the elevated ridges of the Cotswolds AONB located to the east of the area. Skylines within the area are mostly undeveloped and marked by occasional woodland, although a pylon route crossing the area also marks the skyline. Sense of openness and exposure on elevated ground at Churchdown Hill. Trees/woodland provide localised enclosure where present. 	M-H

Access and recreation	<ul style="list-style-type: none"> Major transport routes including the M5, A471 and the railway line cross the area. The majority of road access to the area is via minor rural lanes. The area contains part of the Cheltenham Circular Footpath and Gloucestershire Way long distance recreational routes as well as a strong network of other public rights of way, particularly in the west. There are areas of Open Access Land on Churchdown Hill/Tinker's Hill. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Mostly intact rural character with high levels of tranquillity despite the proximity of urban development. Noise and movement associated with transport infrastructure, including the M5 and Gloucester Airport. Open and exposed elevated ground including Churchdown Hill. 	M

Representative photographs



Overall assessment of landscape sensitivity

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Assessment Area 28 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

Assessment Area 29 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings					H
Medium urban extension 1,500-3,500 dwellings					H
Large urban extension 3,500 dwellings +					H

Assessment Area 30 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

Summary of key sensitivities to development

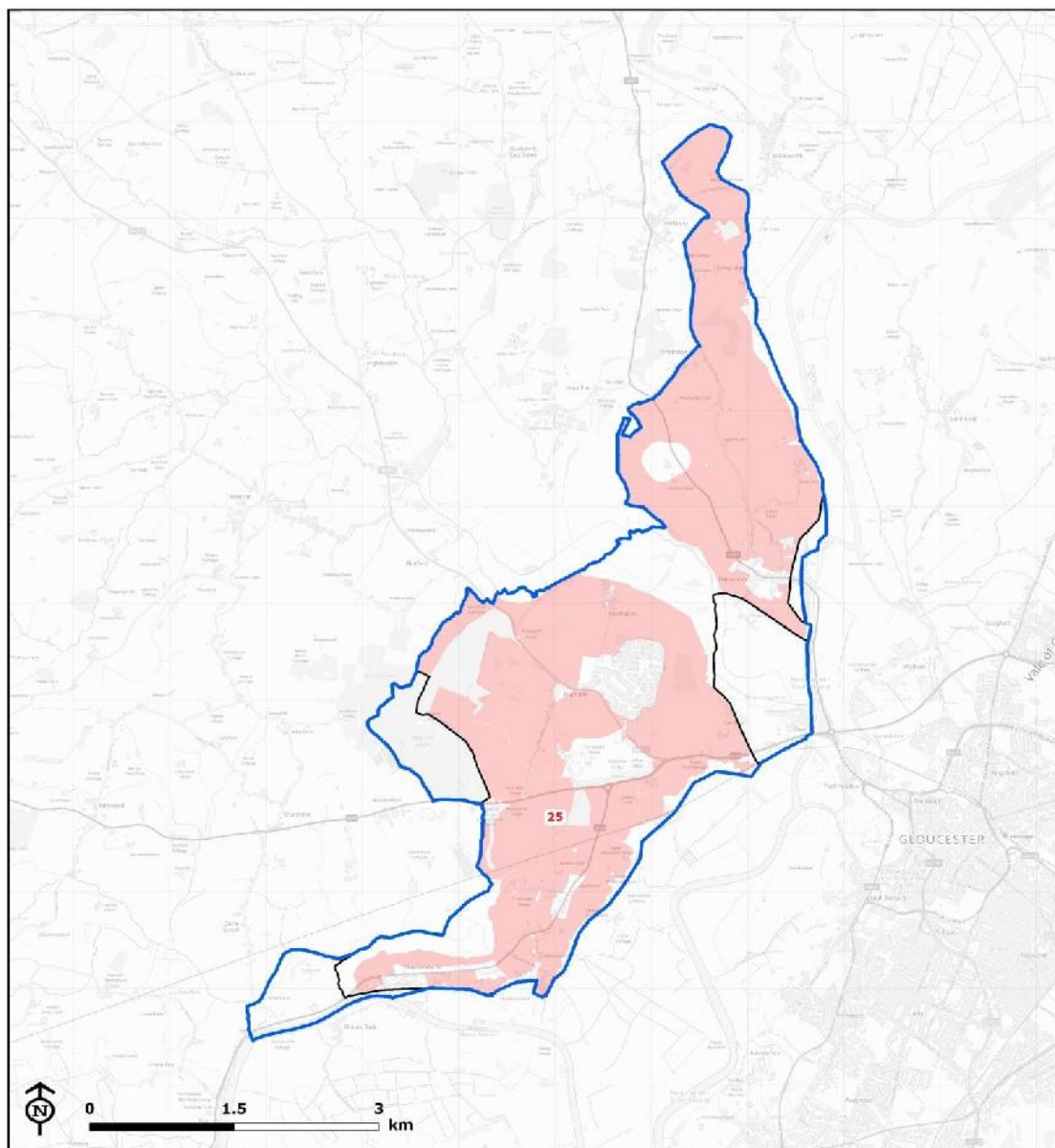
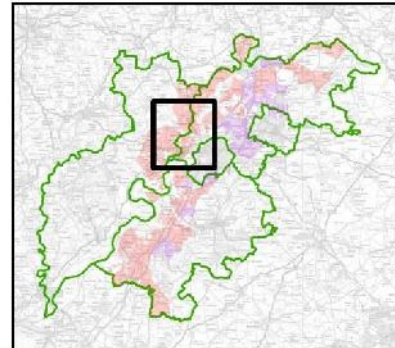
The following provides a summary of the key landscape sensitivities within the Broad Area:

- The steep landscape feature of Churchdown Hill, which provides panoramic views over the surrounding low-lying landscape and a distinctive backdrop to existing settlements.
- Good provision of ecological habitats including BAP Priority Habitats, Key Wildlife Sites and SSSIs.
- Sparsely settled character including the village of Badgeworth and scattered farms.
- Intervisibility with the elevated ridges of the nationally significant Cotswolds AONB.
- Sense of separation the landscape provides between Gloucester and Cheltenham.
- Distinct rural character despite some modern influences.

Broad Area 8

Assessment Area 25

- Assessment Area - New Settlement
- Assessment Area - Urban Extension
- Broad Area
- Broad Development Site
- Study Area



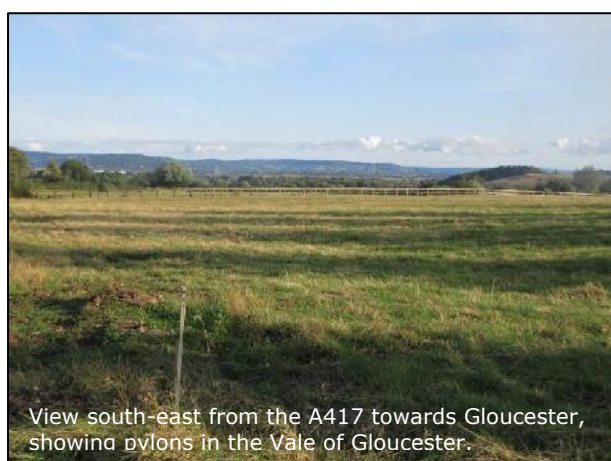
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Landscape sensitivity assessment

Landscape character context		
This Broad Area is situated to the west of Gloucester and follows the elevated landform directly west of the Valley of the River Severn. Landform here is gently rolling and the majority of the land is undeveloped, with settlements present including Maisemore, Highnam and Minsterworth. The south of the Broad Area is within the Unwooded Vale Gloucestershire Landscape Character Area whilst the north is within the and Vale Hillocks Gloucestershire Landscape Character Area.		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping land associated with the River Severn (to the east) and River Leadon (which crosses the area to the north of Highnam). Distinctive ridges and hills which rise above the surrounding vale and floodplain landscape, including Lassington Hill, Clay Hill and Woolridge. Landform is particularly dramatic north of Highnam. Medium to large scale mosaic of hedged fields with a combination of both regular and irregular field pattern. 	M-H
Natural character	<ul style="list-style-type: none"> Mixed arable and pasture land use, with some areas of scrubby land on the steeper slopes. Arable land use is more common in the north of the area, whilst pasture becomes the predominant land use south of the A48. At Higham Court there is an area of parkland estate planting. Woodland blocks (including ancient woodland) provide a textural backdrop to the surrounding vale and floodplain farmland. Some are locally designated as Key Wildlife Sites including Lassington Wood and Highnam Complex Hedgerow, streamside trees and shelterbelts also contribute to the wooded character of the landscape. 	M
Historic landscape character	<ul style="list-style-type: none"> Highnam Court Registered Park and Garden (Grade II* Registered Park and Garden) is located in the centre of this Broad Area. The surrounding countryside provides rural setting to this heritage asset. Clusters of listed buildings are associated with the settlements. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> A sparsely settled landscape; nucleated villages include Highnam and Maisemore. Elsewhere, development is limited to scattered farms and rural dwellings. Mixed vernacular of traditional brick, timber and stone and slate and thatch roofing, with material form the Cotswolds limestones and clay vales. The landscape forms part of the wider rural setting to the west of Gloucester. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Long views from roads and footpaths across the adjacent low lying plain from higher ground. Surrounding hills, ridges, escarpment and outliers form a backdrop to many views across the Vale. Skylines and mostly undeveloped and wooded. Pylons and overhead lines mark the skylines in the centre of the area. Some localised enclosure from woodland and trees. Views over the lower lying land of the Severn Valley to the Cotswolds AONB in the east and the elevated landscapes of the Forest of Dean/ Malvern Hills to the west/north-west. 	H
Access and recreation	<ul style="list-style-type: none"> The road network is generally undeveloped, with limited A-roads passing through the area. Other roads tend to be narrow ancient sinuous lanes. 	M

	<ul style="list-style-type: none"> • Network of public rights of way including parts of the Three Choirs Way footpath and cycle route. (which links to the Severn Way). • Rodway Hill Golf Club is located in the west of the area. 	
Perceptual and experiential qualities	<ul style="list-style-type: none"> • Strong rural character with high levels of tranquillity resulting from an absence of significant urban development. • Sense of remoteness despite the close proximity of Gloucester and strong sense of place due its location adjacent to the rivers. • Major roads including the A417, A40 and A48 cross the landscape, introducing noise to the otherwise tranquil area. 	M-H

Representative photographs



Overall assessment of landscape sensitivity

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Area 25 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

Summary of key sensitivities to development

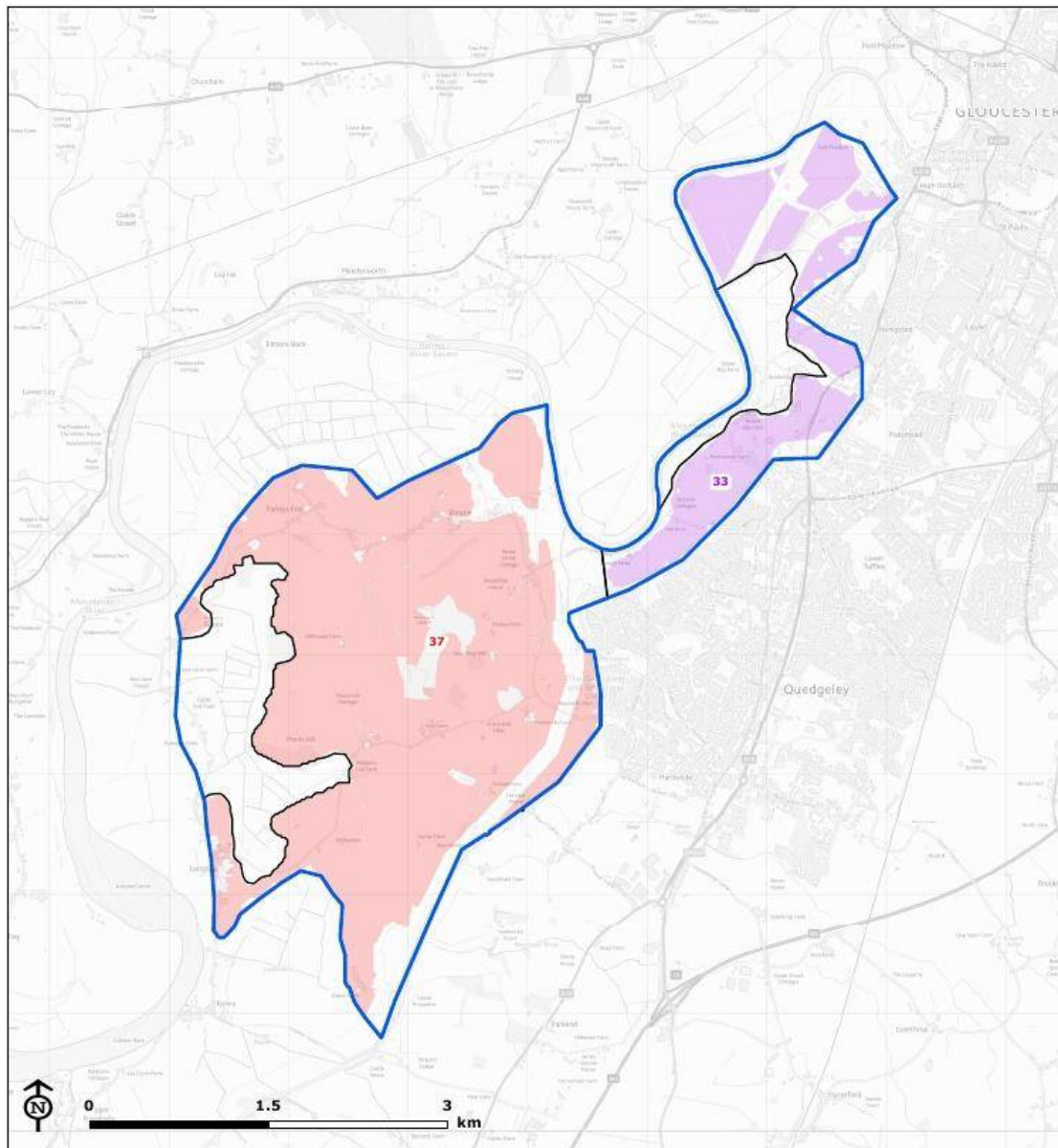
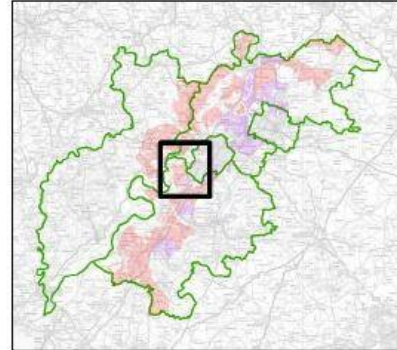
The following provides a summary of the key landscape sensitivities within the Broad Area:

- The steep slopes associated with the River Severn which are visually prominent and locally distinct.
- Nucleated settlements constructed in a traditional vernacular.
- Strong rural character as a result of limited urban development.
- Minor rural lanes which are vulnerable to highway improvements
- Areas of ancient woodland and hedgerow trees.
- Long views across the adjacent low lying plain
- Network of footpaths which are valued for recreation.

Broad Area 9a

Assessment Areas 33 and 37

- Assessment Area - New Settlement
- Assessment Area - Urban Extension
- Broad Area
- Broad Development Site
- Study Area



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Landscape sensitivity assessment

Landscape character context		
Broad Area 9a is situated directly to the southwest of Quedgeley, and east of the River Severn. The area extends from Longney in the south, through the narrow section of land between Quedgeley and the River Severn, to near the confluence point of the East Channel. The topography of this area is undulating and characterised by small hillocks. The Broad Area contains the following Gloucestershire Landscape Character Area: Settled Unwooded Vale, Vale Hillocks and Floodplain Farmland.		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently undulating landform which is punctuated by hills including Hockley Hill, Windmill Hill and Monk's Hill. Fields are generally small-moderate scale and irregularly shaped. Frequent woodland creates a sense of enclosure. The Gloucester and Sharpness Canal marks the southeast boundary of the area. 	M
Natural character	<ul style="list-style-type: none"> The primary land use is mixed arable and pastoral agriculture. Fields are enclosed by hedgerows. There are frequent mature oaks as in field and hedgerow trees. Pockets of woodlands on steeper hill slopes including Monk's Hill and Hockley Hill, some of which are ancient woodlands. BAP priority Habitats including floodplain grazing marsh along watercourses, frequent traditional orchards and deciduous woodlands. Several sites are locally designated as Key Wildlife Sites. 	M
Historic landscape character	<ul style="list-style-type: none"> Parkland estate character associated with Elmore Court (Grade II* listed building) The area provides rural setting for many listed buildings including the Grade I listed Our Lady's Well, Church of St John the Baptist and the Church of St Laurence along with many Grade II* and II listed buildings. Our Lady's Well is also a Scheduled Monument. The historic area of Gloucester Docks is adjacent to the north of the Broad Area. Most fields are irregular enclosure, which possibly dates to the medieval or early post medieval period. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The area is sparsely settled and includes the linear village of Longney as well as dispersed smaller settlements and farm complexes. It provides part of the rural setting to the west of Quedgeley (Gloucester). Red brick is a common building material with some rendered and some half-timbered buildings. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Distinctive landform features including hills which form skyline features and enable long views. Skylines are mostly undeveloped and often marked by woodland. The landscape generally has an open character although the undulating landform can limit long distance views. A pylon route runs near the course of the Gloucester and Sharpness Canal, which is locally prominent on the skyline. There are also pylons located outside the area to the west. Where landform and woodland cover allows, there are views west to the Forest of Dean and east to Robins Wood Hill and the Cotswolds AONB. 	M
Access and recreation	<ul style="list-style-type: none"> A network of footpaths and bridleways cross the landscape, including some which link up with the Severn Way (adjacent to the estuary). This includes parts of National Cycle Route 41. The Gloucester and Sharpness Canal runs through the area. Roads are limited to narrow, sinuous lanes. Much of the landscape is inaccessible by road. 	M
Perceptual and	<ul style="list-style-type: none"> Strong rural character, largely removed from existing settlement and with limited modern influences. Contrast between open and exposed areas including the hills 	M-H

experiential qualities	<p>and areas which are enclosed by high hedgerows and dense woodland.</p> <ul style="list-style-type: none"> • The north of the area has greater urban influences due its location on the settlement edge of Quedgeley and Gloucester with the A430 crossing into the area. 	
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Representative photographs



Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

Assessment Area 33 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings		L-M			
Medium urban extension 1,500-3,500 dwellings			M		
Large urban extension 3,500 dwellings +				M-H	

Assessment Area 37 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings			M		
Large Village: 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

Summary of key sensitivities to development

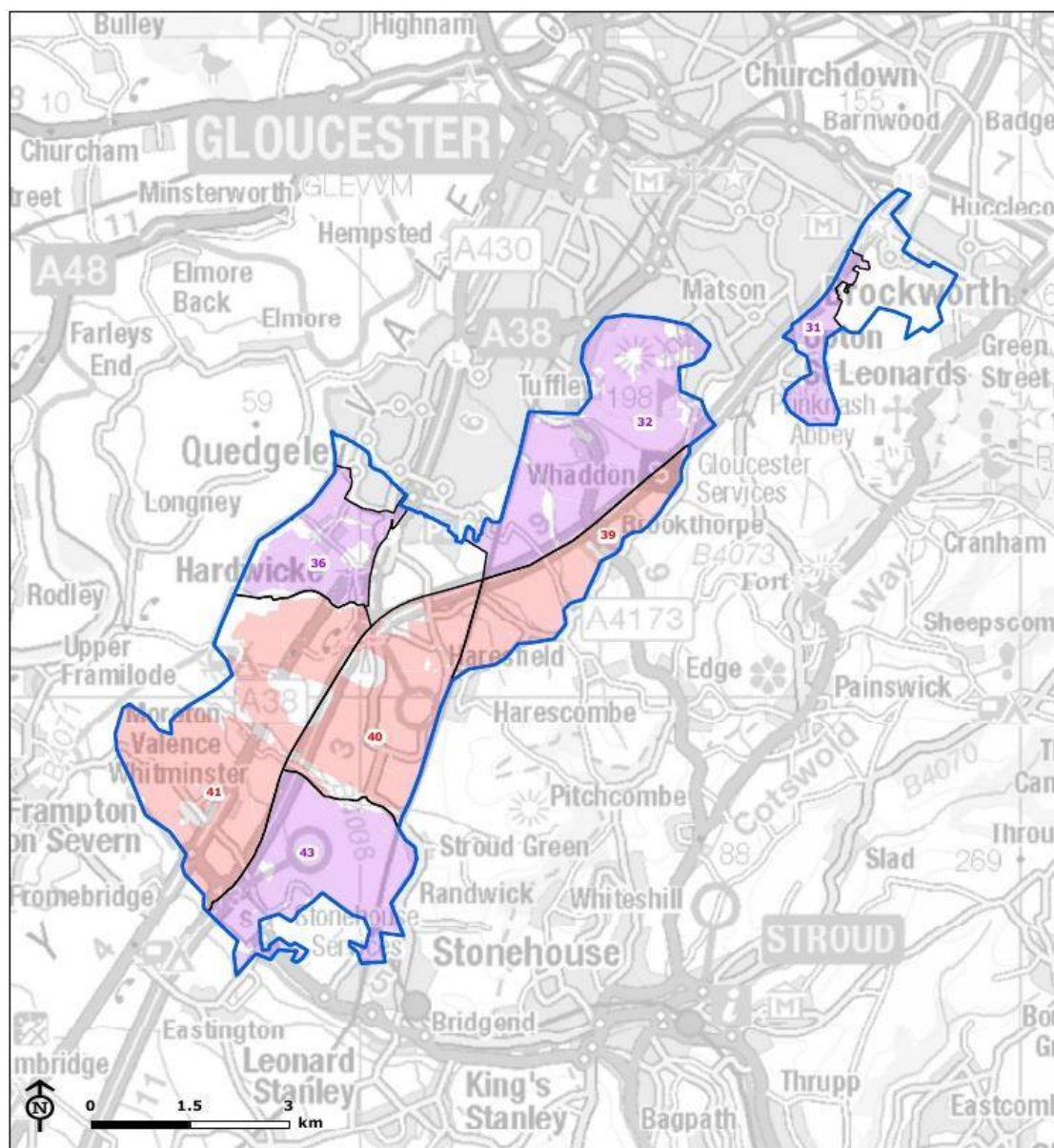
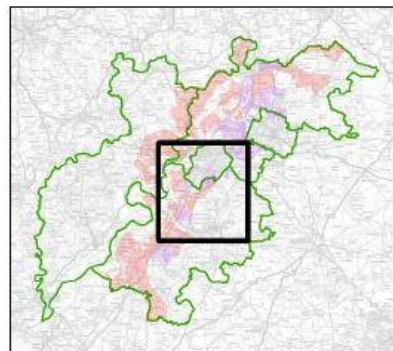
The following provides a summary of the key landscape sensitivities within the Broad Area:

- Undulating topography with hills forming notable landscape features.
- Strong wooded character, including areas of ancient woodland and locally designated sites.
- The undeveloped setting provided to existing settlement in the west of Gloucester.
- Dispersed settlement pattern of small villages and farmsteads.
- Well-connected network of footpaths and bridleways, including parts of the Severn Way and National Cycle Route 41.
- Intact rural character of the landscape despite its proximity to urban development.
- Strong sense of place due to the location of the area adjacent to the River Severn.

Broad Area 9b

Assessment Areas 31, 32, 36, 37, 39, 40, 41 and 43

- Assessment Area - New Settlement
- Assessment Area - Urban Extension
- Broad Area
- Broad Development Site
- Study Area



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Landscape sensitivity assessment

Landscape character context		
<p>The Broad Area is situated to the south of Gloucester. The landscape has flat, lowland topography which is open and expansive in character, contrasting with the escarpments visible to the east. Robins Wood Hill in the north marks the highest point in the area. A number of small settlements are situated within the area, with higher levels of development in the north on the edge of Gloucester. The M5 runs through the centre of this area. Broad Area 9b is within the following Gloucestershire Landscape Character Areas; Settled Unwooded Vale, Floodplain Farmland and Wooded Outlier.</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Mostly flat to gently undulating topography becoming more sloping to the east as the landscape transitions to the Cotswold escarpment in the east. Robins Wood Hill is a distinct landform feature in the north east of the area. The scale of the landscape varies with the changing field sizes, landform and amount of tree cover. Scale tends to be larger on lower ground, becoming more enclosed and intimate on higher ground. 	M
Natural character	<ul style="list-style-type: none"> Land uses include both pasture and arable agriculture. Mature oaks are frequent in field and hedgerow trees. Blocks of mixed and deciduous woodland are located throughout the agricultural land and include areas of ancient woodland and locally designated Key Wildlife Sites. There is wood pasture BAP Priority Habitat at Hardwicke Court and Haresfield. Orchards are often associated with farms and villages. 	M
Historic landscape character	<ul style="list-style-type: none"> Many of the villages are historic and contain clusters of listed buildings. There are also numerous moated sites, some of which are scheduled monuments. There is a parkland estate character associated with Haresfield Court and Hardwicke Court. The most common field enclosure pattern is piecemeal enclosure, particularly in the south which possibly dates to the medieval or early post medieval period. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The landscape provides part of the wider rural setting to the north of Stonehouse and the south of Gloucester. Settlement within the area comprises scattered nucleated villages with dispersed farms. Red brick is a common building material with some rendered and some half-timbered buildings. The north-east of the area is located between existing development and contains the Gloucester Business Park. The large structure housing the Gloucester Energy from Waste plant is located adjacent to the M5. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The area is overlooked from the adjacent escarpment within the Cotswold AONB to the east. Views are often open and expansive although are sometimes limited by woodland. Robins Wood Hill is a highly prominent and distinctive landform feature which provides a backdrop to existing development in Gloucester. Skylines tend to be undeveloped and either open or marked by woodland. Pylons and associated overhead lines are intrusive features on the skyline. The chimney of the Gloucester Energy from Waste plant is also prominent. 	M-H
Access and recreation	<ul style="list-style-type: none"> The area is dissected by transport routes including the M5, A38, A4173 and mainline railway. Other roads comprise narrow lanes which are often winding and sinuous. The area is well served by public rights of way including parts of the Wysis Way and routes which link to the Severn Way. Sometimes rights of way are restricted by the major transport corridors. 	M

Perceptual and experiential qualities	<ul style="list-style-type: none"> • There is an intact rural character away from the transport corridors, with high levels of relative tranquillity. A strong sense of place is afforded by the presence of the adjacent Cotswolds AONB escarpment. • The M5 motorway, A38 and mainline railway cross through the area and introduce noise and visual disturbance. 	M
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Representative photographs



Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

Assessment Area 31 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings		L-M			
Medium urban extension 1,500-3,500 dwellings		L-M			
Large urban extension 3,500 dwellings +			M		

Assessment Area 32 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +				M-H	

Assessment Area 36 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings			M		
Large urban extension 3,500 dwellings +				M-H	

Assessment Area 39 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village: 5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

Assessment Area 40 (new settlements)

Development scenario	Landscape Sensitivity				
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Small village 1,500-5,000 dwellings				M-H	
Large Village:5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

Assessment Area 41 (new settlements)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village:5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

Assessment Area 43 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

Summary of key sensitivities to development

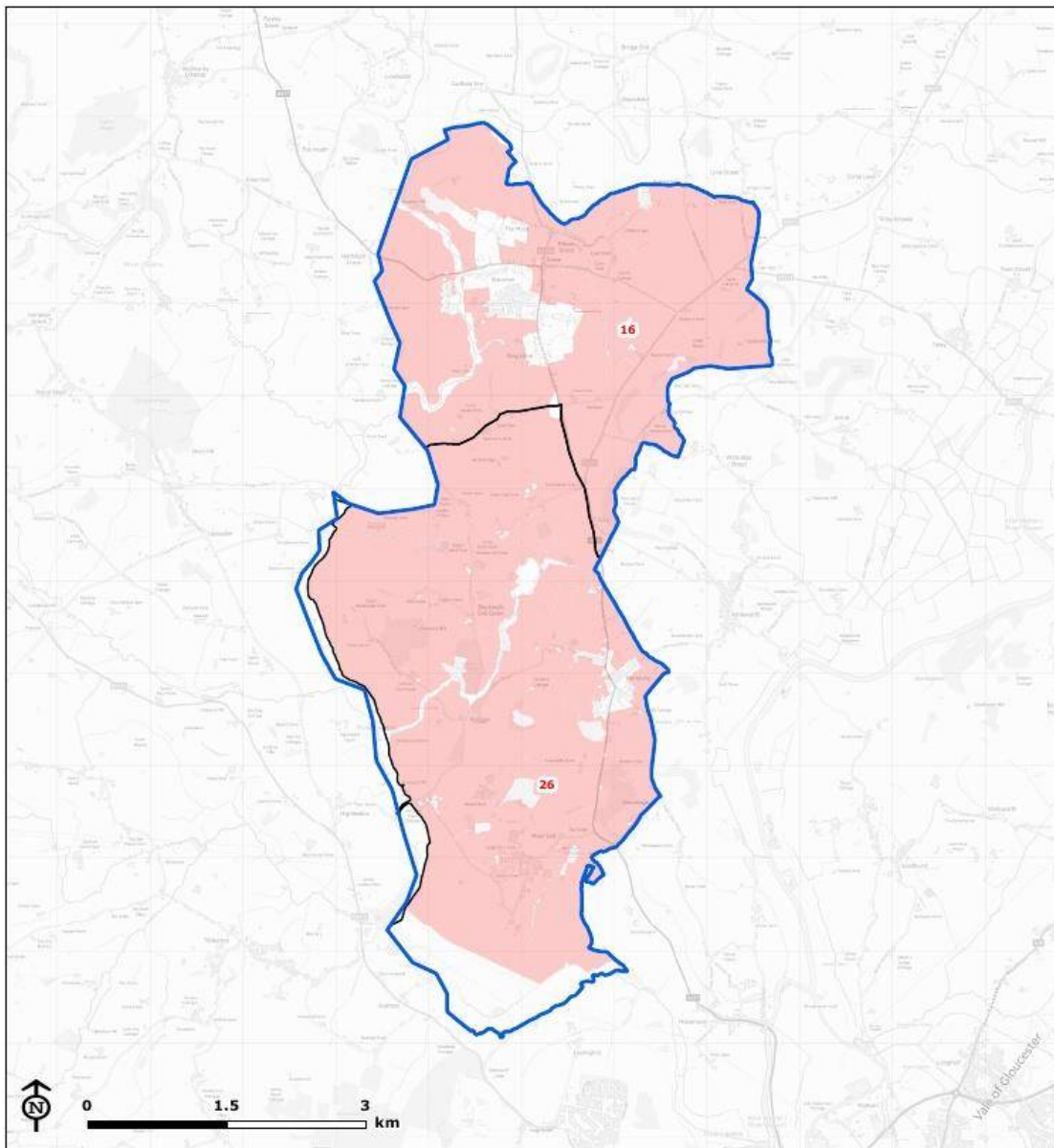
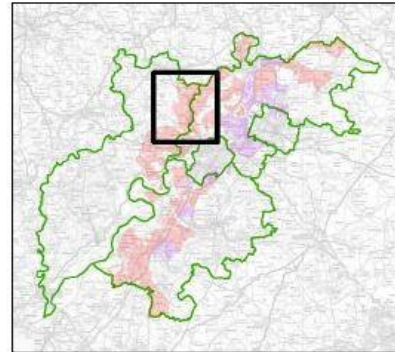
The following provides a summary of the key landscape sensitivities within the Broad Area:

- Distinctive and visually prominent landform features including Robin's Wood Hill.
- Strong hedgerow boundaries including Elm and mature oaks
- Wood pasture BAP Priority Habitat at Hardwicke Court and Haresfield. Orchards are often associated with farms and villages Scheduled monuments
- Rural setting provided to existing settlement and historic features such as of listed buildings. There are also numerous moated sites, some of which are scheduled monuments.
- Dispersed settlement pattern of small villages and farmsteads, which many buildings constructed in a traditional vernacular.
- Overlooked by Cotswolds AONB to the east, which forms a distinctive visual backdrop and sense of place to the area.

Broad Area 15

Assessment Areas 16 and 26

- Assessment Area - New Settlement
- Assessment Area - Urban Extension
- Broad Area
- Broad Development Site
- Study Area



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Landscape sensitivity assessment

Landscape character context		
<p>This Broad Area is located in the north east of Forest of Dean District. The landscape is characterised by undulating land associated with the River Leadon. Settlement is limited to small villages and farms. The area is located within the Unwooded Vale Landscape Character Area, with small parts in the east being within the Vale Hillocks Gloucestershire Landscape Character Area. The area has a strong rural character. Staunton and Corse Locally Valued Landscape¹ is located in the north of this area.</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently undulating landform, with occasional areas of more dramatic landform including Limbury Hill and Catsbury Hill. Steep slopes are associated with the adjacent ridges to the east. Shallow valleys are carved by Collier's Brook and Glynch Brook. The scale of the landscape varies depending on the landform and land cover. The low lying areas in the south tend to have larger fields than the areas to the north which are characterised by a more intricate field pattern. 	M
Natural character	<ul style="list-style-type: none"> Land use is mostly mixed farmland. Fields are divided by low-cut hedgerows with oak and ash hedgerow trees. Streams are often lined by willow trees. Orchards are a frequent feature. Large orchards are found at Stone End House and Blackwells End. Mixed woodland is associated with hills and ridges. Several areas are classified as ancient woodland. Oridge Street Meadows SSSI is a nationally important lowland meadow. 	M
Historic landscape character	<ul style="list-style-type: none"> Fields are a mix of irregular and regular post-medieval enclosure. Staunton/Corse Conservation Area is located in the north of the area. There are a number of historic churches. A moated site at Hartpury Court is designated as a scheduled monument. There is a parkland estate character associated with Hartpury House/Hartpury College. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Generally rural and sparsely settled, containing the villages of Staunton and Hartpury. Other settlement is limited to scattered farms and agricultural buildings. Hartpury University/College campus contains several large buildings but these are not visually prominent. Timber and brick are the prevalent building materials used throughout the vale. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Varied visual character depending on topography and woodland/tree cover. Ridges to the east are visually prominent and create wooded skylines. There are expansive views from these areas across the lower lying landscape. There are occasional long distance views which include the Cotswolds AONB and Malvern Hills AONB. The spire of St Margaret's Church is visible above the trees. Two pylon routes crossing the south of the area form prominent skyline features. 	M-H

¹ Referred to in the Forest of Dean District Council: Allocations Plan 2006 to 2026 (Adopted June 2018) page 294.

Access and recreation	<ul style="list-style-type: none"> The A417 runs along the length of the Broad Area. Other roads consist of narrow rural lanes, with many terminating at farms. Parts of the Three Choirs Way long distance route cross the landscape. This is supplemented by a network of public rights of way. National Cycle Route 45 crosses through Hartpury. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Strongly rural, working agricultural landscape. Noise pollution from traffic on the A417 can detract from rural qualities. On higher ground and close to the River Leadon in the south of the area, the landscape has an open and expansive character. 	M-H

Representative photographs



Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

Assessment Area 16 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

Assessment Area 26 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H


Summary of key sensitivities to development

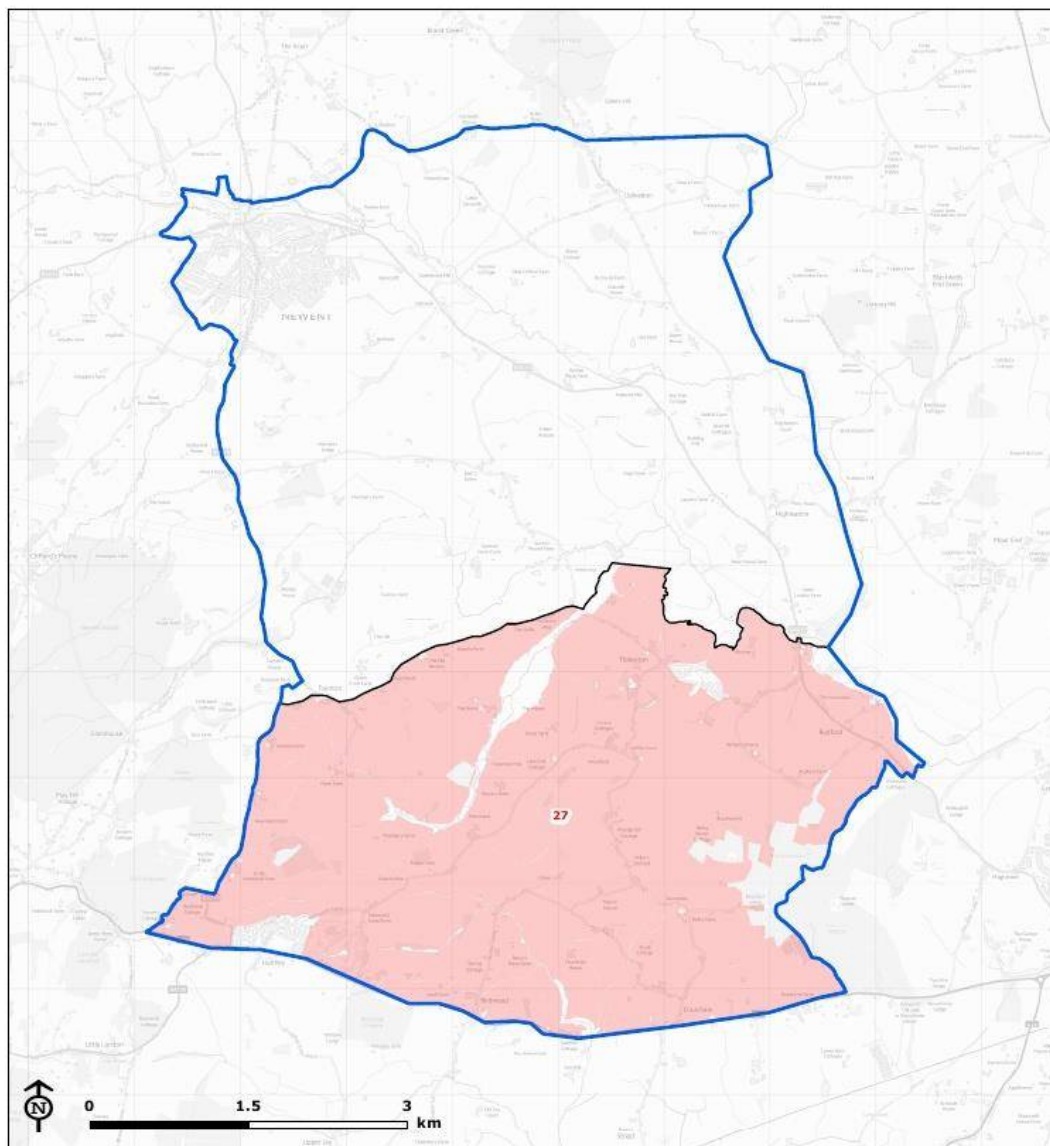
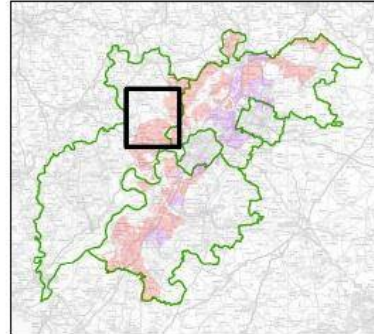
The following provides a summary of the key landscape sensitivities within the Broad Area

- Ridges and small hills, which are prominent in the gently undulating landscape.
- Wooded character, with frequent orchards, hedgerow trees, and blocks of woodland amongst the agricultural landscape, which include ancient woodlands and BAP priority habitats.
- Undeveloped, wooded skylines.
- Strongly rural perceptual qualities, with limited modern influences within the landscape.
- Open and expansive character, with long views.
- Road network primarily made up of minor roads and rural lanes.
- Sparsely settled character, with existing settlement consisting of small villages and farms.

Broad Area 17

Assessment Area 27

-  Assessment Area - New Settlement
-  Assessment Area - Urban Extension
-  Broad Area
-  Broad Development Site
-  Study Area



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Landscape sensitivity assessment

Landscape character context		
Broad Area 17 is located in the northern parts of the Forest of Dean District. The Broad area contains the Villages of Tibberton and Huntley, whilst the A40 forms the southern boundary of the Broad Area. This area is within the Unwooded Vale Gloucestershire Landscape Character Area.		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently undulating landscape with occasional small hills. The landform tends to become more complex as it transitions to the Wooded Hills of the Forest of Dean. Several watercourses cross through the area the River Leadon in addition to smaller tributaries. Medium-scale gently undulating landform, occasionally carved by small-scale stream valleys. 	M
Natural character	<ul style="list-style-type: none"> Land use is mostly mixed arable and pasture farmland. Fields are divided by low-cut hedgerows with oak and ash hedgerow trees. Streams are often lined by trees. Areas of deciduous woodland throughout the farmed landscape including some which are defined as ancient woodland. Parts of Highnam Woods are locally designated as part of the Highnam Complex Key Wildlife Site. Orchards are a frequent landscape feature associated with the edges of settlements and farms. 	M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates a mix of field origins, including both irregular and regular enclosed which may be medieval or post-medieval. There is a moated site to the west of Huntley. Taynton Parva medieval settlement Scheduled Monument. Clusters of listed buildings are located within settlements and often including historic churches such as the Grade I Church of the Holy Trinity at Tibberton and Church of St John the Baptist at Huntley. There is a parkland estate character at Tibberton Court. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Sparsely settled character. Settlements include Huntley and Tibberton. Elsewhere, settlement is limited to scattered farms. Most buildings in constructed of red-brick and are often rendered. The adjacent wooded high ground of Newent Woods forms a backdrop to existing settlement. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Visual character is varied depending on the topography and woodland cover. Skylines are mostly wooded and undeveloped, although some are marked by large scale farm buildings. Two large-scale pylon lines cross the north of the area from west to east, forming prominent features on skylines. Woodland on elevated ground in the Forest of Dean to the south and west is prominent in views and on skylines, including Bright's Hill, Newent Woods and Castle Hill Wood. 	M-H
Access and recreation	<ul style="list-style-type: none"> The Three Choirs Way/Wysis Way long distance route crosses through the area. It is linked to a dense network of footpaths and bridleways which provide access to the countryside. The A40 forms the southern boundary of the Broad Area. Other roads comprise a network of narrow winding lanes. 	L-M

Perceptual and experiential qualities	<ul style="list-style-type: none"> • High levels of tranquillity and strong rural character as a result of limited modern influences in the landscape. The A4136 introduces traffic noise to the area. • Varied perceptual character depending on field sizes and tree cover. Views of the Forest of Dean create a strong sense of place. • On higher ground, the landscape has an open and expansive character. 	M-H
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Representative photographs



Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

Assessment Area 27 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

Summary of key sensitivities to development

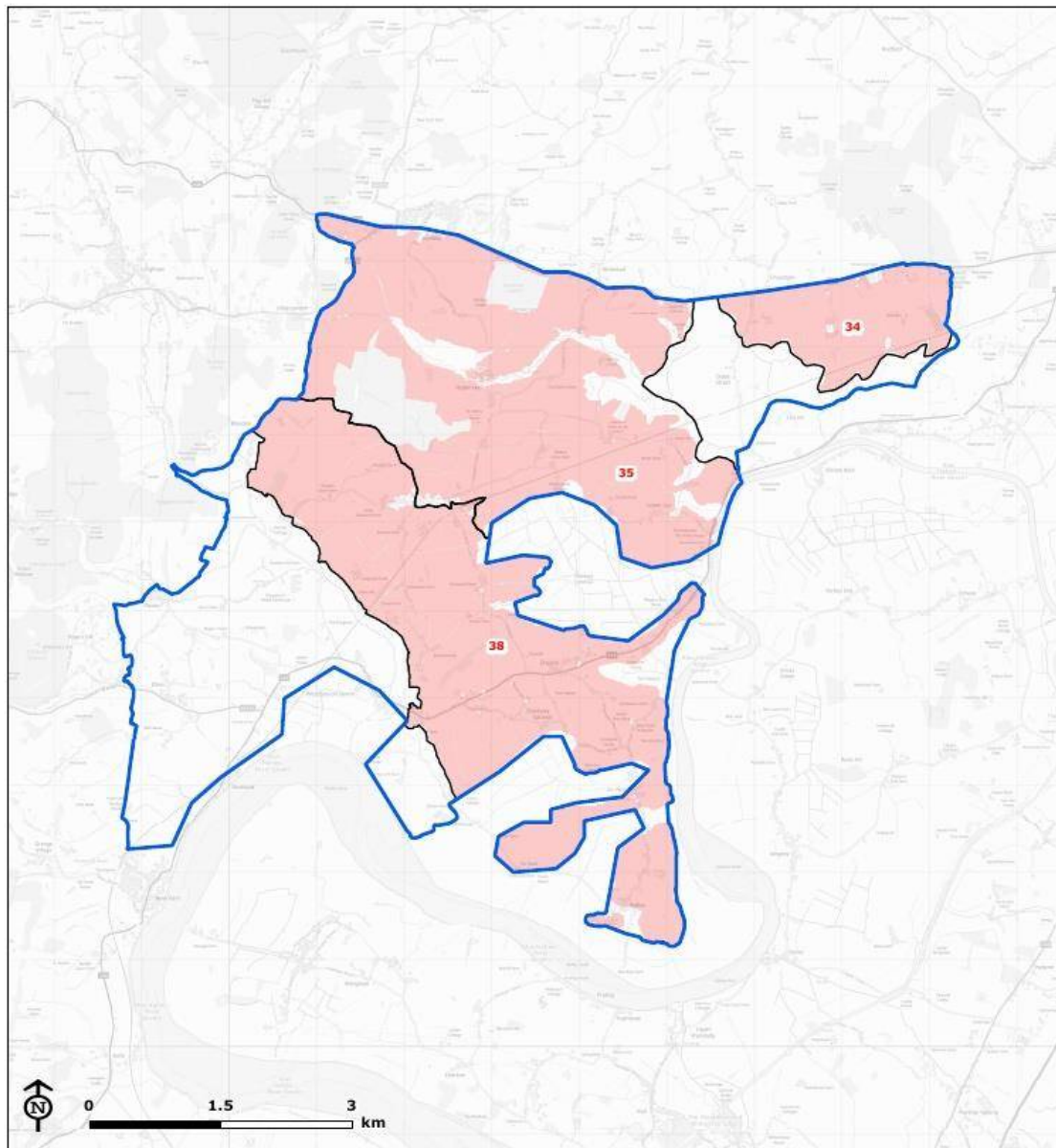
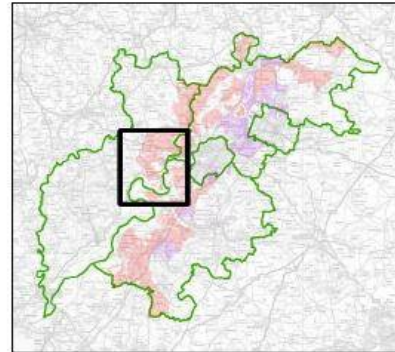
The following provides a summary of the key landscape sensitivities within the Broad Area:

- Sparsely settled character, with existing development limited to small villages and scattered farms.
- Strong sense of place due to the location of the area adjacent to the Forest of Dean
- Intact rural character and high levels of tranquillity due to minimal modern influences within the landscape
- Areas of steeper ground, particularly where the area rises up to the wooded hills of the Forest of Dean.
- Deciduous woodlands within the farmed landscape, including locally designated ancient woodland at the Highnam Complex.

Broad Area 19

Assessment Areas 34, 35 and 38

- Assessment Area - New Settlement
- Assessment Area - Urban Extension
- Broad Area
- Broad Development Site
- Study Area



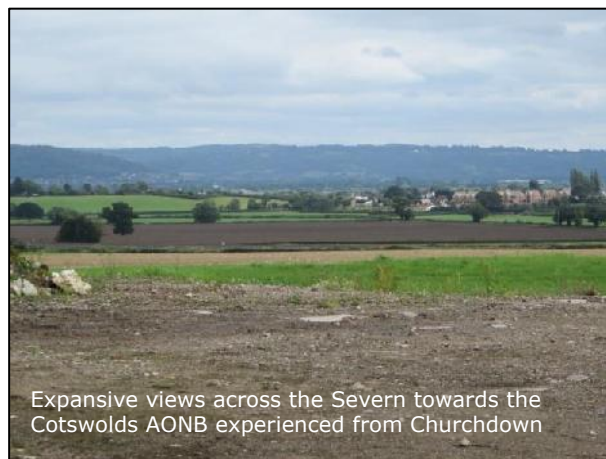
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Landscape sensitivity assessment

Landscape character context		
<p>Broad Area 19 is located in the south east of the Forest of Dean District. The landscape is characterised by undulating mixed farmland, interspersed with blocks of woodland including significant areas at Ley Park and Birdwood Coppice. The elevated landform of the Forest of Dean is adjacent to the west and overlooks the area. The area contains the Unwooded Vale, Floodplain Farmland and small parts of Drained Riverine Farmland and Grazed Salt Marsh Gloucestershire Landscape Character Areas.</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently undulating topography, although there are some areas of more complex landform including the areas around Chaxhill, Flaxley and Lower Ley. There are small hills located within the area including Lewis Hill and Round Hill. The scale of the landscape varies depending on the landform and land cover. Lower lying areas adjacent to the River Severn tend to be larger scale. 	M
Natural character	<ul style="list-style-type: none"> Land use is mostly mixed pasture and arable land. Fields are divided by hawthorn hedgerows with trees. Ditches are a common field boundary on lower ground. Blocks of woodland are interspersed throughout the farmland, including some significant areas such as Ley Park and Birdwood Coppice. Some of these woodlands are classified as ancient woodland. Frequent orchards. Woodland along watercourses. 	M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that enclosures are primarily irregular post-medieval fields. Clusters of listed buildings are located within settlements, including historic churches. Westbury Court is a Grade II* Registered Park and Garden partially within the area. It is now managed by the National Trust. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Generally rural with settlement consisting of scattered farmsteads and hamlets. The small settlements of Northwood Green, Blaisdon and Westbury-on-Severn are located within the area. Vernacular tends to be a mixture of red brick and stone. The elevated land of the Forest of Dean to the west is a distinctive backdrop to the settlements within the area. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The distinct wooded skylines of the Forest of Dean are prominent on skylines in views to the west. The elevated landform of the Forest of Dean overlooks the Broad Area. Clumps of woodland located on hills and higher ground created wooded skylines. From elevated ground, there are long views over the Severn Vale towards the Cotswolds AONB escarpment. Pylons and overhead lines to the south are prominent in views. 	M-H
Access and recreation	<ul style="list-style-type: none"> The Gloucestershire Way long distance path crosses through the area and forms part of a good network of public rights of way which link the farms and settlements. The A40 forms the northern boundary of the area. The A48 crosses through the east and south of the area and is adjoined by the A4151. Access between the settlements and farms is via a network of narrow rural lanes. 	M

	<ul style="list-style-type: none"> The railway line running between Newham and Over crosses through the area. 	
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a strong sense of place due to its location between the River Severn and the Forest of Dean. The area has an intact rural character and high levels of tranquillity. Some modern influences include views of pylons and traffic noise from the A40. 	M-H

Representative photographs



Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile, particularly the box entitled 'Notes on any variations in landscape sensitivity'. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

Assessment Area 34 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)					H
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

Assessment Area 35 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

Assessment Area 38 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

Summary of key sensitivities to development

The following provides a summary of the key landscape sensitivities within the Broad Area:

- Steep, prominent landform with long views across the Vale of Gloucestershire towards the escarpment within the Cotswolds AONB.
- Frequent orchards which are important ecological and heritage features.
- Intact rural character, with limited existing settlement.

- Strong sense of place due to the setting of the Forest of Dean and the River Severn.
- Provides rural setting to important heritage features including the Grade II* Church of St Andrew as well as clusters of historic buildings.
- Areas of mixed woodland amongst the farmland, including Ley Park and Birdwood Coppice.
- Steep slopes associated with the undulating land and occasional hills within the area.