

Strategic Assessment of Land Availability 2017

Site ref:	BER005	Address: Fitzhardinge Way, Berkeley
Site name:	Land off Fitzhardinge Way	
Parish:	Berkeley	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	2.18	Scheduled Ancient Monument	No
Current/past land use	Scrub land	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	17.8% Zone 2, 12.5% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Scrub land located on the north western edge of Berkeley, to the west of Fitzhardinge Way and cemetery land and behind properties on Howmead. The northern part of the site is crossed by a public footpath. A bridleway is located beyond the northern boundary. The land slopes down to a watercourse which forms the western boundary of the site.

2017 Site Assessment for site BER005

Suitability

Physical constraints:

Accessibility score: 54

The western part of the site is within flood zone 3. The northern part of the site is crossed by a public footpath. There is currently no vehicular access to the site but potential access from Fitzhardinge Way and pavements providing good access to services and facilities in the local area.

Potential impact summary:

Initial desktop heritage and biodiversity/geodiversity assessments of the site have indicated there is potential to develop this site without harm to a designated site.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as Medium sensitivity to housing uses and High sensitivity to employment uses. There may be some potential for housing on the slopes facing towards the settlement at Fitzhardinge Way. The site could be accessed from Fitzhardinge Way although this would impact on residential amenity of existing properties which currently see no through traffic.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing development for housing or community uses in the future should the Local Plan strategy identify the need for growth in this location. A new access would be required from Fitzhardinge Way.

Is the site suitable? Future potential

Availability

Availability summary:

There is no evidence that the site is available now but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.81	Net developable area (ha): 1.54	No. of houses: 45	Proposed use: Residential,
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Development potential summary:

This site could be developed for low/medium development typically comprising a mix of detached, semi-detached, terraced dwellings at an average density of about 25/30 dph and the suggested yield is 40-45 dwellings.

Housing yield

2017/18	0	2020/21	0	2023/24	25	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	20	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	BER006	Address: Berkeley
Site name:	Land north of Berkeley and south west of bypass	
Parish:	Berkeley	



Site details		Key employment land	No
Source of site	Call for Sites (118)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	6.51	Scheduled Ancient Monument	No
Current/past land use	Agricultural land	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	32.8% Zone 2, 29.4% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Large arable field located between the northern edge of Berkeley (Howmead/Fishers Road) and the B4066 Berkeley bypass. Land slopes down gently to watercourse on western boundary. Trees and hedgerows on boundary with bypass. Area of woodland at northern edge of site. A bridleway is located beyond the southern hedgerow boundary. Current field access from Station Road.

2017 Site Assessment for site BER006

Suitability

Physical constraints:

Accessibility score: 55

The western part of the site is within flood zone 3. The site gently slopes; there are no known ground contamination or land stability issues; there is potentially good access to the B4066/Station Road and pavements and bus stops providing good access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.
Initial desktop biodiversity/geodiversity assessments of the site has indicated that there is potential to develop this site without harm to a designated site. Note that the assessment does not consider whether there are protected species on this site.
The Landscape Sensitivity Assessment has identified this site as Medium sensitivity to housing uses and High sensitivity to employment uses. Housing could be accommodated, provided that a significant landscape buffer is created on the western edge along the stream course, and along the by-pass. Employment uses are not considered appropriate, as they would be on slopes adjacent to residential areas and introduce a new land use element to the historic village.

Suitability summary:

Although not currently policy compliant, the majority of the site outside of the floodplain has no overriding physical constraints or potential impacts preventing development for housing or community uses in the future should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 4.32	Net developable area (ha): 3.5	No. of houses: 110	Proposed use: Residential, Community,
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Development potential summary:

This site could be developed for low/medium development typically comprising a mix of detached, semi-detached, terraced dwellings at an average density of about 25/30 dph and the suggested yield is up to 110 dwellings.

Housing yield

2017/18	0	2020/21	0	2023/24	25	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	35	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	25	2025/26	25	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	BER011	Address: Station Road, Berkeley
Site name:	Land between B4066 and Station Road	
Parish:	Berkeley	



Site details		Key employment land	No
Source of site	Call for Sites (125)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	4.25	Scheduled Ancient Monument	No
Current/past land use	Agricultural	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	27% Zone 2, 27% Zone 3
Listed building	No	Number of TPOs	2

Site Description:

A large triangular arable field and smaller field beyond separated by hedgerow and tree belt. Site located to the north of the bypass and to the west of Station Road. Field access at southern end of site from Station Road. Land slopes gently down to north. Power line across site.

2017 Site Assessment for site BER011

Suitability

Physical constraints:

Accessibility score: 55

The north western part of the site is within flood zone 3. Land slopes gently down to north. A power line crosses part of site. There is potentially good access to the B4066/Station Road and pavements and bus stops providing reasonable access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.
 The Landscape Sensitivity Assessment has identified this site as part of a land parcel considered High/Medium sensitivity to housing uses and High sensitivity to employment uses. Housing development would be disassociated from the settlement. However, if BE06 is developed, this site might be considered for development in the longer term. Employment development considered to be inappropriate east of the by-pass and to introduce a new land use element to the historic village on the slopes and hilltop.

Suitability summary:

Although not currently policy compliant and not immediately adjacent to the settlement, the site has no overriding physical constraints or potential impacts preventing development for housing or community uses in the future should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

There is no evidence that the site is available now but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.72	Net developable area (ha): 2.3	No. of houses: 70	Proposed use: Residential,
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Development potential summary:

This site could be developed for low/medium development typically comprising a mix of detached, semi-detached, terraced dwellings at an average density of about 25/30 dph and the suggested yield is 60-70 dwellings.

Housing yield

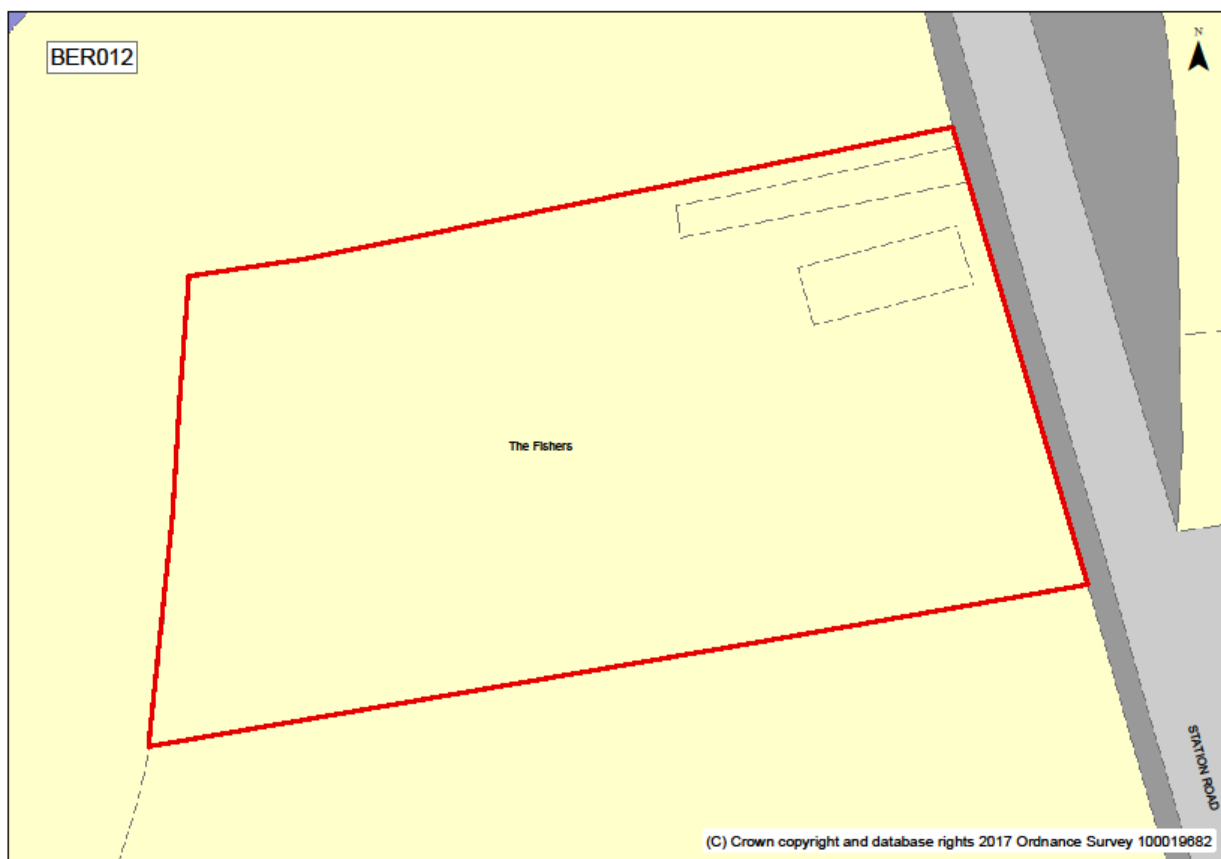
2017/18	0	2020/21	0	2023/24	20	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	50	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	BER012	Address: Station Road, Berkeley GL13
Site name:	Old Piggery	
Parish:	Berkeley	



Site details		Key employment land	No
Source of site	Call for Sites (126)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.30	Scheduled Ancient Monument	No
Current/past land use	Former piggery.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	5% Zone 2, 5% Zone 3
Listed building	No	Number of TPOs	10

Site Description:

A square parcel of land densely covered in trees and scrub located opposite the entrance to the Station Road industrial estate, to the north of Berkeley. Land drops down to the west from Station Road. Drop kerbs on road but otherwise no obvious entrance.

2017 Site Assessment for site BER012

Suitability

Physical constraints:

Accessibility score: 55

Heavily wooded site including trees subject to TPOs. Land slopes steeply to the west. There is potentially good access to Station Road and pavements providing reasonable access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. However, the site is heavily wooded, including some subject to TPOs and the site may contain protected species.

The site is located beyond the land parcels around Berkeley assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

Although not currently policy compliant, the frontage of the site may have future potential for employment/community uses associated with the adjacent station site. There are physical constraints and potential impacts on ecology that would prevent anything more than very limited development in the future should the Local Plan strategy identify the need for growth in this location. Housing development is not suitable.

Is the site suitable? Future potential

Availability

Availability summary:

There is no evidence that the site is available now but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield industrial

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, Community,
		0	

Development potential summary:

Taking account of the character of the site and its surroundings, the frontage part of the site could be redeveloped for light industrial or community uses subject to resolving ecological and physical constraints.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	MAN002	Address: Eastcombe, Stroud
Site name:	Land at Middle Hill, Eastcombe	
Parish:	Bisley With Lypiatt	



Site details		Key employment land	No
Source of site	Call for Sites (1)	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.81	Scheduled Ancient Monument	No
Current/past land use	Horse paddocks	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A small, open, triangular site, with a gentle south-easterly slope. Currently used as grazing land and sub-divided by post-and-wire fences. The south-eastern corner of the site contains an area of hardstanding, stable block and gated vehicular access off the Bisley road (Old Neighbourhood). The only immediate neighbour is Newholme, a single dwelling located next to the site's access. Middle Hill lies to the west, slightly elevated above the site, with housing along the opposite side of the road. Enclosed by mature hedgerow, sycamores and fir trees along the northern boundary, with large sports field and allotments beyond. Open views into and out of the site at points along its eastern boundary (to the Bisley road/Old Neighbourhood).

2017 Site Assessment for site MAN002

Suitability

Physical constraints:

Accessibility score: 59

There are no known physical constraints that would prevent development of this site. The site is relatively level; there is no known ground contamination or land stability issues; there is good access to Old Neighbourhood and reasonable potential access to Middle Hill; there is reasonable access via footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as having Medium sensitivity to housing uses and High sensitivity to employment uses. The site lies within the AONB and is well screened on two sides, although it is partly open to the east.

Employment development would be out of scale and character with the land parcel and adjoining settlement pattern and is therefore considered inappropriate. The landscape assessment considers that small scale housing development could be designed to create an attractive edge the settlement and would be only slightly visible in the northern part.

Suitability summary:

Although not currently policy compliant, the site has no known physical constraints and may have future potential for housing or community uses, subject to a sensitive layout that retains openness and countryside views on the north-eastern half of the site, should the Local Plan strategy identify the need for growth in this location. The development of this site is unlikely to impact on the amenity of neighbours, as a residential or community use is compatible with the immediate area. However, the landscape impact of developing the south-western half of the site may need to be mitigated with additional structural planting.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 9 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.94	Net developable area (ha): 0.89	No. of houses: 18	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the rural character of the site and its settlement-edge surroundings, the south-western part of this site could be developed for low density housing, typically comprising a mix of detached and semi-detached dwellings at an average density of about 20 dph, and the suggested yield across the net developable area is 18 units. There may be additional potential for community or sports/leisure use on the north-eastern half of the site.

Housing yield

2017/18	0	2020/21	0	2023/24	10	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	8	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	BRI010	Address: Brimscombe Hill, Brimscombe GL5 2QW
Site name:	Brimscombe Farm	
Parish:	Brimscombe And Thrupp	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.85	Scheduled Ancient Monument	No
Current/past land use	Farm buildings and agricultural fields	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Partly within conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Farm buildings and rear fields. Walled access drive from Brimscombe Hill. Located to the north of Brimscombe School and playing fields; properties on Brimscombe Hill to the west; public footpath and access to Brimscombe cemetery to the south.

2017 Site Assessment for site BRI010

Suitability

Physical constraints:

Accessibility score: 64

The site slopes steeply; there is no adequate separate access to the rear fields and so any development would require comprehensive redevelopment of the farm site, including demolition of buildings. There is good access to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest. The north/western part of the site lies within the IHCA and contains some historic farm buildings, which adjoin the Grade II listed Nelson Inn. The site's boundary to Brimscombe Hill is demarcated by a fine dressed and coursed dry stone wall, which is highly characteristic of the conservation area here. Any development requiring the creation of a new access point off Brimscombe Hill would leave a significant scar on the historic street scene: the harm to the integrity and character of the dry stone wall could prohibit the creation of a new vehicular access point here.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as part of an area having High/High Medium sensitivity to housing uses and High sensitivity to employment uses. Housing development could form an obvious extension along and up the valley sides and would adversely affect the character of the treed valley sides and the setting of the Conservation Area and cemetery. It would therefore generally be inappropriate in this area. However, there may be a small opportunity between the school and cemetery providing the houses were two storey in height maximum and the existing outgrown hedgerows to the north and south were retained, outside properties curtilages to maintain screening. Employment development would be highly inappropriate.

Suitability summary:

Although not currently policy compliant, the site may have some future potential for sensitively designed housing or community uses, subject to achieving a suitable access from Brimscombe Hill that does not impact on existing conservation features and an appropriate design and layout reflecting the conservation area and its setting. Existing outgrown hedgerows to the north and south should be retained, outside properties curtilages to maintain screening.

Is the site suitable? Future potential

Availability

Availability summary:

There is no evidence that any of this site is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 9 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.76	Net developable area (ha): 0.72	No. of houses: 20	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low to medium density development typically comprising detached, semi-detached and terraced dwellings at an average density of about 25 dph, and the suggested yield is 15-20 units.

Housing yield

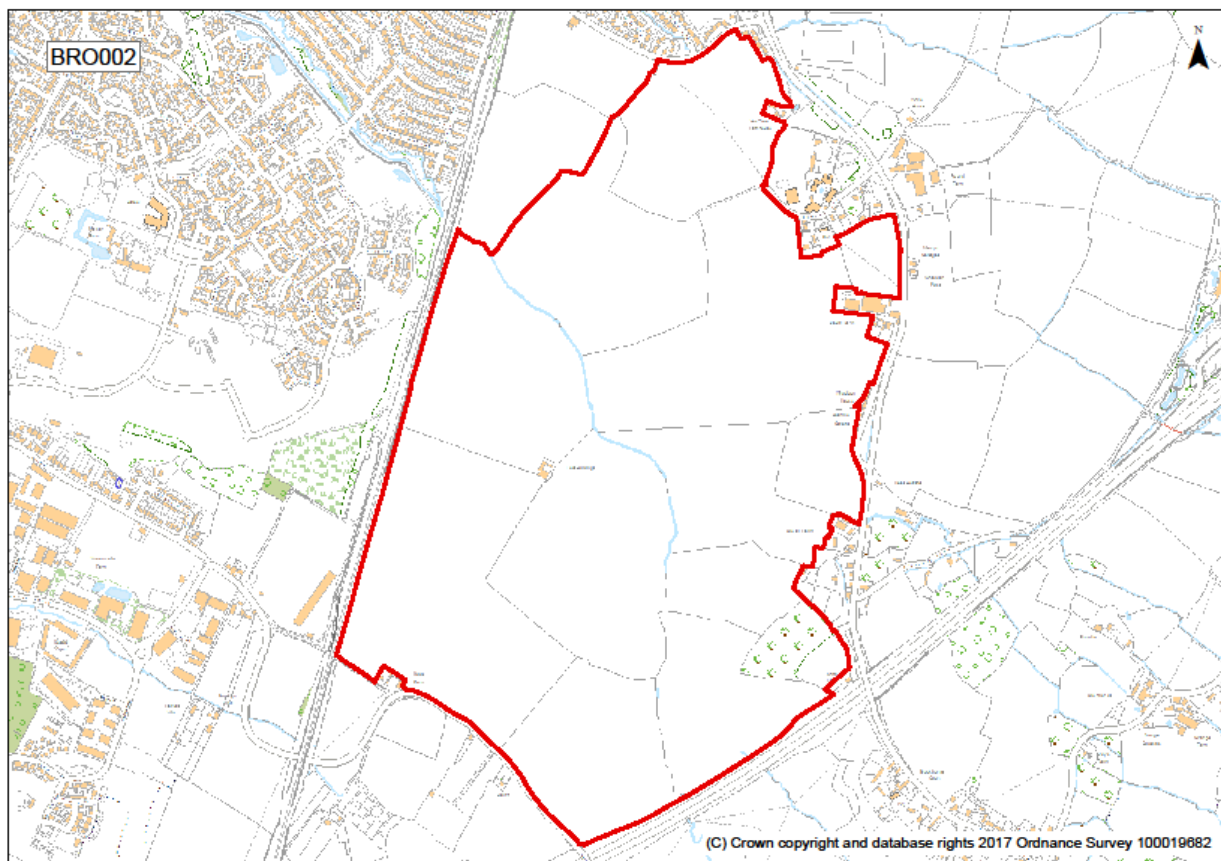
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	20	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	BRO002	Address: Land at Whaddon, Gloucester
Site name:	Land at Whaddon	
Parish:	Brookthorpe With Whaddon	



Site details		Key employment land	No
Source of site	Call for Sites (106)	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	173.11	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	7% Zone 2, 5.1% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Gently rolling landform and open landscape bisected by a watercourse. Fields are pasture for sheep and cattle in north, west and central portions of the site. Brick farm outbuildings are located in the centre of the site. Adjoining motorway to south within site are arable fields. Poplars and other trees along embanked railway line on western side contrast the urban edge from the rural area. Residential estate located to north. Sporadic linear development of a mix of uses from school, church, residential to industrial along eastern boundary along road. Motorway with agricultural fields beyond to south.

2017 Site Assessment for site BRO002

Suitability

Physical constraints:

Accessibility score: 99

Part of the site is within flood zones 2 and 3. There are no known ground contamination or land stability issues. There is reasonable access to the A4173 road. Road and bus stops provide good access to services and facilities in the local area.

Potential impact summary:

The heritage assessment concluded the site provides a landscape setting for Grade II Yew Tree Farmhouse, particularly in key views from Stroud Road and Grange Road: the listed building derives part of its character and significance from its rural context and open surroundings. St Margaret's church (Grade II*) is a landmark feature, clearly visible in medium and long range views, including looking north across this site from Stroud Road and from Naas Lane (where it is seen against the impressive backdrop of Robinswood Hill). Again, the site contributes to the church's setting and rural context. The site's sensitivity relates to the sense of Whaddon's place in the landscape, its character and its historic settlement pattern: as a fragmented collection of farmsteads and clustered cottages, including these two listed buildings.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The 2014 Landscape Sensitivity Assessment has identified this site as medium/low sensitivity to housing uses and to employment uses. Care will be needed to assess AONB setting and preserve the setting of the Church. Overall, the optimum locations for developing the fringes of Gloucester need to be looked at as a whole to minimise the effects on landscape character and local communities.

Suitability summary:

Although not currently policy compliant, there may be scope for a mixed use development of housing, employment, community and retail uses -that would have moderate or low impact on the setting of Yew Tree Farmhouse and St Margaret's Church: the impact on the setting of the listed buildings and the character of the settlement would be likely to preclude development on a significant 'buffer' to the west of Whaddon, to ensure a meaningful landscape context at least when viewed from Stroud Road. Potential exists to significantly enhance the watercourses flowing through the site to create a strategic green infrastructure corridor. Therefore the site impacts may not prevent sensitively located development for housing, local centre with retail, employment or community uses in the future should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 91.47	Net developable area (ha): 57.17	No. of houses: 1350	Proposed use: Residential, B1, B2, B8, Retail, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising detached, semi-detached dwellings at an average density of about 30 dph, and the suggested yield is 1350 units. Taking account of the surroundings, this site could provide for low density employment development typically comprising a mix of up to two storey offices, light industrial, small warehousing units, together with community and sports uses in landscaped areas.

Housing yield

2017/18	0	2020/21	0	2023/24	80	2026/27	100	2029/30	150	2032/33	80	2035/36	50
2018/19	0	2021/22	0	2024/25	80	2027/28	120	2030/31	150	2033/34	80		
2019/20	0	2022/23	0	2025/26	80	2028/29	150	2031/32	150	2034/35	80		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	CAM011	Address: Woodend Lane, Cam
Site name:	Land parcel to south west of Manor Close	
Parish:	Cam	



Site details		Key employment land	No
Source of site	Call for Sites (141)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	3.73	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Small site, comprising agricultural buildings and paddocks, located on the north western edge of Cam, between Woodend Lane to the south and residential properties on Manor Close to the north. The site includes a pond, some hedged boundaries and a mature tree in the eastern half of site. A public right of way bisects the northern part of the site.

2017 Site Assessment for site CAM011

Suitability

Physical constraints:

Accessibility score: 60

Redevelopment would require demolition of existing farm buildings. The site is level; a pond is located at the western edge of the site; there are no known ground contamination or land stability issues; there is reasonable access to Woodend Lane and potential access from Manor Avenue; there is good access, via local footpaths and bus stops on Manor Avenue, to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.
 The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium/ Low sensitivity to housing uses and Medium sensitivity to employment uses where housing development could be accommodated and the opportunity taken to link green infrastructure with public rights of way and the adjacent recreation ground.

Suitability summary:

From the information available, the site is considered suitable for housing or community development. The development of this site would require demolition of some existing agricultural buildings fronting Woodend Lane but is unlikely to impact on the amenity of neighbours as a residential or community use is compatible with the immediate area subject to the recreation ground and public rights of way being accommodated into the green infrastructure of the development.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 3.73	Net developable area (ha): 3.2	No. of houses: 100	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached and semi-detached dwellings at an average density of about 30 dph, and the suggested yield is 100 units.

Housing yield

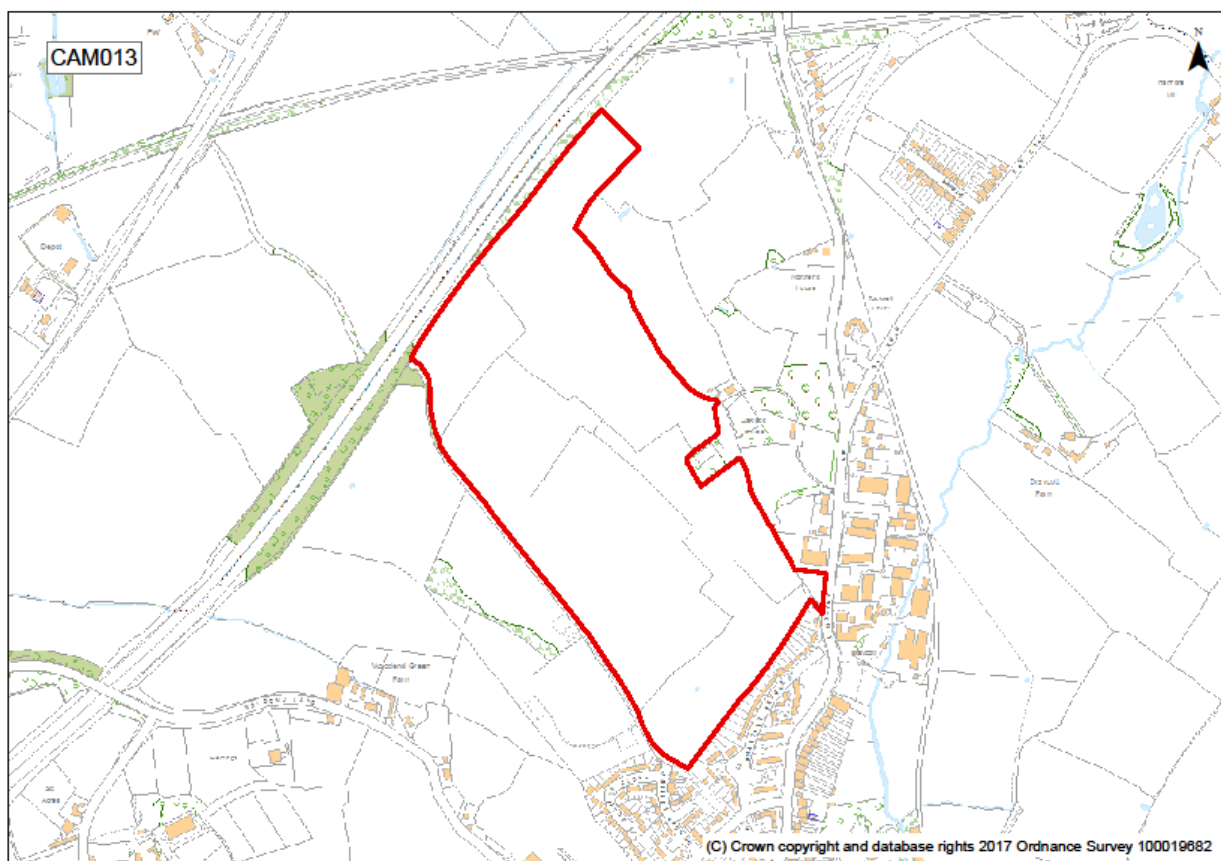
2017/18	0	2020/21	0	2023/24	40	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	30	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	30	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	CAM013	Address: Draycott, Cam
Site name:	Land west of Draycott Crescent	
Parish:	Cam	



Site details		Key employment land	No
Source of site	Call for Sites (113)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	29.41	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Large site comprising gently sloping agricultural land, located on the north western edge of Cam, between residential properties on Draycott Crescent to the south east and the M5 motorway to the north west. The site adjoins farmland to the north and Jubilee Playing Field to the south. The site is crisscrossed by public footpaths and includes hedged field boundaries and mature trees.

2017 Site Assessment for site CAM013

Suitability

Physical constraints:

Accessibility score: 65

There are no known physical constraints that would prevent development of this site. The site is gently sloping; there are no known ground contamination or land stability issues; there is reasonable access to the A4135 Draycott which provides access via local footpaths and bus tops to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium/ Low sensitivity to housing uses and Medium sensitivity to employment uses. Housing development could be accommodated subject to substantial screening mitigation and green infrastructure between the area and the M5, e.g. tree screen and earth bund. Public rights of way and links to the adjacent recreation ground would need to be accommodated into the green infrastructure of the development. Employment development may be able to be accommodated as part of a wider mixed development, ensuring that there are appropriate buffers with residential areas. The most appropriate areas may be to the East extending existing development or near to the M5.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing housing or community uses in the future should the Local Plan strategy identify the need for growth in this location, subject to substantial screening mitigation and green infrastructure between the area and the M5 and the integration of the recreation ground and PROWs into the green infrastructure of the development. Employment development may be able to be accommodated in the eastern part of the site, adjacent to existing employment uses, as part of a wider mixed development, subject to appropriate buffers to protect the amenities of residential areas.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 25	Net developable area (ha): 18	No. of houses: 510	Proposed use: Residential, B1, B2, B8, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density housing typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of 25 - 30 dph, and the suggested yield for a residential scheme across the net developable area is 510 units. Having regard to the character of the area, the eastern part of the site could also be developed for low/medium density employment development typically comprising a mix of single storey/two storey offices, light industrial and medium format warehousing units, with landscaped buffer areas to residential development.

Housing yield

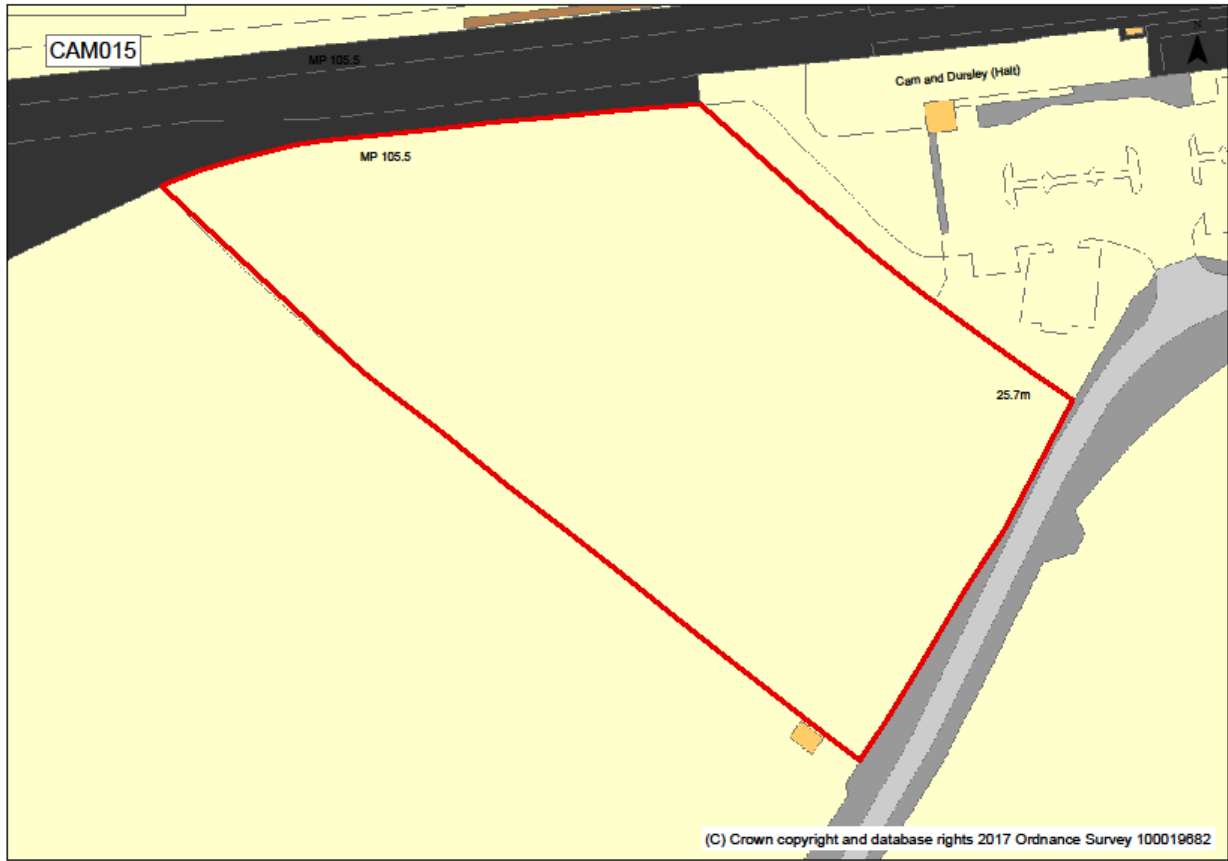
2017/18	0	2020/21	0	2023/24	50	2026/27	50	2029/30	50	2032/33	25	2035/36	0
2018/19	0	2021/22	0	2024/25	50	2027/28	50	2030/31	50	2033/34	0		
2019/20	0	2022/23	35	2025/26	50	2028/29	50	2031/32	50	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	CAM015	Address: Box Road, Cam GL11 5DJ
Site name:	Land west of Cam and Dursley Train Station	
Parish:	Cam	



Site details		Key employment land	No
Source of site	Call for Sites (35)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.34	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A flat field on the west side of Box Road, immediately south west of Cam & Dursley Station, with the main Bristol - Birmingham railway line bounding the site to the north west. The site includes hedged field boundaries. A lit pavement runs along the Box Road frontage to Cam and Dursley Station.

2017 Site Assessment for site CAM015

Suitability

Physical constraints:

Accessibility score: 65

There are no known physical constraints that would prevent development of this site. The site is flat; there are no known ground contamination or land stability issues; there is good access to Box Road and, via local pavements, to bus and train services at Cam and Dursley Station.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High/Medium sensitivity to employment uses. Housing development could be accommodated on the site, retaining and enhancing the adjoining hedgerows and trees. Employment development, if carefully designed with appropriate buffers, may be acceptable adjoining the station.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing housing, community or employment, with car parking associated with the adjoining station in the future, subject to additional planting to the existing hedgerows, should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.34	Net developable area (ha): 0.64	No. of houses: 20	Proposed use: Residential, B1, Community, Other
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Development potential summary:

Taking account of the character of the site and its surroundings, the eastern half of the site could be developed for car parking associated with the adjoining station and the western half of the site could be developed for medium density housing typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of 25 - 30 dph, and the suggested yield is around 20 units. Having regard to the character of the area, the western half of the site could also be developed for low/medium density employment development typically comprising a mix of single storey/two storey offices and light industrial units, or other associated railway station uses, with landscaped buffer areas to residential development.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	20	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	CAM016	Address: Box Road, Cam
Site name:	Land north east of Box Road Avenue	
Parish:	Cam	



Site details		Key employment land	No
Source of site	Call for Sites (136)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	3.65	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A flat field on the west side of Box Road, immediately north of housing on Box Road Avenue. The site includes hedged field boundaries. A lit pavement runs along the Box Road frontage to Cam and Dursley Station.

2017 Site Assessment for site CAM016

Suitability

Physical constraints:

Accessibility score: 68

There are no known physical constraints that would prevent development of this site. The site is flat; there are no known ground contamination or land stability issues; there is good access to Box Road and via local pavements to bus and train services at Cam and Dursley Station.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High/Medium sensitivity to employment uses. Housing development could be accommodated on the site, retaining and enhancing the adjoining hedgerows and trees.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing housing or community uses in the future, with added planting to the existing hedgerows, should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 3.65	Net developable area (ha): 3.1	No. of houses: 90	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density housing typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of 25 - 30 dph, and the suggested yield for a residential scheme across the net developable area is 90 units.

Housing yield

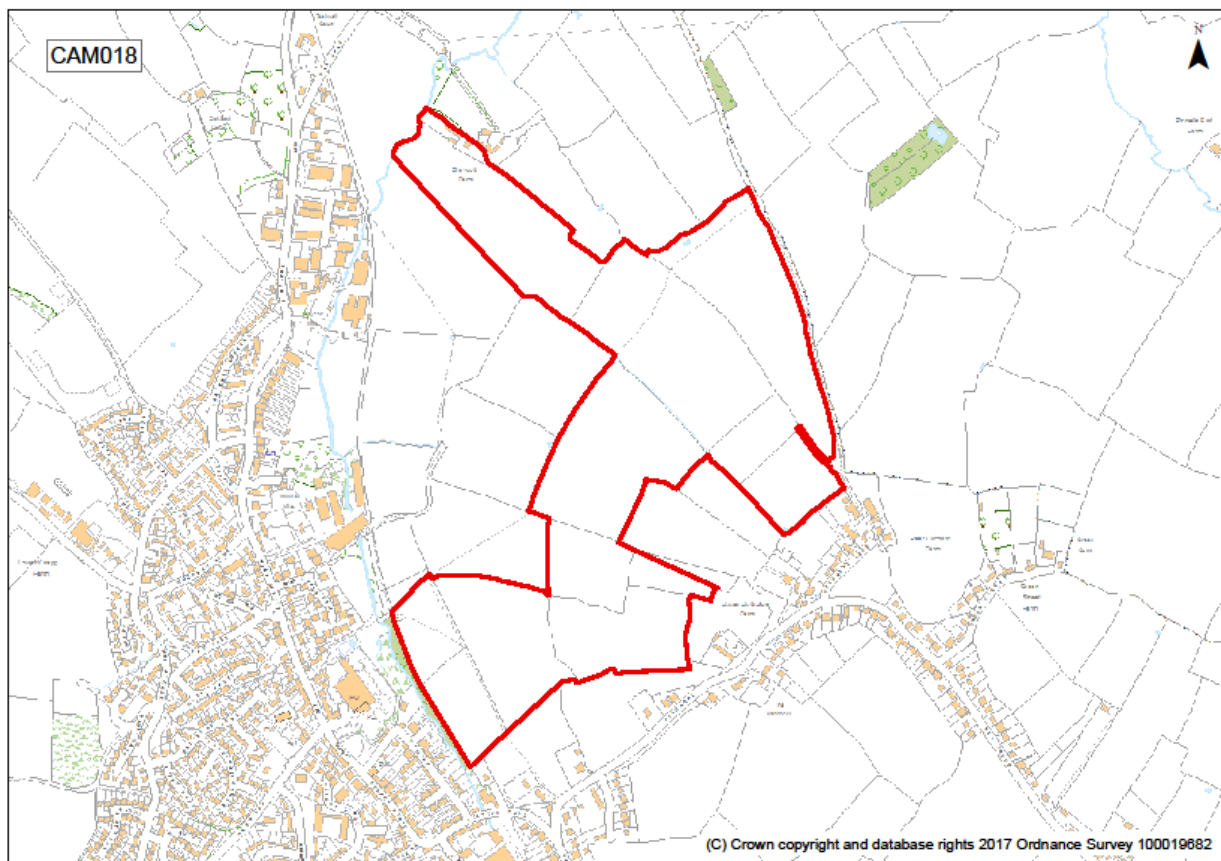
2017/18	0	2020/21	0	2023/24	40	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	40	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	CAM018	Address:
Site name:	Land north of Upthorpe	Upthorpe, Cam
Parish:	Cam	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	43.22	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	2.4% Zone 2, 1.8% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

An extensive area of sloping farmland located on the north eastern edge of Cam, north of Upthorpe. Halmore Lane forms the eastern site boundary and a number of public footpaths cross the site. The site includes hedged field boundaries and mature trees.

2017 Site Assessment for site CAM018

Suitability

Physical constraints:

Accessibility score: 84

Part of the site is within flood zones 2 and 3. The site includes relatively level and gently sloping areas; there are no known ground contamination or land stability issues. There is no vehicular access to the A4135 Draycott and currently limited access, via footpaths, pavements and bus stops, to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified the majority of this site as High/ Medium sensitivity to housing use and High sensitivity to employment uses. The sensitivity of the area lies in its location on the higher sloping valley sides visible from the west, contributing to the separation between Cam and Upton, its mature trees and hedgerows, and the association with the PROW on Halmore Lane. Development would be visible on these rising slopes, would significantly extend the settlement form, reducing the separation of Upton from Cam, and would adversely affect the rural setting of the settlement. The field south of Draycott Farm is identified as Medium sensitivity to housing use where some housing may be accommodated when the adjacent allocated areas are developed. The two fields adjoining the river corridor at the southern end of the site are also identified as medium sensitivity to housing use where housing development, or smaller scale employment development, may be able to be accommodated although not desirable due to the current positive edge to the settlement, at least in the short term.

Suitability summary:

Although not currently policy compliant, part of the site, comprising the field south of Draycott Farm and the two fields adjoining the river corridor at the southern end of the site, are considered to have future potential for some housing and community development and, in relation to the two southern fields, smaller scale employment development should the Local Plan strategy identify the need for further growth in this location. Access, flood risk mitigation and integration with the existing urban area and planned urban extension, will require careful consideration. Development will also need to include structural landscaping to provide a green buffer along the line of the 50 contour, beyond which no development will occur, in order to protect the setting of Cam and open countryside around Upton.

Is the site suitable? Future potential

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 7.95	Net developable area (ha): 6.16	No. of houses: 185	Proposed use: Residential, B1, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, parts of this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is 185 units. Alternatively, in the south of the site there is scope for some small scale employment development comprising a mix of single storey/ two storey offices or light industrial units with structural landscaping to incorporate development within the wider landscape setting.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	35	2029/30	50	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	50	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	50	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	CAM021	Address: Cam
Site name:	Land east of Court House Gardens	
Parish:	Cam	



Site details		Key employment land	No
Source of site	Call for Sites (42)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	4.88	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	5% Zone 2, 1.5% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

The site comprises gently sloping farmland on the east side of the River Cam, south east of Cam Mills, on the eastern edge of Cam. The site includes hedged boundaries, mature trees and a public footpath runs diagonally across the site.

2017 Site Assessment for site CAM021

Suitability

Physical constraints:

Accessibility score: 63

The western edge of the site is within flood zone 2. The site is gently sloping; there are no known ground contamination or land stability issues. Development would require new access to roads, pavements and bus stops in order to access services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High/Medium sensitivity to employment uses. Housing development, or smaller scale employment development, may be able to be accommodated on the westernmost field adjoining the river corridor although not desirable due to the current positive edge to the settlement, at least in the short term.

Suitability summary:

Although not currently policy compliant, the site may be suitable for development for housing or community uses subject to access from allocated land to the north and to structural landscaping to provide a green buffer along the line of the 50 contour, beyond which no development will occur, in order to protect the setting of Cam and open countryside around Upthorpe. Smaller scale employment is considered suitable within the westernmost field adjoining the river corridor.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 3.2	Net developable area (ha): 2.7	No. of houses: 80	Proposed use: Residential, B1, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is around 80 units. Part of the site, adjoining the river corridor, could alternatively be developed for some small scale employment uses comprising a mix of single storey/ two storey offices or light industrial units with structural landscaping to incorporate development within the wider landscape setting.

Housing yield

2017/18	0	2020/21	0	2023/24	30	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	30	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	20	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	CHA001	Address: Middle Hill, Chalford Hill GL6 8BE
Site name:	Land west of Middle Hill	
Parish:	Chalford	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	2.04	Scheduled Ancient Monument	No
Current/past land use	Pasture / grazing.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A large gently sloping pasture, contained on all sides by hedgerow and mature trees. Field gated access off Middle Hill (road) at the northernmost corner of the site. Track leading to a small agricultural/storage/stable building, surrounded by trees and hedgerow. The land slopes to the west and southwest and adjoins rolling pasture to the west and north. To the east, the site is bounded by Middle Hill and a public footpath. Across the road lie the farm buildings of Middle Hill Farm, allotments, and open countryside. Residential development lies to the south and southeast, characterised particularly by 20th century bungalows.

2017 Site Assessment for site CHA001

Suitability

Physical constraints:

Accessibility score: 58

There are no known physical constraints that would prevent development of this site. The site is relatively level; there are no known ground contamination or land stability issues; there is good potential access to Middle Hill and reasonable access from there to the A/B road network; there is reasonable access via local footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as part of an area of High/Medium sensitivity to housing uses and High sensitivity to employment. The value of the area lies in its location in the Cotswolds AONB. The area's sensitivity lies in its role as rural buffer between Chalford Hill, Eastcombe and Bussage/Manor Village. At the eastern side of the land parcel, the fine mature trees around the perimeter of this site are noted as forming a strong visual feature, providing particularly strong boundaries, assisting with tranquillity and screening the settlement edge in some views. Both employment and housing development within the parcel would contribute to closing the gap between the settlements and development on this site would divorce the PROW (which tracks the edge of the settlement here) from the open green space of the valley. Employment development is further considered inappropriate as it would be out of character with the adjacent residential use and the narrow valley. The mature trees provide a significant constraint on the ability to develop the site, as they are incompatible with housing close to them or within the curtilages of dwellings. If this site was developed for housing, the trees would have to be in public areas, with dwellings and infrastructure located sufficiently away from them to maintain their health in perpetuity and avoid the need for cutting back or removal.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints preventing sensitively massed housing or community uses, should the Local Plan strategy identify the need for growth in this location. The site has potential landscape impacts, which would need to be addressed through the design and layout of any development. In particular the mature trees around the periphery represent a significant constraint on the developable area. The frontage to Middle Hill should be addressed positively, whilst retaining and reinforcing the boundary features.

Is the site suitable? Future potential

Availability

Availability summary:

The site has been promoted for development in the recent past, through the preparation of the Local Plan. The site has also been subject to a pre-application planning enquiry about its residential development potential.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 9 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.3	Net developable area (ha): 1.0	No. of houses: 20	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its settlement-edge surroundings, this site could be developed for low density development, typically comprising detached dwellings with perhaps some potential for semi-detached units, at an average density of about 20 dph. The suggested yield is 15 up to a maximum 20 units.

Housing yield

2017/18	0	2020/21	0	2023/24	10	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	COA001	Address: The Street, Coaley GL11 5EG
Site name:	Betworthy Farm	
Parish:	Coaley	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	4.25	Scheduled Ancient Monument	No
Current/past land use	Agricultural and residential. Pasture and farm buildings, including farmhouse and residential curtilage (gardens).	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	1 Grade II	Number of TPOs	0

Site Description:

A large, level site on the southern edge of Coaley village. The northern half (pasture) abuts 20th century residential development off The Close, with two road access points (field gates). Bounded to the west by a public footpath and open countryside; and to the east by The Street (the main spine road through the village). Site is bisected by tall hedgerow and trees, south of which lies Betworthy Farm – a self-contained grouping of traditional farm buildings, including listed farmhouse and garden. The south-western corner of the site is enclosed and well screened by hedgerows and trees on all sides. To the south lies single-track Field Lane, Field Farm and open countryside.

2017 Site Assessment for site COA001

Suitability

Physical constraints:

Accessibility score: 77

There are no known physical constraints that would prevent development of this site, although electricity lines run across the far west edge. The site is level; there are no known ground contamination or land stability issues; there is good site access via The Close and reasonable access from there to the A/B road network; there is good access via local footways to services and facilities in the local area and bus stops nearby on either side of The Street.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that the site has very significant heritage constraints. The sensitivity of this site relates to the role it plays in punctuating Coaley's distinctive linear settlement pattern and providing a visual and physical 'buffer' around listed Betworthy Farmhouse and its curtilage (and to a lesser extent Field Farm, which also has a Grade II farmhouse). The impact on the setting of Betworthy Farm and on the character and context of the settlement would be likely to preclude development on this site, or at best constrain it significantly. Maybe some scope for development on the western half of the land south of the Betworthy Estate, allowing meaningful open space to be retained along The Street and protecting a key view of the farm group.

An initial desktop biodiversity and geodiversity assessment has indicated there is potential to develop this site without harm to a designated natural environment site. Note, the assessment does not consider whether there are protected species on this site. The Landscape Sensitivity Assessment has identified this site as Medium sensitivity to housing uses and High sensitivity to employment uses. The area's sensitivity lies in its role as a green buffer between the village and Hamshill and it provides a rural setting for the listed farmhouse which is a positive introduction to/outlier of the village. Employment use is considered inappropriate, being completely out of character with the adjacent housing and listed building in a rural village. Housing may be appropriate in the northern field between the Betworthy Estate and Betworthy Farm as it would be generally screened and could provide a more positive edge to the settlement. Housing in the paddock west of Betworthy Farm would adversely affect views from the south and would not be desirable.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints preventing sensitively located development for housing or community uses in the future, should the Local Plan strategy identify the need for growth in this location. There are potential heritage and landscape impacts, which limit the area that has housing development potential to just the western half of the field between the Betworthy Estate and the farm group. The frontage to the remaining open space should be addressed positively. There may be additional potential for a community or sports/leisure use on the eastern half, retaining the open space character and key views.

Is the site suitable? Future potential

Availability

Availability summary:

A planning application has been submitted for the eastern half of the field, demonstrating that the site is being actively promoted for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.98	Net developable area (ha): 0.93	No. of houses: 19	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the rural character of the site and its village surroundings, this site could be developed for low density development, typically comprising a mix of detached and semi-detached dwellings, with perhaps some terraced cottages, at an average density of about 20 dph. The suggested yield is 12-19 units.

Housing yield

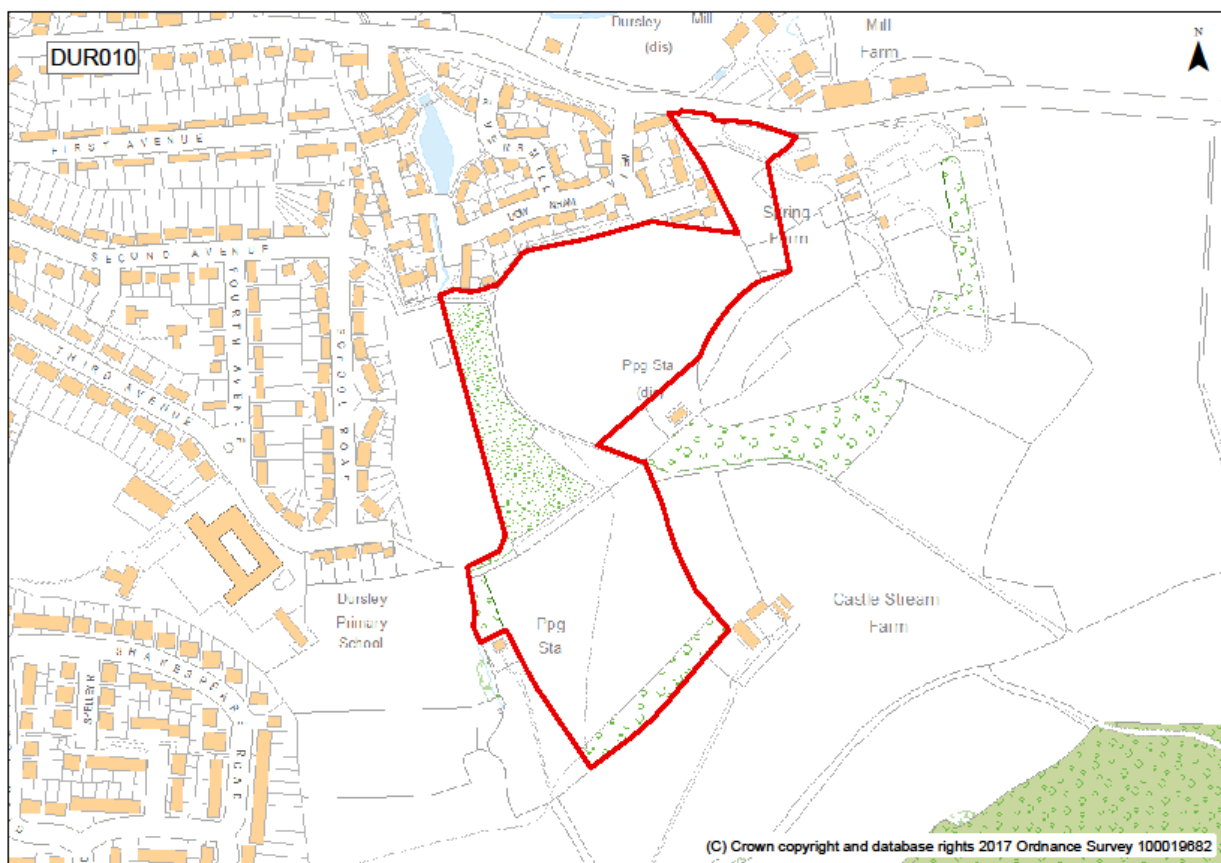
2017/18	0	2020/21	0	2023/24	9	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	DUR010	Address:
Site name:	Land south and east of Downham View	Uley Road, Dursley, Gloucestershire, GL11 5AD
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	6.32	Scheduled Ancient Monument	No
Current/past land use	Agricultural	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Large, irregular shaped pasture field, rising up to the south and relatively flat at its southernmost section. Large wooded area on the western boundary separating the site from a formal play area and mature trees and hedging generally forming the boundary with residential properties to the north and agricultural land to the south and east. The site is accessed via a private track off the B4066 (Uley Road) and bisected by footpaths. There is a small gravelled hardstanding area at the north western edge of the site.

2017 Site Assessment for site DUR010

Suitability

Physical constraints:

Accessibility score: 69

The land slopes steeply in places; however, there are no known ground contamination or land stability issues. There is reasonable access to the B4066 (Uley Road), directly from the site; there is reasonable access via local footpaths to services and facilities in the local area. There are bus stops in close proximity to the site.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High sensitivity to employment uses. The field south of Downham View and the fields further up the valley side to the south/south east are of higher sensitivity. Housing may be potentially acceptable in the field directly east of the current pumping station. This would retain a field buffer with the AONB and avoid the other sensitive areas. The area has additional sensitivity to employment uses due to the likely additional prominence of the development type, the presence of slopes that would necessitate terracing to accommodate the built form and infrastructure, and would be out of character with the area.

Suitability summary:

Although not currently policy compliant, the southern part of the site, east of the current pumping station, is considered suitable for residential development, subject to the provision of suitable access and the retention of existing woodland and hedgerows, should the Local Plan strategy identify the need for growth in this location. Potential for linking to adjacent sites DUR012, DUR013 and part DUR011.

Is the site suitable? Future potential

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 2	Net developable area (ha): 1.7	No. of houses: 50	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, part of this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is 50 units.

Housing yield

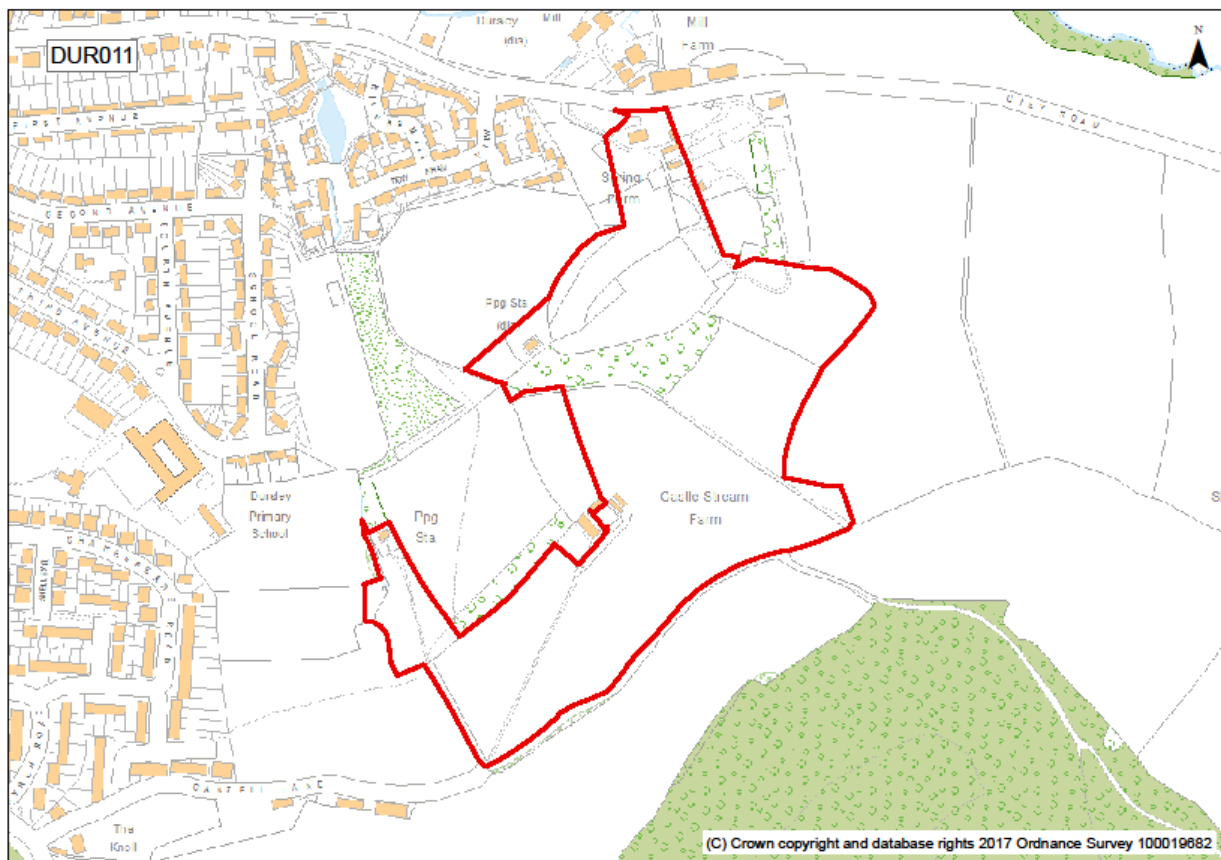
2017/18	0	2020/21	0	2023/24	0	2026/27	25	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	25	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	DUR011	Address:
Site name:	Land at Castle Stream Farm	Ganzell lane, Woodmancote, Dursley, Gloucestershire, GL11 5AD
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	11.20	Scheduled Ancient Monument	No
Current/past land use	Mostly agricultural; however the site includes approximately 3 dwellings.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	19.6	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Large, irregular shaped tract of pasture and arable land, comprising farm buildings and some sparsely located residential properties. The site is located to the east of Dursley and accessed via a private track off the B4066 (Uley Road) off Ganzell Lane. The land generally rises up to the south and east and there is a mound formation to the east. The site is largely open, with the exception of a wooded area roughly in the middle and some hedgerows on boundaries. Public footpaths crisscross the land

2017 Site Assessment for site DUR011

Suitability

Physical constraints:

Accessibility score: 79

The land slopes steeply in places; however there are no known ground contamination or land stability issues. There is reasonable access to the B4066 (Uley Road), from a narrow private track, off Ganzell Lane; there is reasonable access via local footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High sensitivity to employment uses. Housing may be potentially acceptable in the field directly south of the current pumping station. This would retain a field buffer with the AONB and avoid the other sensitive areas. The area has additional sensitivity to employment uses due to the likely additional prominence of the development type, the presence of slopes that would necessitate terracing to accommodate the built form and infrastructure, and would be out of character with the area.

Suitability summary:

Although not currently policy compliant, the field directly south of the current pumping station, is considered suitable for residential development, subject to the retention of existing woodland and hedgerows, should the Local Plan strategy identify the need for growth in this location. Potential for linking to adjacent sites DUR010 and DUR013.

Is the site suitable? Future potential

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.5	Net developable area (ha): 0.48	No. of houses: 15	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is 15 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	15	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	DUR012	Address: Ganzell Lane, Woodmancote, Dursley GL11 6AB
Site name:	Castle Stream Farm	
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Call for Sites (53)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.65	Scheduled Ancient Monument	No
Current/past land use	Domestic use	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Enclosed domestic curtilage of and farmhouse, surrounded by agricultural land. The site is accessed from a farm track, crossing an arable field, off Ganzell Lane. Mature trees and tall hedging form the boundary treatment of the site.

2017 Site Assessment for site DUR012

Suitability

Physical constraints:

Accessibility score: 78

The site is relatively level; there are no known ground contamination or land stability issues. The site is accessed via a narrow single lane farm track, which cuts across an arable field; there is reasonable access via local footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High sensitivity to employment uses. Housing may be potentially acceptable in the small field directly north of Castle Stream Farm buildings. This would retain a field buffer with the AONB and avoid the other sensitive areas. The area has additional sensitivity to employment uses due to the likely additional prominence of the development type, the presence of slopes that would necessitate terracing to accommodate the built form and infrastructure, and would be out of character with the area.

Suitability summary:

Although not currently policy compliant, the site is considered suitable for residential development, subject to the retention of the existing farmhouse, provision of suitable access and the retention of existing trees and hedgerows, should the Local Plan strategy identify the need for growth in this location. Potential for linking to adjacent site DUR010.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.45	Net developable area (ha): 0.43	No. of houses: 13	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield 10 -13 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	13	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	DUR013	Address: Shakespeare Road, Dursley GL11
Site name:	Land east of Shakespeare Road	
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Call for Sites (117)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	4.88	Scheduled Ancient Monument	No
Current/past land use	Agricultural	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

The site is located on the eastern edge of the settlement of Dursley. The site is largely flat grassland which contains a variety of mature hedges and trees, both on the periphery of the site but also within the middle of the fields. The site is crossed by a number of footpaths. The site is adjacent to Shakespeare Road and is adjoined to the north and the west by the existing residential developments on School Road and Shakespeare Road. To the north western boundary is Dursley Church of England Primary School. To the east and south of the site is mainly open space and woodland. The site includes a residential property, 47a Shakespeare Road, and there is an access point from Ganzell Lane.

2017 Site Assessment for site DUR013

Suitability

Physical constraints:

Accessibility score: 78

There are no known physical constraints that would prevent development of this site. The site is relatively level; there are no known ground contamination or land stability issues. There is reasonable access to the A4135 from Ganzell Lane; there is reasonable access via local footpaths to services and facilities in the local area. There are bus stops in close proximity to the site.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High sensitivity to employment uses. Housing may be potentially acceptable in the fields directly west of the current pumping station. This would retain a field buffer with the AONB and avoid the other sensitive areas. The area has additional sensitivity to employment uses due to the likely additional prominence of the development type, the presence of slopes that would necessitate terracing to accommodate the built form and infrastructure, and would be out of character with the area.

Suitability summary:

Although not currently policy compliant, the fields directly west of the current pumping station, are considered suitable for residential development, subject to the provision of suitable access, retention of existing trees and hedgerows and safeguarding the amenities of existing residential properties on Shakespeare Road, should the Local Plan strategy identify the need for growth in this location. Potential for linking to adjacent sites DUR010 and DUR011.

Is the site suitable? Future potential

Availability

Availability summary:

The owners/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.2	Net developable area (ha): 1.9	No. of houses: 60	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield 60 units.

Housing yield

2017/18	0	2020/21	0	2023/24	30	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	30	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	EAS002	Address: Alkerton, Eastington GL10 3AQ
Site name:	Land rear of Alkerton Court	
Parish:	Eastington	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	6.67	Scheduled Ancient Monument	No
Current/past land use	Commercial vehicle depot, former farm buildings and agricultural land.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	1 Grade II	Number of TPOs	0

Site Description:

Southern part of site a commercial vehicle depot (Smith's transport depot) and former farm buildings to the rear of Alkerton Court with access from Bath Road. Bounded by screened M5 to the west. Northern and eastern part of site arable fields bounded by hedgerows. Public footpath across northern part of site.

2017 Site Assessment for site EAS002

Suitability

Physical constraints:

Accessibility score: 72

Land is relatively flat; there is no known ground contamination or land stability issues; there is good access from Bath Road and a pavement on the opposite side of the road and bus stops provide a good access to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. The site includes a Grade II listed range of farm buildings, historically associated with Alkerton Court (itself Grade II listed and immediately adjoining the site). There is scope for some development to bring about some positive heritage benefits, in terms of securing the long term future of the listed farm buildings and enhancing their setting and context. The impact on the setting and significance of both the listed buildings on site and the neighbouring Court is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as Medium sensitivity to housing uses and High/Medium sensitivity to employment uses. Housing would be prominent or noticeable if it was located on the northern part of the site and on the crown of the landform. Any housing should be kept to the southern part but should respect, and avoid affecting, the setting of adjacent listed buildings and maintain the majority of trees on the road boundary. Any new housing edge should be well mitigated to the north. The Smith's Depot appears to be an anomaly in this location, especially around the listed building. Any expansion or additional employment uses would be undesirable.

Suitability summary:

Although not currently policy compliant, the southeastern part of the site may have future potential for conversion of the listed building and partial redevelopment for housing and open space, to provide positive heritage benefits, in terms of securing the long term future of the listed farm buildings and enhancing their setting and context. Employment uses are expected to continue.

Is the site suitable? Future potential

Availability

Availability summary:

The site is not being promoted currently and the southern part of the site is in active employment use. However there is a reasonable prospect of a partial reconfiguration of current uses in the future.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

Site Typology:

Is the site achievable?:

Development potential

Net site area (ha): 0.3	Net developable area (ha): 0.3	No. of houses: 8	Proposed use: Residential, B1, B2, B8, Community,
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Development potential summary:

The southeastern part of the site may have future potential for conversion of listed building and redevelopment for housing and open space, to provide positive heritage benefits, in terms of securing the long term future of the listed farm buildings and enhancing their setting and context.

Housing yield

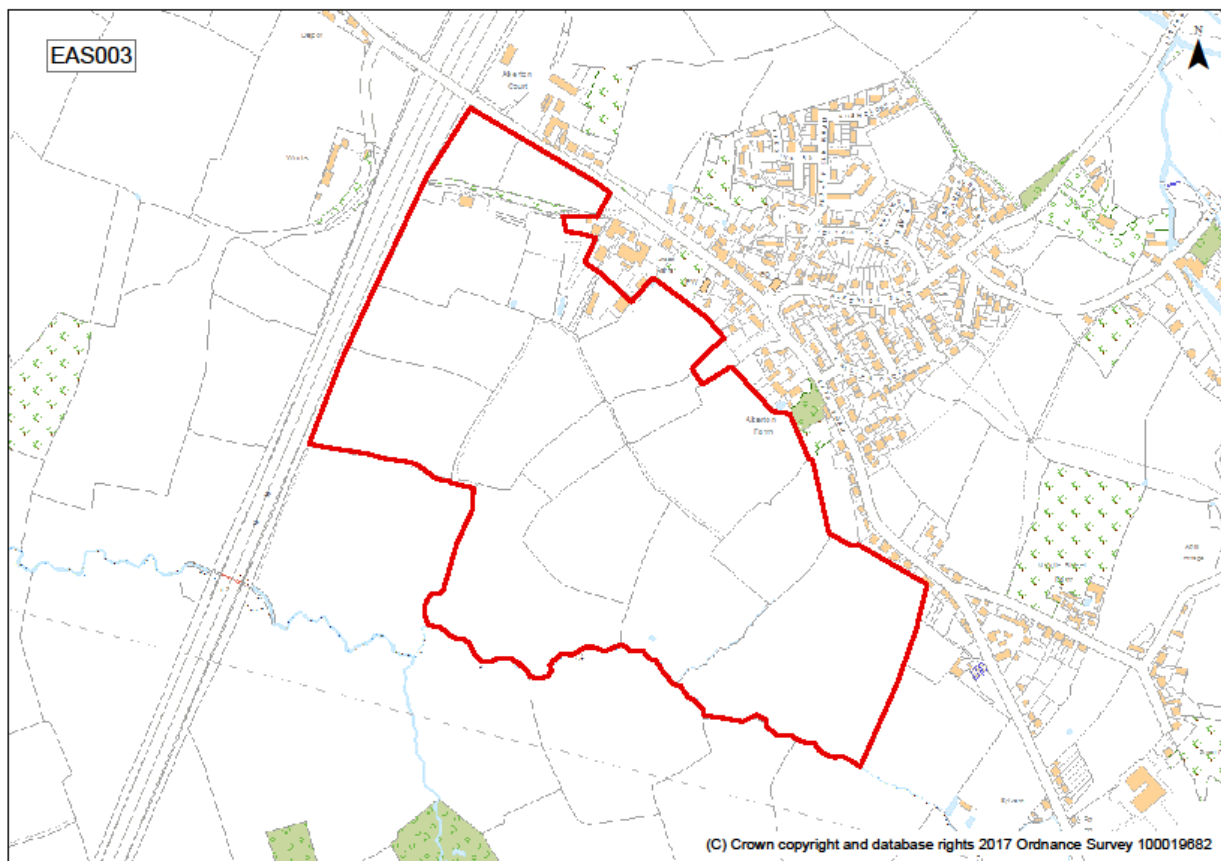
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	8	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	EAS003	Address: Bath Road, Alkerton, Eastington
Site name:	Alkerton Farm	
Parish:	Eastington	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	46.47	Scheduled Ancient Monument	No
Current/past land use	Agricultural fields and farm buildings, allotments, community centre	Key wildlife site	Adjoining
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	3.2% Zone 2, 2.8% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Extensive tract of mainly pasture fields on the southern edge of Alkerton, gently sloping down to watercourse. Fields bounded by hedgerows. Land also includes Green Farm buildings, allotments and Eastington Community Centre to the north west of the site. Public footpaths cross the central part of the site.

2017 Site Assessment for site EAS003

Suitability

Physical constraints:

Accessibility score: 72

There is no obvious vehicular access from Bath Road apart from far western parcel; public footpaths cross the central part of the site; land is gently sloping down to watercourse; there is no known ground contamination or land stability issues; and a pavement on the Bath Road and bus stops provide a good access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is partly within/adjoining a designated biodiversity interest site of international/national/local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan.

Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future.

The Landscape Sensitivity Assessment has identified this area as High/Medium sensitivity to housing uses and High/Medium sensitivity to employment uses. Housing would extend the settlement and could be noticeable if it was located on the western parts of the area and on the upper slopes. It could separate the core of the village from the countryside which is a feature of the settlement. Overall, housing in this area is considered inappropriate. Housing on land opposite Alkerton Court would clearly extend the settlement to the west and could be noticeable on the low ridgetop. However, it could be mitigated to an extent by the existing outgrown hedge with trees provided this was conserved and enhanced and located in publicly accessible land. If housing was developed, it should take into account Alkerton Court's setting. Employment would be incongruous adjacent to the residential edge with listed buildings. Overall, employment in this area is considered inappropriate.

Suitability summary:

This large area is generally not suitable for development because of the likely high landscape impact, separating the core of the village from the countryside which is a feature of the settlement. The only part which may have future potential for housing or community uses is the land opposite Alkerton Court provided the existing outgrown hedge with trees were to be conserved and the setting of Alkerton Court were to be respected.

Is the site suitable? Future potential

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.9	Net developable area (ha): 1.6	No. of houses: 40	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, the small field opposite Alkerton Court could be developed for low density housing development typically comprising detached and semi -detached dwellings at an average density of about 20/25 dph, and the suggested yield is 30-40 units.

Housing yield

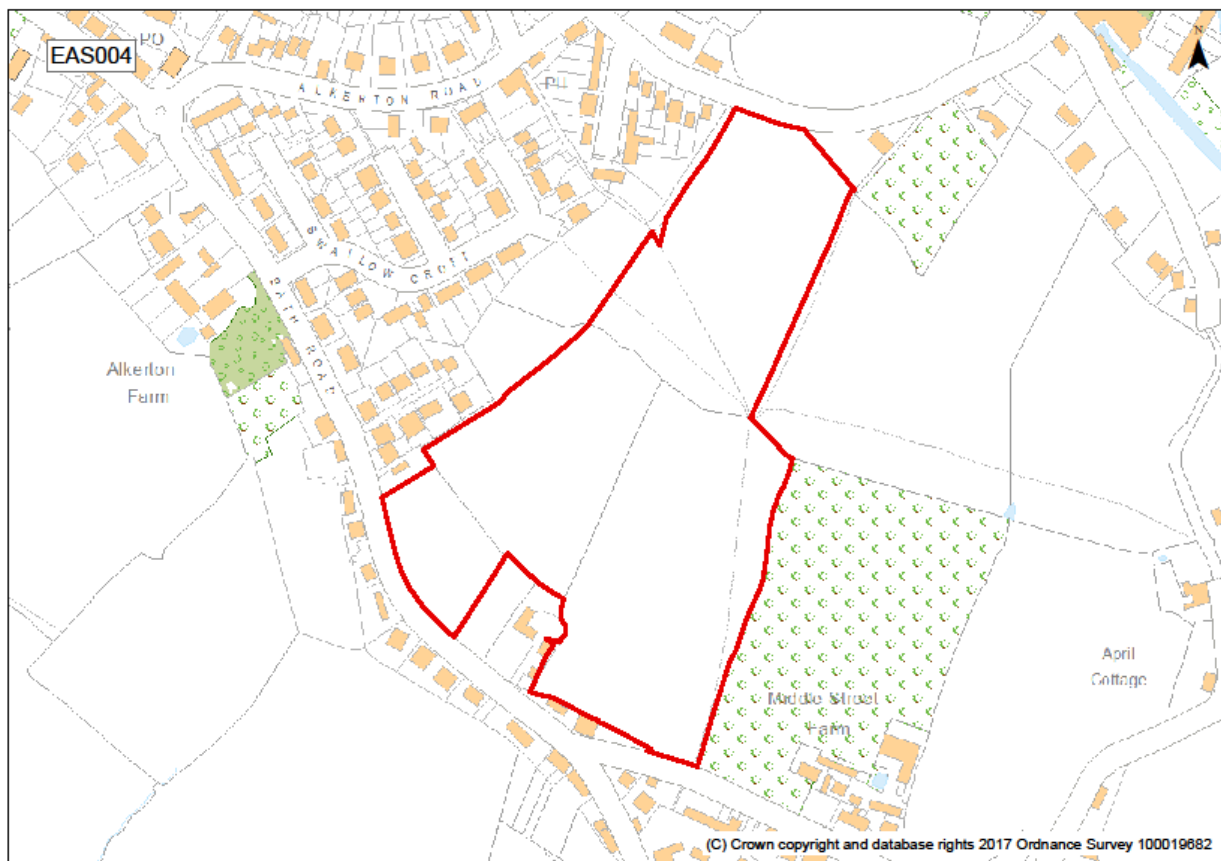
2017/18	0	2020/21	0	2023/24	20	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	20	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	EAS004	Address: Eastington GL10 3AX
Site name:	Land south east of Swallowcroft	
Parish:	Eastington	



Site details		Key employment land	No
Source of site	Call for Sites (41)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	6.75	Scheduled Ancient Monument	No
Current/past land use	Former pasture fields.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Adjoining conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Three former pasture fields located on the eastern edge of Alkerton. Land rises up from Bath Road to ridge before relatively flat upper field to the south of Millend Lane. Properties at Swallowcroft and Middlecroft border site to west. Sporadic properties along southern boundary. Countryside to east. Hedgerows along field boundaries. Public footpaths criss-cross site.

2017 Site Assessment for site EAS004

Suitability

Physical constraints:

Accessibility score: 72

Public footpaths criss-cross site; land is gently rising to the north; there are no known ground contamination or land stability issues; there is potential access from Bath Road and Millend Lane and a pavement on Bath Road and bus stops provide a good access to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest. Although the site itself does not contain any features of obvious heritage interest, it adjoins the Industrial Heritage Conservation Area at its northern end, on Millend Lane. The impact on the character and significance of the conservation area and on the setting and significance of Millend Mill would be likely to preclude development on the northern half of this site and to constrain it to the southern half.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this area as Medium/Low sensitivity to housing uses and High sensitivity to employment uses. Housing could be appropriate in the three rationalised western fields between Bath Road and Millend with added planting to the existing hedgerows which should be conserved and enhanced in publicly accessible areas. The frontage to Bath Road should be addressed positively. Employment use would be incongruous and inappropriate on the ridge slopes adjacent to the housing on the more rural and quieter side of the village.

Suitability summary:

Although not currently policy compliant, the western field has no overriding physical constraints or potential impacts preventing housing or community uses with added planting to the existing hedgerows in the future should the Local Plan strategy identify the need for growth in this location. The frontage to Bath Road should be addressed positively. The northern field should be kept open to protect the visual separation of Alkerton from Millend and the eastern field kept open to protect the separate identity of Middle Street.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.0	Net developable area (ha): 1.7	No. of houses: 45	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, the western field could be developed for low density housing development typically comprising detached and semi-detached dwellings at an average density of about 20/25 dph, and the suggested yield is 35-45 units.

Housing yield

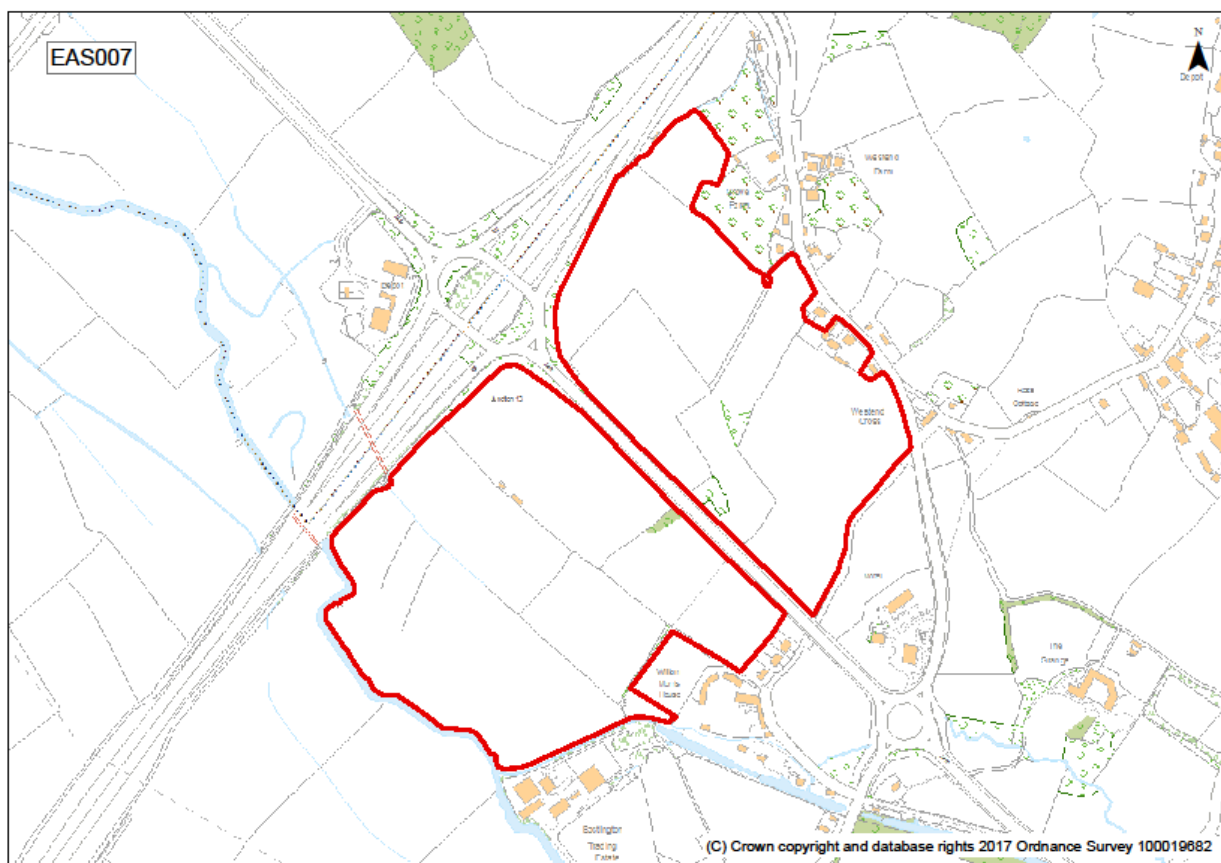
2017/18	0	2020/21	0	2023/24	20	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	15	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	EAS007	Address: Eastington
Site name:	Land at Junction 13 of the M5	
Parish:	Eastington	



Site details		Key employment land	No
Source of site	Call for Sites (33)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	42.10	Scheduled Ancient Monument	No
Current/past land use	Agricultural fields.	Key wildlife site	Less than 50%
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Partly within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	21.4% Zone 2, 18.7% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Mainly flat, large tract of pasture land located either side of the A419 immediately south east of M5 Junction 13. Hamlet of Westend on eastern boundary of site. Fields mainly bounded by hedgerows. Public footpaths cross the land.

2017 Site Assessment for site EAS007

Suitability

Physical constraints:

Accessibility score: 72

South western part of site is located within flood zone 3; public footpaths cross the land; land is mainly flat; there is no known ground contamination or land stability issues; there is potential access from the A419; there is no pavement and the site is remote from services and facilities in the local area.

Potential impact summary:

In terms of heritage impact, there is scope for development to the north of the A419; but the likely impacts could preclude development on the majority or entirety of the land south of the A419. This part of the site forms a setting for Meadow Mill in a key view from the west (from the A419 / M5 and public footpath south of the Frome). Part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and separated by open space. Development might enable the reinstatement or re-routing of the historic canal and the restoration of Westfield Bridge's context but heritage benefits may not outweigh the harm caused to the conservation area's character and the setting and significance of Meadow Mill.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is partly within/adjoining a designated biodiversity interest site of local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as including 3 land parcels with varying sensitivities to housing uses and employment uses ranging from High to Low. The most appropriate location for housing and employment uses would be to the north and, secondly, south of the A419 providing a large buffer is placed between development and the M5 and the A419 corridor was substantially landscaped and considered in the context of the overall road corridor through to, and including, Stroud. Also, a buffer would be needed with more sensitive buildings in Westend including the orchard and with the more sensitive buildings in Chapmans Platt including William Morris House.

There are likely to be transport impacts at the M5 spur roads and A419 arising from a large development although mitigation measures are likely to be capable of resolving congestion issues.

Suitability summary:

Although not currently policy compliant, the part of the site outside of the conservation area, floodplain and key wildlife site has no overriding physical constraints or potential impacts preventing employment or community / sports uses within a well landscaped A419 corridor, should the Local Plan strategy identify the need for growth in this location. The restoration of the canal with open space uses would be appropriate within the conservation area to the south. Buffers would need to be provided with the M5, the A419 and sensitive buildings in Westend and Chipmans Platt. Transport mitigation measures are also likely to be required.

Is the site suitable? Future potential

Availability

Availability summary:

A planning application has been submitted demonstrating that the site is being actively promoted for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8, Community, Sports and Leisure,
		0	

Development potential summary:

Taking account of the character of the site and its surroundings, the northern part of the site and the southern part of the site outside of the conservation area could be developed for low/medium density employment development typically comprising a mix of single storey/two storey offices, light industrial and large format warehousing units, together with community and sports uses, within a well landscaped corridor. Within the conservation area, canal and open space uses would be appropriate.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	EAS008	Address: Eastington GL10 3SQ
Site name:	Land at Chipmans Platt	
Parish:	Eastington	



Site details		Key employment land	No
Source of site	Call for Sites (66)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.97	Scheduled Ancient Monument	No
Current/past land use	Grass field.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	13.9% Zone 2, 13% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

A grass field bounded by trees located immediately to the west of the A419 and to the east of the hamlet of Chipmans Platt. Access from the lane from the north of the site. Stream within wooded area on southern portion of site.

2017 Site Assessment for site EAS008

Suitability

Physical constraints:

Accessibility score: 67

The lane is narrow and rural in character. The southern part of site is wooded, contains a watercourse and is located within flood zone 3; The site is raised above the lane at Chipmans Platt; land is flat; there are no known ground contamination or land stability issues; there is access from the northern part of the lane; there is a pavement on Spring Hill and bus stops but the site is relatively remote from services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as part of a much larger area considered as having Medium sensitivity to housing uses and Medium sensitivity to employment uses. The site adjacent to the A419 is enclosed and contained by outgrown hedges and may be acceptable for housing providing the buffer with the A419 is maintained and substantially landscaped and considered in the context of the overall road corridor through to, and including, Stroud. Employment uses are not considered appropriate given the proximity to this existing residential area.

There is existing road noise from the A419 requiring a landscaped buffer to ensure a suitable residential amenity. Access directly from the roundabout would help to maintain the amenity of existing local residents at Chipmans Platt.

Suitability summary:

The site is not currently suitable for housing development because of the relatively remote location of Chipmans Platt relative to existing established settlements with services and facilities. The lane is also narrow and rural in character. There are therefore physical constraints preventing sustainable development in this location. However, there may be future potential to consider a small sensitively designed housing or care home scheme here should adjacent land be developed in the future for residential, community and employment uses.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 6 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.2	Net developable area (ha): 1.0	No. of houses: 20	Proposed use: Residential, Community, Other
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low density development typically comprising a mix of detached and semi-detached dwellings at an average density of about 20 dph, and the suggested yield is 20 units. Alternatively, the site could be developed as a care home or other institutional use set within landscaped grounds.

Housing yield

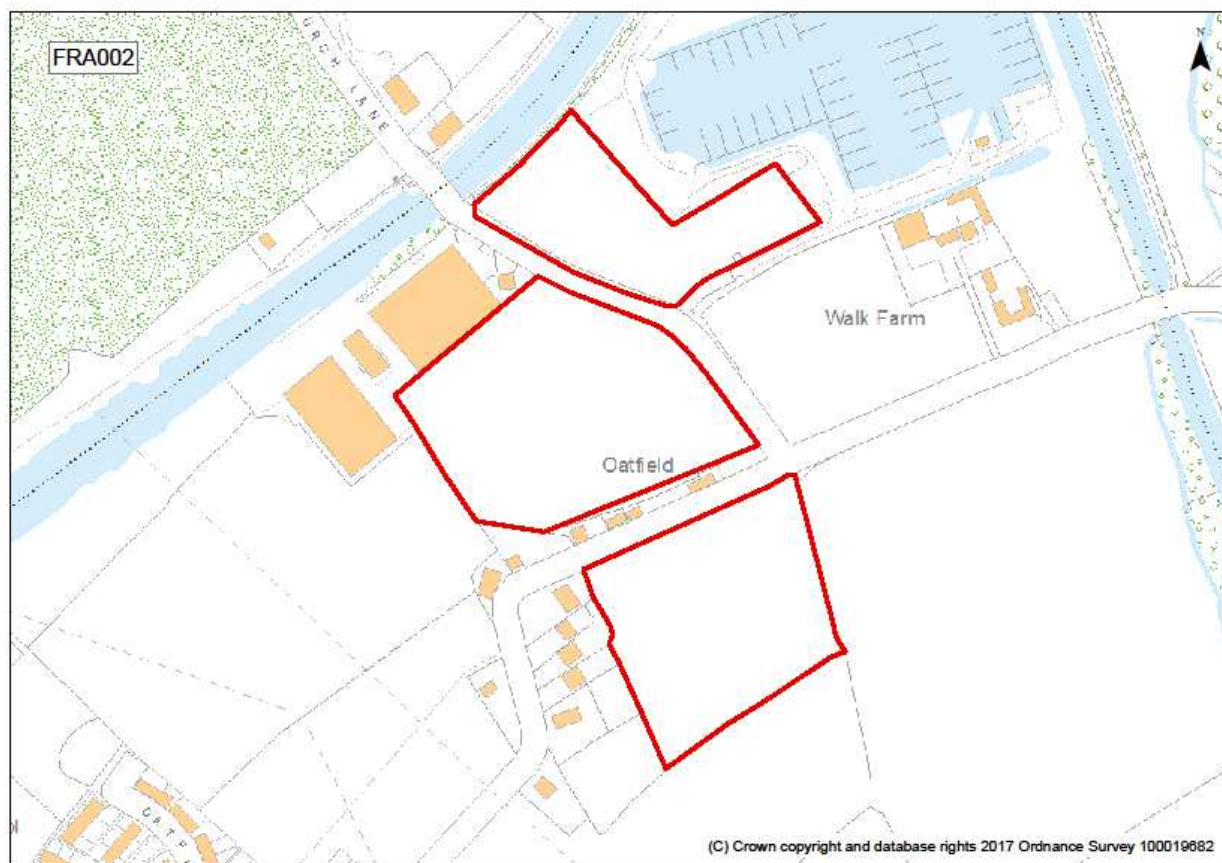
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	20	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	FRA002	Address: Whitminster GL2 7PR
Site name:	Land at Whitminster Lane/ Church Lane	
Parish:	Frampton On Severn	



Site details		Key employment land	No
Source of site	Call for Sites (65)	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	4.87	Scheduled Ancient Monument	No
Current/past land use	Agricultural/ grass	Key wildlife site	22%
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Partly within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Three parcels of land located to the north, & removed from, Frampton village.

Northern parcel - Small L-shaped land parcel between Saul Junction Marina (to east), the canal (to north) and Church Lane (to west). Flat, open, grassed area with slightly raised ground level, accessed off private road to marina. Hedging and public footpath, within site, runs along western site boundary to Church Lane.

Central parcel - Flat, open agricultural (wheat) field on western side of Church Lane, hedged along western boundary. Located between industrial units (Furniture Factory Outlet) at Canal Bank, Saul to the north and rear gardens of detached properties on Whitminster Lane to the south. Adjoins an agricultural field to the west and Church Lane to the East. Field access off Church Lane.

Southern parcel - Flat, open agricultural (wheat) field on southern side of Whitminster Lane, hedged along all boundaries. Adjoins fields to east and south, rear gardens of detached houses to west, and housing along Whitminster Lane to north. Access at northern corner off Whitminster Lane, opposite junction with Church Lane.

2017 Site Assessment for site FRA002

Suitability

Physical constraints:

Accessibility score: 77

There are no known physical constraints that would prevent development of this site. The three land parcels are relatively level; there are no known ground contamination or land stability issues; there is good access to Whitminster Lane and Church Lane, the site is remote from services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest. Part of the site (parcel C, north-east of Church Lane) lies within the Industrial Heritage Conservation Area and adjacent to the Gloucester-Sharpness canal (a feature of local heritage interest) where development would impact on the rural character and historically intermittent nature of development along the canal corridor.

An initial desktop assessment of the site has indicated that the northern land parcel lies within a designated biodiversity interest site of local importance containing particular species of fauna that are subject to special protection under Policy ES6 of the Local Plan.

The Landscape Sensitivity Assessment has identified the remainder of the site as part of a land parcel considered as Medium sensitivity to housing uses and High/ Medium sensitivity to employment uses, providing a rural setting for the canal to the North and a green gap between Oatfield and the main settlement of Frampton. To the north west there may be an opportunity for a discrete and appropriately designed rural commercial area to the south east of the grain store but avoiding significant effects on the residential properties along Whitminster Lane.

Suitability summary:

Although not currently policy compliant, the north western part of the central parcel, may be suitable for a discrete and appropriately designed rural commercial area to the south east of the grain store, as an extension to the existing commercial area. There are potential impacts on the adjacent Industrial Heritage Conservation Area, River Frome Key Wildlife Site and the amenities of residential properties which would need to be addressed should the Local Plan strategy identify the need for employment growth in this location. Employment development is not suitable on other land parcels. Housing development is not suitable on any of the parcels because of the impact on the rural setting of the canal and the separation between Oatfield and the main settlement of Frampton preventing sustainable development in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 0.54	Net developable area (ha): 0.5	No. of houses: 0	Proposed use: B1, B2, B8,
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Development potential summary:

Taking account of the character of the site and its surroundings, part of this site could be developed for low density rural commercial development typically comprising single storey offices, light industrial and small format warehousing units.

Housing yield

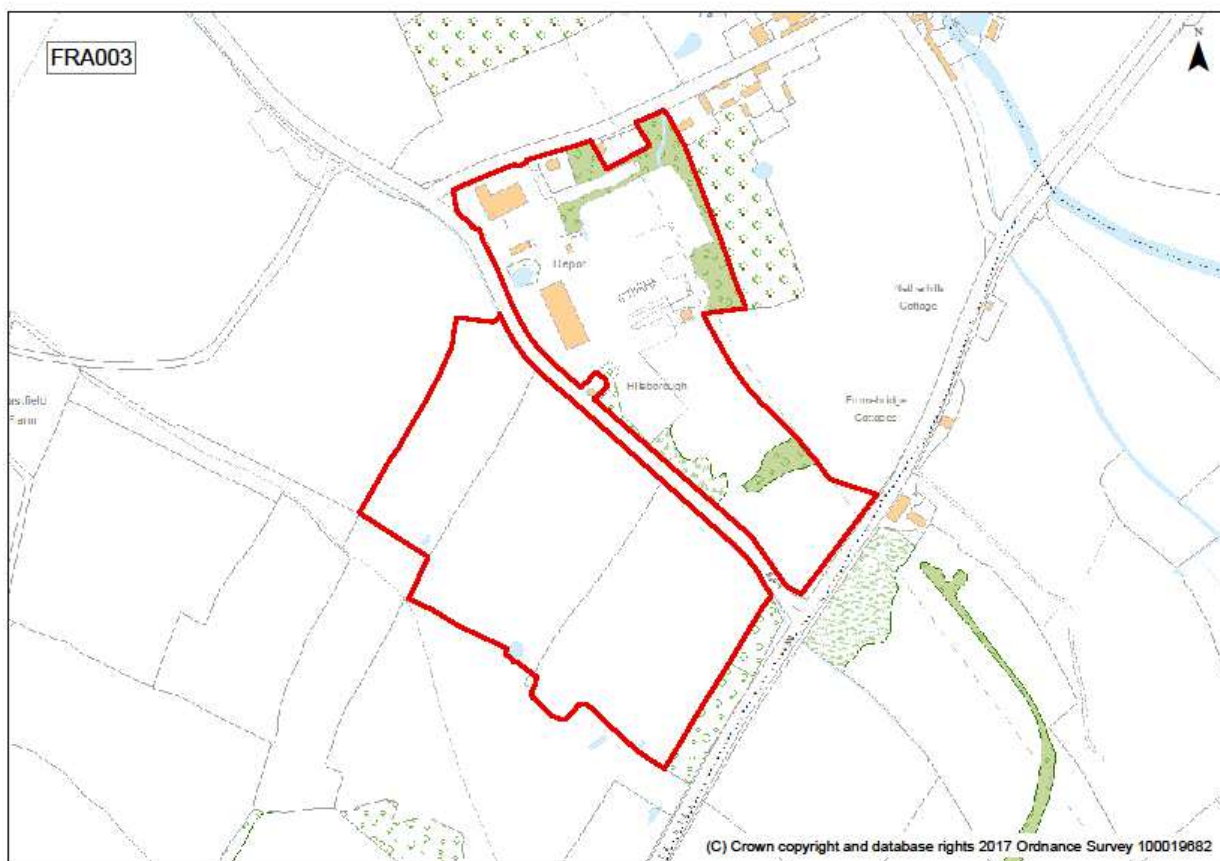
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	FRA003	Address: Frampton on Severn
Site name:	Netherhills Depot	
Parish:	Frampton On Severn	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	18.22	Scheduled Ancient Monument	No
Current/past land use	Netherhills Transport Depot and former mineral working area	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Two parcels of land, north and south of B4071 Perry Way at its junction with A38:

The northern parcel comprises Cullimore Depot, an existing commercial site, including buildings and parking, accessed off Fromebridge Lane to the north. Southern part of site has had previous mineral working and is now overgrown. This area is largely flat and enclosed by hedging but includes a landscaping bund to the A38 and a group of mature trees. Site adjoins agricultural land.

The southern parcel comprises an area of past mineral working, largely flat, part overgrown and enclosed by hedging. Area of thicker planting along southern boundary to A38. Site adjoins agricultural land to the south and the landfill site at Nastfield Farm to the west.

2017 Site Assessment for site FRA003

Suitability

Physical constraints:

Accessibility score: 79

The northern part of the site is occupied by commercial premises. There are potential land stability and ground contamination issues from previous mineral working and adjoining landfill operations. Access from Perry Way in close proximity to junction with A38. The site is remote from services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that part of the site, south of Perry Way, is within a designated natural interest site of local importance and contains particular features of geological importance that are subject to special protection under Policy ES6 of the Local Plan. It is unlikely that development of this part of the site will be acceptable without harm or loss to that interest.

The site is located beyond the land parcels around Frampton on Severn assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

Although not currently policy compliant, part of the site, north of the B4071 Perry Way between existing commercial uses and the A38, may have future potential for employment uses associated with the existing Netherhills Depot. There are potential physical constraints from previous mineral working and adjoining landfill operations, and the proximity to the junction of Perry Way with the A38, which would need to be addressed should the Local Plan strategy identify the need for employment growth in this location. Housing development is not suitable because of the remoteness of the site preventing sustainable development in this location.

Is the site suitable? Future potential

Availability

Availability summary:

There is no evidence that the site is available now but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 2.4	Net developable area (ha): 2	No. of houses: 0	Proposed use: B1, B2, B8,
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Development potential summary:

Taking account of the character of the site and its surroundings, part of this site, north of Perry Way between existing commercial uses and the A38, could be developed for low density development typically comprising a mix of single storey offices, light industrial and small format warehousing units.

Housing yield

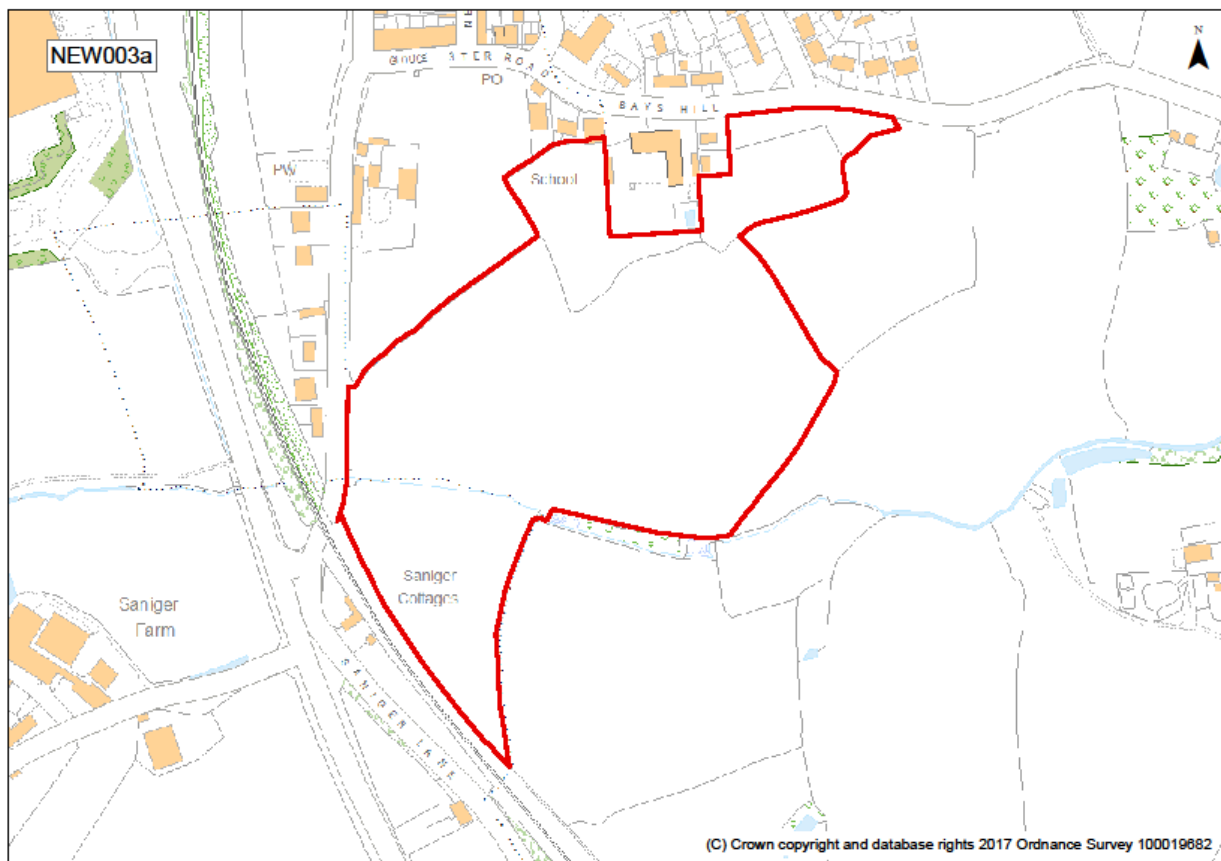
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	NEW003a	Address: Sanigar Lane/Bays Hill, Newtown
Site name:	Land south of primary school	
Parish:	Hamfallow	



Site details		Key employment land	No
Source of site	Call for Sites (22.1)	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	8.63	Scheduled Ancient Monument	No
Current/past land use	Agricultural field	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	2.6% Zone 2, 0.5% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Irregularly shaped pasture fields with hedgerow boundaries, located to the south of the primary school at Newtown and east of Sanigar Lane. Land rises up from the west. Watercourse crosses site. Public footpaths cross the site.

2017 Site Assessment for site NEW003a

Suitability

Physical constraints:

Accessibility score: 69

Western part of the site contains land within flood zones 2 and 3; the land contains sloping agricultural land; there is no known ground contamination or land stability issues; public footpaths cross the site; there is potentially good access to the B4066 and local roads and via pavements and bus stops on Bays Hill, to local services and facilities.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site contains land within a land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High sensitivity to employment uses. Housing within this area could be widely visible and adversely affect the rural backcloth to the Severn and the settlement and reduce the separation between it and Wanswell. However, some housing development may be able to be accommodated in the lower part of the site south of the stream where contained by screening elements including the railway embankment and trees to the east. However, this is divorced from the main settlement by an intervening field which has landscape value and sensitivity and therefore may need to be considered as part of a wider development strategy for the area. Employment development up the hill would be out of place, difficult to accommodate on the slopes and would be likely to be prominent and adversely affect the rural backcloth to the Severn and to the settlement.

Suitability summary:

Although not currently policy compliant, the site may have longer term potential for development, provided that physical constraints can be overcome and potential landscape and ecological impacts can be mitigated through a comprehensive landscaping scheme. Development would need to be considered as part of a wider development strategy for the area for it to have a coherent relationship with existing settlements.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development. A planning application has been submitted.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.62	Net developable area (ha): 2.2	No. of houses: 50	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure or low/medium density development typically comprising detached, semi-detached dwellings at an average density of about 20-25 dph, and the suggested yield is around 50 units.

Housing yield

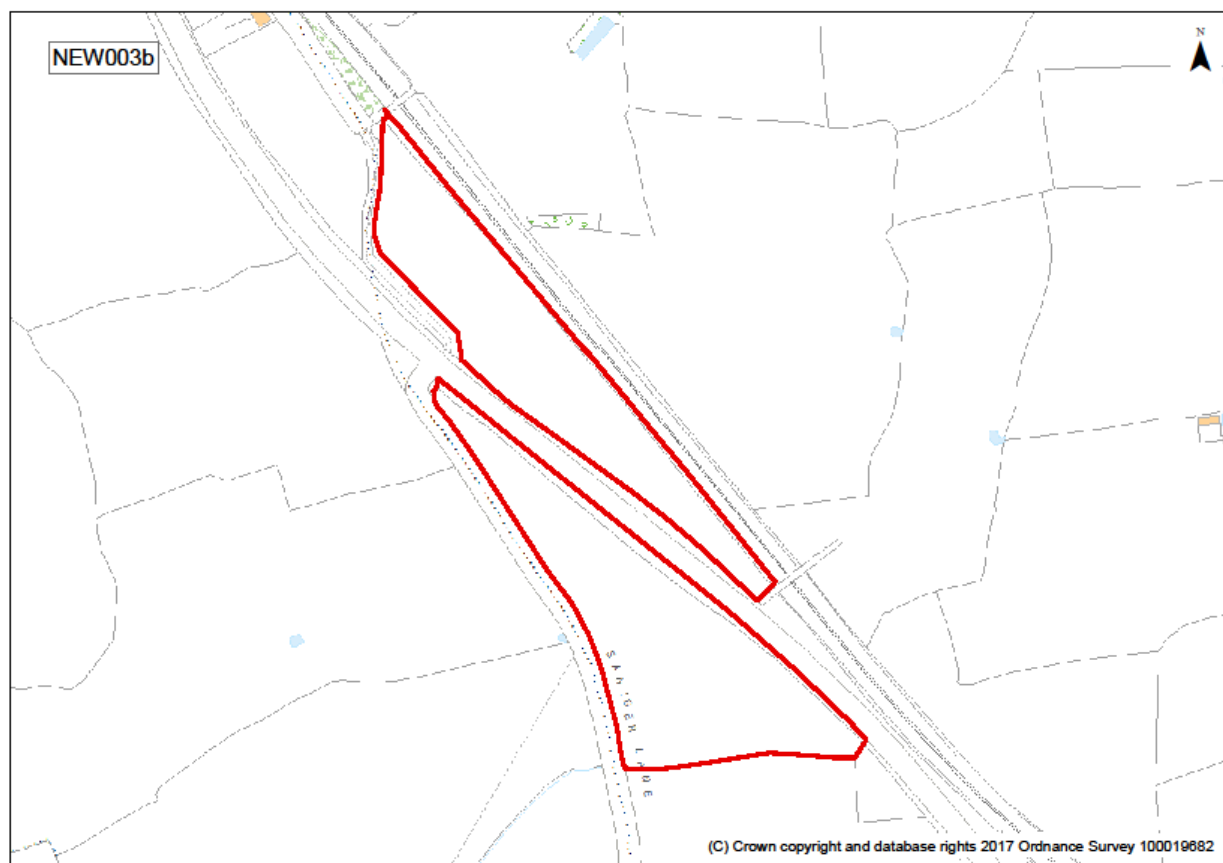
2017/18	0	2020/21	0	2023/24	0	2026/27	25	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	25	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	NEW003b	Address: Sanigar Lane, Newtown
Site name:	Land at Sanigar Lane	
Parish:	Hamfallow	



Site details		Key employment land	No
Source of site	Call for Sites (22.2)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	4.94	Scheduled Ancient Monument	No
Current/past land use	Agricultural fields	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Two triangular parcels of arable land either side of the B4066 located south of Newtown. The northern parcel is bounded by the railway line to the north and Sanigar Lane/B4066 to the south. The southern parcel is bounded by the B4066 to the north, Sanigar Lane to the west and farmland to the south. Both parcels are bounded by hedgerows and trees.

2017 Site Assessment for site NEW003b

Suitability

Physical constraints:

Accessibility score: 65

The land is relatively flat; there is no known ground contamination or land stability issues; there is good potential vehicular access to the B4066 although there is no pavement and the site is currently relatively remote from services and facilities.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is beyond the immediate vicinity of Newtown/Sharpness and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

Although not currently policy compliant, the site may have longer term potential for housing or employment development, provided that physical constraints can be overcome. Development would need to be considered as part of a wider development strategy for the area due to its current remote location and for it to have a coherent relationship with existing settlements.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 4.94	Net developable area (ha): 3.8	No. of houses: 110	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure or medium density housing development typically comprising semi-detached, terraced dwellings at an average density of about 30 dph, and the suggested yield is around 110 units. Alternatively, the site could be developed for community uses, office, industrial or warehouse uses.

Housing yield

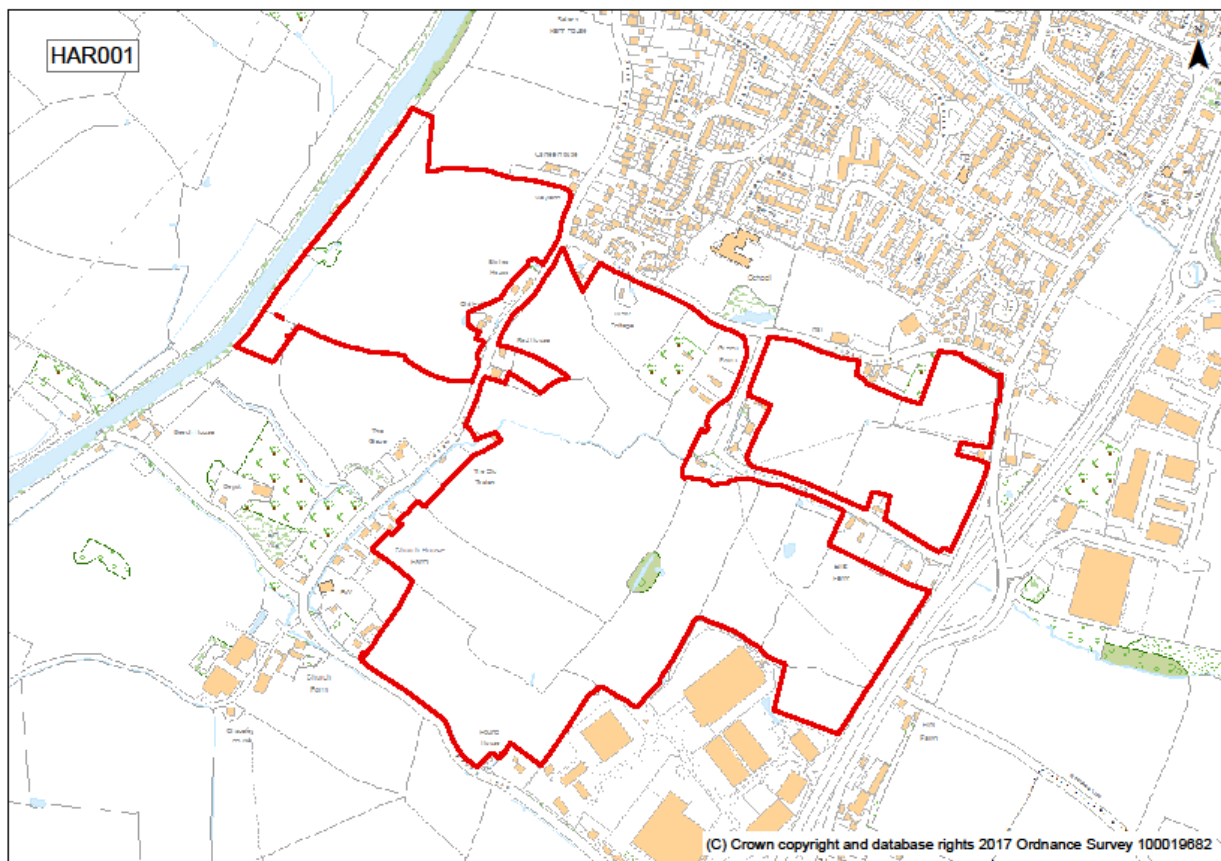
2017/18	0	2020/21	0	2023/24	0	2026/27	40	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	50	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	20	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	HAR001	Address: Land at Hardwicke
Site name:	Land at Hardwicke	
Parish:	Hardwicke	



Site details		Key employment land	Adjoining key employment land
Source of site	Call for Sites (58)	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	61.51	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	9% Zone 2, 7.3% Zone 3
Listed building	1 Grade II	Number of TPOs	0

Site Description:

Comprises three parcels of flat rural land accessed from country lanes.

Parcel 1 to west is flat arable farmland bordered by mature trees along the Gloucester Sharpness Canal. Adjoining the site, sporadic housing along Church Lane which is bordered by hedging and ditches.

Parcel 2 in the centre comprises a mix of smaller and larger fields with arable and pasture enclosed by hedgerows, occasionally interrupted by mature trees. Ponds and ditches exist within the site. Fields accessed from Church Lane and Sticky Lane. Further north is residential property, school, open space and community centre.

Parcel 3 to east accessed from Sticky Lane and Green Lane. Sporadic residential rural properties exist on lanes adjoining site.

North east portion comprises car park, changing facilities and football pitches separated from adjoining roads and arable fields by trees and hedgerows. Further north is residential property including mobile home park and community centre.

2017 Site Assessment for site HAR001

Suitability

Physical constraints:

Accessibility score: 73

The site is relatively level; there are no known ground contamination or land stability issues. There is reasonable access to the A38 & B4008 roads. Part of the site is within flood zones 2 and 3.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that overall, this site has significant heritage constraints, although the level of sensitivity can be seen to vary across the parcels. Parcel 1 has limited infill potential. Parcel 2 (in the centre) has very significant heritage constraints; and the least sensitive being Parcel 3 (in the east), which has some impact on heritage interest. The sensitivity relates to the sense of Hardwicke's place in the landscape, its antiquity and character as a fragmented farmsteads and clustered cottages. If the whole site comprising 3 parcels were to be developed, the impact on the heritage assets in the area, would be damaging.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified sensitivities to both housing and employment uses from high/medium on Parcel 1, Medium, Medium/Low on Parcel 2 and Medium to Medium/low on Parcel 3.. Employment could be located where there is clear accessibility to A38 to avoid use of narrow rural lanes. Housing must be sensitive to heritage, wildlife and PROW. The countryside context and setting of Hardwicke should be retained to avoid absorption into a Gloucester urban area.

Suitability summary:

Although not currently policy compliant, the site comprising 3 parcels of land may have some future potential subject to a sensitive layout for housing or community uses generally and employment (with near access to A38), with landscaping buffers provided to retain countryside views and field patterns as well as protecting settings to heritage assets should the Local Plan strategy identify the need for growth in this location. If the whole site were to be developed, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be very damaging. There is scope for new development which would have moderate or low impact on heritage interest on the eastern half of the site (Parcel 3 and half of Parcel 2) & limited scope for infill development on Parcel 1 without harming the setting of Old Hall or the character of the historic settlement.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development. A planning application has been submitted on Parcel 3.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 22.93	Net developable area (ha): 17.20	No. of houses: 450	Proposed use: Residential, Retail, Community, Sports and Leisure, Other
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed in less sensitive heritage parts for low/medium density housing, some employment potential with immediate access to the A38, together with community and sports uses that could reflect field patterns and separate identity of the ribbon Hardwicke settlement and its setting. The suggested yield is 450 units at 20-30 dph.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	50	2032/33	50	2035/36	50
2018/19	0	2021/22	0	2024/25	0	2027/28	50	2030/31	50	2033/34	50		
2019/20	0	2022/23	0	2025/26	0	2028/29	50	2031/32	50	2034/35	50		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	HAR002	Address: Hardwicke
Site name:	Land at Church Lane	
Parish:	Hardwicke	



Site details		Key employment land	No
Source of site	Call for Sites (20)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	6.33	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	0.5% Zone 2, 0.2% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Flat arable farmland bordered to west by mature trees along the Gloucester Sharpness Canal. Church Lane frontage is hedged and occasionally interrupted by residential property such as The Glebe and Apricot Cottage. Southern boundary has hedges interspersed by mature trees enclosing a ditch. Northern boundary has hedges interspersed by mature trees.

2017 Site Assessment for site HAR002

Suitability

Physical constraints:

Accessibility score: 76

The site is relatively level. There are no known ground contamination or land stability issues. Part of the site is within flood zones 2 and 3.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there are significant heritage constraints, although there are no assets of heritage interest on the site itself. The sensitivity relates to the sense of Hardwicke's place in the landscape, its antiquity and its character as a fragmented collection of farmsteads and clustered cottages. The impact on the setting of key listed buildings, the character of the settlement and the Gloucester-Sharpness canal corridor would be likely to preclude development on a significant 'buffer' along Church Lane and adjacent to the canal, and to significantly constrain any new built form to the centre.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as medium sensitivity to housing in its role in acting as the open rural context and setting of the rural linear settlement of Hardwicke and high/medium to employment where such use would remove the openness and impinge on the quiet rural character of the area.

Suitability summary:

Not currently policy compliant, with significant heritage constraints despite no assets on site, the land contributes to Hardwicke's sense of place, retaining openness, character and sense of place of Hardwicke and its heritage in addition to countryside views particularly to the canal. There may be scope for some small scale infill and there is perhaps some scope for some kind of green infrastructure or community use which would preserve the open character of this site. The impact on the setting of key listed buildings, the character of the settlement and the Gloucester-Sharpness canal corridor would be likely to preclude development on a significant 'buffer' along Church Lane and adjacent to the canal, and to constrain new built form to the centre/south of the site, subject to the scale, massing and design of any new development.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is not available currently but that there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.49	Net developable area (ha): 1.20	No. of houses: 24	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings including heritage this site could be developed for low density housing development subject to scale, massing and design at an average density of about 25dph, and the suggested yield is no more than 24 units. Potential with buffers for green infrastructure and community uses.

Housing yield

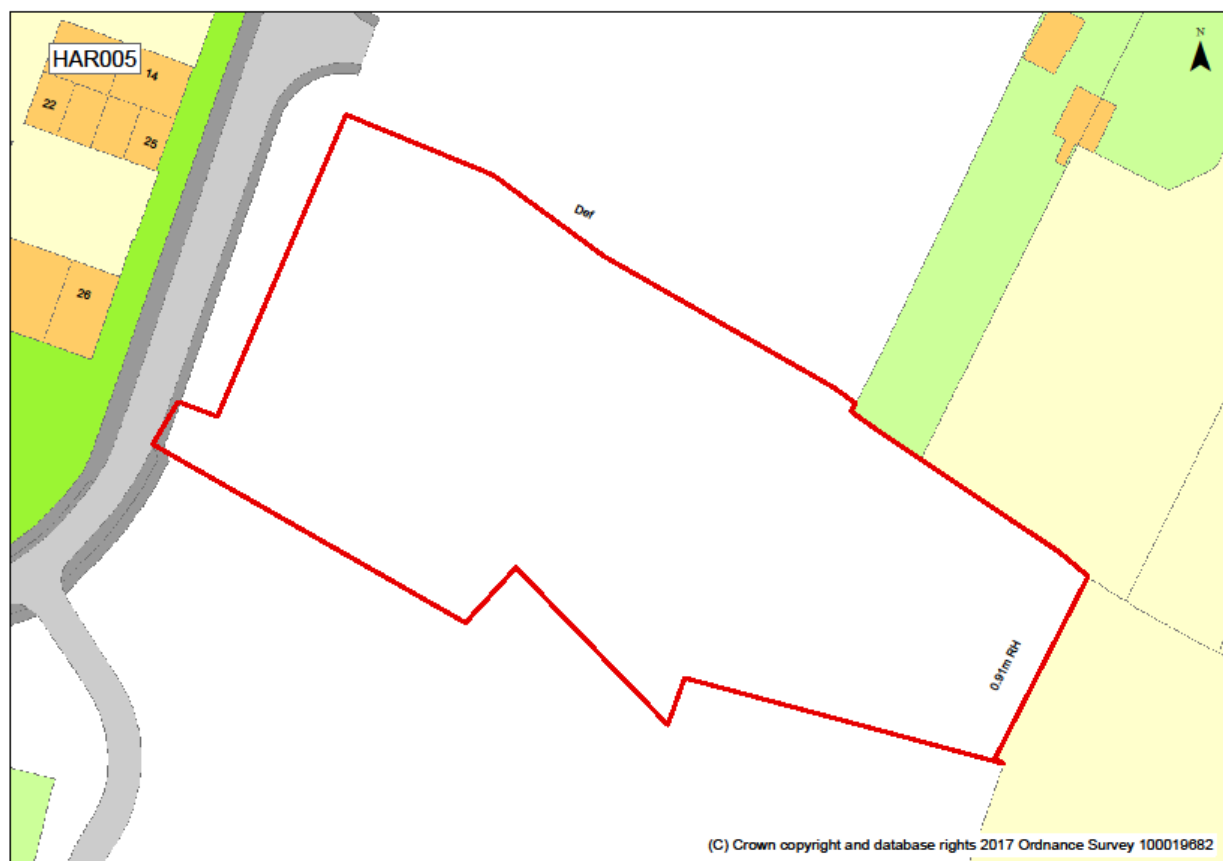
2017/18	0	2020/21	0	2023/24	10	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	14	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	HAR005	Address: Hardwicke
Site name:	Land East of Waterwells Business Park	
Parish:	Hardwicke	



Site details		Key employment land	Adjoining employment land
Source of site	Lapsed permission	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.02	Scheduled Ancient Monument	No
Current/past land use	Former Agricultural Land.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Unmanaged former farmland that gently rises to south. Self seeded trees and scrub emerging through long rough grass. Accessed from Marconi Drive which has post and rail fence with industrial park beyond to north and west. Former farm cottages and outbuildings glimpsed through hedges and trees to the east. Access from Hunts Grove.

2017 Site Assessment for site HAR005

Suitability

Physical constraints:

There are no known physical constraints that would prevent development of this site.

Accessibility score: 77

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset. An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

Overall, in terms of landscape sensitivity, the optimum locations for developing the fringes of Gloucester need to be looked at as a whole to minimise the effects on landscape character and local communities. The site did not form part of the Landscape Sensitivity Assessment. It is between the existing Hunts Grove development (allocated in the 2005 Local Plan and in receipt of planning permission) and Gloucester City. Care will be needed to minimise the effects on landscape character and local communities.

Suitability summary:

Overall, the optimum locations for developing the fringes of Gloucester need to be looked at as a whole to minimise the effects on landscape character and local communities. The development of this site is unlikely to impact on the amenity of neighbours as a residential or community use could be compatible with the immediate area subject to construction impacts are managed and minimised.

Is the site suitable? Future potential

Availability

Availability summary:

The site is not being promoted currently but there is a reasonable prospect that the site will be available at a point in the future for development. Current pre-application advice identifies that there is market interest in the development of this site.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 9 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.70	Net developable area (ha): 0.66	No. of houses: 23	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 - 40 dph, and the suggested yield is 20 - 26 units.

Housing yield

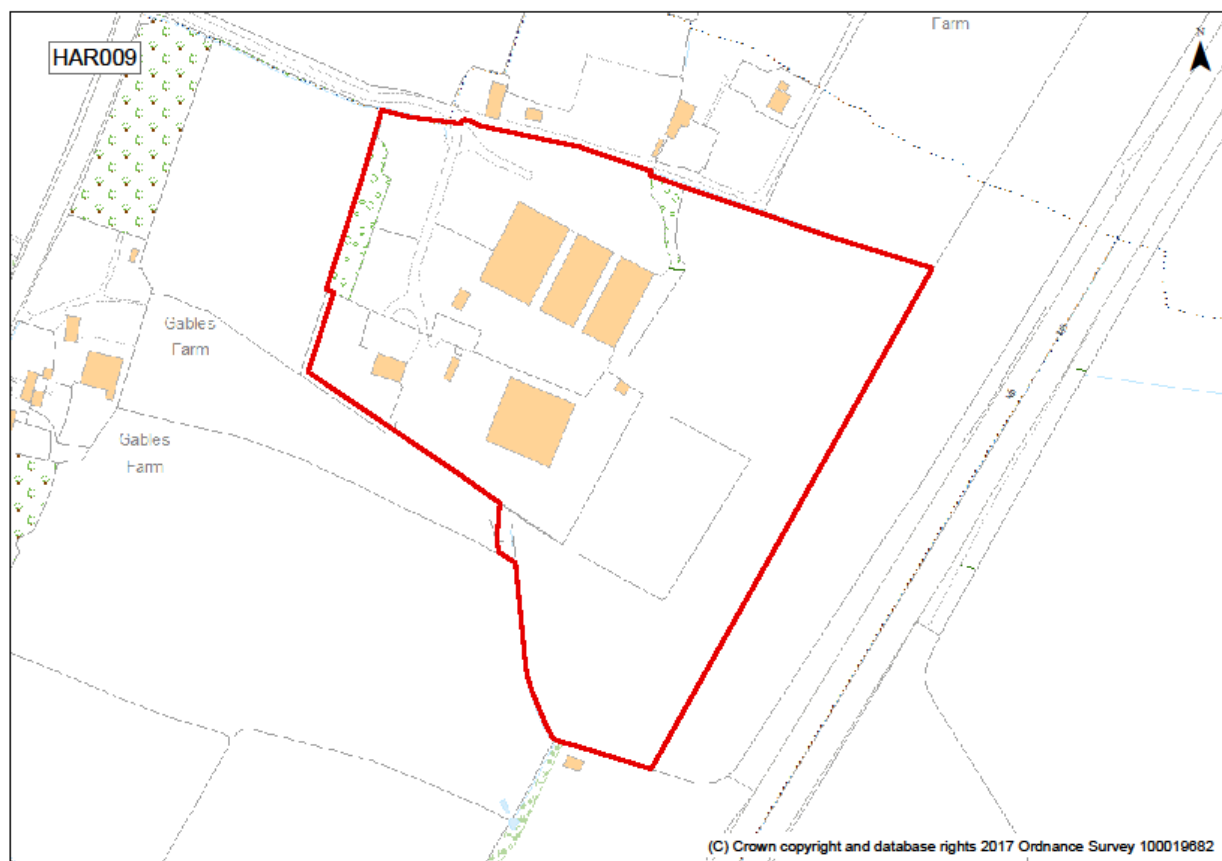
2017/18	0	2020/21	0	2023/24	23	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	HAR009	Address:
Site name:	Moreton Valence Airfield	
Parish:	Hardwicke	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	13.92	Scheduled Ancient Monument	No
Current/past land use	Industrial and commercial site with buildings. Field beyond to east included.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	other location	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Large flat commercial brownfield site with storage compounds and modern shed buildings constructed of a variety of materials. Set within wider farmland. Mix of commercial uses exists on site ranging from storage, distribution to a large waste collection and processing depot. Each commercial use set in compounds surrounded by security and palisade fencing. Vehicular traffic activity on the access road from the A38 to the west. Land further to east is separated in part by earth bund and treed hedgerow with grassed area beyond to M5 motorway. North side adjoins commercial uses that form part of Old Airfield Farm and is separated by line of mature trees.

2017 Site Assessment for site HAR009

Suitability

Physical constraints:

Accessibility score: 84

The site is relatively level; there are no known land stability issues. There is likely to be ground contamination due to former and existing industrial uses. There is good access to the A38 road.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

Site does not form part of the Landscape Sensitivity Assessment being unrelated to any settlement edge. Site is set well within countryside, not related to any identified settlement development limits. The site is visible from A38 and M5 where existing landscape buffers and engineering bunds predominate though. Rural character could be adversely affected by further employment development beyond visual containment without adequate landscaping buffers and screening.

Suitability summary:

The site is not currently suitable for housing development because of the relatively remote location relative to existing established settlements with services and facilities as well as potential amenity issues with existing employment uses on site. There are therefore physical constraints preventing sustainable development in this location. However, there may be future potential to consider a small sensitively designed employment use within existing landscaping contained area.

Is the site suitable? Future potential

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land for employment will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8,
		0	

Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for some potential limited further low density employment development typically comprising a mix of single storey/two storey offices, light industrial units, ideally within existing and established landscape buffers or potentially with new appropriate landscaping buffers and sensitive design.

Housing yield

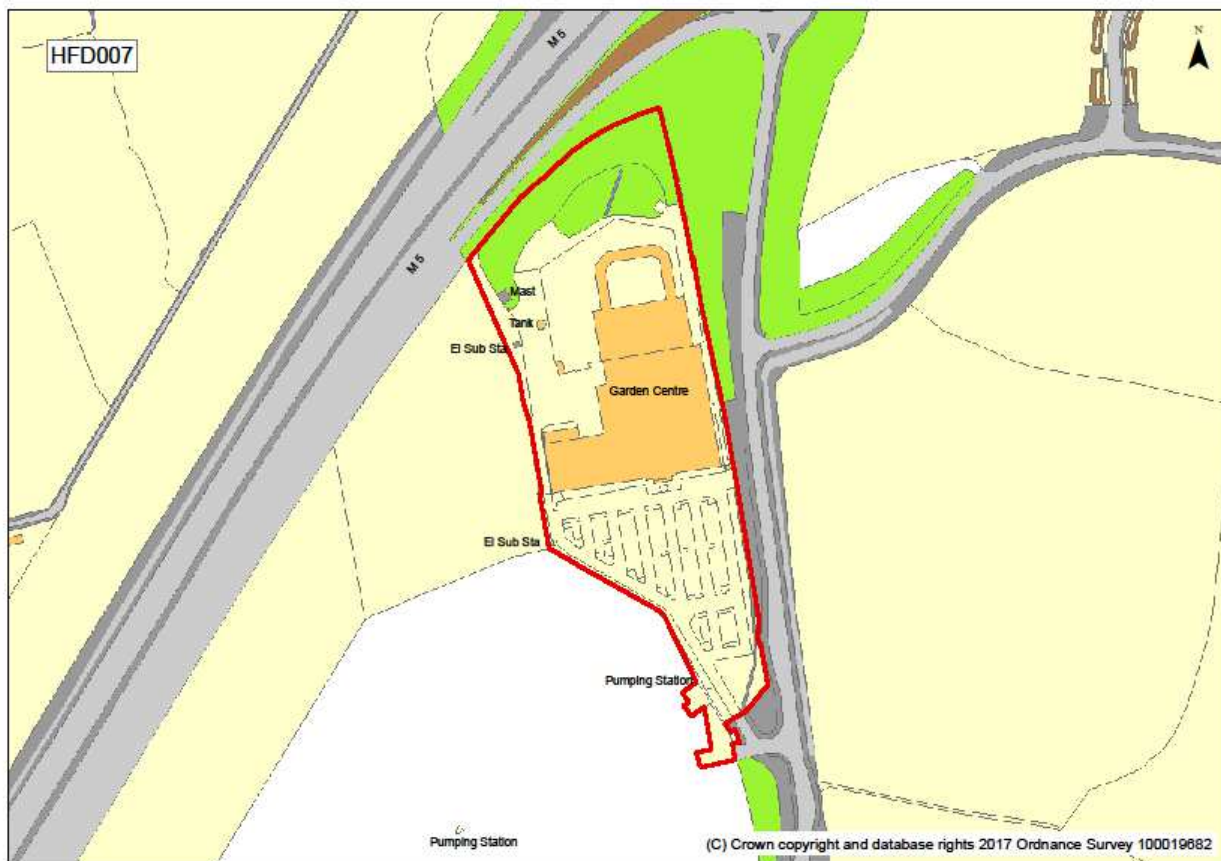
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	HFD007	Address: Gloucester Road, Stonehouse
Site name:	Blooms Garden Centre	
Parish:	Haresfield	



Site details		Key employment land	Adjoining key employment land
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	3.22	Scheduled Ancient Monument	No
Current/past land use	Horticulture and Retail	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 5	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	12% Zone 2, 3.9% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Large commercial garden centre within generally low rise modern building complex, car park, delivery and outdoor sales area. Visually prominent atrium with white roofing. Site flat and partly enclosed by motorway elevated junction 11a at northern end with shrub/scrub planting. Large open arable fields to east and motorway adjoins to west with arable and pasture land beyond. Large relatively open brownfield site to south known as Javelin Park.

2017 Site Assessment for site HFD007

Suitability

Physical constraints:

Accessibility score: 75

The site is relatively level. There are no known ground contamination or land stability issues. There is good access to the A/B and M roads. There is reasonable access via local foot and cycle paths to services and facilities in the local area. Part of the site is within flood zones 2 and 3.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is developed and at some distance from existing settlements and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site which is in active use, could be considered suitable for future redevelopment for employment use on a similar footprint and configuration .

Is the site suitable? Future potential

Availability

Availability summary:

The site is currently in active use. However there is a reasonable prospect that the site could be redeveloped for employment uses in the future given the development of the adjacent Javelin Park and Quedgeley East for employment uses.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield mixed employment uses

Is the site achievable?: Reasonable Prospect in future

Development potential

Net site area (ha): 3.22	Net developable area (ha): 3.22	No. of houses: 0	Proposed use: B1, B2, B8,
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Development potential summary:

The site could be reused and redeveloped for employment purposes, consisting of light industrial or office uses and warehousing subject to appropriate scale and design.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	HFD009	Address: Haresfield, Gloucester
Site name:	Quedgeley East Extension	
Parish:	Haresfield	



Site details		Key employment land	No
Source of site	Call for Sites (79)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	12.14	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 5	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A large flat greenfield site next to a current employment site that is glimpsed from adjoining roads. Site comprises arable fields. Low sparse hedges exist, occasionally interrupted by trees to west, north, south and east giving some landscape screening to the existing employment site. M5 embankment to west. Farm building and residential hamlet cluster to south east set within extensive agricultural fields.

2017 Site Assessment for site HFD009

Suitability

Physical constraints:

Accessibility score: 82

There are no known physical constraints that would prevent development of this site. The site is relatively level. There are no known ground contamination or land stability issues. There is good access to the B4008, A38 and M5 roads. Bus stops in SE corner provide reasonable access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

This area was outside the Landscape Sensitivity Assessment of our settlements. It is recognised that the site adjoins a current employment site. Nevertheless significant landscape buffers would be required to reduce impact on Haresfield and the gap function between Hunts Grove and Haresfield Village taking account of the existing landscape character.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints with further work on landscape and highway, cumulative effects and flood risk assessment preventing development for employment uses in the future should the Local Plan strategy identify the need for growth in this location. It could be linked to a current key employment site and Local Plan allocation SA4a.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for employment development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 4.32	Net developable area (ha): 3.47	No. of houses: 0	Proposed use: B1, B2, B8,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low/medium density employment development typically comprising a mix of single storey/two storey offices, light industrial and small/medium warehousing units.

Housing yield

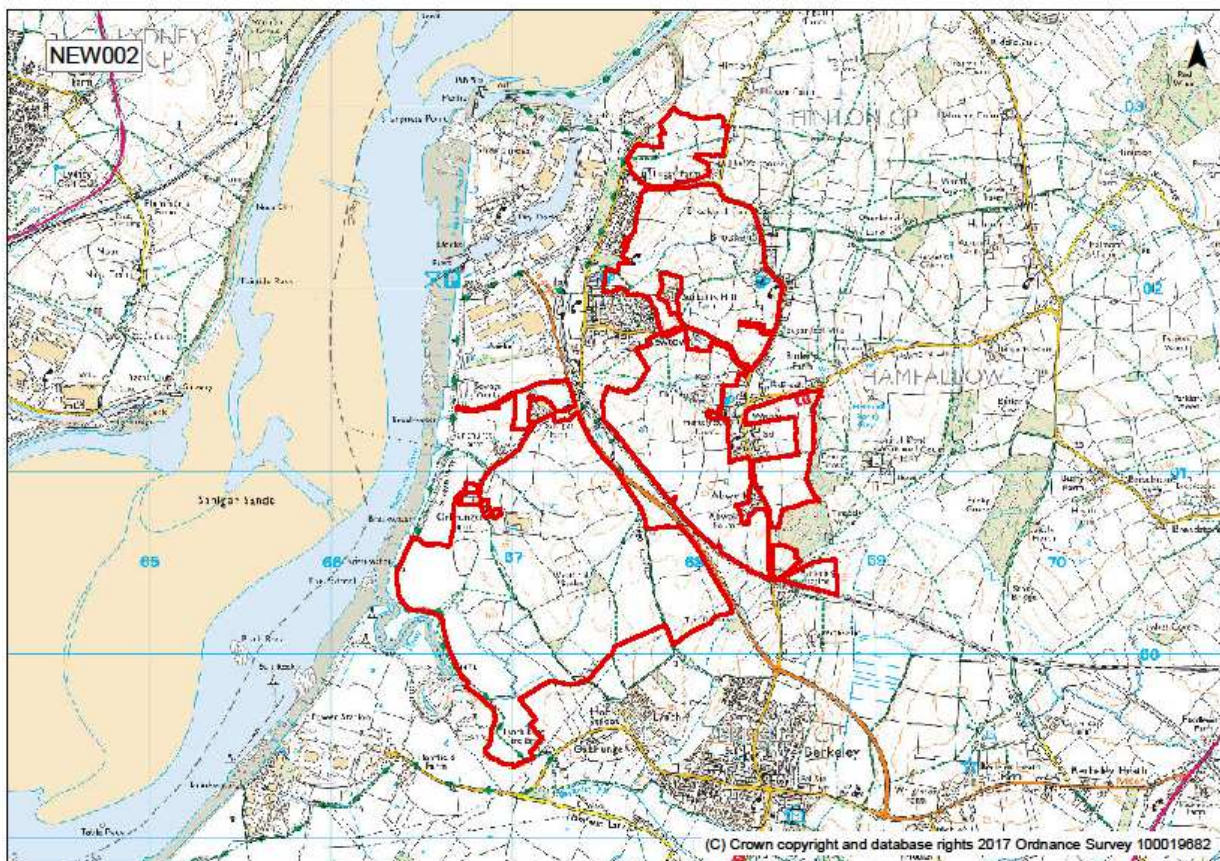
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	NEW002	Address: Newtown
Site name:	Land at Sharpness (Sanigar Farm)	
Parish:	Hinton	



Site details		Key employment land	No
Source of site	Call for Sites (107)	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	325.64	Scheduled Ancient Monument	No
Current/past land use	Mainly agricultural fields, but also including farm buildings and other uses (e.g. Cricket pitch and pavilion),	Key wildlife site	Adjoining
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	Adjoining RAMSAR
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	20% Zone 2, 18.5% Zone 3
Listed building	1 Grade II	Number of TPOs	5

Site Description:

An extensive tract of largely arable and pasture farmland located either side of the B4066 extending from north of Berkeley to the north of Newtown and including land between Wanswell and Newtown. Site also contains a number of farms and a cricket pitch and pavilion at Wanswell.

2017 Site Assessment for site NEW002

Suitability

Physical constraints:

Accessibility score: 62

The south western extremities of this extensive land tract contains land within flood zones 2 and 3; The land contains gently rolling agricultural land; there is no known ground contamination or land stability issues; there are many rights of way crossing the land; there is good/reasonable access to the B4066 and local roads and to local services and facilities.

Potential impact summary:

Overall, this site has some impact on heritage interest, although the degree of sensitivity varies across this very large site. The site's sensitivity relates not only to the numerous designated and undesignated assets within and directly adjoining it, but also to the sense of Berkeley's place in the landscape, as well as to that of Sharpness, and to the sense that they are different and distinct from each other. Much more detailed assessment of the area's heritage significance and special architectural and historic interest is essential, to help determine the scope, nature and extent of any major development here. The impact on the setting of multiple heritage assets, including several farm-related listed buildings within and adjoining the site, would be likely to constrain the developable area.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is adjoining a designated biodiversity interest site of international/national/local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan. Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future. Note that the assessment does not consider whether there are protected species on this site. The site contains land located within a number of land parcels around Newtown/Sharpness identified in the Landscape Sensitivity Assessment as Low/Medium/High sensitivity to housing uses and Medium/High sensitivity to employment uses. Development would need to be considered as part of a wider development strategy for the area for it to have a coherent relationship with existing settlements.

Suitability summary:

Although not currently policy compliant, the site may have longer term potential for comprehensive development, provided that physical constraints can be overcome and potential landscape and ecological impacts can be mitigated through a comprehensive landscaping scheme involving GI and an extensive open space network. Any development would need to enhance the historic character of Newtown/Sharpness and the nearby villages of Wanswell and Brookend. Development would need to be considered as part of a wider development strategy for the area for it to have a coherent relationship with existing settlements.

Is the site suitable? Future potential

Availability

Availability summary:

An owner/agent confirms that parts of the site are available now for development, although the site is in multiple ownerships and would require complex land assembly.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses: 1425	Proposed use: Residential, B1, B2, B8, Retail, Community, Sports and Leisure, Other
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for a broad mix of uses including housing, retail, employment, community facilities, sports and leisure, open space. Housing development would involve a mix of all house types and tenures. The site is being promoted for up to 5000 houses and 30ha employment but a detailed assessment would be required to confirm this figure.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	75	2029/30	150	2032/33	150	2035/36	150
2018/19	0	2021/22	0	2024/25	0	2027/28	150	2030/31	150	2033/34	150		
2019/20	0	2022/23	0	2025/26	0	2028/29	150	2031/32	150	2034/35	150		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	HOR001	Address: Horsley GL6 0PX
Site name:	Land west of St Martin's Church	
Parish:	Horsley	



Site details		Key employment land	No
Source of site	Call for Sites (62)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	3.42	Scheduled Ancient Monument	No
Current/past land use	Pasture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Large open pasture field, rising up steeply to the north and located on the B4058 on western boundary of Horsley. School, graveyard and playing field are located on the eastern boundary. Pasture fields adjoin the site on the southern and western boundaries. Some trees and hedging to the north alongside the B4058.

2017 Site Assessment for site HOR001

Suitability

Physical constraints:

Accessibility score: 74

There are no known physical constraints that would prevent development of this site. There are no known ground contamination or land stability issues. The site is located on the B4058 with good access via road and local footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as part of a land parcel considered as High/medium sensitivity to housing uses and High sensitivity to employment uses. The area's sensitivity lies in its open valley sides, views across it to the church and from across the valley and from the A4058 approaches and its role as open setting to an essentially linear village. Housing of the scale needed for a housing allocation is considered inappropriate. The only limited potential may be for up to three houses with large gardens along The Street between hedge and road, adjacent to the school, avoiding significant effects on the church and churchyard and the more open parts of the land parcel. Employment uses would be considered highly inappropriate.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing a very small amount of housing development on the eastern side of the site in the future should the Local Plan strategy identify the need for growth in this location. The development would require appropriate landscaping

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 16 - Rural East

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.1	Net developable area (ha): 0.1	No. of houses: 3	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, a small part of this site on the eastern side could be developed for low density development typically comprising detached, semi-detached dwellings at an average density of about 20-25 dph, and the suggested yield is upto 3 units.

Housing yield

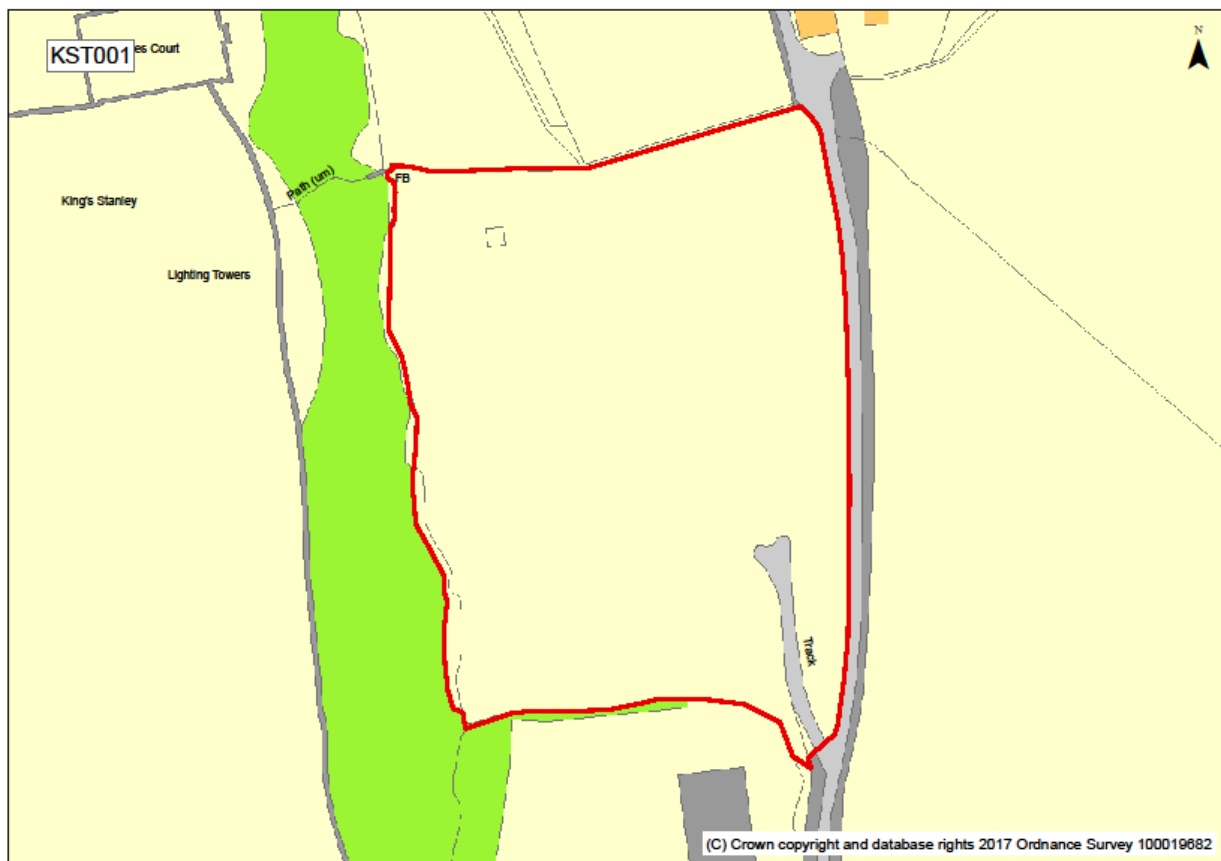
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	3	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	KST001	Address:
Site name:	Land to the north of Kings Stanley Primary School	Broad Street, Kings Stanley GL10 3PN
Parish:	Kings Stanley	



Site details		Key employment land	No
Source of site	Call for Sites (135)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.26	Scheduled Ancient Monument	No
Current/past land use	Overgrown site	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Flat, overgrown rectangular parcel of land located immediately north of Kings Stanley Primary School on eastern edge of village. Wood on western boundary. Public footpaths cross site. Cotswold Way adjacent to northern boundary of site. Access via rural lane.

2017 Site Assessment for site KST001

Suitability

Physical constraints:

Accessibility score: 69

Relatively narrow vehicular access near local school; Public footpaths cross site; overhead lines may need rerouting; the site is relatively level; there are no known ground contamination or land stability issues; there is a pavement on the opposite side of Broad Street and bus stops that provide good access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as High/Medium sensitivity to housing uses and High sensitivity to employment uses. Carefully designed housing may be appropriate providing it provided a well designed edge to the settlement facing the AONB and Cotswold Way as it descends the hill from the east. The effect on the recreation ground should also be carefully considered. Employment use would be out of character with residential character of the settlement, and out of scale with the size and linear nature of the area, as well as detracting significantly from the AONB. It is considered highly inappropriate.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing sensitively located development for housing or community uses in the future should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.26	Net developable area (ha): 1.0	No. of houses: 20	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure, or low density housing development typically comprising detached, semi-detached dwellings at an average density of about 20 dph, and the suggested yield is 15-20 units.

Housing yield

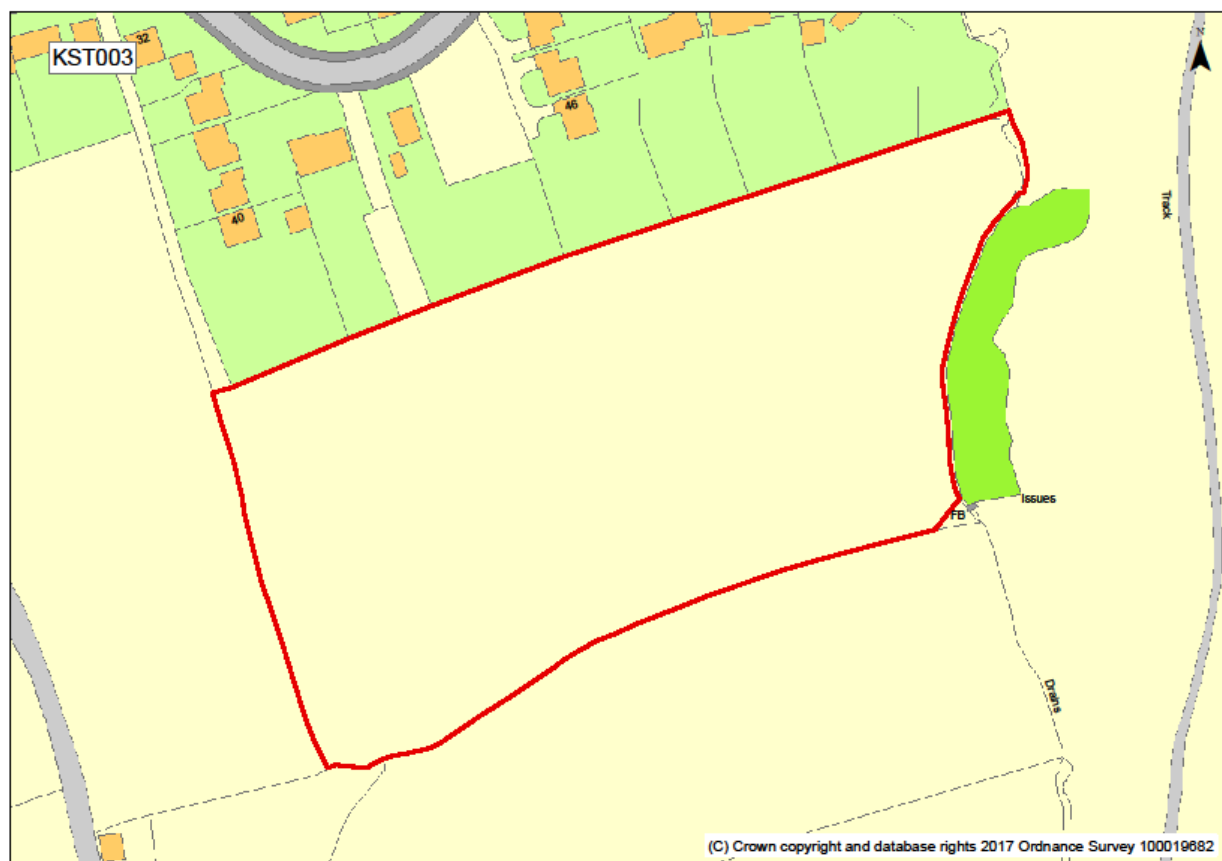
2017/18	0	2020/21	0	2023/24	15	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	5	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	KST003	Address: King's Stanley, GL10 3LJ
Site name:	Land to rear of Borough Close	
Parish:	Kings Stanley	



Site details		Key employment land	No
Source of site	Call for Sites (11)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.54	Scheduled Ancient Monument	No
Current/past land use	Horse paddock	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Paddock situated behind houses and gardens at Borough Close on the southern boundary of Kings Stanley. Land slopes down towards a watercourse to the south east. Public footpaths cross site. Garden fences on northern boundary. Tree belts on other boundaries.

2017 Site Assessment for site KST003

Suitability

Physical constraints:

Accessibility score: 69

There is no obvious vehicular access to the site; land slopes down to watercourse to the south east; Public footpaths cross site; there are no known ground contamination or land stability issues; there are pavements on Borough Close and bus stops on neighbouring roads that provide good access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as part of a land parcel identified as High/Medium sensitivity to housing uses and High sensitivity to employment uses. Whilst housing may be able to be accommodated directly next to the settlement edge where contained by mature hedgerows, the pastoral character and continuity of landscape in the AONB mean that the majority of the area surrounding to the west and south would be adversely affected by any development. Any housing development should protect and enhance the stream corridor which should be publicly accessible. Employment development would be inappropriate in the AONB and would adversely affect the setting of the village and continuity of landscape rising to the wooded scarp.

Suitability summary:

Although not currently policy compliant, the site may have future potential subject to establishing a satisfactory access arrangement and a sensitive layout for housing or community uses should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is not available currently but that there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.54	Net developable area (ha): 1.2	No. of houses: 25	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure, or low density housing development typically comprising detached, semi-detached dwellings at an average density of about 20 dph, and the suggested yield is 20-25 units.

Housing yield

2017/18	0	2020/21	0	2023/24	15	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	KST004	Address:
Site name:	Land rear of 24-30 Borough Close	Kings Stanley
Parish:	Kings Stanley	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.45	Scheduled Ancient Monument	No
Current/past land use	Horse paddock and residential gardens	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	95.1	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Northern part of paddock and rear gardens on gently sloping land on the southern boundary of Kings Stanley. Vehicular access from Borough Close. Stable block within site on western boundary. Public footpaths on western and eastern boundaries. Houses on northern and eastern boundaries. Tree belt on western boundary. Paddock continues to south.

2017 Site Assessment for site KST004

Suitability

Physical constraints:

Accessibility score: 69

Land slopes gently up to the south; public footpaths on western and eastern boundaries; there are no known ground contamination or land stability issues; there is good access from Borough Close and pavements on Borough Close and bus stops on neighbouring roads that provide good access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as part of a larger land parcel identified as High/Medium sensitivity to housing uses and High sensitivity to employment uses. Whilst housing may be able to be accommodated directly next to the settlement edge where contained by mature hedgerows, the pastoral character and continuity of landscape in the AONB mean that the majority of the area surrounding to the west and south would be adversely affected by any development. Any housing development should protect and enhance the stream corridor which should be publicly accessible. Employment development would be inappropriate in the AONB and would adversely affect the setting of the village and continuity of landscape rising to the wooded scarp.

Suitability summary:

Although not currently policy compliant, the site has no known physical constraints and may have future potential subject to a sensitive layout for housing or community uses with suitable boundary treatment to complete the settlement edge should the Local Plan strategy identify the need for growth in this location. There is an opportunity to extend the site to the south should adjacent site KST003 also be considered to have future potential.

Is the site suitable? Future potential

Availability

Availability summary:

The site is not being promoted currently but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.45	Net developable area (ha): 0.4	No. of houses: 10	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure, or low density housing development typically comprising detached, semi-detached dwellings at an average density of about 20/25 dph, and the suggested yield is 8-10 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	KIN005	Address: Wickwar Road, Kingswood
Site name:	Land at Cloverlea Barn	
Parish:	Kingswood	



Site details		Key employment land	No
Source of site	Call for Sites (110)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	2.06	Scheduled Ancient Monument	No
Current/past land use	Agriculture and residential properties at Cloverlea Barn and 24 Wickwar Road	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Flat, overgrown, grassed field located to the rear of houses on the south side of the B4060 Wickwar Road, on the southern edge of Kingswood. The field is accessed by an unsurfaced track shared with the existing stone cottage at Cloverlea Barn. The site also includes no. 24 Wickwar Road, a detached house fronting the road. Hedged boundaries to adjoining farmland and rear gardens.

2017 Site Assessment for site KIN005

Suitability

Physical constraints:

Accessibility score: 64

The site is relatively level; there are no known ground contamination or land stability issues. Redevelopment would require the demolition of the existing dwelling at 24 Wickwar Road to provide a new access onto the B4060 Wickwar Road. There is reasonable access via local pavements to bus stops, services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site.
 The Landscape Sensitivity Assessment has identified this site as part of a land parcel considered as Medium sensitivity to housing uses and High sensitivity to employment uses. Housing development may be appropriate in the small fields just south of Wickwar Road and east of the wooded track, adjacent to existing housing and screened by existing hedgerows which would need to be conserved and retained. Residential uses are compatible with the immediate area. Employment uses would detract significantly from the character of the rural edge and would be unconnected with other areas of employment land use.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing development for housing or community uses in the future should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 15 - Rural South

Is the site achievable?: Yes

Development potential

Net site area (ha): 2	Net developable area (ha): 1.7	No. of houses: 45	Proposed use: Residential, Community,
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Development potential summary:

This site could be developed for low density development typically comprising detached and semi - detached dwellings at an average density of 20/25 dph, and the suggested yield is 35 - 45 dwellings.

Housing yield

2017/18	0	2020/21	0	2023/24	25	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	20	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	LEO001	Address: Bath Road, Leonard Stanley GL10 3LT
Site name:	Land at Bath Road	
Parish:	Leonard Stanley	



Site details		Key employment land	No
Source of site	Call for Sites (5)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.42	Scheduled Ancient Monument	No
Current/past land use	Grass field	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Triangular grass field located at junction of Bath Road and the lane to Stanley Downton on the northern edge of Leonard Stanley. Scout Hall on northern boundary and housing on other boundaries. Public footpath on eastern boundary.

2017 Site Assessment for site LEO001

Suitability

Physical constraints:

Accessibility score: 65

Land is flat; there are no known ground contamination or land stability issues; there is good access from Bath Road and there are pavements and bus stops that provide good access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as High/Medium sensitivity to housing uses and High sensitivity to employment uses. It may be possible to accommodate housing as there are no long views from the public highway here and housing no greater than 2 storeys would not have any significant additional effect on the wider landscape over existing housing. Employment use would be out of character with the residential character of the settlement.

Suitability summary:

Although not currently policy compliant, the site has no known physical constraints and may have future potential subject to a sensitive layout for housing or community uses, retaining openness and countryside views, should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.42	Net developable area (ha): 0.4	No. of houses: 10	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure or low density housing development typically comprising detached, semi-detached dwellings at an average density of about 20/25 dph, and the suggested yield is 8-10 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	LEO004	Address: Bath Road, Leonard Stanley
Site name:	Land to the north of Bath Road	
Parish:	Leonard Stanley	



Site details		Key employment land	No
Source of site	Call for Sites (104)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	8.45	Scheduled Ancient Monument	No
Current/past land use	Agricultural field.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Large arable field located on the north western edge of Leonard Stanley. Properties on Bath Road border site to south. Mature trees and watercourse cross centre of site north to south. Land slopes down to watercourse. Countryside to north. Power lines cross western part of site.

2017 Site Assessment for site LEO004

Suitability

Physical constraints:

Accessibility score: 67

Power lines cross western part of site; land slopes down to watercourse in centre of site; there are no known ground contamination or land stability issues; there is good potential access to local roads and there is a pavement on Bath Road and bus stops that provide good access to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest. While the site itself contains no obvious features of heritage interest, its 'frontage' onto Bath Road is flanked by Grade II listed buildings. The impact on the setting of nearby listed buildings (particularly Grade II listed The Grange/Clutterbuck House), on the character and legibility of the Leonard Stanley settlement and the distinct 'outlier' nature of Seven Waters, could preclude development on the land closest to Bath Road (between The Grange and 2 Seven Waters), to avoid the loss of an important gap in the increasingly linear development along this road. No obvious scope for development which would have any positive heritage benefits.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as Medium sensitivity to housing uses and High sensitivity to employment uses. Housing may be possible providing houses are set significantly back from the skyline hedge to the north and mitigation of trees and additional planting are placed on this boundary and to the west. Also, the stream corridor should be conserved and enhanced and PROWs accommodated. Employment use would be out of character with the residential character of the settlement and on the open rising slopes. An appeal decision has emphasised the importance of retaining a visual gap to the countryside from Bath Road.

Suitability summary:

Although not currently policy compliant, sensitively located development on the western part of this site, set back well south of the skyline hedge and maintaining a clear visual gap on Bath Road for housing or community uses could be appropriate in the future should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.8	Net developable area (ha): 2.4	No. of houses: 60	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure or low density housing development typically comprising detached, semi-detached dwellings at an average density of about 20/25 dph, and the suggested yield is 60 units.

Housing yield

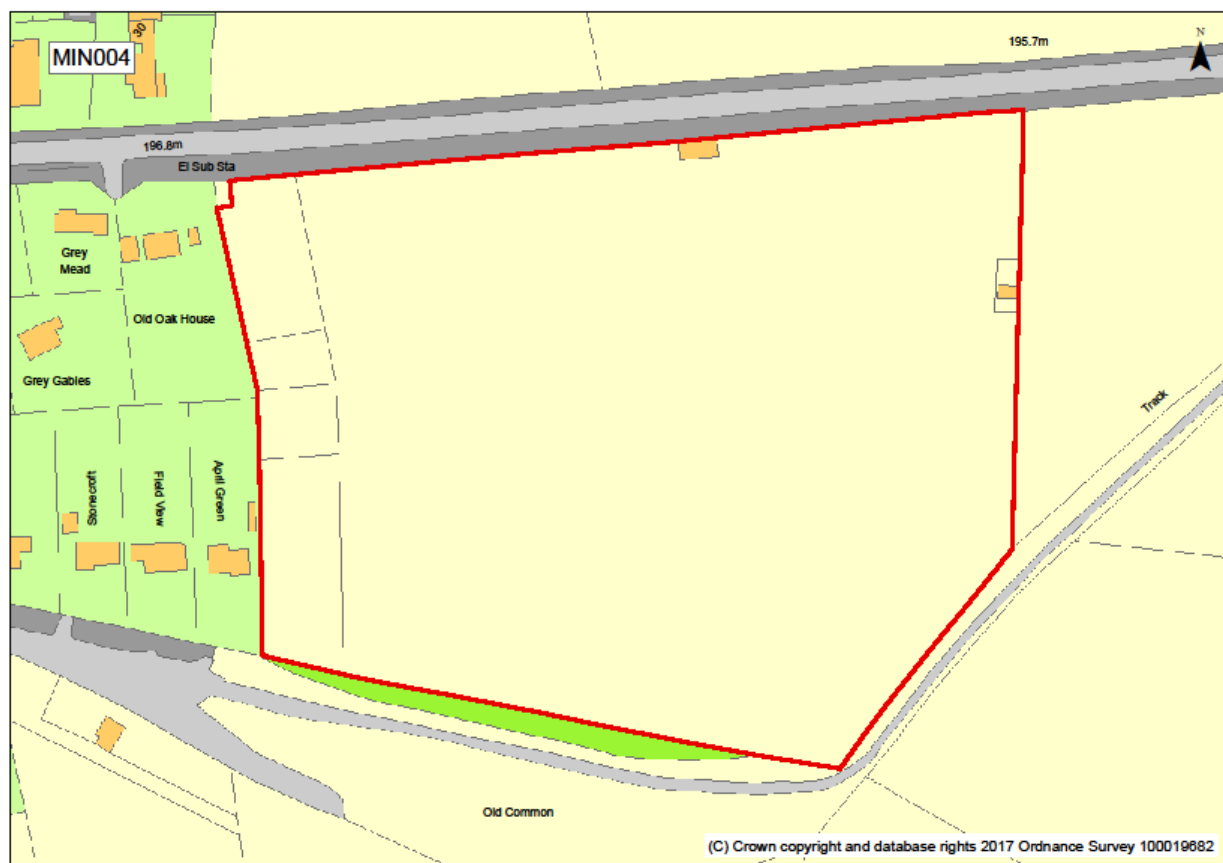
2017/18	0	2020/21	0	2023/24	35	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	25	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	MIN004	Address: Minchinhampton GL6 9EL
Site name:	Field 0013, Cirencester Road	
Parish:	Minchinhampton	



Site details		Key employment land	No
Source of site	Call for Sites (73)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	3.11	Scheduled Ancient Monument	No
Current/past land use	Agricultural	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Large grass field located east of Minchinhampton, along Cirencester Road. The site is generally open and flat with a low stone boundary wall and vegetation along the edges. The site is subdivided into smaller parcels by open timber rail fencing and hosts an open pole hay store along the eastern boundary.

2017 Site Assessment for site MIN004

Suitability

Physical constraints:

Accessibility score: 75

The site is relatively level; there are no known ground contamination or land stability issues; there is good access to Cirencester Road; there is reasonable access via local footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High sensitivity to employment uses. Housing development may be acceptable subject to strong structural planting on the eastern boundary, together with tree planting on the northern boundary, to integrate the development. Employment use would be out of character with the residential character of the settlement on the wold top, would impinge on the openness and would be highly visible and is therefore considered inappropriate.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing sensitively located development for housing or community uses subject to strong structural planting on the eastern boundary, together with tree planting on the northern boundary, to integrate the development. Employment use would be inappropriate.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 17 - Rural East

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.75	Net developable area (ha): 2.3	No. of houses: 50	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure or low density housing development, typically comprising primarily detached, with some semi-detached, dwellings at an average density of around 20 dph, and the suggested yield is about 50 units. The proposed build out rate reflects the promotion of the site for self build development over a programmed building schedule.

Housing yield

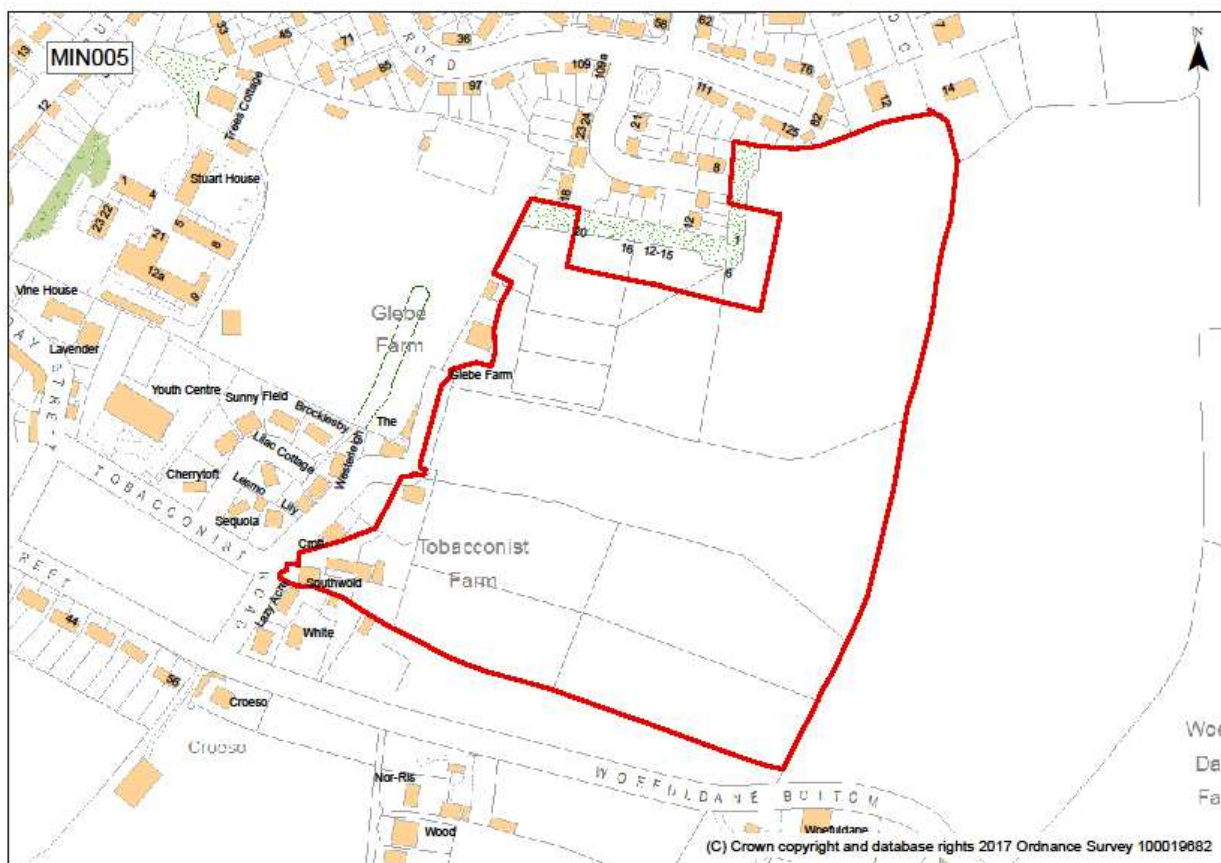
2017/18	0	2020/21	0	2023/24	10	2026/27	10	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	10	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	10	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	MIN005	Address:
Site name:	Land at Glebe Farm	Tobacconist Road, Minchinhampton GL6 (JJ)
Parish:	Minchinhampton	



Site details		Key employment land	No
Source of site	Call for Sites (44)	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	8.57	Scheduled Ancient Monument	Yes
Current/past land use	Two dwellings, camp site and paddocks	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

The site is located adjoining the south-eastern edge of the settlement of Minchinhampton. The site comprises of two residential properties (south west corner), campsite (south east corner) and agricultural fields (remainder of the site). The site is served by an access track from the local road which passes in between the two residential properties. The site includes a large barn and a rectangular line of single storey buildings which also house livestock and general storage and a detached farm shop. The site is bisected by a public footpath; the central and northern half of the site is relatively level and then slopes down in a generally SE direction to the agricultural fields beyond. The site is bounded by mature hedging, particularly to the south and east. A large arable field is located immediately to the east; a new residential development bounds the site to the north; and, the allotments, cricket club and residential properties bound the site to the west.

2017 Site Assessment for site MIN005

Suitability

Physical constraints:

Accessibility score: 70

There are no known physical constraints that would prevent development of this site. The site slopes gently; there are no known land stability or land contamination/pollution issues. There is good access to Tetbury Road; there is good access via local footpaths to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. A highly sensitive site, which directly adjoins The Bulwarks designated Scheduled Ancient Monument (SAM). Subject to archaeological investigation, the impact on the setting of the SAM is likely to influence the scale and massing of any new development, rather than to preclude any development at all and there may be scope to incorporate some kind of green infrastructure or community use, conserving the site's open character, to mitigate any impacts on known or unknown archaeology.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High/ medium sensitivity to employment uses. Housing development, if well-conceived, could provide an improved settlement edge without detracting from the character of the settlement or impinging on open arable farmland. The existing tree line along part of the eastern boundary could be strengthened and extended to screen the settlement edge from the wider landscape. Employment development of this area would be detrimental to the character of the mixed farmland/housing existing land uses and could be highly visible to areas to the east and south east.

Suitability summary:

Although not currently policy compliant, the site has no known physical constraints and may have future potential subject to archaeological investigation and a sensitive layout for housing or community uses, retaining openness and countryside views, should the Local Plan strategy identify the need for growth in this location. The existing tree line along part of the eastern boundary should be strengthened and extended to provide an improved settlement edge, screened from the wider landscape.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 17 - Rural East

Is the site achievable?: Yes

Development potential

Net site area (ha): 7	Net developable area (ha): 5.25	No. of houses: 150	Proposed use: Residential, Community, Sports and Leisure, Other
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure or medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of around 30 dph and the suggested yield is 150 units.

Housing yield

2017/18	0	2020/21	0	2023/24	50	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	50	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	30	2025/26	20	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	NAI002	Address: Avening Road, Nailsworth GL6 0BS
Site name:	Nailsworth Garden Centre	
Parish:	Nailsworth	



Site details		Key employment land	No
Source of site	Call for Sites (19)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	1.69	Scheduled Ancient Monument	No
Current/past land use	Garden Centre	Key wildlife site	Less than 40%
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	5.5% Zone 2, 3.7% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

A long linear brownfield site located on the eastern outskirts of Nailsworth. Access from B4104 Avening Road on the south west edge of the site. The site is currently occupied by a garden centre with car parking and a large hard standing area near the entrance used for storage. The Nailsworth Stream runs along the southern side of the site and is screened by thick tree cover.

2017 Site Assessment for site NAI002

Suitability

Physical constraints:

Accessibility score: 59

The southern part of the site is relatively level and then rises steeply up into the woodland. There are no known ground contamination or land stability issues. The site is located off the B4014 with reasonable access to services and facilities in Nailsworth Town Centre. There is a footpath on Avening Road. The hardstanding area along the river to the south of the site is within flood zone 2 and 3.

Potential impact summary:

Some impact on heritage interest. The impact on the character and significance of the IHCA and the setting of Spring Mill and Pensile House would be likely to influence the scale, massing and design of any new build and to constrain it principally to the previously developed areas.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is partly within/adjoining a designated biodiversity interest site of international/national/local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan.

Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future. Note that the assessment does not consider whether there are protected species on this site .

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as High/medium sensitivity to housing and medium sensitivity to employment uses. The area's sensitivity lies in its distinctive valley floor landform, with level areas and steeply rising slopes in places, the presence of the Nailsworth Stream and many man-made waterbodies, the presence of flood zone and the densely wooded areas between existing commercial development of varying age. Housing development would be out of character within this essentially commercial area. The addition of further small-scale linear light industrial/business uses at certain points, and subject to the policies and guidelines of the Conservation Area and flood zone, would not detract further from the landscape character of the area.

Suitability summary:

From the information available, the site which is in active use, could be considered suitable for future redevelopment for employment use on a similar footprint and some infill on the previously developed area. The scale, massing and design of any new build should be sympathetic to the setting of Spring Mill and Pensile House. Housing development would be out of character within this essentially commercial area.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development. The site is currently occupied and therefore any redevelopment of the site would need to take this in

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8,
0	0	0	

Development potential summary:

The site could be developed and improved for employment purposes, consisting of light industrial or office uses and possibly warehousing if appropriate scale and design.

Housing yield

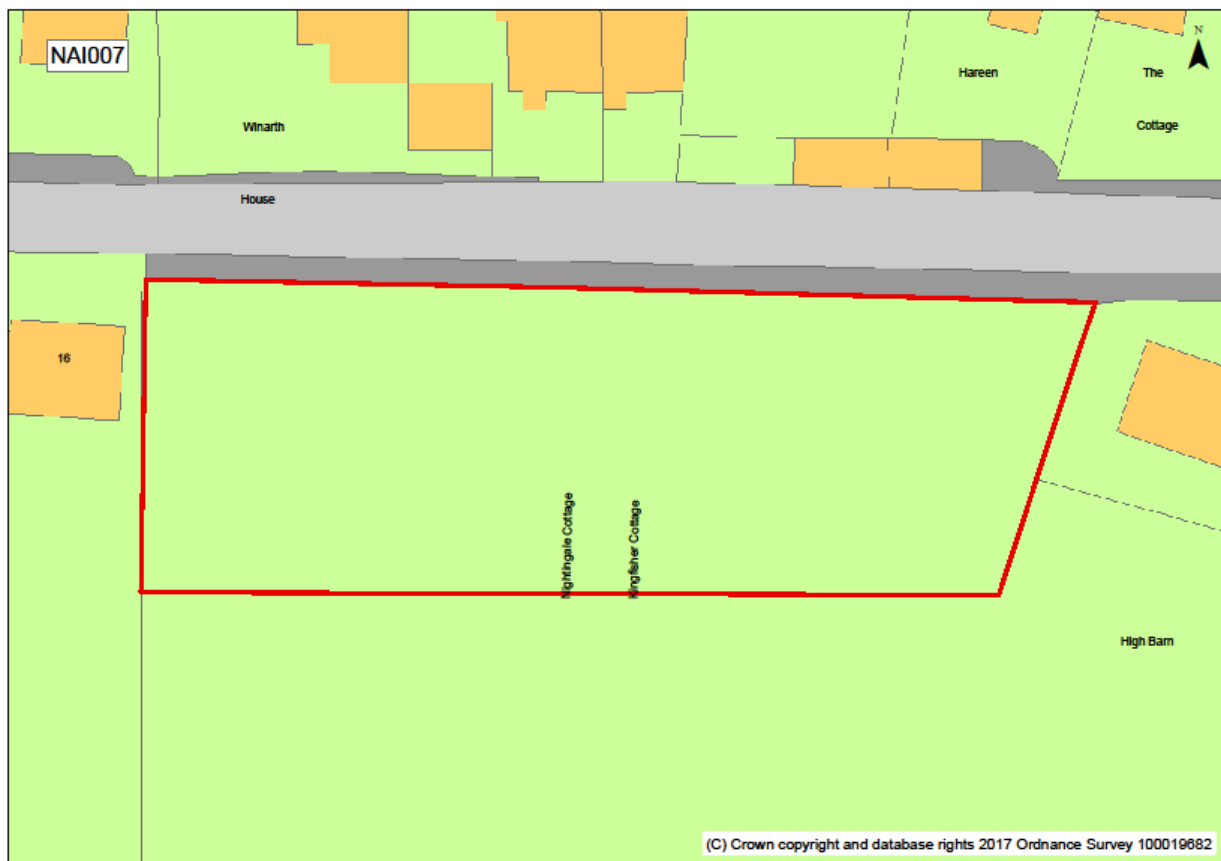
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	NAI007	Address: Nailsworth
Site name:	Land adjacent to Lower Newmarket Road	
Parish:	Nailsworth	



Site details		Key employment land	No
Source of site	Call for Sites (94)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.14	Scheduled Ancient Monument	No
Current/past land use	Overgrown brambles	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Long narrow site off Lower Newmarket Road. Very steeply down from road. Overgrown brambles cover most of the site with trees planted along the southern edge. Residential properties lie across the Lower Market Road with a new development located adjacent to the western boundary of the site. A watercourse runs below the southern boundary.

2017 Site Assessment for site NAI007

Suitability

Physical constraints:

Accessibility score: 58

The site slopes down from Lower Newmarket Road; there are no known ground contamination but maybe land stability issues. There is no continuous footpath from the site to the services and facilities within Nailsworth Town Centre.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as medium sensitivity to housing and high sensitivity to employment uses. The area's sensitivity lies in its steep valley sides which are relatively open, highly visible and form a coherent green corridor from the wider countryside of the AONB into the settlement form, separating Shortwood from Nailsworth, the traditional linear form of the settlements above the valley floor and the tree cover, the Miry Brook, associated riparian vegetation and flood zone. The only potential housing development opportunity is for a single line of 3-4 high quality houses south of Lower Newmarket Road at its eastern end. These should be spaced to allow for glimpse views across the valley i.e. Not so close together as those directly to the west. Further employment development in this area would be out of scale with the landscape and landform and would detract from the quality of the landscape and its function as a green wedge into the settlement and a separation between different parts of the settlement.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing housing development should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 23 - Small Urban 1

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.14	Net developable area (ha): 0.13	No. of houses: 4	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low density development at an average density of about 20-30 dph, and the suggested yield is 3-4 single line detached or semi detached dwellings.

Housing yield

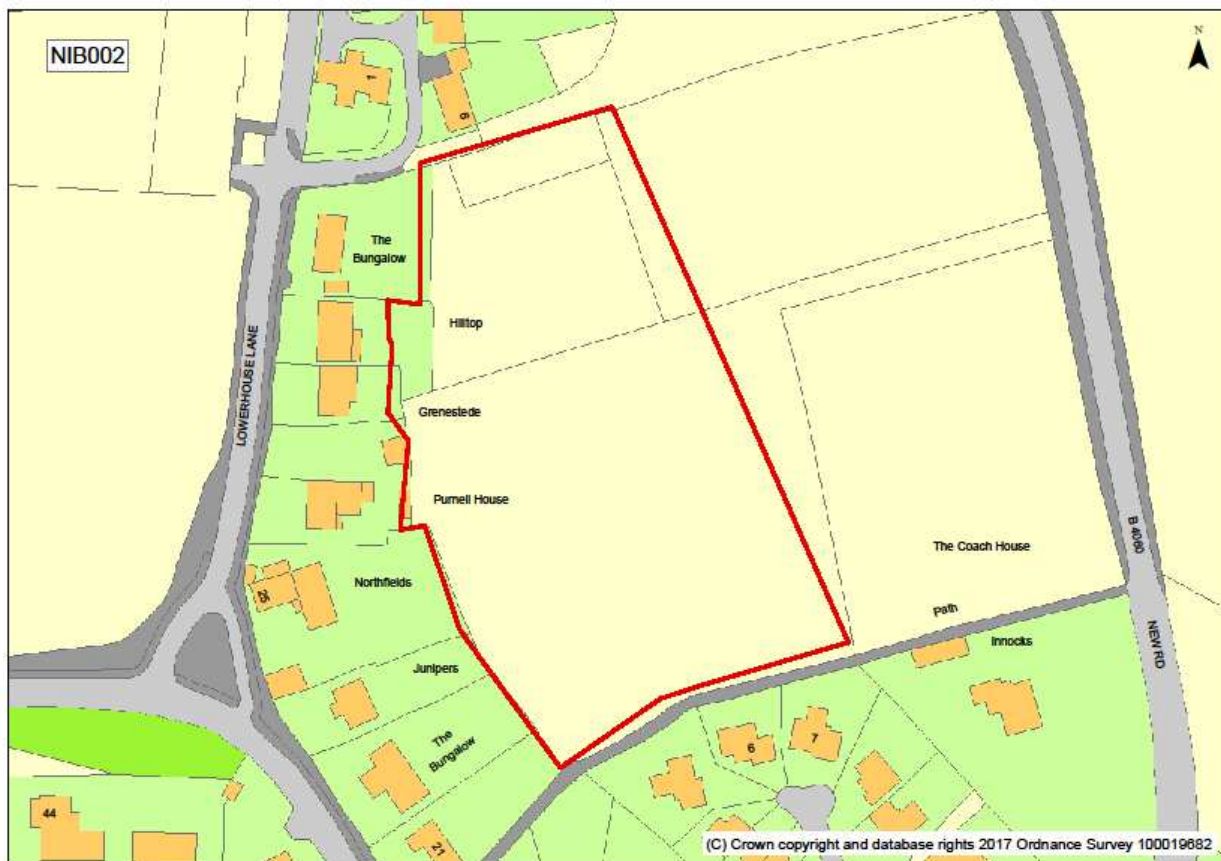
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	4	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	NIB002	Address: North Nibley, GL11 6EN
Site name:	Land north of Warren Croft	
Parish:	North Nibley	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.13	Scheduled Ancient Monument	No
Current/past land use	Agricultural: grazing land, pasture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A large pasture site on the northern edge of North Nibley village. Level or gently sloping western half, giving way to a steeper slope at the south-eastern corner. Houses and rear gardens along The Street / Lowerhouse Lane back onto the site, along its western boundary. Open countryside to the east. Site bisected by a sparse fir hedgerow, forming two discrete areas: the northern half is well enclosed; the southern half is more open and clearly visible from public footpath on the southern boundary.

2017 Site Assessment for site NIB002

Suitability

Physical constraints:

Accessibility score: 68

The site is relatively level, although part is sloping, which nonetheless should not in itself constrain or prevent development. There are no known ground contamination or land stability issues. There is good vehicular and paved pedestrian access from Lower House Lane to the B4060 (New Road) where there are bus stops, providing access to services and facilities in the local area. However, the likely point of access from Lower House Lane / The Street to the site is unclear, although it would be possible via Stancombe View, subject to land ownership and retaining access to the adjacent field.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as within a parcel of land with Medium sensitivity to housing uses and High sensitivity to employment uses. The area's sensitivity lies in its location near the edge of the valley slopes and its partial openness to view from the east. The value of the site lies with its location within the Cotswold AONB. Employment use would be inappropriate adjacent to housing in a land parcel close to the valley edge. Housing may be able to be accommodated, providing it is set back from the valley edge and mitigated with the reinforcement and extension of hedgerows with tree and native shrub planting on the eastern boundary; and providing the housing is designed to a positive Cotswold design and heights not exceeding 2 storeys.

Suitability summary:

Although not currently policy compliant, the majority of the site has no overriding physical constraints or potential impacts preventing development for housing or community uses in the future, should the Local Plan strategy identify the need for growth in this location. However, vehicular access arrangements will need to be clarified and, in order to minimise landscape impact, the net developable area for housing is limited to the more level ground (not extending down the sloping ground at the eastern side of the site). Existing hedgerows should be retained and reinforced, and new planting incorporated along the eastern edge.

Is the site suitable? Future potential

Availability

Availability summary:

There is no evidence that the site is available now, but there is a reasonable prospect that the site will be available for development at a point in the future.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 15 - Rural South

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.7	Net developable area (ha): 0.6	No. of houses: 12	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of this site and its rural settlement-edge surroundings, this site could be developed for low density housing, typically comprising detached dwellings at an average density of about 20 dph. The suggested yield is up to 12 units.

Housing yield

2017/18	0	2020/21	0	2023/24	6	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	6	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	PAI004	Address: Washwell lane, Painswick, Stroud GL6 6SJ
Site name:	Washwell Fields	
Parish:	Painswick	



Site details		Key employment land	No
Source of site	Call for Sites (67)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.69	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Comprises grazing field adjacent to settlement. Large stone wall to Cheltenham Road on west side with attached buildings. Lower Washbrook Lane has housing fronting it and a steep levels change with wooded embankment to east with housing and lane beyond. North end adjoins a range of large farm buildings. Rural character still predominates on edge of settlement with trees, hedges, fields and agricultural buildings at Washwell Farm. These overlook the Painswick valley.

2017 Site Assessment for site PAI004

Suitability

Physical constraints:

Accessibility score: 68

The site is relatively level. There are no known ground contamination or land stability issues. There is reasonable access to the A46 and B4073 roads. There is reasonable access via local footpaths to services and facilities in the local area.

Potential impact summary:

No significant heritage constraints. Although the site adjoins the garden grounds of Grade II listed Washwell House, development would be unlikely to affect the setting of the listed building to the extent that it would harm its character or alter its historic or architectural interest significantly. Similarly, the physical and visual separation provided by the A46 and the enclosure provided by the buildings of Washwell Farm and Washwell House mean that there is relatively little relationship between this land and the Gyde House conservation area.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as High/Medium sensitivity to housing uses. However the field between Washwell Farm and Lower Washwell Lane may be able to accommodate some housing as this site is largely screened from views. Employment use would be out of character.

Suitability summary:

Although not currently policy compliant the site has no known physical constraints and may have future potential subject to a sensitive layout for housing or community uses, retaining mature landscape features and screening features from views, should the Local Plan strategy identify the need for growth in this location. Any development should keep at least 50m away from Washwell Farm to maintain a gap in the Cheltenham Road frontage and the integrity of the small folded valley at this point. Some sensitivity on scale and design may also be required for the relationship to adjacent heritage assets along Cheltenham Road.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available for development in the future circa 2020-25.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.2	Net developable area (ha): 0.9	No. of houses: 15	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure uses or low density sensitive residential development typically comprising detached dwellings at an average density of about 20 dph, and the suggested yield is 10-15 units given the edge of settlement location and need for landscape buffers.

Housing yield

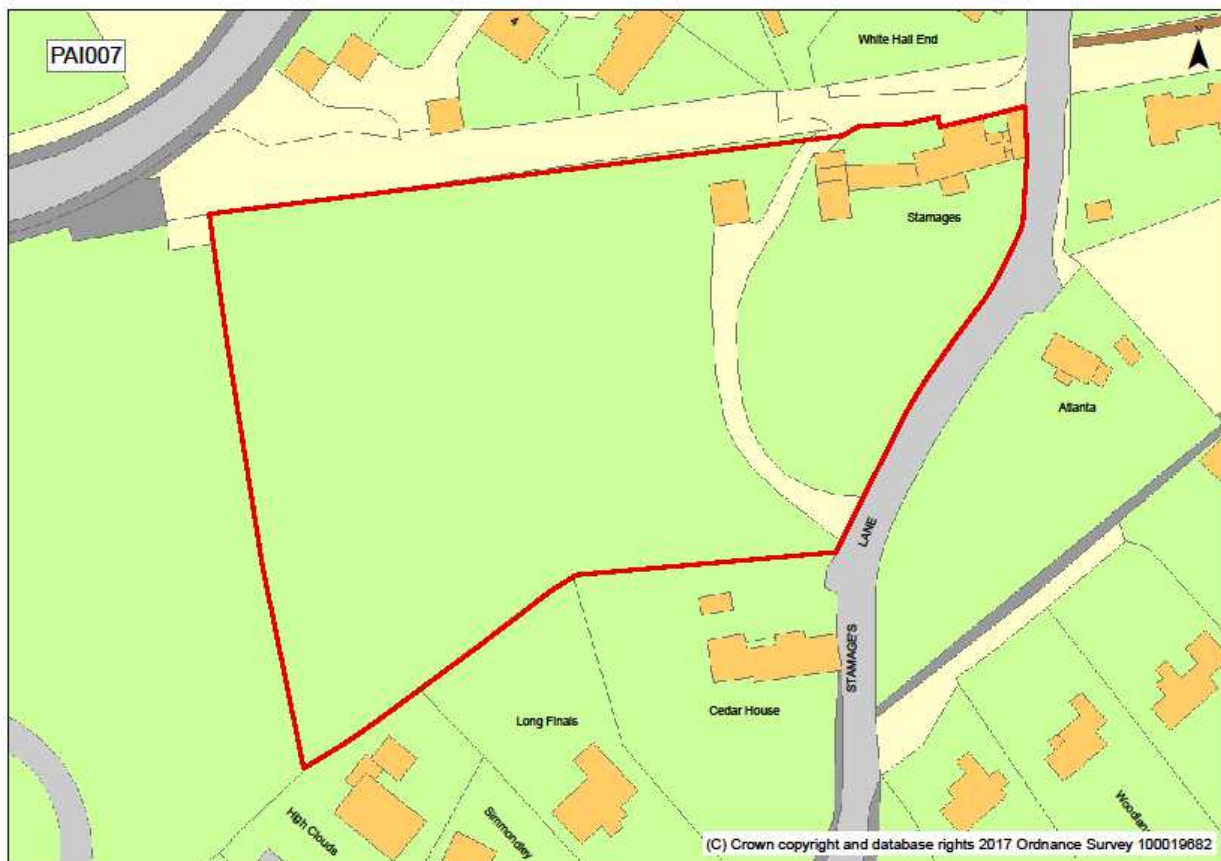
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	15	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	PAI007	Address: Painswick
Site name:	Land at Stamages	
Parish:	Painswick	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	0.86	Scheduled Ancient Monument	No
Current/past land use	Residential & paddock.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Stone cottage set on slopes of hillside. Site bisected north to south by access drive to detached garage and further to west by watercourse bisecting lawned former paddock area. Manicured garden area immediately south of cottage and terrace. Further access is shared to north of cottage and terraced garden. Strong screening on northern and western boundary provided by tall evergreen hedging to west and semi mature tree bund on steep embankment to north. the area managed as a large garden extension to a dwelling, with lawns and trees, especially to the north. Open space to Richmond Care Village beyond to west. Residential property to north, east and south. Extensive long views across the valley to the south.

2017 Site Assessment for site PAI007

Suitability

Physical constraints:

Accessibility score: 68

The site is relatively level. There are no known ground contamination or land stability issues. There is limited access up to the A46 road. There is reasonable access via local footpaths to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest. The main area of sensitivity relates to the role played by this site in long range views contributing to the setting of the conservation area and to the character of the Painswick settlement. Perhaps some scope to develop a small group, positioned centrally on access to garage so as to maintain space and openness. The impact on the setting and significance of the Painswick conservation area and landmark listed buildings, including St Mary's Church, would be likely to preclude development on this site, or at best constrain it significantly.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Analysis identifies high/medium sensitivity to housing providing a rare space within the settlement fabric providing a contrast to the generally dense built form. Housing in the western enclosure would fill in the built form which would be undesirable although a small number of houses centrally here (up to five by access road) would not be noticed in the wider landscape provided the majority of tree cover was retained and protected. In order to achieve the latter, boundary trees should be located outside private curtilages and appropriate specimens protected. Employment use would be completely out of scale and character with the historic settlement and would be highly inappropriate.

Suitability summary:

Although not policy compliant, the site could be considered suitable for housing or community development in the future, should the Local Plan strategy identify the need for growth in this location. The development of this site is unlikely to impact on the amenity of neighbours as a residential or community use could be compatible if sensitive design is used. Housing in the western enclosure would fill in the built form which would be undesirable although a small number of houses here (up to five) would not be noticed in the wider landscape provided the majority of tree cover and greenspace was retained and protected. In order to achieve the latter, boundary trees should be located outside private curtilages and appropriate specimens protected.

Is the site suitable? Future potential

Availability

Availability summary:

A planning application has been submitted demonstrating that the site is being actively promoted for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.20	Net developable area (ha): 0.14	No. of houses: 4	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low density development on the eastern central side typically comprising detached dwellings that would not be noticed in the wider landscape provided the majority of tree cover and open space was retained and protected. In order to achieve the latter, boundary trees should be located outside private curtilages and appropriate specimens TPOed.

Housing yield

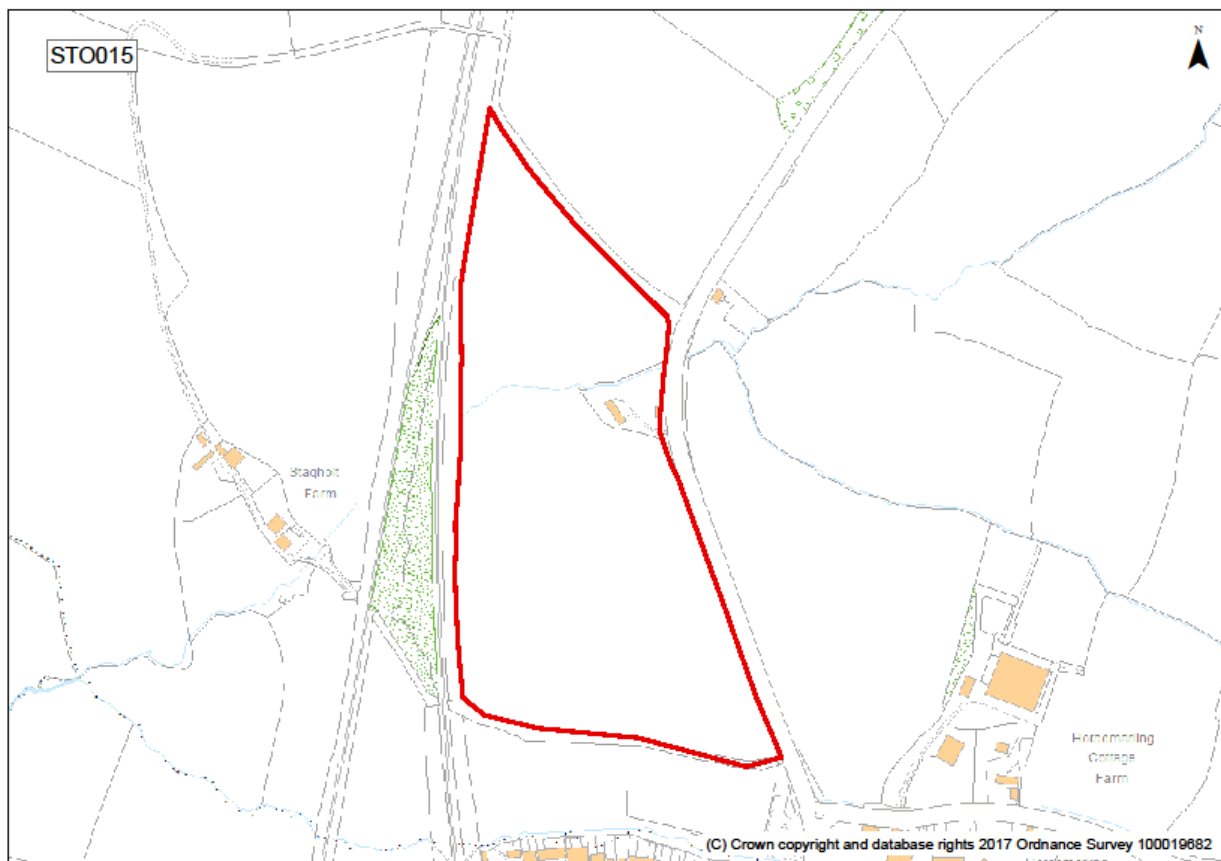
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	4	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	STO015	Address: Stonehouse
Site name:	Land at Stagholt Farm, West of B4008, Standish	
Parish:	Standish	



Site details		Key employment land	No
Source of site	Call for Sites (23)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	10.59	Scheduled Ancient Monument	No
Current/past land use	Agricultural	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Large flat grass field located to the north of Stonehouse and bounded by the railway embankment to the west. There are hedgerows on all boundaries and public footpaths running along the southern and northern boundaries. There are two residential properties towards the northern section of the site, accessed from a private drive off the B4008 Gloucester Road. There are two field gated accesses, along the B4008 Gloucester Road, and one off the unsurfaced track, along the southern boundary.

2017 Site Assessment for site STO015

Suitability

Physical constraints:

Accessibility score: 63

There are no known physical constraints that would prevent development of this site. The site is generally level and there are no known ground contamination or land stability issues.
There is good access to the B4008 (Gloucester Road), which is accessed directly from the site. There is reasonable access via local footpaths to services and facilities in the local area. There are bus stops nearby.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.
An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.
The Landscape Sensitivity Assessment has identified this site as having a Medium sensitivity to housing uses and High/medium sensitivity to employment uses. The sensitivity of the area lies in the rising slopes to the north which contain the lower landscape including Stonehouse to the south, the watercourse and associated riparian corridor, the openness of the land parcel and its intervisibility with the escarpment to the east. The value of the area lies in the adjacent PROWs. Housing would definitely extend the current settlement form and if implemented on the rising slopes to the north may become visible further north as well as looking awkward in the wider landscape. Housing and employment could be implemented on the lower field to the south with the watercourse and associated vegetation acting as a natural boundary. Consideration should be given to potentially implementing this with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

Suitability summary:

Although not currently policy compliant, the site has no known physical constraints and the southern field south of the watercourse may have future potential for housing and community development should the Local Plan strategy identify the need for growth in this location. There is potential for planning development with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 6 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 6.64	Net developable area (ha): 5.3	No. of houses: 150	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low/medium density housing development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 25-30 dph, and the suggested yield is 130-150 units.

Housing yield

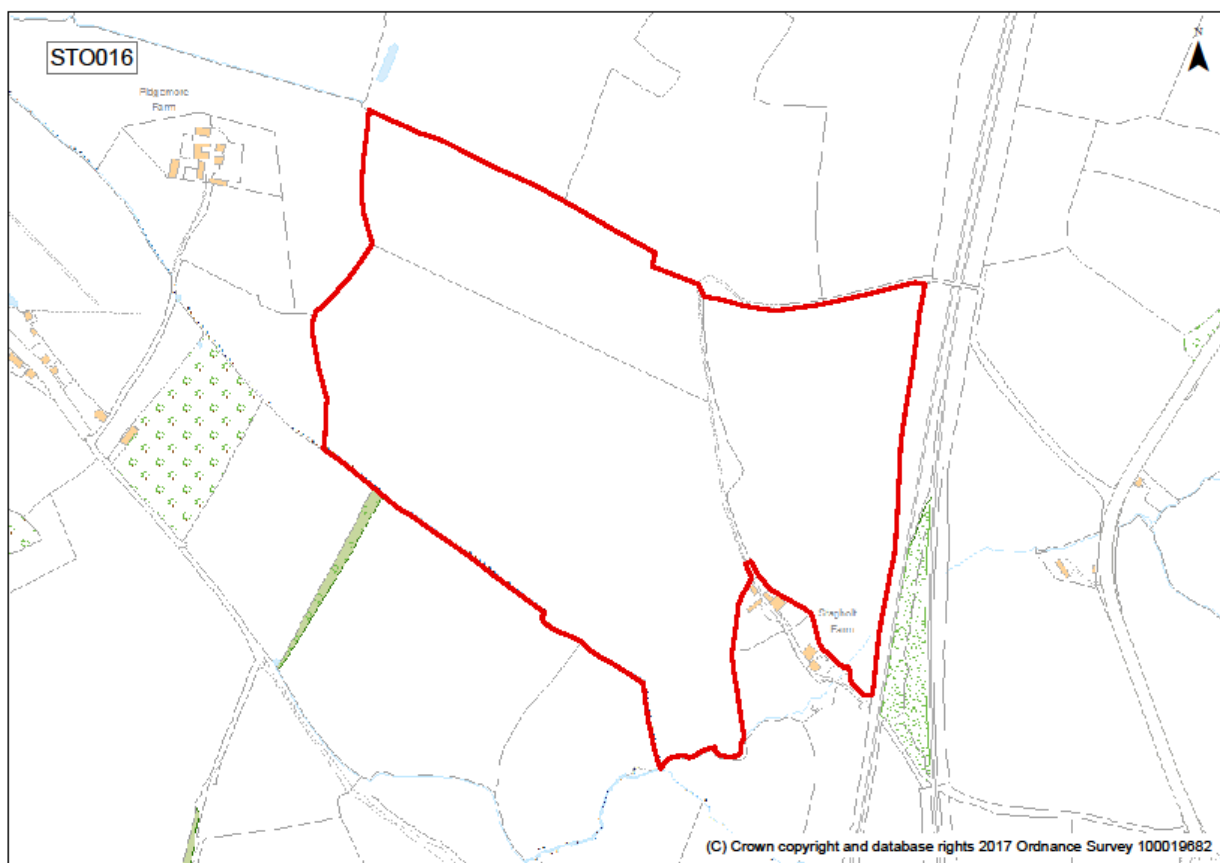
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	50	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	50	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	25	2031/32	25	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	STO016	Address: Land North West of Stonehouse
Site name:	Land North West of Stonehouse	
Parish:	Standish	



Site details		Key employment land	No
Source of site	Call for Sites (108)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	34.10	Scheduled Ancient Monument	No
Current/past land use	Agricultural	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	0.7% Zone 2, 0.6% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Large arable fields located to the north west of Stonehouse Town. The site borders the West of Stonehouse strategic allocation. The site rises gradually from east to west and is largely flat towards the north. The site is bisected by an unsurfaced track, which provides vehicular access to Stagholt Farm and fields. Fields are bounded by hedging; there are public footpaths across the site and a stream running along part of the southern boundary.

2017 Site Assessment for site STO016

Suitability

Physical constraints:

Accessibility score: 86

The site rises gradually from east to west and is largely flat towards the north. There are no known ground contamination or land stability issues. There is access to the B4008 (Gloucester Road) from a narrow and unpaved unnamed road. There are public footpaths across the site; however the site is relatively remote from services and facilities in the local area. A very small portion of the site is within flood zones 2 and 3.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as having a Medium sensitivity to housing uses and High/medium sensitivity to employment uses. The sensitivity of the area lies in the rising slopes to the north east which contain the lower landscape including Stonehouse to the south, the openness of the land parcel and its intervisibility with the escarpment to the east. The value of the area lies in the PROWs. Housing would definitely extend the current settlement form and if implemented on the rising slopes to the north may become visible further north. Housing could be implemented on the lower areas and employment on land to the south east. Consideration should be given to potentially implementing this with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

Suitability summary:

Although not currently policy compliant, the lower land below the higher northern boundary may have future potential for housing, employment and community development as an extension to the planned West of Stonehouse development, should the Local Plan strategy identify the need for growth in this location. There is potential for planning development with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 6 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 28	Net developable area (ha): 20	No. of houses: 600	Proposed use: Residential, B1, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and recreation and medium density housing development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is 600 units, together with community uses. There may be potential for some employment development to the south east which would reduce the overall housing capacity for the site.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	100	2032/33	150	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	100	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	50	2031/32	150	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	STO017	Address: Stonehouse
Site name:	Land at Nupend (Parcel B)	
Parish:	Standish	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	2.65	Scheduled Ancient Monument	No
Current/past land use	Agricultural	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Flat pasture field shaped in the form of a dog leg, completely bounded by hedging and some mature trees. Vehicular access is gained from the south western edge of the site.

2017 Site Assessment for site STO017

Suitability

Physical constraints:

Accessibility score: 97

The site is generally level and there are no known ground contamination or land stability issues. There is access to Grove Lane/A419 via Nupend from a rural lane. There are public footpaths along the edge of the site; however the site is relatively remote from services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as having a Medium sensitivity to housing uses and High/medium sensitivity to employment uses. Housing could be implemented but should avoid adversely affecting the watercourse corridor and surrounding Nupend or affecting its setting and character. Consideration should be given to potentially implementing this with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

Suitability summary:

Although not currently policy compliant, the land may have future potential for housing and community development as an extension to the planned West of Stonehouse development, provided the design, layout and access does not adversely impact upon Nupend, and should the Local Plan strategy identify the need for growth in this location. There is potential for planning development with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 6 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.65	Net developable area (ha): 2	No. of houses: 50	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could partly be developed for low/medium density housing development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 20-25 dph, and the suggested yield is up to 50 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	30	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	20	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	STO006	Address: Stonehouse
Site name:	Land South of Bristol Road	
Parish:	Stonehouse	



Site details		Key employment land	No
Source of site	Call for Sites (96)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	4.55	Scheduled Ancient Monument	No
Current/past land use	Agricultural field	Key wildlife site	Over 90%
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Partly within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	1.8% Zone 2, 1.8% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

The site is a flat arable field on the southern side of the A419, Bristol Road. The site has mature trees and hedging lining its well defined boundaries. The site sits slightly below road level to the west and above road level to the East. The site is situated immediately opposite the residential area of Avenue Terrace and the industrial area of Stonehouse Commercial Centre both on the northern side of the main road. The site consists of a roughly rectangular parcel of land contained by the Stroudwater Canal to the south with Bonds Mill to the west and the elevated railway to the east.

2017 Site Assessment for site STO006

Suitability

Physical constraints:

Accessibility score: 62

There are no known physical constraints that would prevent development of this site. The site is level; there are no known ground contamination or land stability issues; there is good access to the A419 (Bristol Road) and M5 nearby; there is good access via local footpaths to services and facilities in the local area. A very small part of the site is within flood zones 2 and 3.

Potential impact summary:

Significant heritage constraints. Although the site itself contains no structures of historic interest, it lies within the IHCA and contributes to the conservation area's character. This site helps to punctuate the string of mills and hamlets along the canal and river corridor, providing visual and physical separation between Bonds Mill, Beards Mill and Stonehouse Court – this legibility is especially important from the perspective of the canal (where one experiences the conservation area in transit through/along it), and in long range views across the landscape. The impact on the character and significance of the conservation area could prohibit development on this site, due to the loss or erosion of this key space.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is within a designated biodiversity or natural interest site of local importance and contains particular species of fauna that are subject to special protection under Policy ES6 of the Local Plan. It is unlikely that development of this site will be acceptable with harm or loss to that interest.

The Landscape Sensitivity Assessment has identified this site as Medium sensitivity to housing uses and Medium sensitivity to employment uses. Housing or employment south of the road would remove the openness of the area, and therefore the green gap, and would therefore reinforce the ribbon development character of the A419. It would also, potentially, adversely affect the setting of the canal. If housing or employment is considered, it should strictly follow the Conservation Area policies and guidelines and strong green gaps should be retained which allow views towards the canal corridor. It would however be very important that it addresses both the Bristol Road and canal edges in an appropriate way as well as providing gaps in the frontage.

Suitability summary:

Development of this site would not be currently policy compliant and there are heritage, ecology and landscape sensitivities. If housing or employment development were to be considered acceptable, it should be small scale and there would need to be green gaps retained to allow views towards the canal corridor and to emphasise the physical separation between the historic mills, possibly at least one 'green' (say 70/75m between adjoining frontages) running from the canal edge to the road would be desirable. The site should be considered together with other sites along the canal corridor between Stonehouse and Stroud as part of a A419 vision and strategy.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 6 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.8	Net developable area (ha): 2.38	No. of houses: 70	Proposed use: Residential, B1, B2, B8, Community, Sports and Leisure, Other
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Development potential summary:

Development of housing or employment should be small scale and there would need to be green gaps retained to allow views towards the canal corridor and to emphasise the physical separation between the historic mills. In terms of housing, this site could be part developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is 70 units.

Housing yield

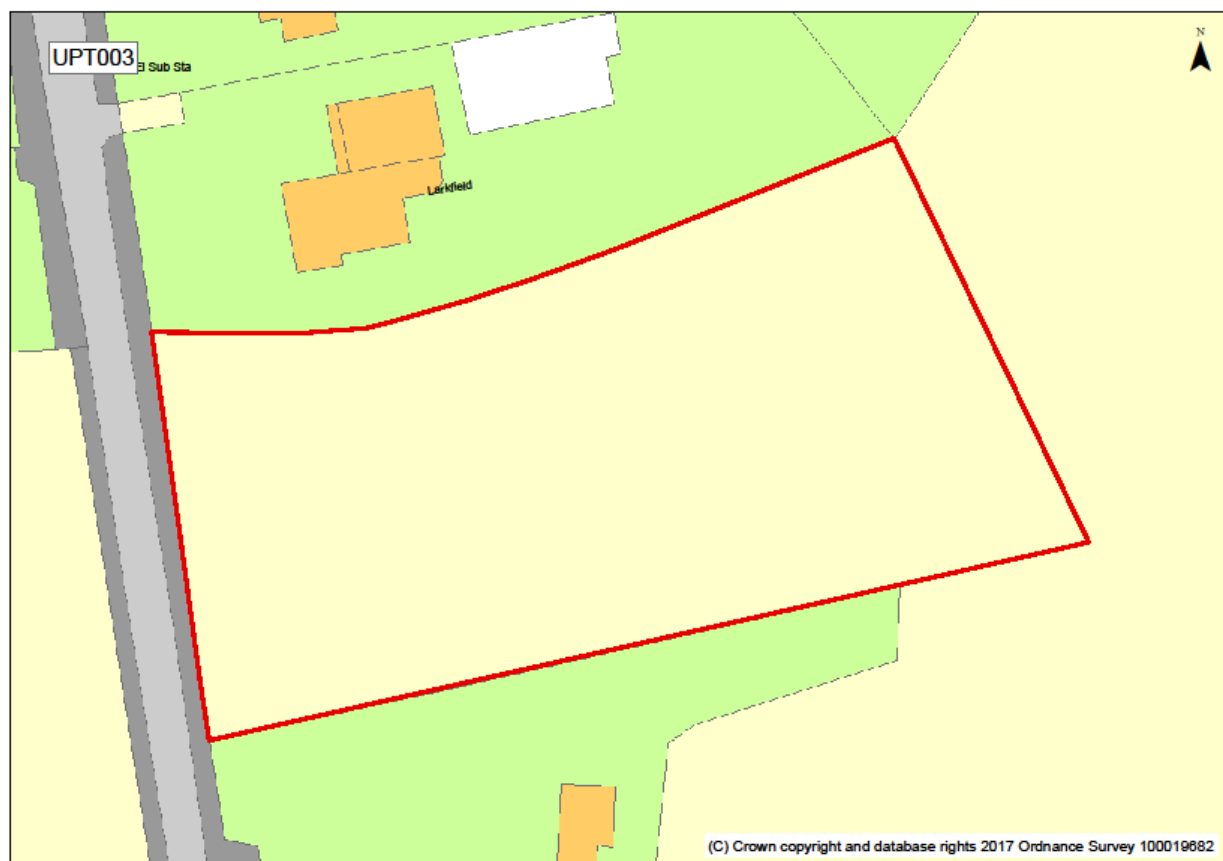
2017/18	0	2020/21	0	2023/24	40	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	30	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	UPT003	Address: Upton St. Leonards, GL4 8DU
Site name:	The Stanley	
Parish:	Upton St Leonards	



Site details		Key employment land	No
Source of site	Call for Sites (74)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.37	Scheduled Ancient Monument	No
Current/past land use	Agriculture and vehicle/caravan parking.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Flat paddock with rough grassland. Gated access onto the Stanley Road in northwest corner. Western boundary is large evergreen hedge growing through an old cast iron fence with pastureland beyond the road. Hedge to residential property beyond to north to about half way down that side. Two holiday vehicles are parked in south western corner but unoccupied. Hedging and post and wire/rail to detached property to south known as Fieldway with horse paddock beyond. Treed area along significant proportion of eastern boundary. Open in south eastern corner.

2017 Site Assessment for site UPT003

Suitability

Physical constraints:

Accessibility score: 77

The site is relatively level. There are no known ground contamination or land stability issues.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as medium sensitivity to housing with the area acting as separation between the main settlement and the scattered rural dwellings to the south east. Its value lies in its adjacency to the AONB. Small enclosures directly north and east of Fieldway may be acceptable providing that adjacent hedges and trees are maintained and enhanced. High sensitivity to employment. The sensitivity of the area lies in its openness adjoining the Cotswolds AONB and in the riparian corridor to the east. The area also acts as a separation between the main settlement and the scattered rural dwellings to the south east. Its value lies in its adjacency to the AONB. Employment use would appear to be incongruous near the AONB and adjacent to the residential settlement edge.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing housing or community uses with added planting to the existing hedgerows in the future should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha):
0.33

Net developable area
(ha): 0.31

No. of houses:
6

Proposed use: Residential, Community, Sports and Leisure,

Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low density community, sports and leisure or residential development typically comprising detached, semi-detached dwellings at an average density of about 20 dph, and the suggested yield is 6 units.

Housing yield

2017/18	0	2020/21	0	2023/24	6	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	UPT004	Address: Upton St Leonards
Site name:	Land east of Perry Orchard	
Parish:	Upton St Leonards	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	2.78	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Large flat pasture field with cattle grazing in it. Post and wire fence to the Stanley along eastern edge with occasional clumps of young willow along it. Access gate in south eastern corner with small cattle holding area. Hawthorn hedging to fields beyond to south and similar hedging to north to residential property. Glimpsed view of garages and allotments in north western corner beyond hedge. Combination of post and wire fencing and panel fencing to residential property along Perry Orchard to the east.

2017 Site Assessment for site UPT004

Suitability

Physical constraints:

There are no known physical constraints that would prevent development of this site.

Accessibility score: 79

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as medium sensitivity. Housing may be appropriate in the largest field between The Stanley and Perry Orchard, providing that tree planting and other mitigation is located on the south and east boundary to improve the settlement edge. It is partly surrounded by the existing settlement development limits.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing sensitively located development for housing or community uses in the future should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The site is not being promoted currently but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.18	Net developable area (ha): 1.85	No. of houses: 56	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure or medium density housing development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is 56 units.

Housing yield

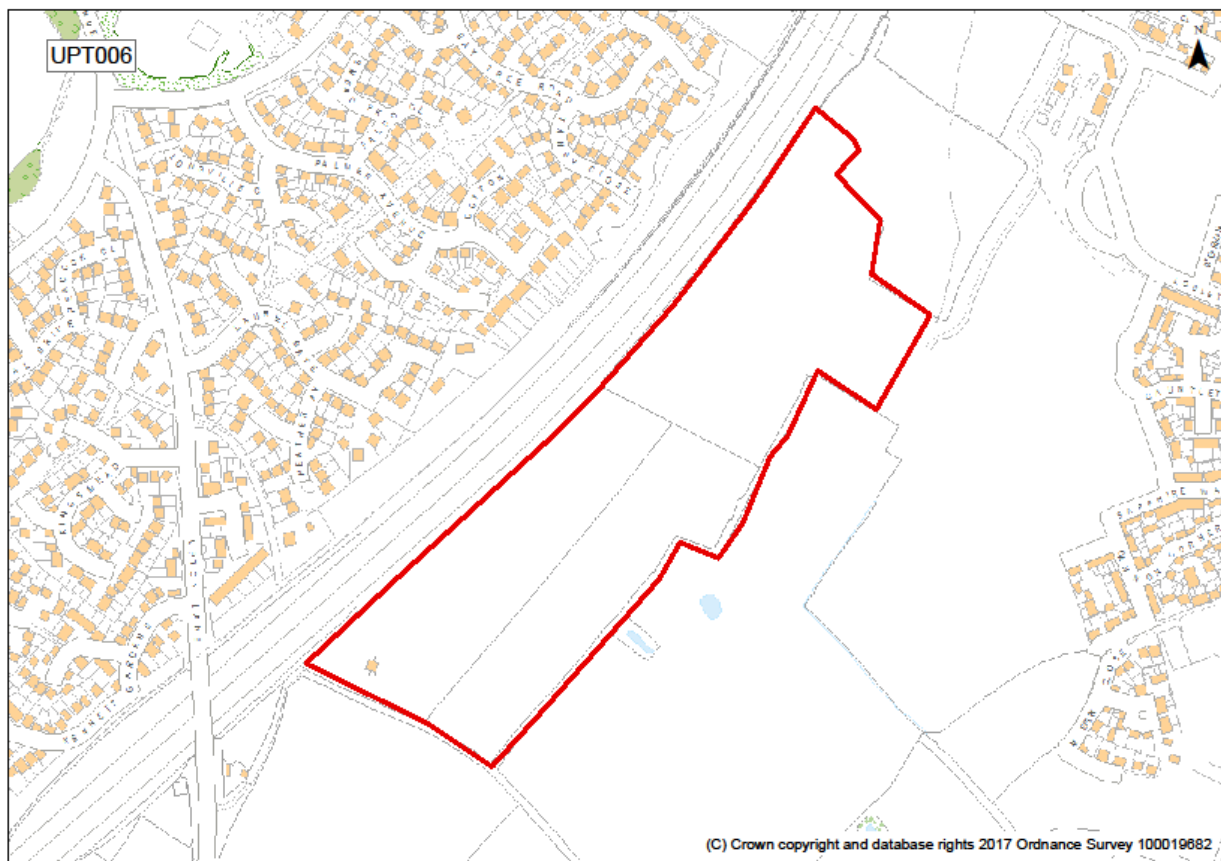
2017/18	0	2020/21	0	2023/24	15	2026/27	11	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	15	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	15	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	UPT006	Address: Upton St Leonards
Site name:	Land south of Hucclecote Meadows	
Parish:	Upton St Leonards	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	11.12	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	Adjoining SSSI
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

3 large relatively flat pasture fields slightly elevated from Motorway along northwest side. Part tree and scrub screening of varied value along motorway where vehicular noise is evident. Access from track off Upton Lane and from adjoining play space and footpaths around the recent Brockworth (still under construction) residential development. South and eastern boundaries have some veteran and mature trees with under storey hedging lining either side of a cattle track. Remnant cast iron fencing in places. Ditches in places either side of cattle track and culverted under track in two places. Fields have in few places sparse low hedge between them but where post and wire fencing predominates. Glimpsed views of both new Brockworth housing and beyond M5 rooftops visible on edge of Gloucester above acoustic fences and tree line.

2017 Site Assessment for site UPT006

Suitability

Physical constraints:

Accessibility score: 84

The site is relatively level. There are no known ground contamination or land stability issues. Potential issue with motorway noise.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site provided buffer and linkage is provided to avoid isolation and fragmentation of protected habitat. Note that the assessment does not consider whether there are protected species on this site.

The site was not considered in the current settlement landscape sensitivity assessment as it is not adjoining settlement development limits. The gap between Brockworth and Upton St Leonards is vulnerable. When a wider landscape analysis is undertaken the site could be reviewed for housing or community use when its gap function and setting to the AONB function is more clearly established.

Suitability summary:

Although not currently policy compliant, the site has no current identified overriding physical constraints but there is a vulnerable gap function that will require further assessment. Housing or community uses may have future potential with added planting to the existing hedgerows on south east and new buffer planting in the future on the northern western field portion of the site to M5 should the Local Plan strategy identify the need for growth in this location.

Is the site suitable? Future potential

Availability

Availability summary:

The site is not being promoted currently but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 6.75	Net developable area (ha): 5.06	No. of houses: 101	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low density development typically comprising detached, semi-detached dwellings at an average density of about 20 dph, and the suggested yield is 101 units in the northern portion of the site only.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	25	2029/30	25	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	25	2030/31	1	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	25	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	WHI001	Address: Whitminster
Site name:	Land East of School Lane	
Parish:	Whitminster	



Site details		Key employment land	No
Source of site	Call for Sites (99)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	6.20	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Large, flat, arable field located on the northern edge of Whitminster, immediately east of School Lane. Mature hedging along eastern, northern and western boundaries with additional mature trees on northern site boundary. Existing field access off School Lane and public footpath running west - east across the site from the field access to Hyde Lane. Site adjoins agricultural land to north, east and, on the opposite side of School Lane, to the west with houses on Holbury Crescent to the south.

2017 Site Assessment for site WHI001

Suitability

Physical constraints:

Accessibility score: 80

There are no known physical constraints that would prevent development of this site. The site is relatively level; a public footpath crosses the site, there are no known ground contamination or land stability issues; there is good access to School Lane; there is reasonable access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified the site as Medium sensitivity to Housing Use and High sensitivity to Employment use. Housing development could increase the extent and impact of the settlement and, if on the skyline, would adversely affect views from the north, North East and East. Housing development on the South Eastern half of the arable field may limit wider views, although substantial tree screening on the North Eastern boundary would be necessary to limit effects. Employment development would increase the extent and impact of the settlement on the skyline and would adversely affect views from the north, North East and east. It would be inappropriate adjacent to residential development on the ridge top on this side of the settlement.

Suitability summary:

Although not currently policy compliant, there may be some potential for housing development in the future on the south eastern part of the site, south east of the public right of way, should the Local Plan strategy identify the need for growth in this location although substantial tree screening on the North Eastern boundary would be necessary to limit the impact on views from the north, north east and east. Employment development is not suitable.

Is the site suitable? Future potential

Availability

Availability summary:

The owner confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.2	Net developable area (ha): 1.8	No. of houses: 45	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, the south eastern part of the site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 25dph, and the suggested yield is 45 units.

Housing yield

2017/18	0	2020/21	0	2023/24	25	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	20	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	WHI004	Address:
Site name:	Land west of Upton's Garden	Whitminster
Parish:	Whitminster	



Site details		Key employment land	No
Source of site	Call for Sites (2)	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.91	Scheduled Ancient Monument	No
Current/past land use	Enclosed, overgrown site adjoining playing field.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Small, enclosed site adjoining the western edge of Whitminster, immediately south of Whitminster playing field. The site is bordered to the west by farmland, and to the east and south by housing off Upton's Gardens and the parkland setting of the adjacent historic building. Mature trees and hedging on all boundaries. Existing access point off Upton's Garden at eastern corner of site.

2017 Site Assessment for site WHI004

Suitability

Physical constraints:

Accessibility score: 79

There are no known physical constraints that would prevent development of this site. The site is relatively level; there are no known ground contamination or land stability issues; there is reasonable access to Upton's Garden; there is reasonable access to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest. Parklands House is a Grade II listed building lying immediately to the south of the site. The impact on the character and setting of the listed building would be likely to preclude development on the western half of the site, forward of number 36 Upton's Garden, and to constrain it to the eastern half of the site.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to Housing use and High/medium sensitivity to Employment use. If located on the South Western half, development would extend the impact of the settlement and would adversely affect views from, and the setting of, the listed Upton Gardens. Housing development on the North Eastern half of the land parcel may be appropriate providing that existing tree boundaries are protected, enhanced and placed in publicly accessible areas, and new strong South Western planted boundaries are put in place to screen the development and form a new permanent edge to the settlement. This area is considered too small to accommodate employment use without impacting on the landscape setting of Upton House and the amenities of residential properties on Upton Gardens.

Suitability summary:

Although not currently policy compliant, there may be some potential for housing or community uses in the future on the north eastern half of the site, providing that existing tree boundaries are protected, enhanced and placed in publicly accessible areas, and new strong south-western planted boundaries are put in place to screen the development and form a new permanent edge to the settlement, should the Local Plan strategy identify the need for growth in this location. Employment development is not suitable.

Is the site suitable? Future potential

Availability

Availability summary:

The owner confirms that the site is available now for development and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.4	Net developable area (ha): 0.38	No. of houses: 10	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure or low density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 25 dph, and the suggested yield is around 10 units.

Housing yield

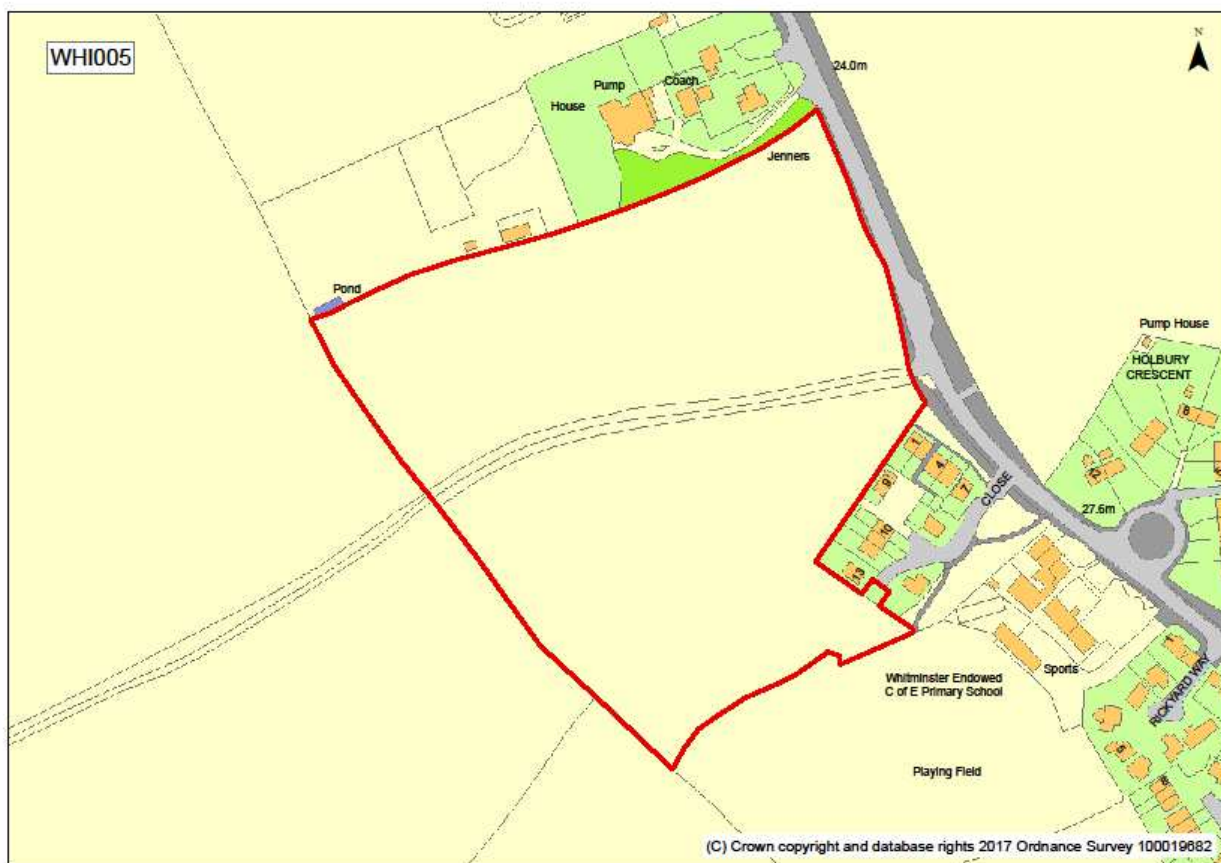
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	WHI005	Address: Whitminster
Site name:	Land West of School Lane	
Parish:	Whitminster	



Site details		Key employment land	No
Source of site	Call for Sites (98)	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	4.19	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	Adjoining
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	2

Site Description:

Large, flat arable field located close to the northern edge of Whitminster on the west side of School Lane. The site adjoins Whitminster playing field and affordable housing at School Close to the south, detached housing, within the former grounds of Highfield House, to the north with agricultural land to the west and, on the opposite side of School Lane, to the east. Mature hedging along all boundaries with additional mature trees on northern and southern site boundaries. Public footpath runs west across site from existing field access off School Lane.

2017 Site Assessment for site WHI005

Suitability

Physical constraints:

Accessibility score: 80

There are no known physical constraints that would prevent development of this site. The site is relatively level; a public footpath crosses the site, there are no known ground contamination or land stability issues; there is good access to School Lane; there is reasonable access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is adjoining a designated biodiversity interest site of local importance and contains particular species of fauna importance that are subject to special protection under Policy ES6 of the Local Plan. Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future.

The Landscape Sensitivity Assessment has identified this site as part of a land parcel considered as Medium sensitivity to Housing use and High sensitivity to Employment use. Housing development could increase the extent and impact of the settlement and, if on the skyline, would adversely affect views from, the north, west and south west. Housing development on the South Eastern half of the arable field may limit wider views, although substantial tree screening on the South Western boundary would be necessary to limit effects. Housing to the North towards or within the nursery would extend housing too far into the rural area. Employment development would be inappropriate on this rural side of the village, could increase the extent and impact of the settlement on the skyline and would very adversely affect views from, the north, west and south west.

Suitability summary:

Although not currently policy compliant, there may be some potential for housing or community uses in the future on the south eastern half of the site, south east of the public right of way and subject to substantial tree screening on the South Western boundary, should the Local Plan strategy identify the need for growth in this location. Employment development is not suitable.

Is the site suitable? Future potential

Availability

Availability summary:

The owner confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development. A planning application has recently been submitted.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.9	Net developable area (ha): 1.6	No. of houses: 40	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, the south eastern part of this site could be developed for community, sports and leisure or medium density housing development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 25 dph, and the suggested yield is 40 units.

Housing yield

2017/18	0	2020/21	0	2023/24	20	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	20	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	NWO001	Address: North Woodchester
Site name:	Land off Selsley Road	
Parish:	Woodchester	



Site details		Key employment land	No
Source of site	Desktop Study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.03	Scheduled Ancient Monument	No
Current/past land use	Pasture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Gently sloping pasture located off Selsley Road to the North West of North Woodchester. Bounded to the south and east by residential properties. Woodland to the west. Land slopes east down towards Water Lane leading off Selsley Road. Small wire and post fence along most boundary lines.

2017 Site Assessment for site NWO001

Suitability

Physical constraints:

Accessibility score: 72

There are no known physical constraints that would prevent development of this site. There are no known ground contamination or land stability issues; there is good/reasonable access to the A/B roads; there is reasonable access via local footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as High/medium sensitivity to housing uses and High sensitivity to employment uses. There may be some potential for low density housing in this part of the land parcel providing it does not extend further north than the adjacent housing at Lavins Park and is kept within the bounds of existing field/hedge boundaries which should be reinforced and enhanced. Employment use would be prominent on these valley slopes and would be highly inappropriate to the character of the adjacent residential settlement.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing sensitively located development for a small amount of housing in the future should the Local Plan strategy identify the need for growth in this location. Existing hedges should be reinforced and enhanced.

Is the site suitable? Future potential

Availability

Availability summary:

The site is not being promoted currently but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 16 - Rural East

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.74	Net developable area (ha): 0.7	No. of houses: 15	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low density development typically comprising detached, semi-detached dwellings at an average density of about 20 dph, and the suggested yield is 10-15 units.

Housing yield

2017/18	0	2020/21	0	2023/24	10	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	5	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	WUE001	Address: Wotton under Edge
Site name:	Land at Holywell Farm	
Parish:	Wotton Under Edge	



Site details		Key employment land	No
Source of site	Call for Sites (51)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	2.10	Scheduled Ancient Monument	No
Current/past land use	Rough pasture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	5.9% Zone 2, 4.5% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Pasture land located to the rear of Holywell Farm, Court Orchard and Court Meadow on the north eastern edge of Wotton under Edge. Site slopes up towards the north west boundary which is lined with a mature tree line and hedgerow. Bounded to west by residential and a level playing field to the south. Site divided into two fields by a hedgerow. Watercourse and Cotswold Way adjacent to the northern boundary of the site.

2017 Site Assessment for site WUE001

Suitability

Physical constraints:

Accessibility score: 58

There is currently no vehicular access to the site but there could be potential access from Court Orchard. A small part of the site is within flood zones 2 and 3. The site is gently sloping; there are no known ground contamination or land stability issues.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as High/Medium sensitivity to housing uses and High sensitivity to employment uses. The area's sensitivity lies in its steep slopes which are exposed to view from the other sides of the valley, the presence of the Cotswold Way and the intrinsic value of the watercourse and hedgerow trees. It identifies that it may be possible to develop the site. However, if implemented it would have to be very high quality to improve the settlement edge i.e. Dwellings with vernacular layout and materials, character and form responding to the slopes and an indented/staggered edge and a wide buffer to the Cotswold Way.

Suitability summary:

Although not currently policy compliant, the site may have some future potential for high quality housing development should the Local Plan strategy identify the need for growth in this location. Development would need to respond to the slopes with an indented/staggered edge and a wide buffer to the Cotswold Way. An appropriate access would have to be secured to the site.

Is the site suitable? Future potential

Availability

Availability summary:

The agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 15 - Rural South

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.5	Net developable area (ha): 1.3	No. of houses: 26	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, part of this site could be developed for low density development typically comprising detached, semi-detached dwellings at an average density of up to about 20 dph, and the suggested yield is 20 - 26 units with an indented/staggered edge and a wide buffer to the Cotswold Way.

Housing yield

2017/18	0	2020/21	0	2023/24	16	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2017

Site ref:	WUE009	Address: Wotton under Edge
Site name:	Land south of Symn Lane,	
Parish:	Wotton Under Edge	



Site details		Key employment land	No
Source of site	Call for Sites (4)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	3.48	Scheduled Ancient Monument	No
Current/past land use	Grazing	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	84.5	Flood risk zone	0.7% Zone 2, 0.4% Zone 3
Listed building	No	Number of TPOs	1

Site Description:

Flat grazed land located on the B4060 between Wotton under Edge and Kingswood. Adjoining Katharine Lady Berkeley's school. Bounded to north by grazed fields. Hedgerow screens the site on most sides. Vehicular access to site through metal gates on the B4060.

2017 Site Assessment for site WUE009

Suitability

Physical constraints:

Accessibility score:

There are no known physical constraints that would prevent development of these two sites. The site is relatively level; there are no known ground contamination or land stability issues. The site is located on Wotton Road with good access via road and local footpaths to services and facilities in Wotton Town Centre.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is not immediately adjacent to the settlement therefore was not assessed in the Landscape Sensitivity Assessment. The site is part of a sensitive visual gap between Wotton and Kingswood and any low rise development should be concentrated adjacent to existing buildings with the north of the site maintained in open uses (pitches/landscaped buffer)

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints preventing an extension to the school should the Local Plan strategy identify the need for this use in this location. However, the layout of development will need to reflect the sensitive nature of this visual gap.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that the community uses as envisaged will be delivered on the site.

Site Typology: Education

Is the site achievable?: Yes

Development potential

Net site area (ha): 3.5	Net developable area (ha): 3.5	No. of houses: 0	Proposed use: Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed as an extension to Katharine Lady Berkeley school. Any development should consist of low rise buildings.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Future Potential