

Appendix 1: Relevant Plans, Policies and Programmes

INTERNATIONAL

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
Johannesburg Declaration on Sustainable Development 2002	The Johannesburg Declaration highlights present challenges, expresses a commitment to sustainable development, underscores the importance of multilateralism and emphasizes the need for implementation.	<ul style="list-style-type: none"> • Halve the proportion of people without access to drinking water and basic sanitation by 2015 • Develop a ten-year framework of sustainable consumption and production programmes 	<p>The JCS should produce sustainable patterns of development.</p> <p>The SA process seeks to ensure that adverse sustainability effects are minimised and opportunities for sustainable development are maximised.</p>
Rio Declaration on Environment and Development 1992	People have a right to development however they have a responsibility to safeguard the common environment. The Rio declaration states that the only way to have long-term economic progress is to link it with environmental protection.	<ul style="list-style-type: none"> • Precautionary approach to the environment • Environmental protection integral to development process • Develop national law regarding liability for the victims of pollution and other environmental damage. • Environmental policies should not be used as an unjustifiable means of restricting international trade. • Local communities have a vital role in environmental management and development and their participation should be encouraged in the achievement of sustainable development 	<p>The JCS needs to promote environmental protection as an integral part of future development.</p> <p>Local communities must be meaningfully involved in the production of the JCS and especially in environmental protection policies within it.</p> <p>Local communities must have access to all environmental evidence considered in the production of the JCS and be able to make a meaningful contribution to its SA.</p>
Kyoto Protocol (1997)	There is a need to limit greenhouse gases in order to reduce the threat of global warming that leads to climate change.	The UK is committed to cutting its emissions to 12.5% below 1990 levels by 2012, and the European Union to an 8% reduction on 1990 levels by 2012.	<p>The JCS should include policies that seek reduce emissions and contribute to meeting the requirements of the protocol.</p> <p>The SA Framework should include an objective to reduce emissions and Decision Aiding Questions related to minimising consumption and renewable energy generation.</p>
Strategic Environmental Assessment (SEA) Directive (2001/42/EC)	European directive which requires an assessment to be made of the effect of certain plans and programmes on the environment. Key issues include biodiversity, health, soil, water, air quality, landscape, cultural heritage, climate, flora and fauna.	All Plans, Policies and Programmes that will have a significant effect on the environment must be subject to SEA.	<p>The JCS will be subject to SEA.</p> <p>The SA process will be designed to incorporate SEA and fully comply with the directive.</p>
EU Water Framework Directive (WFD) (2000/60/EC)	The WFD sets a framework for the long-term sustainable management of water resources. It establishes a river catchment structure for the management of all inland and costal waters including groundwater.	All rivers must be of 'good' quality by 2015, although this has yet to be defined.	<p>Proposals which promote water quality in line with the Directive should be considered in the JCS.</p> <p>The SA Framework should include an objective on water quality.</p>

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EU Directive on the Conservation of Wild Birds (79/409/EEC)	To help towards halting biodiversity decline by the year 2010 by protecting the natural bird species across the EU.	Conserve naturally occurring bird species and designate Special Protection Areas (SPA) around important habitats.	<p>The JCS will be subject to Habitats Regulation Assessment on its potential effects on the Severn Estuary SPA.</p> <p>The SA Framework should contain an overarching objective on biodiversity.</p>
EU Landfill Directive (99/31/EC)	The Directive introduces stringent technical requirements for the operation of landfills. It is intended to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health.	<ul style="list-style-type: none"> • By 2010 to reduce biodegradable municipal waste landfilled to 75% of that Produced in 1995. • By 2013 to reduce biodegradable municipal waste landfilled to 50% of that produced in 1995. • By 2020 to reduce biodegradable municipal waste landfilled to 35% of that produced in 1995. 	<p>The JCS should aim to include proposals that will assist in meeting the targets set in the directive.</p> <p>The SA Framework will include objectives on waste minimisation and decision aiding questions on minimisation, recycling and reuse.</p>
United Nations Framework Convention on Climate Change 2007	Countries should protect the world's climate.	<ul style="list-style-type: none"> • Countries should enact effective environmental legislation to control greenhouse gas emissions and should ensure the functioning of natural processes that can remove some of the gases from the atmosphere • Adopt national policies and take measures to limit emissions of greenhouse gases • Protect and improve forests and oceans, that act as sinks and reservoirs for greenhouse gases 	<p>The JCS should include policies that seek to reduce emissions and minimise the causes of climate change. The JCS should promote the development of carbon sinks.</p> <p>The SA Framework will include an objective to reduce emissions. Consideration will be given to an objective relating to carbon capture.</p>
Agenda 21 2002	To achieve a sustainable balance between consumption, population and the Earth's life-supporting capacity.	<ul style="list-style-type: none"> • Adopt national strategies for sustainable development. • To carry out environmental assessments before starting projects that carry the risk of adverse impacts 	The JCS needs to have sustainable development at its core. Assessments will be required if there are likely to be adverse effects on the environment.

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Convention on Biological Diversity 1992	The world's biological diversity is valuable for ecological, genetic, social, economic, scientific, educational, cultural, recreational and aesthetic reasons. The conservation and sustainable use of biological diversity are of critical importance to meet the food, health and other needs of the growing world population.	<ul style="list-style-type: none"> • Develop national strategies, plans or programmes for the conservation and sustainable use of biological diversity • Make conservation and sustainable use of biological diversity part of planning and policy making • Establish laws to protect threatened species, develop environmentally sound development around these areas • Use environmental impact assessment, with public participation, on projects that threaten biological diversity, in order to avoid or minimise damage 	<p>The JCS should promote biological diversity and should seek to avoid any detrimental effects on species and habitats.</p> <p>The SA Framework should include an objective on biodiversity.</p> <p>The JCS will be subject to Habitat Regulation Assessment where it is deemed to be likely to have an effect on a protected site.</p>
European Climate Change Programme 2000	To identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol.	To ensure that member states meet Kyoto protocol targets.	The JCS should include policies that seek to reduce emissions and assist in meeting the targets set in the Kyoto Protocol.
EU Nitrates Directive 1991	To reduce and prevent water pollution caused or induced by nitrates from agricultural sources.	<ul style="list-style-type: none"> • Identify waters, either actually or potentially affected by nitrate pollution and designate all areas draining into such waters as vulnerable zones • Prepare action plans where pollution is likely 	The SA Framework should include an objective to minimise pollution from all sources.
EU Habitat Directive (EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC)) 1992	To promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements, this Directive makes a contribution to the general objective of sustainable development, whereas the maintenance of such biodiversity may in certain cases require the maintenance, or indeed the encouragement, of human activities.	<ul style="list-style-type: none"> • Designate special areas of conservation in order to create a coherent European ecological network according to a specified timetable • Allow the designation in exceptional cases of a site which has not been proposed by a member state but which the community considers essential for either the maintenance or the survival of a priority natural habitat type or a priority species • Appropriate assessment must be made of any plan or programme likely to have significant effect in the conservation objectives of a site which has been designated or is to be designated in the future • Planning and development policies should encourage the management of features of the landscape which are of major importance for wild flora and fauna 	The JCS' impact on all designated sites will be subject to HRA. If an adverse effect on a site is anticipated, an Appropriate assessment will be undertaken.

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The EU Directive on Environmental Noise (COM(2000)468) 2002	To avoid, prevent or limit the effects, including annoyance, caused by exposure to environmental noise.	<ul style="list-style-type: none"> • Create noise maps • Prepare action plans • Inform and consult residents 	The SA Framework should include a decision aiding question on noise pollution and ensure the JCS would not create noise issues.
The Aarhus Convention 1998 EU Directive on public access to environmental information (2003/4/EC) 2003	The convention encourages effective public participation to increase the accountability and transparency of decision-making, also contributing to public awareness of environmental issues and support for the decisions taken.	<ul style="list-style-type: none"> • Authorities must take decisions which may have a significant effect on the environment as well as on personal health and wellbeing. • In taking decisions authorities must ensure effective public participation. • Participation by associations, organisations, groups, in particular non-governmental organisations promoting environmental protection should be encourage to increase public awareness of environmental decisions and to support the decisions taken. 	<p>The JCS and SA must be subject to rigorous consultation and the public must be able to make a meaningful and informed input to the process.</p> <p>All information relied upon by the SA and the JCS will be made publicly available.</p> <p>Consultation on both the JCS and the SA will be held throughout the process.</p>
European Spatial Development Perspective 1999	To define at Union level policy objectives and general principles of spatial development to ensure the sustainable development of the European territory which respects its diversity?	<ul style="list-style-type: none"> • Establish a polycentric and balanced urban system • Promote integrated transport and communications concepts. • Develop and conserve natural and cultural heritage • Implement cross border planning strategies, land-use plans, improved regional transport systems, sustainable development strategies in rural areas and programmes making use of the natural and cultural heritage. 	The JCS should be mindful of cross-border and cross boundary planning strategies. The JCS should establish the inter-relationships of towns within the JCS area and consider their functional relationships with other centres.

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<p>EU Air Quality Framework Directive (Directive 96/62/EC) 1996</p> <p>Directive 99/30/EC (the first Air Quality Daughter Directive) sets ambient air limit values for nitrogen dioxide and oxides of nitrogen, sulphur dioxide, lead and particulate matter.</p> <p>Directive 2000/69/EC (the second Air Quality Daughter Directive) sets ambient air limit values for benzene and carbon monoxide.</p> <p>Directive 2002/3/EC (the third Air Quality Daughter Directive) sets ambient air limit values for ozone.</p>	<p>Sets out an EU wide system for setting binding air quality objectives for specific pollutants to protect human health and the environment.</p> <p>The first Air Quality Daughter Directive sets ambient air limit values for nitrogen dioxide and oxides of nitrogen, sulphur dioxide, lead and particulate matter.</p> <p>The second Air Quality Daughter Directive sets ambient air limit values for benzene and carbon monoxide.</p> <p>The third Air Quality Daughter Directive) sets ambient air limit values for ozone.</p>	<ul style="list-style-type: none"> • Member States must put in place systems for assessing the quality of ambient air based upon common methods and criteria • Member States must maintain ambient air quality where it is good and improve in other cases, by means of plans and programmes for action. <p>The daughter Directives set specific limit values for air quality.</p>	<p>The JCS should consider the maintenance or improvement of air quality.</p> <p>The SA Framework should include an objective on air quality. Potentially decision aiding questions could be used to consider specific air quality issues.</p>
<p>The European Employment Strategy 1997</p>	<p>Strategies for job creation and quality, a better balance between the demands of work and personal life.</p>	<ul style="list-style-type: none"> • The creation of National Action Plans 	<p>The JCS should expand on policies in the RSS on job creation.</p> <p>The SA Framework should include an objective relating to employment and decision aiding questions on employment types.</p>
<p>EU Framework Directive on Waste (Directive 91/156/EEC) 1991</p>	<p>Reducing the amount of waste by recycling and re-use. Reuse of waste as a source of energy.</p>	<p>Member States must encourage the prevention or reduction of waste and its harmfulness by encouraging the development of clean technologies, technical product improvements and disposal techniques. In addition, they must encourage the recovery of waste (including its use as a source of energy) and prohibit uncontrolled dumping. An adequate network of disposal installations must be established in co-operation with other Member States, using the best available technology which does not entail excessive costs.</p>	<p>The JCS should consider policies that would reduce waste arisings. It should also consider the possibility of utilising waste as a means of power generation.</p> <p>The SA Framework should include an objective to reduce waste arisings and promote reuse and recycling.</p>

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IUCN Red List of Threatened Species – A Global Species Assessment (1994)	The Red List is an objective global approach for evaluating the conservation status of plant and animal species.		<p>The JCS will consider the potential impacts that future developments could have upon plant and animal species.</p> <p>The SA Framework should include an objective which will ensure that all designated areas for wildlife are protected, restored and enhanced.</p>

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PPS1: Delivering Sustainable Development 2005	<p>PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.</p> <ul style="list-style-type: none"> • Development plans should ensure that sustainable development is pursued in an integrated manner, in line with the principles set out in the UK strategy. RPBs and LPAs should ensure that development plans promote outcomes in which environmental, economic and social objectives are achieved together over time. • RPBs and LPAs should ensure that development plans contribute to global sustainability by addressing the causes and potential impacts of climate change. • A spatial planning approach should be at the heart of planning for sustainable development. • Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted. • Development plans should also contain clear, comprehensive and inclusive access policies - in terms of both location and external physical access. Such policies should consider people's diverse needs and aim to break down unnecessary barriers and exclusions in a manner that benefits the entire community. • Community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities. In developing the vision for their areas, planning authorities should ensure that communities are able to contribute to ideas about how that vision can be achieved, have the opportunity to participate in the process of drawing up the vision, strategy and specific plan policies, and to be involved in development proposals. 		<p>The JCS should be based on the goal of achieving sustainable development and building successful communities.</p> <p>The SA Framework must include objectives that cover the full scope of sustainability (Social, Economic and Environmental) to ensure that the JCS minimises its potentially harmful effects and maximises positive outcomes.</p>
Planning and Climate Change Supplementary guidance to PPS1 2007	Planning and Climate Change is a new-style PPS reflecting the expectations of the Government's Planning Green Paper, Planning – delivering a fundamental change.	Planning and Climate Change sets out how spatial planning, in providing for the new homes, jobs and infrastructure needed by communities, should help shape places with lower carbon emissions and resilient to the climate change now accepted as inevitable.	<p>The JCS needs to both contribute to reducing the causes of climate change and be resilient to predicted climate change scenarios.</p> <p>The SA Framework should include an objective on reducing emissions and potentially an additional objective on adaptation.</p>

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PPG2: Green Belts 2001	The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open.	<ul style="list-style-type: none"> • To check the unrestricted sprawl of large built-up areas • To prevent neighbouring towns from merging into one another • To assist in safeguarding the countryside from encroachment • To preserve the setting and the special character of historic towns • To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. 	<p>To achieve the housing figures set out in the RSS, the JCS will have to allow development within the Green Belt and establish new boundaries.</p> <p>The SA Framework should include an objective on the protection of landscape designations and will have decision aiding questions relating to the Green Belt.</p>
PPS3: Housing 2006	PPS 3 outlines a range of issues relating to the provision of housing. It provides guidance on planning the provision of new housing on a regional basis and on the allocation of land for housing by local authorities.	<ul style="list-style-type: none"> • Provide everyone with the opportunity of a decent home. • Offer a greater choice of housing in urban and rural areas. • Promote sustainable patterns of development and make use of previously developed land (PDL). • Promote urban renaissance and improve quality of life through well-designed new housing. 	<p>PPS3 call for all LPA to demonstrate a 5 year housing land supply. The JCS will have to make significant housing allocations in the form of urban extensions.</p> <p>The SA Framework will include an objective on housing and decision aiding questions on design, affordability and PDL.</p>
PPS4 – Planning for Sustainable Economic Development	Planning is key to maintaining a growing economy while respecting environmental limits. Economic growth creates wealth and is essential for the development of sustainable communities. Economic development should also be used to boost underperforming areas and reduce inequalities.	<ul style="list-style-type: none"> • Raise the productivity of the UK Economy • Maximise job opportunities for all • Improve the economic performance of all English regions and reduce the gap in economic growth rates between regions • Deliver sustainable development by promoting economic development within natural limits • Build prosperous communities by improving the economic performance of cities, sub regions and local areas, promoting regeneration and tackling deprivation. 	<p>The JCS will look to PPS4 for direction in developing policies for employment and economic development.</p> <p>The SA framework will contain an employment objective and decision aiding questions on employment type, location and other issues such as skills and workforce development.</p>

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PPS 5: Planning for the Historic Environment 2010	The policy statement requires new development to preserve and enhance the character and appearance of the historic environment. Climate change is also a key consideration which should be considered. The policy statement also provides guidance as to what detail is required to be submitted alongside a planning application to prevent harm to heritage assets.	<ul style="list-style-type: none"> • Protect and enhance the historic environment. • Mitigate, adapt to and the effects of climate change when making decisions relating to heritage assets to reduce carbon emissions and secure sustainable development. <p>Set out a positive, proactive strategy for the conservation and enjoyment of the historic environment.</p> <ul style="list-style-type: none"> • Presumption in favour of the conservation of designated heritage assets and designated heritage assets. 	<p>The JCS will refer to PPS5 for guidance in developing policies for the historic environment.</p> <p>The SA will contain an historic environment objective which will focus on whether any listed buildings or conservation areas are within or close to an area which could be considered for development.</p>
PPS 6: Planning for Town Centres 2005	Seeks to promote the vitality and viability of town centres by ensuring that they are the focus for future growth.	LPA should apply the sequential test to all retail developments with a presumption towards town centre sites. Residential, office and leisure uses should also be encouraged towards existing centres to maintain and improve footfall.	<p>The JCS will need to consider retail issues and establish the relationship between centres within the area.</p> <p>The SA Framework will include an objective to maintain and enhance town centre vitality.</p>
PPS7: Sustainable Development in Rural Areas 2004	Sets the national planning framework for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.	<ul style="list-style-type: none"> • Thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods. • Good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside. • Protection of the open countryside, with the highest level of protection for our most valued landscapes and environmental resources. • Promote more sustainable patterns of development. • Discourage greenfield development. • Promote sustainable and diverse agricultural development. 	<p>The JCS will have to contain policies that deal with the rural issues.</p> <p>The SA Framework should include an objective to protect and enhance the rural environment and decision aiding questions around the promotion of sustainable rural economies.</p>

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PPS9: Biodiversity and Geological Conservation	Sets out the Government's broad policy objectives in relation to biodiversity and geological conservation in England and its proposed planning policies for helping to deliver those objectives. PPS9 emphasises that the planning system has a significant part to play in meeting the Government's international commitments and domestic policies for habitats, species and ecosystems.	<ul style="list-style-type: none"> ▪ Development plan policies should be based upon up-to-date information about the environmental characteristics of their areas. • Plan policies should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. • Plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions that sites, areas and features, both individually and in combination, make to conserving these resources. • Plan policies should promote opportunities for the incorporation of beneficial biodiversity geological and sit • Development proposals where the principal objective is to conserve or enhance biodiversity and geological conservation interests should be permitted. • Detrimental development should only be a cannot be located on less sensitive sites 	<p>The JCS must consider the potential effects on biodiversity and landscape when setting the policy framework for strategic development. The JCS should include policies that seek to preserve or enhance biodiversity and geodiversity.</p> <p>The SA framework should include an objective of biodiversity and geodiversity and additional decision aiding questions on local designations and locally important habitats and species.</p>
PPS10: Planning For Sustainable Waste and Management, 2005 (DCLG)	Provides the government's national planning framework for waste management. PPS10 reflects DEFRA's Waste Strategy of 2000.	<ul style="list-style-type: none"> • Promotes the waste hierarchy • See waste as a potential resource • Encourage community responsibility for waste • Implement the UK Waste Strategy 2000 • Ensure that the design and layout of new allows for recovery of waste and promotes hierarchy 	<p>The JCS will not directly deal with waste policy. However, the JCS can facilitate waste management and require new development to promote reduction, reuse and recycling.</p> <p>The SA Framework should include an objective to promote the waste hierarchy.</p>
PPS12: Local Development Frameworks (Revised) 2008	Sets out the Government's policy for the preparation of Local Development Frameworks.	<ul style="list-style-type: none"> • LDFs should contribute towards sustainable development • Emphasis on community consultation • All DPD to be accompanied by a Sustainability Appraisal 	<p>The JCS will sit within the LDF of each individual authority. The JCS will be progressed in accordance with the revised process set out in PPS12 (2008)</p> <p>An SA will accompany the JCS and will be progressed concurrently with the JCS.</p>

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PPG13: Transport 2001	Local authorities should develop policies aimed at providing a safe, efficient and integrated transport system whilst contributing to the sustainability objective.	<ul style="list-style-type: none"> • Manage urban growth so that access is available by means other than the private car • Encourage housing in existing urban areas or other areas accessible by public transport • Use parking policy to promote sustainable transport modes. 	<p>The JCS should seek to locate new development in sustainable locations that are accessible by sustainable modes of transport.</p> <p>The SA Framework should contain an objective to minimise the length and frequency of journeys by car.</p>
PPG14: Planning Development on Unstable Land, 1990 (DCLG)	PPG14 explains the effects of instability on development and on land use. The responsibilities of the various parties to development and the need for instability to be taken into account in the planning process are emphasised. The manner in which instability might be treated in development plans and in considering applications for planning permission are outlined.	The primary aim is to ensure that development is suitable and that the physical constraints on the land are taken into account at all stages of the planning process	<p>The JCS should have regard to the policies of PPG14 and should encourage the remediation of unstable land.</p> <p>The SA Framework may include decision aiding questions on the remediation of land.</p>
PPG17: Planning for Open Space, Sport and Recreation 2002	Sets out the Government's policies with regard to the retention and provision of open space, sport, and recreation facilities.	Open space should be an integral part of development. It promotes healthy lifestyles and helps maintain high quality of life	<p>The JCS will consider PPG17.</p> <p>The SA framework will contain an objective on open space.</p>
PPS22: Renewable Energy 2004	PPS22 provides a statement of government policy concerning planning and development control of renewable energy developments. Increased development of renewable energy sources is vital to facilitating the delivery of the Government's commitments both climate change and renewable energy.	Reinforces national objective of cutting CO2 emissions by 60% by 2050, and generating 20% of electricity from renewable sources by 2020. Consider Gloucestershire's targets in Gloucestershire Renewable Energy Action Plan.	<p>The JCS should include policies that seek to reduce CO2 emissions and encourage the use of renewable energy generation.</p> <p>The SA Framework will include an Objective on minimising CO2 emissions and may include a separate objective on renewables.</p>
PPS23: Planning and Pollution Control 2004	PPS23 sets the Government's framework for dealing with planning and pollution control. It sets out a series of principles and approaches which should underpin planning for pollution.	<ul style="list-style-type: none"> • Put people at the centre; • Take a long-term perspective; • Take account of costs and benefits; • Respect environmental limits; • Apply the precautionary principle; • Use scientific knowledge; • Follow procedures which are based on transparency, access to information, • Promote effective participation by stakeholders and access to justice; • Make the polluter pay. 	<p>The JCS will include policies that have an effect on pollution, air quality and contaminated land.</p> <p>The SA Framework will include an objective on pollution control and may include decision aiding questions on air quality, remediation of contaminated land and other pollution issues.</p>

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PPG24: Planning and Noise 1994	Sets out the Government's policies with regard to planning and noise. Policies should seek to minimise the impact of noise creating activities, either by ensuring that noise sensitive developments are located away from existing sources of existing noise, or where its effects will not be an important consideration, or where there impacts can be minimised through mitigation methods.	Annex 1 contains a recommended range of each NEC (Noise Exposure Category) cover night-time periods.	The JCS will have to consider noise pollution and issues of bad neighbour uses. The SA Framework is likely to contain an objective on pollution and potentially a decision aiding question on noise pollution.
PPS25: Development and Flood-risk 2006	Sets out the Government's policies with regard to flooding and flood risk. Policies should aim to reduce the vulnerability of the country to the dangers and damage caused by unmanaged floods. This will contribute to the achievement of a better quality of life and the pursuit of sustainable development.	In identifying land for development local authorities should apply the 'precautionary principle' and follow a sequential approach to site selection. Local authorities should conduct Strategic Flood Risk Assessments to identify flood risk in their area.	The JCS will draw on evidence from the SFRA for Cheltenham, Gloucester and Tewkesbury. Development will be directed away from flood zone 3. The SA Framework will have an objective on flood risk.
Planning for Traveller Sites – Draft PPS (2011)	Requires the planning system to have a fair and consistent approach towards gypsies, travellers and travelling showpeople. The paper expresses interest to establish a 5 year housing supply for the travelling community to be comparable with housing policies for the settled communities. The draft PPS identifies the importance of providing sites for the travelling community to meet established local need to prevent the number of illegal encampments.		The JCS will establish a criteria based policy for gypsies, travellers and travelling showpeople. The policy will define areas where sites are more likely to be acceptable which would have least harm on existing landscapes, flood zones etc.... The SA will identify physical and natural land constraints to establish if a site has the potential to be developed.

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Circular 01/06: Planning for Gypsy and traveller caravan sites (ODPM)	The main purpose of the planning circular is to ensure that members of the gypsy and traveller communities should have the same rights and responsibilities as every other citizen. The circular also seeks to ensure that each person has the opportunity of living in a decent home in accordance with other housing criteria.	<ul style="list-style-type: none"> - To provide adequate pitches for gypsies and travellers where circular 1/94 had failed. - Create and sustain strong communities for the benefit of all members of society. - Improve access to health and education. - reduce the number of unauthorised encampments and reduce the number of enforcement cases. - To ensure that DPD's include fair, realistic and inclusive policies and to ensure that identified need is dealt with fairly and effectively. <p>To help to avoid gypsies and travellers becoming homeless through eviction of unauthorised sites without an alternative to move to.</p>	<p>The JCS will establish a criteria based policy for gypsies, travellers and travelling showpeople. The policy will define areas where sites are more likely to be acceptable which would have least harm on existing landscapes, flood zones etc....</p> <p>The SA will identify physical and natural land constraints to establish if a site has the potential to be developed.</p>
Circular 04/07: Planning for Travelling Showpeople. (ODPM)	This separate circular was produced because evidence shows that the advice set out in Circular 22/91 has failed to deliver adequate sites for travelling showpeople.	<p>The circular intends to:</p> <ul style="list-style-type: none"> - increase the number of travelling showpeople's sites; - to recognise, protect and facilitate the traditional way of life of travelling showpeople; - to underline the importance of assessing needs at regional and sub-regional level and for local authorities to develop strategies to ensure that needs are dealt with fairly and effectively. - to ensure that DPD's include fair and achievable policies and to ensure that identified need is dealt with fairly and effectively. - to help to avoid travelling showpeople becoming homeless through eviction from unauthorised sites without an alternative to move to. 	<p>The JCS will establish a criteria based policy for gypsies, travellers and travelling showpeople. The policy will define areas where sites are more likely to be acceptable which would have least harm on existing landscapes, flood zones etc....</p> <p>The SA will identify physical and natural land constraints to establish if a site has the potential to be developed.</p>

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Draft National Planning Policy Framework (NPPF) (2011)	The consultation paper for the national planning policy framework looks to reform the planning system to make it less complex and more accessible, and to promote sustainable growth. The NPPF incorporates a radical streamlining of existing Planning Policy Statements, Planning Policy Guidance Notes and some circulars to form a single consolidated document.	Local Plans should set out strategic priorities to deliver: <ul style="list-style-type: none"> - housing and economic development requirements. the provision of retail, leisure and other commercial development. - The provision of infrastructure for transport, minerals, waste, energy, telecoms, water supply and water quality. - The provision of health, security, community infrastructure and other local facilities; and - Climate change mitigation and adaptation, protection and enhancement of the natural and historic environment, including landscape, and where relevant coastal management. 	The JCS will draw on the policy framework within the NPPF and ensure that new strategies and policies reflect the guidance within this framework. The SA will identify objectives which reflect the policies and subject areas within the NPPF.
Welfare Reform Bill (2011)	The Bill introduces a wide range of reforms that will deliver the commitment made in the Coalition Agreement and the Queens Speech to make the benefits and tax credits systems fairer and simpler by: <ul style="list-style-type: none"> - creating the right incentives to get more people into work by ensuring work always pays; - protecting the most vulnerable in our society; and - delivering fairness to those claiming benefit and to the taxpayer. 	The main elements of the Bill are: <ul style="list-style-type: none"> - the introduction of Universal Credit to provide a single streamlined benefit that will ensure work always pays; - a stronger approach to reducing fraud; - a new claimant commitment showing clearly what is expected of claimants; - reforms to Disability Living Allowance, through the introduction of the Personal Independence Payment to meet the needs of disabled people today; - creating a fairer approach to Housing Benefit to bring stability to the market; - driving out abuse of the Social Fund system by giving greater power to local authorities; - reforming Employment and Support Allowance to make the benefit fairer and to ensure that help goes to those with the greatest need; and - changes to support a new system of child support which puts the interest of the child first. 	The JCS will reflect economic factors which will encourage and promote employment opportunities. The SA will assess through a number of objectives how development will help promote employment opportunities as well as improving existing service centres.

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Rural White Paper (Our Countryside: The Future – A Fair Deal for Rural England) 2000	Sets out the Government's vision for rural areas. The White Paper's aim is to sustain and enhance the countryside.	A living countryside <ul style="list-style-type: none"> • A working countryside • A protected countryside A vibrant countryside	<p>The JCS and SA Framework should reflect the vision and objectives of the White Paper and encourage rural sustainability.</p> <p>The SA Framework will include decision aiding questions relating to rural sustainability under wider topic objectives relating to urban and rural areas.</p>
Urban White Paper (Our Towns and Cities, The Future: Delivering an Urban Renaissance) 1999	Sets out the Governments vision for towns, cities and suburbs which offer a high quality of life and opportunity for all.	<ul style="list-style-type: none"> • People shaping the future of their community. • Strong and representative local democracy. • People living in attractive, well kept towns and cities which use space and buildings well. • Promoting environmental sustainability through good design and planning which makes urban living practical and pleasant. • Towns and cities that create and share prosperity. • Good quality services that meet the needs businesses wherever they are. 	<p>The JCS and SA Framework should reflect the vision and objectives of the White Paper and encourage sustainability urban areas.</p> <p>The SA Framework will include decision aiding questions relating to urban sustainability under wider topic objectives relating to urban and rural areas.</p>
White Paper on Energy, (Meeting the Challenge) 2007	This White Paper sets out a framework for action to address the challenges facing the supply and demand for energy and helping to manage potential risks. The aim is to deliver energy security and accelerate the transition to a low carbon economy requires urgent and ambitious action at home and abroad.	<ul style="list-style-type: none"> • Save energy; • Develop cleaner energy supplies; and • Secure reliable energy supplies at prices set in competitive markets. • Strategy continues to be based on the principle that independently regulated, competitive energy markets, are the most cost-effective and efficient way of delivering our objectives. 	<p>The JCS needs to consider issues of infrastructure (including energy) supply. Its policies will need to facilitate a switch to carbon efficient energy generation and it should encourage the use of renewables.</p> <p>The SA Framework will include an objective on energy and decision aiding questions on its generation and the efficiency of its use.</p>

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Natural Environment White Paper (2011)	<p>The White Paper intends to rethink our relationship with nature and the way we value the benefits we get from it.</p> <p>The white paper will focus on climate change, the green economy and demographic change.</p>	<p>The white paper will mainstream the value of nature across our society by:</p> <ul style="list-style-type: none"> - facilitating greater local action to protect and improve nature; - creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; - strengthening the connections between people and nature to the benefit of both; and - showing leadership in the EU and internationally to protect and enhance natural assets globally. 	<p>The JCS will ensure that policies and new developments will consider the natural environment and economic growth.</p> <p>The objectives of the SA will also reflect the requirements of the white paper.</p>
Strong and Prosperous Communities White Paper 2006	<p>The aim of this White Paper is to give local people and local communities more influence and power to improve their lives. It is about creating strong, prosperous communities and delivering better public services through a rebalancing of the relationship between central government, local government and local people.</p>	<p>There will be around 35 priorities for each a local needs through Local Area Agreements many hundreds of indicators currently require government there will be a single set of abo based indicators covering all important natid climate change, social exclusion and anti-sc This indicator set will include citizen satisfac perception measures; and citizens and com everywhere will be able to examine perform indicators to know how well their local area</p>	<p>The JCS will be heavily influenced by the Gloucestershire Local Area Agreement and should aim to achieve the targets it sets out.</p> <p>The SA Framework will be tested against the Local Area Agreement to ensure that all relevant targets are represented by either objectives or decision aiding questions.</p>
The Health Profile of England, 2006 Draft Guidance On Health In SEA, 2007	<p>Guidance on how to integrate health into SEA. The guidance is intended to help authorities assess the health effects of their plans and programmes more effectively and is based on current good practice</p>	<ul style="list-style-type: none"> • Encourages consultation with a health body in addition to 3 statutory consultees • SEA is a major opportunity to ensure that future policy encourages healthy lifestyles • SEA can ensure that policies damaging to healthy lifestyles are minimised and opportunities maximised. • Health organisations should be effectively engaged in SEA 	<p>The JCS should look to incorporate policies that promote healthy lifestyles. Health organisations will be given an opportunity to engage with policy preparation and the SA process.</p> <p>The SA Framework will include a health objective and decision aiding questions based on local health indicators. The PCT will be consulted on the Scoping Report.</p>
National Waste Strategy 2000 (England and Wales)	<p>The National Waste Strategy sets out the need for a change in thinking about waste. Landfill sites are running out and using landfill as a means of disposal is a missed opportunity. The Strategy is largely brought into the planning framework by PPS10.</p>	<ul style="list-style-type: none"> • Reducing landfilled industrial and commercial waste to 85% of 1998 levels. • To recycle or compost at least: 30% of household waste by 2010 and 33% by 2015. • To reduce biodegradable municipal waste landfilled to 75% of that produced in 1995 by 2010, to 50% by 2013 and to 35% by 2020 • To recover value from 45% of municipal waste by 2010 and 67% by 20 	<p>The JCS will not directly deal with waste policy. However, the JCS can facilitate waste management and require new development to promote reduction, reuse and recycling.</p> <p>The SA Framework should include an objective to promote the waste hierarchy.</p>

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Waste Strategy For England, 2007	The Waste Strategy for England, together with PPS10, implements the EC Waste Directive. The strategy's key message is that we are consuming resources at unsustainable levels and that this needs to be addressed by a variety of means such as reduction, reuse and recycling.	<ul style="list-style-type: none"> • Decouple waste growth from economic growth. Emphasise prevention and re-use • Meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste • Increase diversion from landfill of non-municipal waste • Secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste • Get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste. 	<p>The JCS will not directly deal with waste policy. However, the JCS can facilitate waste management and require new development to promote reduction, reuse and recycling.</p> <p>The SA Framework should include an objective to promote the waste hierarchy.</p>
UK Biodiversity Action Plan 1994	The UK BAP is the UK Government's response to the Convention on Biological Diversity signed in 1992.	The key targets and indicators are picked up in the Local Biodiversity Action Plan	See Gloucestershire BAP
Securing the Future: Delivering UK Sustainable Development Strategy, 2005	This document replaces 'A Better Quality of Life: A Strategy for Sustainable Development in the UK', published in 1999. It is a strategy for sustainable development, building on the 1999 publication.	<ul style="list-style-type: none"> • Encouraging Sustainable Consumption and Production • Contributing to Reducing Climate Change and Energy Consumption • Natural Resource Protection and Environmental Enhancement • Developing Sustainable Communities 	<p>Sustainable development should be at the heart of the JCS.</p> <p>The SA Framework should include objectives that cover the full range objectives within the Sustainable Development Strategy.</p>
Quality of Life Counts 1999 – 2004 and 2004 update	Sets out the Government's core indicators for sustainable development.	Includes 147 core indicators relating to sustainable development, e.g. passenger travel by mode, distance travelled relative to income etc.	<p>The JCS should aim to achieve sustainable development.</p> <p>The SA Framework will include indicators derived from these core indicators.</p>
DTI Sustainability Strategy 2000	Sets out the DTI's priorities for contributing to sustainable development.	<ul style="list-style-type: none"> • Improving resource productivity to reduce greenhouse gas emissions and waste generation by acting as a catalyst and driver. • Encourage corporate social responsibility. • Modernising the DTI to make it more sustainable. 	<p>The JCS should encourage economic growth across the JCS area but without detrimentally affecting the environment.</p> <p>The SA Framework will include objectives on corporate environmental responsibility.</p>
A New Deal for Transport White Paper, 1998	Sets the Governments objectives for integrated transport, aims to extend choice and mobility to support sustainable development.	<ul style="list-style-type: none"> • Integration of different modes • Facilitate a choice of modes • Integrate transport policy with health and wealth creation. 	JCS should promote choice of transport modes and encourage fewer journeys by means of the private car.

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Transport 2010; the Government's Ten Year Transport Plan, 2000-2010	Aims to deliver the Governments priorities with regard to transport. Sets out transport funding between 2001/02 and 2011/12.	<ul style="list-style-type: none"> • Reduced congestion • Better integration between modes of transport • Improved choice, reliability, and safety through of public transport. 	<p>The JCS should set the framework for future development that minimises the need to travel</p> <p>The SA Framework will include an objective on transport modes.</p>
Our Health, Our Care, Our Say White Paper: A new direction for community services, 2006 (Department of Health)	Sets a new direction for the whole health and social care system. There will be a radical and sustained shift in the way in which services are delivered, ensuring that they are more personalised and that they fit into people's busy lives. People will be given a stronger voice so that they are the major drivers of service improvement.	<ul style="list-style-type: none"> • People will be helped in their goal to remain healthy and independent. • People will have real choices and greater access in both health and social care. • Far more services will be delivered – safely and effectively – in the community or at home. • Services will be integrated, built round the needs of individuals and not service providers, promoting independence and choice. • Long-standing inequalities in access and care will be tackled. 	<p>The JCS should consider both healthcare and preventative health. Policies should seek to encourage healthy lifestyles by promoting walking, cycling and access to open space, sports and leisure facilities.</p> <p>The SA Framework will include an objective on health and decision aiding questions relating to healthy lifestyles and choices.</p> <p>The SA process will seek to incorporate Health Impact Assessment and the PCT will be added as a consultee.</p>
Working with the Grain of Nature – A Biodiversity Strategy for England 2002	Seeks to ensure biodiversity considerations become embedded in all main sectors of public policy and sets out a programme for the next five years to make the changes necessary to conserve, enhance and work with the grain of nature and ecosystems.	<ul style="list-style-type: none"> • Work with nature and ecosystems rather than against • Encourage community engagement with biodiversity and conservation • Develop and achieve BAP targets. 	<p>The JCS should seek to preserve or enhance biodiversity.</p> <p>The SA Framework will include an objective on biodiversity and potential decision aiding questions on priority species, habitats and land designations.</p>
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, 2007 (DEFRA)	The Strategy provides a clear, long-term vision for improving air quality in the UK and offers options for further consideration to reduce the risk to health and the environment from air pollution.	<ul style="list-style-type: none"> • The primary objective is to ensure that all citizens should have access to outdoor air without significant risk to their health, where this is economically and technically feasible. • The aim is to have a steady decrease in a pollutants towards the objectives over the p implementation. 	<p>The JCS should seek to reduce air pollution and improve air quality, especially where there are currently Air Quality Management Areas (AQMA) designated.</p> <p>The SA Framework will include an objective on pollution and decision aiding questions on air quality and AQMAs.</p>

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A New Commitment to Neighbourhood Renewal; A National Strategy Action Plan 2001	Sets out the Government's vision for narrowing the gap between deprived neighbourhoods and the rest of the country, so that within 10 to 20 years, no-one should be seriously disadvantaged by where they live.	<ul style="list-style-type: none"> • In all the poorest neighbourhoods, to have common goals of lower worklessness and crime, and better health, skills, housing and physical environment. • To narrow the gap on these measures between the most deprived neighbourhoods and the rest of the country. • 105 specific targets. 	<p>The JCS should seek to address inequalities between settlement and within settlements.</p> <p>The SA Framework will include an objective on inequality and decision aiding questions on worklessness, pay gaps and other quality of life issues.</p>
Our Shared Future, 2007 (Commission On Integration and Cohesion)	Our Shared Future sets out our practical proposals for building integration and cohesion at a local level.	<ul style="list-style-type: none"> • Sense of shared futures • Emphasis on a new model of rights and responsibilities • New emphasis on mutual respect and civility • Deliver a visible social justice 	<p>The JCS need to consider community cohesion and ensure that it promotes integrated communities.</p> <p>The SA Framework will include an objective on inequality and may include decision aiding questions on integration and cohesion.</p>
The Countryside Agency, English Heritage, English Nature, Environment Agency - Environmental Quality in Spatial Planning 2005	Sets out the agencies' vision for the planning system and plans and strategies.	<ul style="list-style-type: none"> • Improving and scoping the evidence base. • Plans and strategies should be visionary, ambitious, inclusive, connected and integrated. • Respecting the ability of the environment to accommodate change. • Plans and strategies should be objectives-led, spatially variable and prioritised. • Firm but flexible plans and strategies. • Facilitating locally distinctive and valued development. • Facilitating more sustainable development. • Plans and strategies that are rigorously tested. • Plans and strategies that are well delivered with high quality outcomes. • Plans and strategies that are adequately regularly reviewed. 	<p>The JCS should seek to address the requirements of the agencies; it will be based on a sound evidence base that will, in part, be provided by the SA. The SA will form a start point for the JCS.</p> <p>The SA Framework will be subject to consultation with the agencies – and their successors. The SA provides one of the testing procedures for the JCS and should be used to improve it where appropriate.</p>
SEA and Climate Change: Guidance For Practitioners, Natural England, Environmental Agency et al, 2007	Suggests how climate change issues can be considered in SEA in England and Wales. It presents information on the causes and impacts of climate change and potential adaptation and mitigation measures.	No targets, objectives or indicators. This document provides practical guidance for undertaking SEA.	<p>The JCS will be subject to SEA.</p> <p>The SA process will be designed to accommodate the requirements of SEA and the SA Framework will include climate change objectives.</p>

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Groundwater Protection: Policy and Practice, Environment Agency 2006	The Environment Agency's core groundwater policy is: To protect and manage groundwater resources for present and future generations in ways that are appropriate for the risks that we identify.	<ul style="list-style-type: none"> • To provide a framework for our statutory role – to ensure we use our powers in a consistent and transparent manner. • To encourage co-operation between ourselves and other bodies with statutory responsibilities for the protection of groundwater. These include national and local government, water companies, Natural England and the Countryside Council for Wales. • To promote our policies, so that land-users and potential developers may anticipate how we are likely to respond to a proposal or activity. • To influence the decisions of other organisations on issues we are concerned about but which we do not regulate. • To ensure that groundwater protection and management are consistent with our Vision for the environment and a sustainable future. • To provide vital information and background protection in England and Wales. 	<p>The JCS needs to consider groundwater protection and preserve the quality of water sources.</p> <p>The SA Framework will include an objective on water quality and may include decision aiding questions of groundwater quality and groundwater flooding.</p>

REGIONAL

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
Regional Planning Guidance for the South West (RPG10 – Interim RSS) 2001	Provides the regional strategy within which local authority development plans and Local Transport Plans (LTPs) in the South West should be prepared. Sets out a broad development strategy for the period to 2016 and beyond and provides the spatial framework for other strategies and programmes.	<ul style="list-style-type: none"> • Improve economic and social opportunities in areas of special need. • Increase the % of new housing and employment at the PUAs. • Reduce long distance commuting • Improve health priority areas. 	The JCS should be written in the context of RPG10 but should be influenced by the emerging Regional Spatial Strategy, which will supercede it.
Draft Regional Spatial Strategy for the South West 2006 – 2026	Sets out the South West region proposed options for new development until 2026. Main focus on sustainability and focusing new development at Primary Urban Areas.	<ul style="list-style-type: none"> • Directs major development to a set of Strategically Significant Cities and Towns – including both Cheltenham and Gloucester. • Promotes sustainable development and patterns of development. • Promotes sustainable construction. • Provides areas of search for urban extensions to Cheltenham and Gloucester 	The JCS will be prepared in accordance with the emerging RSS once it has been adopted.
Draft Regional Spatial Strategy Panel Report, Government of the South West. [Examination in Public] Dated December 2007, published January 2008.	Sets out the panel's recommendation to the Secretary of State for amendments to the draft RSS. The report should consider comments made to the Examination in Public on the draft strategy.	The recommendations within the Panel Report have to be accepted by the Secretary of State before becoming part of the RSS.	The JCS will have to be in accordance with the RSS when it is adopted and must be prepared with regard to its various iterations, including the Panel Report.
Proposed Modifications to the Regional Spatial Strategy for the South West – published in July 2008	The Proposed Modifications to the RSS detail the Secretary of State's response to the Panel Report into the draft RSS.	<p>The Proposed Modifications increase the number of homes to be built within the JCS area to 56,000.</p> <p>The modifications also tone down the requirement for sustainable construction.</p>	The JCS will have to be developed within the context of the Proposed Modifications to the draft RSS and its policies should be in accordance with the RSS when published.
The Countryside Agency – The State of the Countryside in the South West 2003	<p>Presents the latest information on the state of the countryside in the South West – highlighting the key issues for the rural areas within the Region and contrasting performance with that in the other English Regions.</p> <p>Details the condition of SSSI in 2003.</p>	No specific objectives but highlights the relatively poor state of SSSI in the JCS area and the need for 90% SSSI to be in either Good or Improving condition.	<p>The JCS will need to define a strategy for dealing with rural areas and should consider the condition of designated sites.</p> <p>The SA Framework will include an objective on the condition of designated sites and the need to achieve national targets.</p>

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English Heritage - A Strategy for the Historic Environment in the South West 2004	English Heritage's vision for the strategy is: Our vision is of an historic environment that is widely recognised as one of the South West's key assets and strengths and is celebrated for its richness and diversity. It is an historic environment that makes a positive contribution to economic, social and environmental regeneration. It is conserved and enhanced both for our own benefit and that of future generations.	No targets, Indicators or Objectives.	The JCS will inevitably have an effect on the historic environment of the area. The SA Framework will include an objective on the historic environment and decision aiding questions relating to character and heritage.
Severn Vale Catchment Abstraction Management Strategy (CAMS), Environment Agency 2008	Water abstraction is the removal of water, (permanently or temporarily) from rivers, canals, reservoirs or underground strata. The main challenge in managing abstraction is to meet the needs of abstractors and other water users, while leaving water in the environment to conserve aquatic habitats, especially during low river flows.	Sets abstraction licenses and limits to abstraction in terms of quantity and duration.	The JCS will provide the strategic direction for future growth. This should consider water usage and the potential effect of increased abstraction on the Severn. The SA Framework will include an objective on water quality and resource management, including water usage.
Groundwater Protection: Policy and Practice, Environment Agency 2006	To protect and manage groundwater resources for present and future generations in ways that are appropriate for the risks that we identify.	Need to work with others, such as developers, planners, other agencies and those working in industry and agriculture.	The JCS will need to consider its impact on groundwater. The SA Framework will include an objective on water quality and potentially decision aiding questions of groundwater quality.
SW Integrated Regional Strategy (IRS) (Nov '04) 'Now Connecting' (2005) – the Delivery Plan	The Integrated Regional Strategy is an important mechanism for more integrated regional working providing a set of broad objectives and priorities relevant across sectors.	<ul style="list-style-type: none"> • To harness the benefits of population growth and manage the implications of population change. • To enhance our distinctive environments and the quality and diversity of our cultural life • To enhance our economic prosperity and quality of employment opportunity • To address deprivation and disadvantage to reduce significant intra-regional inequalities 	The JCS should provide a strategic direction for growth that balances economic, environmental and social factors and addresses key issues within its area. The SA Framework will contain a mix of economic, environmental and social objectives to assess the performance of the JCS in producing sustainable development.
South West Biodiversity Implementation Plan 2004	Provides a strategic framework for regional and local biodiversity partnerships in conserving biodiversity. It also helps raise awareness of the importance of biodiversity to the regions health, quality of life and economic productivity.	Repeats a number of the biodiversity targets set out in the RSS; including: Maintaining 40,000km of linear resource Maintaining the current 11,000 ha of wood pasture and parkland.	The JCS will need to consider its effect on biodiversity and should look to preserve or enhance it. The SA Framework will include an objective on biodiversity and potentially decision aiding questions of specific issues.

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South West Regional Economic Strategy 2006-2015 - SWRDA	<p>The Vision will be realised when the South West has developed an economy where:</p> <ul style="list-style-type: none"> • Prosperity is measured by wellbeing as well as economic wealth; • Knowledge, service quality and performance are key to business success; • More people can find jobs which fully utilise and reward their skills; and • The region respects the environment as the foundation of people's quality of life and as a business opportunity. 	<p>There are 3 headline objective:</p> <ul style="list-style-type: none"> • Successful and competitive business • Strong and inclusive communities • An effective and confident region <p>Sub-objectives include:</p> <ul style="list-style-type: none"> • Reduced the number of adults in the workforce lacking NVQ2 or equivalent qualifications. • Improved income – house price ratios • Reduced journey times to major markets 	<p>The JCS will need to consider the need to provide sufficient employment land to meet future growth and ensure prosperity.</p> <p>The SA Framework will include a number of economic objectives on employment land provision and wealth creation. Decision aiding questions will be used to expand these objectives and reflect local economic conditions.</p>
'A Sustainable Future for the South West' - The Regional Sustainable Development Framework for the South West (2001)	<p>Provides a high level sustainable 'framework' for the south west. Includes a number of key principles and themes on topics such as health and well being, learning and skills, business and work etc.</p>	<p>The Framework has been designed to assist local authorities with sustainability appraisals and includes a number of objectives and indicators.</p>	<p>The SA process has drawn upon the objectives and indicators set out in the Regional Sustainable Development Framework.</p>
'Our Environment Our Future' Regional Strategy for the South West Environment, 2004-2014	<p>Provides the vision and aims for the environment of the south west in the future. It identifies pressures threatening the environment and key issues to be tackled. The purpose of the strategy is to:</p> <ul style="list-style-type: none"> • Generate awareness of the importance of the south west environment to people living in, working in and visiting the south west; • Identify priorities for protecting and enhancing the environment for the; benefit of current and future generations; • Ensure decisions are based on an understanding that social and economic activity must be undertaken within; and the carrying capacity of the region • Provide a framework for action 	<p>Includes a wide range of targets including:</p> <ul style="list-style-type: none"> • Increase the number of conservation areas with a conservation area appraisal to at least 29% (national average); • 100% of defined mountain, moor, heath and down and registered common land to be accessible to the public on foot by the end of 2005.; • Increase the number of parish plans and village appraisals carried out; and • 11-15% of the region's generating capacity to come from renewable sources by 2010. 	<p>The JCS will need to consider the role of future development in decreasing the causes of climate change and adapting to its effects. The JCS should look to minimise the environmental impact of future growth.</p> <p>The SA Framework will include an objective on climate change and decision aiding questions relating to its causes and the adaptation to it.</p>
State of the South West Report 2004 – South West Observatory	<p>Provides a review of the region's economic, social, environmental and cultural life in 2004.</p>	<p>Establishes a number of detailed objectives and indicators relating to various issues including air quality, acid rain, climate change, biodiversity etc.</p>	<p>No specific relationship to JCS.</p> <p>The SA Framework will include objectives relating to all aspects of sustainable development.</p>
Regional Quality of Life Counts 2004 - DEFRA	<p>15 headline indicators providing information on social progress, economic growth and environmental protection for the region.</p>	<p>Sets out a number of headline indicators which may be used by local authorities.</p>	<p>The SA Framework will include a number of objectives relating to quality of life and decision aiding questions on local issues.</p>

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Sustainable Communities: Building the Future (Sustainable Communities Plan) South West Regional Plan 2003	Sets out policies for delivering 'sustainable communities' in the south west. The plan addresses: <ul style="list-style-type: none"> • Housing; • Planning and neighbourhood renewal issues; and • Transport. 	<ul style="list-style-type: none"> • To ensure that all tenants have a decent home by 2010. • To improve conditions for vulnerable people living in private accommodation and that all tenants receive an excellent service from their landlord. • To ensure that all communities have a safe, clean, and attractive environment in which people can take pride. • To target areas of low demand and abandonment in order to create sustainable communities for the long-term. • To tackle housing shortages, by making the best use of stock, improving conditions for private house builders, and to address the need for affordable housing. • To ensure that whilst tackling these housing shortages, that urban sprawl is not created. • To alleviate pressures on services which have resulted from economic success. 	<p>The JCS needs to ensure that it maintains and creates sustainable communities and embraces the principles set out in Building the Future.</p> <p>The SA Framework will include objectives on sustainable communities, housing, community safety and access to local services with decision aiding questions relating to specific local issues.</p>
Strategic Housing Priorities in the South West 2004 – Housing Corporation	Makes recommendations to Ministers on the priorities for the allocation of public sector housing capital.	No specific targets, indicators or objectives.	<p>The JCS will need to consider housing provision.</p> <p>The SA Framework will include a housing objective.</p>
Developing the Regional Transport Strategy 2004 – South West Regional Assembly	Used to guide decisions on investment and management in the transport network in the south west until it is replaced by the Regional Spatial Strategy.	Increase choice of transport modes and reduce the frequency and duration of journeys by private car.	<p>The JCS will need to consider the effect of growth on transport patterns and facilitate choice.</p> <p>The SA framework will include an objective on transport modes.</p>
Joining Up - Culture South West, 2004	Encourages increased participation in cultural activities across the South West, seeks to improve the quality and relevance of the regions cultural activities and aims to celebrate the regional identity and rich diversity of South West cultural life and tradition.	No specific targets, objectives or indicators.	<p>The JCS should consider the effect of development on the area's cultural heritage.</p> <p>The SA Framework will include an objective on culture and heritage.</p>

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Regional Renewable Energy Strategy for the South West of England (2003 – 2010) – South West Regional Development Agency	Sets out a strategy for the development of renewable energy resources within the SW Region. Identifies the problems of lack of planning policy on renewable energy development in regional, structure and local plans plus a lack of performance indicators relating to the provision of renewable energy.	11-15% of the region's generation capacity to come from renewable sources by 2010.	<p>The JCS should encourage the use of renewable energy and promote renewable energy generation.</p> <p>The SA Framework will include a renewable energy objective and potentially decision aiding questions of microgeneration.</p>
Warming to the idea - Meeting the challenge of climate change in the South West 2003 – South West Climate Change Impacts Partnership	Reports on the likely effects of climate change on the South West Region. It is based on a scoping study commissioned by a partnership of key regional stakeholders, the South West Climate Change Impacts Partnership (SWCCIP).	<ul style="list-style-type: none"> • Describe the climate change scenarios projected for the South West in the coming century; • Identify the likely impacts of such change; • Suggest actions to respond to the challenges and opportunities presented by these impacts. 	<p>The JCS should seek to reduce the causes of climate change but must also ensure that future development can adapt to the possible consequences of change.</p> <p>The SA Framework will include objectives on reduction and adaptation.</p>
A Guide to Sustainable Tourism in the South West 2000 – Local Sustainability Group for the South West	Acknowledges the dependence the South West region has on tourism and the natural resource of the outstanding natural environment. Provides a sustainability checklist for local authorities to use when assessing new tourist developments in order to assess the impact of the proposal on the local and wider natural environment.	No specific targets, indicators or objectives.	<p>The JCS should address the role of tourism within the local economy and will need to consider how this can be achieved sustainably.</p> <p>The SA Framework is likely to include decision aiding questions relating to tourism in the JCS area.</p>
State of the Key Sectors Reports 2004 – South West Regional Development Agency	Looks at the state of the 8 of the most important or fastest growing economic sectors in the south west. These include: ICT, Advanced Engineering and Aerospace, Food and Drink, Tourism and Leisure, Marine Technology, Creative Industries, Biotech and Environmental Technology.	No specific targets but recommendations for Gloucestershire in each of the 8 key sectors.	<p>The JCS will have to consider future economic growth and the need for jobs across the JCS area. It may look to focus specifically on key sectors.</p> <p>The SA Framework will include objectives on employment and the economy.</p>
Creating Sustainable Communities In The South West 2005 - ODPM	Outlines much of the work being done to create sustainable communities in the South West.	<ul style="list-style-type: none"> • Delivering a better balance between housing supply and demand; • Ensuring people have decent places to live; • Tackling disadvantage; • Delivering better services through strong effective local government; and • Promoting the development of the region 	<p>Sustainable development should be at the heart of the JCS.</p> <p>The SA Framework should include objectives on the economy, environment and society.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
Regional Waste Strategy for the South West 'From Rubbish to Resource' 2004 – 2020 – South West Regional Assembly	Aims to ensure that by the year 2020 over 45% of waste is recycled and reused and less than 20% of waste produced in the region will be landfilled.	<ul style="list-style-type: none"> • Reduce the amount of waste we all produce • Reuse as much as possible • Recycle • Recover as much value as we can from what is left • As a last resort: dispose of the left over waste as close as possible to where it is produced • Always look for solutions which give the best practicable outcome environmentally • Work together across geographic boundaries for more effective solutions to waste issues 	<p>Waste policy will largely be dealt with by the County Council's Waste Core Strategy. However, the JCS should encourage waste minimisation and promote the waste hierarchy.</p> <p>The SA framework will include an objective on waste.</p>
The Cultural Strategy for the South West 'In search of Chunky Dunsters' 2001 – Culture South West	By 2010 there will have been a major, measurable increase in the number of people who take part in, enjoy and value a range of enhanced cultural activities across the region.	<ul style="list-style-type: none"> • Encourage increased access to and participation in cultural activities across the South West, capitalising on the latest developments in Information and Communications Technology. • Improve the quality and relevance of the region's cultural facilities and activities. • Support and help develop the South West's cultural and creative industries. • Celebrate our regional identity and the rich diversity of South West cultural life and traditions. 	<p>The JCS should address the individual character and culture of the JCS area and the individual towns within it.</p> <p>The SA framework will include an objective on culture and heritage and may use decision aiding questions that relate specifically to the culture of the JCS area or individual areas within it.</p>

SUB-REGIONAL AND COUNTY

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
Severn Trent Water Resources Plan 2005 - 2010	Summarises the key issues that impact on the projected supply demand balance in the Severn Trent abstraction area.	<ul style="list-style-type: none"> • Drought in 2003 • Abstraction reductions to deliver environmental benefit • Nitrates • Climate Change impacts 	<p>The JCS needs to be deliverable without harming water quality.</p> <p>The SA Framework will include a water quality objective.</p>
Our Place: Our Future, the new Sustainable Community Strategy for Gloucestershire 2007-2017 Local Area Agreement (LAA) 2007/8	<p>We want Gloucestershire to be a place where:</p> <ul style="list-style-type: none"> • the actions we all take today mean that Gloucestershire remains a great place to live and work, and • we do not compromise the quality of life for future generations 	<ul style="list-style-type: none"> • The future matters to us and our environment is central to our quality of life; • Our communities matter to us. People want to be safe, healthy and prosperous and get along with each other. They want to have a real say in issues; • Everyone matters. We must aim for good outcomes for all; • The places where people live have a huge effect on their quality of life. People want to live in clean and pleasant places where they can access the services they need; and • Our vibrant urban and rural economy supports a diverse society. <p>Gloucestershire's continued prosperity depends on the right business environment and on people having the opportunity to develop their skills.</p>	<p>The JCS should reflect the spatial implications of the objectives of the three Councils' Sustainable Community Strategies and the wider Gloucestershire Strategy.</p> <p>The Local Area Agreement is a means of achieving the aims of the Sustainable Community Strategy and these aims should be considered by the JCS.</p> <p>The SA Framework will include objectives that relate to all aspects of sustainable communities.</p>
Gloucestershire Structure Plan Second Alteration 1999 – 2011 – Gloucestershire County Council	Provides strategic planning guidance for the County focusing new development in the Principal Urban Areas. Covers the period 1991 to 2011	<ul style="list-style-type: none"> • Maximising the use of brownfield sites; • Utilising the capacity identified by the joint working process on Greenfield sites well related to existing urban areas; and • Elsewhere in the County, to utilise the capacity identified by the joint working process on sites within or adjacent to towns and villages 	The JCS and RSS will replace some elements of the Structure Plan. However, the JCS should have regard to earlier planning policy and strategy for the area.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
Cotswolds AONB Management Plan 2008-2013 – Cotswolds Conservation Board	sets out a series of objectives for the AONB which the Board wishes to see achieved. These represent the Board's current view of what it considers are the most important management actions which should be pursued, and which also reflect the views and aspirations of a multiplicity of stakeholders with an interest in the AONB. Actions the Board intends to take to implement these policies throughout the five years of the plan are also included.	<ul style="list-style-type: none"> • Healthy lifestyle recreational opportunities for all - "an inspirational breathing space away from it all"; • Opportunities for climate change mitigation measures; • Water supplies for an extensive area of Southern England; • Locally produced food and wood products; and • Opportunities for renewable energy generation 	<p>The JCS will have to have regard to the AONB management Plan and should adhere to its principles. The JCS should look to maintain and enhance the AONB and its setting.</p> <p>The SA Framework will include an objective on landscape character and decision aiding questions on specific local issues.</p>
Air Quality Strategy for Gloucestershire, 2004 – Gloucestershire County Council	Provides an important framework for maintaining good air quality and improving upon poor air quality over the years ahead.	No specific targets, indicators or objectives.	The SA framework will include an objective on air quality and may include decision aiding questions relating to specific local issues.
Gloucestershire Sustainable Energy Strategy, 2007 – 2017	Aims to provide a comprehensive and systematic approach to meeting Gloucester's energy needs. The Strategy proposes the formation of a Gloucestershire Sustainable Energy Partnership (GSEP) to form a partnership combining the expertise and knowledge of organisations within the public, private, health and community sectors.	<ul style="list-style-type: none"> • Ensure that sustainable energy is incorporated into all development plans, policies and strategies for existing and new initiatives in Gloucestershire • Stimulate energy savings resulting in a significant reduction in energy use per £ of GDP in Gloucestershire • Reduce fuel poverty and its associated health problems in both urban and rural areas in Gloucestershire • This will be heavily reliant on co-operative effort between all the partners in GSEP and focussing funding from a wide range of sources • Stimulate the development of at least 5 new renewable energy projects that are fully acceptable to businesses, residents and planners in Gloucestershire. 	The JCS
Gloucestershire Landscape Character Assessment 2006 – Gloucestershire County Council	The purpose of the Gloucestershire Landscape Character Assessment is to observe, analyse, describe and classify these variations and distinctive patterns.	Comprises a landscape character assessment of the Severn Vale, the Upper Thames Valley area and the land on the northern fringe of the Cotswolds AONB within the Vale of Moreton and Vale of Evesham.	<p>The JCS should consider landscape character and must ensure that it is preserved.</p> <p>The SA Framework will include an objective on landscape character.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
Gloucestershire Waste Partnership Joint Strategy Statement, 2007	The overall aim therefore is to deliver effective communications campaigns to increase participation in waste minimisation, recycling and composting schemes.	<ul style="list-style-type: none"> • Increase collection of dry recyclables through kerbside, bring sites and HRCs to maximise diversion of materials; • Introduce kitchen (food) waste collection for composting; • Reduce residual waste capacity to compensate the reduction in volume produced; • Continue to provide composting capacity for green waste; and 	<p>The JCS should ensure that development is planned in such a way as to make the implementation of the strategy feasible.</p> <p>The SA Framework will include an objective on waste and decision aiding questions on the waste hierarchy.</p>
Gloucestershire Local Transport Plan (2) (LTP2) 2006-2011 – Gloucestershire County Council	The vision is ‘To enable people in Gloucestershire to enjoy real choices of ways of travel where there are viable alternatives to the car and be provided with high quality access to services on a safe and efficient transport network.’	<ul style="list-style-type: none"> • Maintenance and improvement; • Economy and integration; • Safety; • Accessibility; • Real choices and awareness; and • Environment. 	<p>The JCS will have to consider the transport implications of future development and will need to show that required infrastructure will be in place.</p> <p>The SA Framework will include an objective on transport.</p>
Biodiversity Action Plan for Gloucestershire 2000 – Gloucestershire Wildlife Trust	The Gloucestershire BAP seeks to implement at a local level, the recommendations of the UK Biodiversity Action Plan. It is intended to focus resources to conserve and enhance biodiversity by taking account of national and local priorities. One of the functions of the BAP is to identify targets for species and habitats appropriate to the local area.	<p>The BAP includes a number of specific targets for different habitats and species.</p> <p>Specific BAP targets within the JCS area will be considered within the baseline data context of this scoping report.</p>	<p>The JCS should consider the requirements of the habitats and species set out in the BAP and should aim to maintain or enhance wider biodiversity.</p> <p>The SA Framework will include an objective on wider biodiversity and may include decision aiding questions relating to specific species and targets within the Gloucestershire BAP.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
<p>Local Agenda 21 Strategy for a Sustainable Gloucestershire 2001 – Gloucestershire County Council</p>	<p>Sets out a sustainability framework for Gloucestershire.</p>	<p>The strategy includes the following headline objectives:</p> <ul style="list-style-type: none"> • Create communities that give people the best possible access to housing, work, education and services with the least possible travel. • Promote the strengths of our local economy and encourage community enterprise to grow. <p>Improve wildlife habitats, historic and built environment and landscape.</p> <ul style="list-style-type: none"> • Encourage renewable resources. Use fewer non-renewable resources and reduce waste. • Prevent pollution. • Identify and promote local character and culture. • Involve our community in decision-making and local action. • Help people to make the most of themselves through education, training and advice. • Help people to deal with problems which hold them back from a healthy and fulfilling life. • Help people to live free from the fear of crime and poverty. 	<p>The JCS should consider renewable energy generation within all new development. The JCS will focus on long-term development and is unlikely to be able to contribute to the targets set out in the action plan.</p> <p>The SA Framework will include an objective on renewable energy and decision aiding questions of specific types of generation.</p>
<p>Gloucestershire Renewable Energy Action Plan 2005 – Gloucestershire Sustainable Energy Group</p>	<p>The Renewable Energy Action Plan aims to help facilitate the development of renewable energy schemes in the county to meet the Gloucestershire target of 40-50 mw of new renewable electricity generating capacity by 2010.</p>	<ul style="list-style-type: none"> • 5,500 new solar water heating system installations by 2010 (this represents roughly 2% of all existing houses in Gloucestershire) • 1000 ground source heat pumps powered by renewable electricity by 2010 (approx. 0.4% of all housing stock) • 5 MW of biomass heating by 2010 • To have a viable wood fuel supply business serving the county by 2010 	<p>The JCS should consider renewable energy generation within all new development. The JCS will focus on long-term development and is unlikely to be able to contribute to the targets set out in the action plan.</p> <p>The SA Framework will include an objective on renewable energy and decision aiding questions of specific types of generation.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
<p>"Health Gloucestershire" 2008 – 2018 – Gloucestershire's Health and Community Wellbeing Strategy – Gloucestershire primary Care Trust</p>	<p>Aims to improve the health and well-being of all those who live and work in Gloucestershire and to "level up" health outcomes by reducing health inequalities. The intention is to identify those sectors of the community that are experiencing particularly poor health or lack of well-being. It is then possible to focus coordinated and targeted action to address their specific needs, thus enabling them to improve their health outcomes to achieve the same as the countywide average.</p>	<ul style="list-style-type: none"> • Reduce the health inequalities gap; • Make healthier choices the easiest choice; • Support and enable people to improve their health and well-being; • Empower and mobilise local communities for health and well-being; • Lead by example through having a healthy and health promoting workforce. 	<p>The JCS should consider promoting healthy lifestyles and reducing health inequalities.</p> <p>The SA Framework will include a health objective and may include decision aiding questions relating to specific health issues and inequalities within the JCS area.</p>
<p>The Gloucestershire Economic Strategy 2003-2014 – Gloucestershire First</p>	<p>The vision is to facilitate 'a high value-added economy with a balance between sectors, a wide geographical spread of wealth and a highly skilled and motivated workforce living in sustainable and socially inclusive communities in a quality environment.'</p>	<p>The Strategy includes the following 3 headline objectives:</p> <ul style="list-style-type: none"> • To address known deficiencies and short-term problems facing the County • To identify the longer term economic programme that will help achieve the vision for Gloucestershire • To build on our strengths <p>The Strategy also contains the following 3 broad over-riding themes:</p> <ul style="list-style-type: none"> • The need to address social exclusion and equality of opportunity • The desire for a more sustainable approach to development • The need to encourage innovation • The importance of added value • The need for a pragmatic approach to environmental protection • The value of partnership working -The Strategy recognises the importance of partnerships and seeks to coordinate their projects to secure maximum value. 	<p>The JCS should address the long term aspirations of the Economic Strategy and needs to be able to accommodate its requirements. The JCS should provide the planning framework within which the economy of the area can develop, while ensuring that this is achieved without compromising sustainability.</p> <p>The SA Framework will include economic objectives and will include decision aiding questions on specific economic issues within the JCS area. The Framework will also include objectives on the environment and climate change, which should ensure that environmental sustainability, is not over-shadowed by the need for economic growth.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
Gloucestershire Urban Economic Strategy 2008 -2015 – Gloucestershire First	By 2015 to realise the economic potential that will derive from partnership and collaboration and by maximising the complementary nature of its various components whilst retaining their individual uniqueness.	<ul style="list-style-type: none"> • To create and sustain successful and competitive businesses that can take advantage of urban Gloucestershire's strength to compete globally, nationally and regionally. • To deliver strong social cohesion in urban Gloucestershire in which the maximum number possible contribute to and benefit from the economy. • To provide a quality of life in urban Gloucestershire that attracts and retains a highly skilled and entrepreneurial workforce. • Deliver the Urban Economic Strategy in a sustainable manner and within a stable ecological footprint. • Provide strong, collaborative and consistent leadership that embraces the whole of urban Gloucestershire. • Install the connectivity that leads to a cohesive urban economy and enables it to benefit rural Gloucestershire effectively. 	<p>The JCS should consider the long term aspirations of the urban areas of Gloucester, Cheltenham and Tewkesbury. The JCS may also consider addressing inequality both between and within urban areas.</p> <p>The SA Framework will include economic indicators and is likely to include decision aiding questions relating to specific economic issues facing the JCS area's urban economies.</p>
The Rural Economic Strategy for Gloucestershire 2007-2015 – Gloucestershire First	<p>The aim of the strategy is to provide clear strategic objectives and priorities for the development of the Gloucestershire rural economy during the period 2007-2015.</p> <p>The vision for the strategy is that rural Gloucestershire will have an economy where the aspirations and skills of the people combine with the quality of the physical and cultural environment to provide a high quality of life and sustainable prosperity for everyone.</p>	<p>The Strategic Objectives of the strategy are as follows:</p> <ul style="list-style-type: none"> • To sustain and support the growth of successful and competitive businesses in Rural Gloucestershire • To increase economic inclusion in Rural Gloucestershire, particularly in the most deprived areas • To strengthen rural communities in Gloucestershire • To realise fully the economic potential of Gloucestershire's rural environment whilst protecting the exceptional quality of the countryside for future generations. 	<p>The JCS should consider the long-term aspirations of the strategy for the rural areas of the JCS area. Consideration needs to be given to changes within the rural economy and the role of local employment in strengthening rural communities.</p> <p>The SA Framework will include economic objectives and is likely to include a specific objective relating to rural issues and decision aiding questions on the rural economy.</p>
Gloucestershire Minerals Local Plan 2003 – Gloucestershire County Council	Provides the detailed policies to control and guide all future mineral development in the County.	The primary objective of the Minerals Local Plan is for mineral extraction to be managed in a sustainable way.	Minerals policy is unlikely to be dealt within the JCS or SA Framework. Sustainable resource use should be promoted.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
<p>Gloucestershire Waste Local Plan 2002 – 2012 – Gloucestershire County Council</p>	<p>The Gloucestershire Waste Local Plan sets out the land use planning framework for the development of waste management facilities in the county. The plan also considers the transportation of waste and specific sites for the storage, management and disposal of waste.</p>	<p>The plan includes a number of specific local targets including targets relating to recycling and composting, waste recovery and landfill reductions on biological content.</p>	<p>The JCS should consider waste policy and include policies that promote the waste hierarchy. The SA Framework will include an objective on waste.</p>

LOCAL AND DISTRICT

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
Tewkesbury Local Plan 2006 – Tewkesbury Borough Council	The Plan's overall vision for the Borough is to ensure that development within the area contributes positively to creating sustainable communities. This will be achieved by directing development to locations where the mix of uses and proximity to existing facilities minimises the increase in transport demand whilst maximising residents' choice for access to the range of destinations they use in their daily lives.	<ul style="list-style-type: none"> • Promote sustainable development; • To conserve and enhance the built and natural heritage of the Borough; • To stimulate an approach to new development which: i. Respects local environmental conditions in the detailed siting and design ii. Takes full account of local ecosystems and biodiversity iii. Encourages the use of renewable resources iv. Minimises unnecessary reliance on private transport v. emphasises the re-use of brownfield land in sustainable locations vi. Supports innovative design solutions consistent with sustainability objectives vii. Supports more efficient use of land and promotes mixed-use development; • To stimulate a healthy local economic base; and • To meet the needs of residents whilst enhancing their quality of life. 	The JCS will replace elements of all 3 constituent districts' Local Plans.
Cheltenham Local Plan Second Review, 1991 – 2011 (2006) – Cheltenham Borough Council	The Plan has been prepared within the context of the Gloucestershire Structure Plan Second Review and covers the period to 2011. It provides the local planning framework against which planning applications will be judged. The plan includes "Core Policies and Proposals" that set the strategy for future development of the Borough.	<p>The Plan is intended to perform four functions:</p> <ul style="list-style-type: none"> • To Develop the policies and proposals of the Structure Plan; • To develop a detailed basis for development control; • To provide a basis for co-ordinating development and other use of land; and • To bring local and detailed planning issues before the public. 	The JCS will replace elements of all 3 constituent districts' Local Plans.
Gloucester City Local Plan 1983 – Gloucester City Council	The Adopted Gloucester City Local Plan is now very old and outdated. The JCS is unlikely to be influenced by its policies.		

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
Gloucester City Core Strategy Preferred Options 2006	Was to provide the strategic direction for future development within Gloucester City. Work ceased on the Core Strategy when the decision to undertake a joint Core Strategy was made in March 2008.	The Core Strategy contained the following vision: 'To create a fair, just and thriving community in Gloucester where no-one is disadvantaged and where economic, social and environmental well-being is promoted through careful management of new development and capitalising on the unique character and traditional urban form of this historic city'. The Strategy included 19 strategic objectives to achieve the vision.	The JCS has superseded work on the Core Strategy for Gloucester City. The JCS will replace elements of all 3 constituent districts' Local Plans.
Working Together – The Community Plan for Tewkesbury Borough (2005-2008) and Action Plan (2006-2008)	<p>The aim is to highlight what is important to local people and identify how partner organisations can enhance community cohesion, by working together to plan and deliver service improvements.</p> <p>The Community Plan will be replaced by a Sustainable Community Strategy, which is due to be launched in Autumn 2008 by the Tewkesbury Local Strategic Partnership.</p>	<ul style="list-style-type: none"> • Work in partnership to address the needs of rural communities; • Address the needs of vulnerable people and minority groups; • Address the needs of older people, people with disabilities, children and young people through the support of independent living; • Through the reduction of public disorder and the fear of crime, help to create safer communities; • Target support at those communities in greatest need; • Engage with communities to promote community cohesion and encourage volunteering; • To promote education opportunities through basic skills. • Promote a safe and cared for environment through the promotion of recycling and minimisation of waste. • Work towards the delivery of a balanced housing market which meets private, social and affordable housing needs. • To promote a buoyant economy in the borough 	The JCS should reflect the spatial implications of the 3 districts' Sustainable Community Strategies. In Tewkesbury the JCS is likely to rely on the forthcoming SCS but should also consider the aspirations of the Community Plan.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for JCS and SA
<p>Cheltenham Sustainable Community Strategy: Our Cheltenham, Our Future, 2008–2011</p>	<p>The Strategy has been prepared by the Cheltenham Strategic Partnership, which brings together the key organisations and partnerships in the Borough. The strategy aims to fulfill the following vision for Cheltenham:</p> <p>“To deliver a sustainable quality of life, where people, families, their communities and businesses thrive; and in a way which cherishes our cultural and natural heritage, reduces our impact on climate change and does not compromise the quality of life of present and future generations”.</p>	<p>The Sustainable Community Strategy is underpinned by 3 principles:</p> <ul style="list-style-type: none"> • The principle of community engagement and participation; • The principle of tackling inequalities and promoting cohesion; and • The principle of tackling climate change <p>The Sustainable community strategy also contains a set of thematic ambitions to:</p> <ul style="list-style-type: none"> • Promote community safety; • Promote sustainable living; • Promote a strong and sustainable economy; • Build healthy communities and support older people; • Build stronger communities and support housing choice; • Focus on children and young people; • Invest in environmental quality; • Invest in travel and transport; and • Invest in arts and culture. 	<p>The JCS should reflect the spatial implications of the 3 districts’ Sustainable Community Strategies.</p>
<p>Sustainable Community Strategy for Gloucester, 2008 - 2018</p>	<p>The Sustainable Community Strategy (SCS) for Gloucester was produced by the Gloucester Partnership. The SCS constitutes a long-term vision and action plan showing how local organisations will work together to improve the social, economic and environmental wellbeing of Gloucester.</p> <p>The SCS includes the following vision:</p> <p>‘In 2018 we want Gloucester City to be a fair, just and thriving community where no-one is disadvantaged and where:</p> <ul style="list-style-type: none"> • A vibrant urban economy supports a diverse society; • Everyone is able to reach their full potential and feel part of the their community and the city; and • The environment is healthy and safe for all 	<p>The SCS includes the following key aims:</p> <ul style="list-style-type: none"> • Aim 1: A place where the future matters • Aim 2: A place where all communities matter and where people want to live • Aim 3: A place where all people matter and we ‘narrow the gap’ in health, poverty and social exclusion • Aim 4: A place that thrives 	<p>The JCS should reflect the spatial implications of the 3 districts’ Sustainable Community Strategies.</p>

Appendix 2: Key Sustainability Issues

Key Environmental Sustainability Issues	Evidence and trends	Sustainability Consequences
Conservation Areas and Listed Buildings – significant conservation area coverage and high numbers of listed buildings	The JCS Area contains 34 conservation areas and over 5000 listed buildings. The majority of conservation areas have current appraisals but few have management plans.	The historic environment of the JCS area is one of its most important features, providing an important heritage and cultural resource. The individual character of conservation areas and settlement should be maintained and utilised to create distinctive identities for those areas. Management plans could assist in maintaining the individual character of Conservation areas.
Condition of SSSI – Neither Cheltenham or Tewkesbury are achieving the target for 95% of SSSI to be in either favourable or unfavourable but recovering	At present Cheltenham is only achieving 50% favourable or unfavourable but recovering, Tewkesbury is achieving 71% but Gloucester is hitting the target.	The condition of designated sites could have a major impact on the biodiversity and sustainability of wildlife habitats. The condition of other designated sites is largely unknown but the JCS should consider an overarching policy to maintain or enhance the quality and condition of all designated sites.
Land designated as AONB or Green Belt – plays an important role in protecting the unique setting and landscape character of Gloucester, Cheltenham and Tewkesbury	22% of Cheltenham Borough and 31% of Tewkesbury Borough is within the Cotswolds AONB. In addition, 16% of Cheltenham’s administrative area and 17% of Tewkesbury’s area is within the Green Belt. No land within the administrative area of Gloucester City is designated AONB or Green Belt.	The area of AONB and green belt within Cheltenham and Tewkesbury Boroughs is important for protecting the unique setting and landscape character of the JCS area. It also provides sites for wildlife and recreational opportunities. Loss of this land could adversely affect the character of the area, impact on its biodiversity and affect the quality of life of local people.
Flooding – there are significant risks from flooding, especially with changing climate.	Awaiting specific details from the Strategic Flood Risk Assessment for Gloucestershire. However, significant flood risk is known to affect large areas of the JCS area.	As the climate changes serious flooding is likely to become a more frequent event and the current 1 in 100 yr flood risk will occur more often. More concentrated periods of heavy rainfall will also increase pressure on existing drainage systems, which may not be able to cope with the increased level of surface water runoff
Adoption of Code for Sustainable Homes Level 4 – there are significant sustainability risks to accommodating the RSS’ housing figures, which could be ameliorated by adopting Code Level 4 as a minimum standard in new development.	At present there is little information available of the number of developments achieving Code Level 4. This data gap should be addressed through improved monitoring within council AMRs.	New developments should be built in ways that minimise their impact on the environment and ensure they are resilient to the effects of climate change. The adoption of the Code for Sustainable Homes and BREEAM standards could contribute to achieving this. Refurbishment projects also need to take account of these issues
Air Pollution – there are an increasing number of Air Quality Management Areas in the JCS Area.	The number of AQMAs within the JCS area has increased to 4 in 2007. The AQMA at Withybridge connected with junction 10 of the M5 is of particular concern as it is likely that the capacity if junction 10 will increase if the North West Urban Extension of Cheltenham is delivered in accordance with the RSS.	Air quality is vital to human health and biodiversity. It is important that air quality is either maintained or, where possible, improved. The JCS will have to address issues of air quality across the area and in particular within AQMAs.
Brownfield land – high take-up in both Gloucester and Cheltenham means that fewer sites available bringing pressures on garden areas, which potentially impacts on quality of life, opportunities for food growing, wildlife and flooding	The number of homes built on previously developed land has been high over recent years and there is significant pressure on remaining brownfield sites.	The majority of all development in Gloucester and Cheltenham has been occurring on Brownfield sites. The reduction in availability of such sites is leading to increasing pressures on garden areas and increasing densities of development, which may achieve smaller carbon footprints at the expense of residential amenity and biodiversity.

Key Economic Sustainability Issues	Evidence and trends	Potential Sustainability Consequences for JCS
Town Centre Hierarchy – dominance of Cheltenham as a retail centre over Gloucester and Tewkesbury	Retail rank evidence from 2006 shows that Cheltenham is ranked 23 rd of all retail centres in the UK, whilst Gloucester is ranked 89 th , and Tewkesbury 565 th . The dominance of Cheltenham has been consistent over many years.	Cheltenham has a consistently higher retail rank than its population would suggest, whilst Gloucester has a lower retail rank. It is important that the JCS adequately resolves issues of complementarity between the two centres to ensure that Gloucester City Centre benefits from enhanced vitality and viability. Tewkesbury, Bishops Cleeve, Winchcombe and other local centres should maintain and where necessary enhance their retail offer to serve local needs. The JCS should identify a retail hierarchy and establish the roles of individual centres.
Business Stock (per head of population) – significant differences between the authorities	Cheltenham has 36 businesses per 1000 population; Gloucester has 26 and Tewkesbury 39.	This evidence could indicate that Gloucester has a lack of smaller businesses, potentially due to a shortage of suitable premises for business start ups. This evidence would also suggest a higher degree of entrepreneurship in Cheltenham and Tewkesbury which could be indicative of higher economic confidence in those Boroughs.
Employment Land Provision – the need to ensure the provision of future employment land supply	Employment Land Reviews have found that Cheltenham requires 30 ha of employment land, Gloucester requires XX ha employment land and Tewkesbury requires 39 ha of employment land (up to 2026).	Failure to provide sufficient employment land will detrimentally affect the economy of the JCS area. An imbalance between the provision of housing and the provision of employment land could result in increased commuting to, from and within the JCS area.
Unemployment –rates of residents being unemployed for more than one year and claiming benefits	Evidence shows that a significantly higher percentage of unemployed residents in Cheltenham have been so for more than one year. Gloucester and Tewkesbury have considerably lower percentages and are near to the regional average.	There is a problem with long term unemployment in Cheltenham and the JCS may wish address this issue.
Education attainment – percentage of population attaining NVQ Level 4 and above	Cheltenham's percentage of population with NVQ Level 4 and above is 44.3%, Gloucester 18.4% and Tewkesbury 40.4%.	Gloucester's percentage is significantly below national and regional averages indicating potential lack of skills amongst its workforce. The JCS should consider addressing this issue by promoting skilled employment opportunities in the city.
Gross Weekly Pay – pay in Gloucester is significantly lower than in Cheltenham and Tewkesbury	In 2007 gross weekly pay in Cheltenham was £487, in Gloucester it was £407 and in Tewkesbury £466. This figure had increased in each of the local authority areas in the previous 3 years.	Pay in Gloucester is significantly lower than in the other two districts and this is an issue that the JCS may wish to address.
Car Ownership – percentage of the population owning no car, this figure is lower in Tewkesbury Borough than the other two authorities	The percentage of the population owning no car in 2001 was 23% in Cheltenham, 24% in Gloucester and 15% in Tewkesbury.	The lower figure for the percentage of the population owning no car in Tewkesbury reflects the rural nature of the Borough. This presents a challenge in terms of improving public transport provision in Tewkesbury Borough to reduce the reliance on the use of private motor vehicles.
Hotel Bedstock – number of hotel bed spaces available within the 3 local authority areas	In 2002 the hotel bedstock in Cheltenham was 2197, in Gloucester 1935 and in Tewkesbury 1886. This figure has fallen slightly for Cheltenham and Tewkesbury but has increased for Gloucester.	The figure for Gloucester hides a considerable lack of hotel bed spaces available in the city centre. The number of hotel bed spaces in Gloucester city centre ought to be increased to improve the choice of places to stay for tourists and improve the city centre as a tourist destination.

Key Social Sustainability Issues	Evidence and trends	Sustainability Consequences
<p>Population and Household Size – growing slowly across the JCS area with most of increase in working age population. Fewer children could mean a smaller workforce in future. Number of households increasing.</p>	<p>The population is increasing slowly, with most of the growth occurring in the working age population. Children are slowly reducing as a proportion of the population, although their levels are still above national averages; household size steadily decreasing.</p> <p>There are high percentages of 1 person households in Cheltenham and Gloucester.</p>	<p>Decreasing household sizes means more single person households will need to be accommodated. Pressure on existing housing could increase and more affordable housing will be needed. More employment opportunities will need to be created to accommodate the growth in the working age population, although fewer children mean that there is likely to be a smaller workforce in future, with an increasing number of pensioners. A greater working age population could have positive benefits in terms of disposable income if it is spent in the local economy</p>
<p>Affordability – house prices have risen dramatically and fewer affordable homes available. House price to income ratios are very high, especially in Cheltenham.</p>	<p>House prices doubled over 5 years, income levels have lagged well behind. The house price to income ratio is over 7.5 across the JCS area, with Cheltenham’s highest at 8.8 in 2004.</p>	<p>Property prices have doubled in five years and the growing gap between salaries and house prices means that it is becoming increasingly difficult for people to move to or continue to live in the area. This could have consequences for the local economy as businesses may find it increasingly difficult to recruit staff. The lack of affordable housing could also lead to a greater daily in-migration of workers who have to live outside the area, which brings with it the associated problems of traffic congestion and its impact on climate change</p>
<p>Vacant Homes and Second Homes – a significant proportion of the JCS area’s housing stock is either vacant or used as a second home.</p>	<p>3574 dwellings are currently vacant in the JCS area. In addition, 1181 are currently used as second homes. This represents 3.5% of the total housing stock of the area.</p>	<p>Residential units that are vacant or used as second homes could provide a valuable resource if brought back into the market. The JCS should seek to encourage vacant homes back into the market and Councils may consider using their powers to take over the management of vacant units.</p>
<p>Social Deprivation Inequalities – there are significant variations in the level of deprivation between and within the urban areas covered by the JCS.</p>	<p>There are a number of Super Output Areas (SOA) suffering from multiple deprivation within the JCS area. Gloucester has the highest number of SOAs located within the 10% most deprived nationally (5), followed by Cheltenham (3). Tewkesbury does not have any.</p> <p>Gloucester also has the highest number of SOAs located within the top 25% most deprived nationally (17), followed by Cheltenham (10) and Tewkesbury (1). This show that Gloucester has generally more deprivation than the Boroughs but also that there are significant pockets of deprivation within otherwise affluent areas.</p>	<p>The Joint Core Strategy should develop policies that seek to reduce levels of multiple deprivation. The JCS should also seek to address the inequality between Gloucester and the Boroughs generally and between different SOAs within individual settlements.</p>
<p>Inequality in Labour Markets – differentials between the number of claimants receiving key benefits</p>	<p>Evidence shows that the number of residents claiming Disability Living Allowance, Incapacity Benefit/Severe Disablement Allowance and Job Seekers Allowance is consistently highest in Gloucester, followed by Cheltenham and then Tewkesbury.</p>	<p>There is a large inequality in the number of people claiming benefits within the different areas covered by the JCS. Evidence would indicate that Gloucester’s labour Market is weaker than those of Cheltenham and Tewkesbury. The JCS should look to address this inequality through encouraging employment within Gloucester and facilitating the growth of existing firms.</p>
<p>Healthy Lifestyles and Health Inequalities – differentials in the number of residents dying early as a consequence of key health problems is evident across the JCS area.</p>	<p>Evidence shows that at a local level the number of residents dying early as a consequence of key illnesses is notably higher in Gloucester than in Cheltenham and Tewkesbury.</p> <p>Early deaths can be minimised by the promotion of a healthy lifestyle.</p>	<p>The Joint Core Strategy should seek to reduce, where possible, the occurrence of early death from key health problems. For example in the case of heart disease and stroke, one of the key causes is poor lifestyle in terms of poor diet and lack of exercise. The JCS should seek to ensure the provision of open spaces, green infrastructure and sports facilities in</p>

Key Social Sustainability Issues	Evidence and trends	Sustainability Consequences
<p>Transport Choices – the need to encourage a move away from commuting by private car.</p>	<p>Tewkesbury and, to a lesser extent, Gloucester have a high percentage of commuting by private car.</p>	<p>order to promote more exercise.</p> <p>The RSS calls for dramatic increases in house building and employment creation throughout the JCS area and this is likely to increase commuting. The location of housing and employment will need to be carefully planned to minimise commuting and public transport infrastructure will need to be improved to facilitate journeys that are beyond easy walking and cycling distance. Walking and cycling should be encouraged and have an added health benefit.</p>
<p>Education Deprivation – inequalities both between and within urban areas.</p>	<p>Evidence shows that there are issues with regards education deprivation in the JCS area. Gloucester has two SOA's located within the top 10% most deprived, Tewkesbury has one and Cheltenham has none.</p> <p>Gloucester has four SOA's located within the top 25% most deprived, Cheltenham has two, and Tewkesbury has one.</p>	<p>Education deprivation is a key issue that the JCS should address. Educational opportunities should not be determined by place and inequalities should be lessened. Education is key in improving skills in the workforce and in growing the JCS area's economy. There is also a correlation between education and health in later life.</p>

Appendix 3: Sustainability Framework

Sustainability Objective	Decision Aiding Questions Will the Joint Core Strategy...	Indicators
<p>BIODIVERSITY</p> <p>1. Safeguard and enhance biodiversity and improve connectivity between green spaces and functional habitats.</p>	<ul style="list-style-type: none"> ▪ ▪ Ensure that all designated sites of wildlife or geological interest are protected, restored and enhanced? ▪ Promote the creation of new habitats and sites of wildlife interest? 	<ul style="list-style-type: none"> - Percentage of i) SSSI, ii) SAC, iii) SPA, iv) RIGS and v) Key Wildlife Sites land designated in a condition that is in favourable condition. - BAP Habitats - BAP Habitats - Number and Area of land designated as Local Nature Reserves - Percentage river length assessed as i) good ii) excellent biological quality
<p>CLIMATE CHANGE</p> <p>2. Reduce contribution to climate change and support households and businesses in reducing their carbon footprint</p>	<ul style="list-style-type: none"> ▪ ▪ Reduce dependency on fossil fuels? ▪ Reduce carbon emissions from new and existing buildings and increase energy efficiency? ▪ Ensure that sustainable construction principles and standards are integrated into all development schemes, aiming for the highest standards possible? ▪ Encourage retrofitting of sustainable construction measures to existing buildings? 	<ul style="list-style-type: none"> - Total domestic CO2 emissions - Total industrial and commercial CO2 emissions - Total road transport CO2 emissions - Total CO2 emissions - Megawatts of electricity from renewable sources - Developments meeting Code for Sustainable Homes levels - Annual gas sales – domestic - Annual gas sales – industrial - Annual electricity sales – domestic - Annual electricity sales – industrial - Daily domestic water use
<p>CLIMATE CHANGE</p> <p>3. Adapt to the consequences of climate change</p>	<ul style="list-style-type: none"> ▪ ▪ Ensure new and existing buildings, infrastructure and the environment are resilient to the effects of extreme weather events? ▪ Help people, businesses and the environment to adapt to the physical and social impacts of climate change? ▪ Ensure that appropriate Sustainable Urban Drainage systems are incorporated into new development? 	<ul style="list-style-type: none"> - Number/percentage properties at risk from flooding - Development incorporating Sustainable Drainage Systems - New development permitted against Environment Agency advice on flood risk
<p>FLOODING</p> <p>4. Manage and reduce flood risk and surface water run-off.</p>	<ul style="list-style-type: none"> ▪ ▪ Ensure flood risk is minimised? ▪ Ensure that surface water run-off is slowed and absorbed? ▪ Maximise water collection opportunities? ▪ Ensure that appropriate Sustainable Urban Drainage systems are incorporated into new development? 	<ul style="list-style-type: none"> - Major developments permitted against Environment Agency advice on flood risk - Development incorporating Sustainable Drainage Systems - Development including rainwater harvesting

Sustainability Objective	Decision Aiding Questions Will the Joint Core Strategy...	Indicators
<p>NATURAL ENVIRONMENT AND RESOURCES</p> <p>5. Protect and improve the quality of natural resources including soil, water and landscape.</p>	<ul style="list-style-type: none"> ▪ Improve the quality of water (both ground and river) ▪ Improve the quality of contaminated land? ▪ Protect and enhance the special character of the Cotswolds AONB and other designated landscapes? ▪ Protect and enhance landscape character? ▪ Ensure development is of high quality and locally distinctive? 	<ul style="list-style-type: none"> - Percentage of SSSI land designated in a condition that is in favourable condition. - Percentage river length assessed as i) good and ii) excellent biological quality - Percentage river length assessed as i) good and ii) excellent chemical quality - Percentage of major developments incorporating a landscape character assessment?
<p>NATURAL ENVIRONMENT AND RESOURCES</p> <p>6. Minimise the use of natural resources including soil, water and greenfield land through good design.</p>	<ul style="list-style-type: none"> ▪ Minimise loss of soils to development and improve soil quality? ▪ Ensure that water use is reduced and opportunities for water recycling are maximised? ▪ Encourage the redevelopment of previously developed land? ▪ Reduce the number of vacant and derelict buildings? ▪ Protect the individual setting of settlements 	<ul style="list-style-type: none"> - Percentage of new development built on brownfield land - Daily domestic water use - Vacant Homes - Area of land remediated - Area of Green Belt
<p>HISTORIC ENVIRONMENT</p> <p>7. Protect and enhance the area's distinctive historic environment.</p>	<ul style="list-style-type: none"> ▪ Protect and enhance the heritage and character of the area? ▪ Promote good design that enhances public realm and the surrounding built form? 	<ul style="list-style-type: none"> - Percentage of conservation areas with up-to-date character appraisals - Percentage of conservation areas with up-to-date management plans - Percentage of major developments incorporating a landscape character assessment? - Number of i) listed buildings of all grades, ii) registered historic parks and gardens, iii) registered battlefields and iv) scheduled ancient monuments - Number of i) listed buildings, ii) conservation areas, iii) ancient monuments, iv) registered battlefields and v) archaeological sites at risk - Number of planning applications granted against the advice of archaeology department - Number of locally indexed buildings
<p>SUSTAINABLE TRANSPORT</p> <p>8. Improve accessibility, maximise the use of sustainable modes of transport and reduce the need to travel by the private car.</p>	<ul style="list-style-type: none"> ▪ Reduce the frequency and duration of journeys by private car? ▪ Reduce the need to travel by improving access to services, jobs, leisure and amenities? ▪ Maximise opportunities for cycling, walking and public transport? ▪ Reduce the use of high carbon modes of transport? 	<ul style="list-style-type: none"> - Travel to work data: Commuting by private car. - Travel to work data: Working from home. - Travel to work data: Cycling, walking and public transport. - Number of Air Quality Management Areas - Total road transport Co2 emissions

Sustainability Objective	Decision Aiding Questions Will the Joint Core Strategy...	Indicators
<p>WASTE AND POLLUTION</p> <p>9. Minimise pollution and waste to landfill.</p>	<ul style="list-style-type: none"> ▪ Minimise the volume of waste created during construction (including demolition waste)? ▪ Minimise waste created during occupation? ▪ Help to avoid the generation of excess waste? ▪ Maximise reuse, recycling and composting of waste? ▪ Dispose of waste in a sustainable manner? ▪ Reduce air pollution? ▪ Reduce light and noise pollution? 	<ul style="list-style-type: none"> - Domestic waste going to landfill, recycled and composted - Kg waste collected per capita - % household waste recycled - % household waste composted - % household waste going to landfill - Air Quality Management Areas - Total domestic CO2 emissions - Total industrial and commercial CO2 emissions - Total road transport CO2 emissions - Total CO2 emissions
<p>THE ECONOMY</p> <p>10. Ensure the availability of employment land and premises to encourage inward investment and support growth of existing businesses.</p>	<ul style="list-style-type: none"> ▪ Enhance the local economy? ▪ Protect and enhance the vitality and viability of existing employment areas? ▪ Ensure the provision of adequate land and premises to meet the needs of existing and new businesses? ▪ Provide opportunities for new and existing businesses to develop in a sustainable way? 	<ul style="list-style-type: none"> - VAT registrations/deregistration - Income rank - Employment gained/lost - New firms as % of stock - Business stock per 1,000 population - % working population that is economically active - % unemployed people that have been claiming for more than a year
<p>CITY AND TOWN CENTRES</p> <p>11. Support the vitality and viability of city and town centres as retail, service, leisure and learning destinations</p>	<ul style="list-style-type: none"> ▪ Support the vitality and viability of city and town centre as a retail, service, leisure and learning destination? ▪ Enhance the quality of the public realm? 	<ul style="list-style-type: none"> - CACI Retail Footprint - Retail ranking - Retail floorspace - Total estimated tourism spend - City Centre hotel bedstock figures - Residents that feel fairly safe or very safe outside after dark - Residents that feel fairly safe or very safe outside during the day
<p>SUSTAINABLE COMMUNITIES</p> <p>12. Reduce inequalities in wellbeing and opportunity</p>	<ul style="list-style-type: none"> ▪ Help to reduce inequalities in wellbeing and opportunity? ▪ Enable everyone to participate in local decision making? ▪ Help people to feel positive about the area they live in? 	<ul style="list-style-type: none"> - Population living in most deprived Super Output Areas (Worst 10% and worst 25%) - Electoral vote - Percentage of people surveyed who feel that they can influence decisions affecting their local area - Green Flag Award Public open Space
<p>SUSTAINABLE COMMUNITIES</p> <p>13. Reduce crime and the fear of crime</p>	<ul style="list-style-type: none"> ▪ Reduce opportunities for crime? ▪ Make people feel safer through good design? ▪ Reduce actual levels of crime and fear of crime? ▪ Reduce anti-social behaviour? 	<ul style="list-style-type: none"> - Crime rates: Violent, Vehicle, Burglary, Racially Motivated and Drug Offences. - Residents that feel fairly safe or very safe outside in daylight/dark. - Number of ASBOs
<p>HEALTH</p> <p>14. Improve access to health facilities and promote healthy lifestyles</p>	<ul style="list-style-type: none"> ▪ Help people to live healthy lifestyles? ▪ Ensure access to open and green spaces? ▪ Ensure access to local health facilities? ▪ Reduce health inequalities? 	<ul style="list-style-type: none"> - Early deaths from i) heart disease and Stroke, ii) Smoking and iii) Cancer - Limiting illnesses - General health good/fairly good

Sustainability Objective	Decision Aiding Questions Will the Joint Core Strategy...	Indicators
HOUSING 15. Ensure everyone has access to a decent home that they can afford and meets their needs.	<ul style="list-style-type: none"> ▪ Provide enough homes that people can afford? ▪ Provide quality and flexible homes that meet people's needs? ▪ Ensure that best use is made of the existing housing stock? 	<ul style="list-style-type: none"> - Housing stock - Total number of affordable and social rented properties - Average house price to average income ratio - Total net new housing completions - Total additional affordable dwelling completions/acquisitions - Number of houses in multiple occupation - Vacant dwellings - Average house price to average income ratio. - Unfit Dwellings (all housing types)
GREEN SPACE 16. Create, enhance, protect, connect and improve access to open spaces.	<ul style="list-style-type: none"> ▪ Ensure existing open spaces, gardens and allotments are protected and enhanced? ▪ Support the provision of new green space, including opportunities for wildlife, local food production and improved access for recreation and leisure? 	<ul style="list-style-type: none"> - No. of parks with Green Flag/Green Pennant - ANGST standards - Access to public open space - Access to woodland - Registered parks and gardens <ul style="list-style-type: none"> - - Number and Area of land designated as Local Nature Reserves
EDUCATION AND SKILLS 17. Improve access to education and life-long learning and enhance skills.	<ul style="list-style-type: none"> ▪ Support the provision of accessible education, training and upskilling opportunities? ▪ Support the provision of an appropriately skilled workforce to meet the needs of existing and future businesses? ▪ Support the creation of flexible jobs to meet the changing needs of the population? ▪ Support community enterprises and the voluntary sector? 	<ul style="list-style-type: none"> - Education Deprivation/ Skills: NVQ4 or higher/ Education: No qualifications. - 15 year olds achieveing 5+ GCSE's at grades A* to /c - Percentage of unemployed people claiming benefits who have been out of work for a year or longer - Number of economically active on Job Seekers Allowance. - Job seekers allowance (caseload per 1,000)
CULTURE AND TOURISM 18. Protect and enhance cultural heritage and promote tourism	<ul style="list-style-type: none"> ▪ Increase public access to cultural facilities? ▪ Enhance the cultural heritage of settlements? 	<ul style="list-style-type: none"> - Number of conservation areas - Percentage of conservation areas with up to date: character appraisals and management proposals - Culture south west Action Plan identified needs met - Percentage of work force in tourism related industries - Total estimated tourism spend - Conservation Areas with Management Plans.

Appendix 4: Sustainability Appraisal of the Broad Locations

Please see separate document

Appendix 5: Sustainability Appraisal of the JCS Development Scenarios

Scenario A

Development Scenario A – Urban Capacity	No. of homes
Base Capacity Plus Windfalls Gloucester Area	8400
Base Capacity Plus Windfalls Cheltenham Area	4300
Base Capacity Plus Windfalls Tewkesbury/Ashchurch Urban Area	500
Base Capacity Tewkesbury Rural Areas	600
1. Base Capacity Total	13,800
2. Rural Areas Total	2,400
3. Broad Location Total	0
DEVELOPMENT TOTAL	16,200
Development Target	16,200
Residual Development Requirement	0

NB. Figures have been rounded to the nearest hundred

Summary

This scenario focuses the majority of residential development on the existing urban areas of Gloucester, Cheltenham and Tewkesbury/Ashchurch with an additional 2400 homes to be delivered across the rural part of the JCS area over the plan period. To achieve this, only land already within the existing supply either as existing permissions, allocations or windfall development are taken into account.

This scenario is likely to be the most environmentally sustainable options due to the limited quantum of development envisaged and its focus on existing urban areas, however the limitation placed on development is likely to lead to an increase in long distance car borne commuting both into and out of the JCS area in the long term. Although there is potential for some loss of biodiversity due to redevelopment of long term brownfield land these impacts can generally be mitigated. There is some potential for increased development pressure on existing green corridors and green open spaces due to urban intensification which is less likely to accommodate wildlife into new development. Impacts on the European site within and adjacent to the JCS area are minimised under this scenario due to the limited level of development.

Worsening housing affordability is the key negative impact associated with this scenario. Despite early decreases made to the net newly arising need in affordable housing, it is likely that over the entire plan period the JCS will need to be delivering almost 2500 affordable homes per year by 2031 to meet the overall need. The ability of people to meet the cost even of an 'affordable rent' product are also likely to decrease over the plan period. Lack of affordability could also lead to stagnation in the housing market leading to increased under-occupation of homes by the growing lone over 60s households, possible increases in long distance commuting as people can no longer afford to live in the area, and impacts on the attractiveness of the area for employers. Restrictions to the level of development made by this scenario mean that the level of developer contributions that can be secured towards improvements to services will be limited; in the long term this may lead to services declining due to lack of continuous investment. This scenario is likely to result in a more dense urban fabric with a higher population density. This will make access to goods and services by walking, cycling and public transport a more viable option due to the shorter distances that need to be covered.

The limitations placed on development land under this scenario are likely to lead to restrictions on economic growth in the B and non B class sectors. While in the early part of the plan period a degree of economic growth can be secured due to "spaceless" growth and accommodated through existing allocations and permissions, in the latter half of the plan period the lack of available employment land for B Class growth is likely to lead to the JCS area becoming a less attractive place to for business to relocate, start up, or expand in. There may also be an associated reduction in skills, training and apprenticeships opportunities across the area as employers cannot expand or move to alternative premises more suitable for their requirements. A large proportion of the economic growth over the plan period is predicted to be in the non B class sectors such as retail, tourism and construction. There are land requirements associated with these sectors that are unlikely to be met under the restricted level of land made available under this scenario.

SA Objective/Indicator	Commentary	Performance
<p>1. Biodiversity Overall likely biodiversity impact?</p>	<p>Short term This scenario focuses on sites within the existing urban area and land peripheral to it, a high proportion of this, particularly within Gloucester and Cheltenham comprises previously developed land. Brownfield redevelopment may offer the opportunity for biodiversity improvements on central area sites, however some long term brownfield sites may have some biodiversity value that could be maintained; in all cases biodiversity could be maintained or improved if planned into new development proposals at the earliest possible stage. During construction there could be adverse impacts on biodiversity value. However, it is expected that the JCS will contain a policy requiring all major development proposals to be accompanied by an environmental management plan which would identify any potential negative impacts and provide avoidance and mitigation strategies.</p> <p>The JCS is likely to have “in combination” effects on a number of European sites that lie either within, or in close proximity to, the JCS area. These include possible direct effects from construction on the Cotswold Beechwoods and Dixton Wood SAC. The scale of these impacts will be minimised by this scenario compared to the others due to the lower level of development envisaged under this scenario.</p>	<p>GREEN/ AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>Long term Generally little biodiversity impact is anticipated owing to existing housing commitments and allocations coming forward. The redevelopment of brownfield land, especially that which has been contaminated, offers the opportunity to introduce some biodiversity improvements on central area sites.</p> <p>The JCS is likely to have “in combination” effects on a number of European sites that lie either within, or in close proximity to, the JCS area. These include possible long term effects from air pollution from traffic on Cotswold Beechwoods and Rodborough Common SACs, recreational damage and disturbance on Cotswold Beechwoods and Severn Estuary SACs, effects on water quality and levels on the Severn Estuary and River Wye SACs and impacts on bat foraging areas and flight lines on Wye Valley and Forest of Dean Bat Sites SAC. The scale of these impacts will be minimised by this scenario compared to the others due to the lower level of development envisaged under this scenario.</p> <p>While the majority of sites under this scenario are brownfield, some are not and their loss may have biodiversity implications. It should also be noted that some brownfield sites, particularly within the Tewkesbury/Ashchurch urban area and rural areas may contain unique habitats for wildlife and/or protected/endangered flora and fauna. Where this is the case it will be important to ensure that new development protects and/or mitigates against adverse impacts as far as possible.</p>	GREEN/ AMBER
<p>2. Climate Change Mitigation How will this scenario impact on greenhouse gas emissions?</p>	<p>Short term All new development is likely to increase greenhouse gas emissions in the short term due to the high embodied carbon in construction materials, particularly concrete and steel. The greater the amount of new development, the higher the carbon emissions from construction. This scenario is likely to perform better than the others in terms of greenhouse gas emissions, purely because it advocates less development. However, any benefits need to be weighed against the likelihood of increased commuting which a lack of housing may engender. Restricting the amount of new housing development could have a positive impact on emissions by making retrofitting of existing properties to higher energy efficiency standards a more attractive alternative.</p>	GREEN

SA Objective/Indicator	Commentary	Performance
	<p>Long term The amount of greenhouse gases emitted will increase due to new development, however the JCS is expected to contain sustainable construction policies which will seek to reduce greenhouse gas emissions through achieving high levels of energy efficiency and a requirement for renewable energy technologies to be incorporated into large scale development. The JCS is expected to require good design and sustainable construction techniques to lower carbon emissions in use and this will have a positive impact on the aim to reduce carbon emissions.</p> <p>The proportional relationship between the amount of new development and the level of carbon emissions from construction mean that this limited development scenario will perform better than the other scenarios which seek higher levels of new development. In addition, this scenario anticipates the lowest level of population growth which in turn reduces the number of people within the JCS area contributing to greenhouse gas emissions.</p> <p>NB. This objective does not include transport emissions which are assessed under Objective 8: Sustainable Transport. However, restricting the amount of new housing development could mean that in the long term people seeking accommodation may have to live out of the immediate area which would have negative impact on greenhouse gas emission arising from commuting.</p>	GREEN
3. Climate change Adaptation	This objective is not assessed as part of the Scenario Testing. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments.	
4. Flooding How will this scenario impact on flood risk including risk to people and property	Short term Existing residential commitments will have already taken flooding into consideration. Allocations for residential development should be sequentially selected in accordance with Planning Policy Statement 25: Development and Flood Risk. Provided that construction activity does not lead to, or exacerbate, flood risk through contributing to the silting of watercourses due to activities such as wheel washing, there are no anticipated negative impacts on this objective in the short-term. In addition, it is anticipated that the JCS will require all major developments to be accompanied with an environmental management plan which will encompass both construction and in-use issues.	GREEN/ AMBER

SA Objective/Indicator	Commentary	Performance
	<p>Long Term This scenario does not anticipate any large scale extensions to the existing urban areas so the majority of existing water retention and attenuation capacity across the broad locations would be retained. However, constraining development within the existing urban areas means that there may be pressure to bring forward sites which are sequentially less preferable and more at risk of flooding than some sites outside the urban area. Some existing brownfield sites may contribute to attenuation in the urban area thus reducing surface water run-off. Under this scenario the majority of development occurs within the first ten years of the plan period and the impact of this relatively rapid development of sites within the urban area would need to take into account appropriate drainage upgrades to ensure that storm water is dealt with effectively.</p>	GREEN/ AMBER
<p>5. Natural Environment How will this scenario impact on the quality of natural resources: Landscape, Soil, and Water</p>	<p>Short term This scenario relies heavily on regeneration and brownfield sites to deliver development; the majority of the new built form would therefore be within an essentially urban landscape and would have little impact on existing landscape character of urban fringes compared to the other scenarios. Development in rural areas would be expected to be situated to minimise landscape impacts, however there is potential for rural development to impact negatively on the landscape.</p> <p>Contaminated sites being brought forward under this scenario would require decontamination. The JCS is expected to require all major development proposals to be accompanied with stringent environmental management strategies and plans which will ensure protection and mitigation of the environment and resources during construction.</p>	GREEN/ AMBER
	<p>Long term Is likely to result in pressure to deliver additional residential development on existing green space in the urban areas.</p>	AMBER
<p>6. Natural Environment How will this scenario impact on the objective to minimise the use of our natural resources including soil, water and</p>	<p>Short term This scenario offers the opportunity to reuse/recycle brownfield waste material on site. It will initially have little impact on existing agricultural land or green field sites as the majority of development will be focused on brownfield sites in existing urban areas. The majority of development requires a water supply placing demand on both supply of clean water and infrastructure to process waste water and sewage.</p>	AMBER

SA Objective/Indicator	Commentary	Performance
best and most versatile/Greenfield land?	<p>Long term May impact on green field sites and green open space in urban areas if pressure to incorporate all new development in existing urban areas persists.</p> <p>The majority of new development requires a water supply, placing demands on supplies of clean water and the infrastructure to process waste water and sewage. However, this scenario minimises population growth in comparison with the other scenarios thus reducing the overall consumption of natural resources.</p> <p>Will reduce and restrict opportunities to introduce green infrastructure and wildlife corridors within the urban areas and to retain existing green open spaces.</p>	AMBER
7. Historic Environment How will this scenario impact on the objective to protect and enhance the heritage and character of the JCS area?	<p>Short term New development in the Gloucester urban area will help promote urban regeneration and provide opportunities for reuse/regeneration of historic sites around the City. The Cheltenham Task force sites will help to fill gaps in existing urban form linking together development across the Regency Town. Development within Tewkesbury Master Plan area will aid vitality and vibrancy of the Town.</p> <p>This scenario seeks to contain the majority of the development within existing urban areas so the character of the wider JCS area would be retained. However the distribution of development across the rural area would need to be carefully planned to ensure that the character of historic settlements is retained.</p> <p>Long term It is expected that the JCS will contain design policies to ensure new development respects and, where possible, enhances the historic environment.</p>	AMBER
8. Sustainable Transport How well will this scenario reduce the need to travel and promote more sustainable transport choices and achieve a modal shift to public transport, cycling and walking.	<p>Short term By concentrating development within existing urban areas best use can be made of existing public transport infrastructure as well as encouraging sustainable modes of transport such as cycling and walking.</p> <p>Under this scenario the majority of travel within the JCS area will be within and between existing urban centres and this provides opportunities for more effective use to be made of existing public transport infrastructure along main arterial route ways.</p> <p>Encouragement for the use of sustainable modes of transport, such as public use bicycles and cycle lanes, has been secured through residential development. The opportunities for this type of infrastructure investment are minimised through the lower quantum of development envisaged by this scenario.</p>	GREEN

SA Objective/Indicator	Commentary	Performance
	<p>Long term This scenario maximises opportunities for development within Gloucester with over 50% of the overall residential development expected for the JCS located within the Gloucester urban area. This may lead to an imbalance between the amount of residential development and employment opportunities within each urban area. Ultimately this scenario may therefore lead to an increase in commuting within the JCS area.</p> <p>Restricting development under this scenario is likely to lead to an increase in long distance car borne commuting both into and out of the JCS area in the long term.</p>	RED
<p>9. Waste and Pollution How will this scenario help minimise waste created during construction and in use, and reduce light, air, noise pollution?</p>	<p>Short term There will be opportunities to reuse and recycle materials on brownfield sites, particularly where existing structures are demolished. The contribution that new urban development makes to light pollution is likely to be negligible. The amount of light pollution in rural areas is likely to be greater due to the darker skies experienced there; the distribution pattern of development to existing settlements will be the biggest determinant of this impact and cannot be assessed at this stage.</p>	GREEN
	<p>Long term Waste, light, air and noise pollution when the development is in use will be dependent on the masterplanning of individual sites and whether or not new development is built to the highest environmental standards. It is expected that the JCS will contain policies with regard to sustainable construction and masterplanning.</p>	GREEN/ AMBER

SA Objective/Indicator	Commentary	Performance
<p>10. The economy How well will this scenario help to ensure the availability of employment land, encourage inward investment and support existing businesses?</p>	<p>Short term Limited employment land, in the form of allocations and permissions, is available within the urban areas that provide the development focus under this scenario. Additional requirement for employment land will not be met under this scenario however, allied to this land requirement is an element of “spaceless” growth wherein approximately 10% growth of all B1(a/b) and B8 sector jobs takes place without the need for additional floorspace due to space management efficiencies. This accounts for approximately 1% of the total growth anticipated over the plan period.</p> <p>In the short term “spaceless” growth will allow growth in B1(a/b) and B8 sector jobs as will the take up of existing permissions and allocations. B2/B1(c) sector jobs are set to decrease by an average of 19% across the JCS area which will also free up a certain amount of floorspace. Therefore, in the short term, the impact of constraining development to the urban area will be limited.</p> <p>This scenario allows for employment led development opportunities to come forward in the short term but may discourage inward investment and the expansion of existing businesses as land availability is limited.</p>	<p>RED/ AMBER</p>
	<p>Long term This scenario limits floorspace dependent employment growth as employment land is limited to existing permissions and allocations. Current forecasts suggest circa 40ha of B Class employment land is required across the JCS area to accommodate anticipated employment growth of approximately 4% in B Class jobs over the plan period.</p> <p>While 1% of the anticipated 15% growth in jobs is expected to be achieved without a net increase in floorspace, 14% is land dependent. The anticipated further diversification of the economy into non B Class uses accounts for over 11% of the anticipated growth, however the land requirements for this have not been taken into account by this scenario.</p> <p>The impact of the lack of available land for both traditional B Class employment and Non B class employment growth is likely to be negative, with the JCS area losing its attractiveness as a business location. There may also be limitations placed on existing businesses seeking to expand and/or relocate. In addition, the limitations placed on residential development under this scenario are likely to see the JCS area becoming a net exporter of people by the end of the plan period possibly in response to the increasing house prices. This rise in house prices and the reduced number of people able to afford market rents in the area could combine with the lack of available land for employment uses to drive businesses away from the area to the detriment of its economic health and prosperity.</p>	<p>RED</p>

SA Objective/Indicator	Commentary	Performance
<p>11. City and Town Centres How well will this scenario ensure the continued vitality and viability of the city and town centres and retail, service, leisure and learning destinations?</p>	<p>Short term In the short term this scenario is likely to have a positive impact on ensuring the continued vitality and viability of city and town centres as all major new development will be concentrated in the main centres.</p>	RED/AMBER
	<p>Long term This scenario ensures that Gloucester City continues to grow with an increased overall population and a higher population density accounting for almost three fifths of the population growth experienced over the JCS area. However by restricting residential growth, Cheltenham Borough and to a lesser extent Tewkesbury Borough, experience net decreases in population towards the end of the plan period.</p> <p>The population growth in Gloucester, particularly among younger people, will help to ensure the continued vitality and viability of both the City and its associated district and local centres.</p> <p>With only 27% of the anticipated residential development apportioned to Cheltenham in this scenario and an associated anticipated decrease in the number of working age 25-59 age group, the town may not be able to continue to support its wide retail offer. It appears that under this scenario the town struggles to attract young people or families who would support the vitality and viability of the centre and local leisure facilities.</p> <p>Approximately 7% of the anticipated residential development falls within the Tewkesbury/Ashchurch urban area. While this may support the vitality and viability of the town it is not a large enough quantum of development to secure additional much needed leisure facilities for the town.</p> <p>In the long-term the shortage of available land for development purposes, may push up land values. The focus on urban intensification, particularly for residential use, may serve to squeeze out existing employers and retailers. The restricted level of residential development is expected to significantly increase the net newly arising need for affordable housing over the plan period. Since the JCS will not be able to meet this need under Scenario A, people who cannot access affordable housing may be forced to move away from the area. This polarisation of society is likely to impact on the vitality and vibrancy of the city centres.</p>	AMBER

SA Objective/Indicator	Commentary	Performance
<p>12. Sustainable Communities How will this scenario contribute towards the need to reduce inequalities in wellbeing and offer opportunities for all?</p>	<p>Short term The main influences exerted by the JCS on this objective are linked to access to affordable housing, health and education. The urban intensification under this scenario is likely to secure access to health and education services by a choice of means of transport but the low level of development envisaged means that contributions towards improvements to services will be limited.</p> <p>During the initial half of the plan period the net newly arising affordable housing need is expected to fall significantly in all three districts. This means that, in the short term, more people will be able to access affordable housing that meets their needs. However, the low level of development anticipated means that the backlog need for affordable housing is not addressed under this scenario and continues to increase.</p>	<p>AMBER</p>
	<p>Long term The restricted level of development expected under this scenario will mean that contributions towards improvements to services will be limited; in the long term this may lead to services declining due to lack of continuous investment.</p> <p>Affordability of housing worsens under this scenario. The JCS will need to be delivering almost 2,500 affordable homes per year by 2031, if the need for affordable housing is to be met which far exceeds the overall annual delivery rate anticipated under this scenario. In addition, the proportions of people expected to be able to meet market level rents also falls under this scenario; fewer than half of households will be able to afford to pay a market rent by 2031 in Tewkesbury Borough.</p> <p>The projected increase in single person households and particularly lone elderly households is common to all scenarios but under this scenario the limited residential development opportunities lead to low vacancy rates and a stagnant housing market. This may mean that more households under-occupy their homes and reduces the ability of families to access existing family sized accommodation.</p> <p>Limitations placed on employment led development by the restrictions on land availability are likely to lead to fewer jobs being created within the JCS area. This could have the effect of decreasing access to employment.</p>	

SA Objective/Indicator	Commentary	Performance
<p>13. Sustainable Communities How will this scenario help improve community safety and reduce levels of crime and the fear of crime?</p>	<p>Short term The majority of proposed residential development would be delivered in the existing urban areas. This will lead to a more dense urban fabric with a higher population density and greater opportunities for passive surveillance. The provision of dwelling units within existing town and city centres will help reduce fear of crime particularly in the evening as footfall and passive surveillance diversifies away from the patrons of pubs and clubs.</p>	GREEN
	<p>Long term The increased number of lone person households, and particularly lone elderly households predicted under all four scenarios is likely to lead to increased fear of crime within the JCS area. This scenario may exacerbate this fear as stagnation in the housing market no longer allows people under occupying their homes to move into smaller or purpose built units where they may have greater contact with others. Lone people under occupying larger units may also be targeted by criminals due to the perception that they are easier targets.</p>	AMBER
<p>14. Health How well will this scenario perform against the objective to improve access for all to health facilities and to promote healthy lifestyles:</p>	<p>Short term This development scenario does little to alleviate the health care deficits currently experienced at various locations within the JCS area. The focus on urban intensification and development is likely to see the redevelopment of a number of regeneration sites within the urban areas. Therefore the aspiration to deliver a new City Centre primary health care facility as part of the regeneration of the Greyfriars site in Gloucester is likely to come to fruition which will help to improve access to health care facilities for residents of Gloucester City Centre. The aspiration to secure improved primary health care facilities within Tewkesbury town centre is not supported by this scenario as the quantum of development envisaged will not secure the level of developer contribution required to make any significant contribution to the funding of the facilities.</p> <p>Development within existing urban areas ensures walking and cycling distances to existing service centres are minimised therefore these modes of transport as realistic alternatives can be promoted and pursued. This approach also ensures that the distances to existing sports centres and recreational facilities are minimised.</p>	AMBER

SA Objective/Indicator	Commentary	Performance
	<p>Long term Limitations placed on employment led development by the restrictions on land availability are likely to lead to fewer jobs being created within the JCS area. This could have the effect of increasing unemployment. Long term unemployment has mental health implications and in addition may result in poverty which links with health as restricted income affects household spend on food and recreational and leisure choices. Health across the JCS area in the long term may suffer as a result of this scenario owing to increased poverty.</p> <p>This scenario sees both the backlog of need for affordable housing and the net newly arising need for affordable housing grow significantly over the plan period. A lack of affordable housing may lead to an increase in the number of households unsuitably housed with higher incidences of overcrowding, concealed households and hidden homelessness; all of which have negative mental health impacts.</p>	AMBER/ RED
<p>15. Housing How well will this scenario perform against the objective to ensure that everyone has access to a decent home that they can afford and meets their need?</p>	<p>Short term The vacancy rates of private stock are likely to fall significantly in the early part of the plan period under this scenario, indicating a healthy housing market with a good level of transactions taking place. During the initial half of the plan period the net newly arising affordable housing need is expected to fall significantly in all three districts. This means that, in the short term, more people will be able to access affordable housing that meets their needs. However, the low level of development anticipated means that the backlog need for affordable housing is not addressed under this scenario and continues to increase.</p>	AMBER
	<p>Long term Affordability worsens under this scenario with the percentage of people able to afford even an 'affordable rent' product falling over the latter half of the plan period in all three district areas. The JCS will need to be delivering almost 2,500 affordable homes per year by 2031, if the need for affordable housing is to be met which far exceeds the overall annual delivery rate anticipated under this scenario. In addition, the proportions of people expected to be able to meet market level rents also falls under this scenario.</p> <p>Under Scenario A the household to dwelling ratios show that, for much of the forecast period, the number of households will exceed the available housing across the JCS area. As household numbers exceed available dwellings then concealed households are necessarily created. This shortfall of available housing is likely to exert upward pressure on house prices and market rents – with demand exceeding supply.</p> <p>House price inflation is expected to be more rapid in the later part of the forecast period under this scenario with a 21% increase in median house price between 2021 and 2031, compared to an 11% increase in the first decade of the forecast period. This will have an impact on</p>	RED

SA Objective/Indicator	Commentary	Performance
	<p>affordability and see fewer people being able to afford to buy; stagnation in the housing market could mean that there is more competition for rental properties which may further drive up the cost of market rents and increase the number of people finding it necessary to access an 'affordable rent' product.</p> <p>Restricted residential development opportunities could have the effect of increasing the density of development which may in turn limit choice with regard to the types of housing available, particularly larger units suitable for families. A lack of new family homes may result in the area becoming less attractive for existing residents and for businesses hoping to relocate to the area. Towards the end of the plan period this scenario sees the most significant net out migration of all the scenarios. While existing residents may migrate away from the JCS area due to the lack of available affordable housing they may continue to work in the JCS area. In turn, this may lead to increased levels of in-commuting to the JCS area with associated congestion implications.</p> <p>The opportunities to plan for the increasingly aged population in terms of sheltered or extra care housing will be limited by the restrictions to the amount of land available under this scenario.</p>	
<p>16. Green/Open Space Will this scenario protect and improve access to public green and open space and/or offer opportunities to create and enhance new open space, along with providing a network of green and open space?</p>	<p>Short term May impact on green field sites and green open space in urban areas if pressure to incorporate all new development in existing urban areas persists.</p> <p>Long term Will reduce and restrict opportunities to introduce green infrastructure, open and green spaces and wildlife corridors within the urban areas and to retain existing green open spaces.</p>	RED/ AMBER
<p>17. Education and Skills How well will this scenario help ensure access to education for all (including lifelong learning and skills enhancement)?</p>	<p>Short term Existing schools will be able to accommodate children from the residential development expected across the JCS area under this scenario. Moreover, residents of the development within the urban areas will be able to access existing public transport routes to gain access to existing FE colleges at campuses in both Gloucester and Cheltenham.</p> <p>Opportunities for adult education are accessible at both Gloucester and Cheltenham with public transport options along arterial highways between the main centres and from Tewkesbury and Bishops Cleeve. Adult education opportunities are limited within the Tewkesbury/Ashchurch urban area and urban intensification will do little to address this.</p>	AMBER/ RED

SA Objective/Indicator	Commentary	Performance
	<p>Long term Cheltenham and Gloucester currently offer very good education and training opportunities catering for all ages and levels of educational attainment. The situation in Tewkesbury is less positive in terms of adult education provision. However, under this scenario, the 25-59 age group is expected to fall by 11% across the JCS area which may have a corresponding impact on the demand for adult education.</p> <p>In the long term the restrictions on the amount of available employment land may affect ability of employers to develop skills, training and apprenticeship opportunities across the JCS area.</p> <p>The restricted housing development under this scenario leads to a net decrease in the 0-14 year age group in both Cheltenham and Tewkesbury Boroughs towards the end of the plan period. This may be due to predicted stagnation in the housing market with low vacancy rates expected in both Cheltenham and Tewkesbury Boroughs. One of the possible outcomes of this may be a net over provision of educational facilities within the JCS area.</p>	AMBER/ RED
<p>18. Culture and Tourism How will this scenario perform against the objective to protect and enhance our cultural heritage and promote sustainable tourism?</p>	<p>Short term There are few opportunities for Cheltenham and Tewkesbury Boroughs to enhance cultural heritage if only a small income is generated from development in terms of business rates/council tax/new homes bonus.</p> <p>Opportunities for Gloucester to continue to secure vitality and vibrancy of the City Centre as part of the heritage led urban regeneration will continue.</p>	AMBER
	<p>Long term In common with all the scenarios there is a risk of changes to the character of the existing built form of Cheltenham Town owing to increased demand to build on existing vacant spaces, this in turn may impact on the tourism industry as the character and form of the town changes. In addition the rural residential development has not been attributed to individual villages and there is a risk that unsympathetic development could harm the character and/or setting of particularly sensitive villages.</p> <p>Jobs in the tourism industry are traditionally low paid and the lack of affordable homes resulting from pursuing this scenario is likely to impact on the number of workers available to work in the industry.</p> <p>Under this scenario a 57% increase in the over 60s population is anticipated, this may result in urban centres being perceived as retirement locations rather than places for young adults to visit or relocate to.</p>	AMBER

Scenario B

Development Scenario B – 90% Demographic	No. of homes
Base Capacity Plus Windfalls Gloucester Area	8400
Base Capacity Plus Windfalls Cheltenham Area	4300
Base Capacity Plus Windfalls Tewkesbury/Ashchurch Urban Area	500
Base Capacity Tewkesbury Rural Areas	630
1. Base Capacity Total	13,800
2. Rural Areas Total	2,400
Broad Location G1	3100
Broad Location G4	1500
Broad Location G9	750
Broad Location C3	4450
Broad Location C6	1300
Broad Location T2	2100
3. Broad Location Total	13,200
DEVELOPMENT TOTAL	29,500
Development Target	33,200
Residual Development Requirement	3,700

NB. Figures have been rounded to the nearest hundred

Summary

In addition to the land already within the existing supply either as existing permissions, allocations or windfall development this scenario anticipates a further 13,200 dwellings being brought forward together with circa 40ha of employment land in a number of broad locations adjacent to the existing urban areas of Gloucester, Cheltenham and Tewkesbury/Ashchurch. Within the rural areas, 2400 homes are to be delivered at a rate of 120 per annum over the plan period. In addition to this a further 3700 homes will be delivered in locations that will be specified as the JCS develops. The rate of delivery under this scenario aims to meet the needs of 90% of the projected population to 2031. This scenario anticipates a balanced rate of delivery throughout the JCS with development in the first ten years approximately equal to the development expected in the latter half of the plan period.

This scenario is likely to be of medium environmentally sustainability due to the moderate level of development envisaged and its initial focus on the existing urban area. Although there is potential for some loss of biodiversity due to redevelopment of long term brownfield land these impacts can generally be mitigated. Impacts on the European sites within and adjacent to the JCS area are less likely under this scenario than for Scenarios C and D due to the lower level of development; for Scenarios B, C and D these effects are most likely to arise from development within broad locations G1, C3 and T2. There are some potential improvements to both biodiversity and access to green and open space that may be made under this scenario. The impact on flooding is likely to be balanced under this scenario. The development envisaged within the broad locations could be accommodated within areas not affected by flooding and careful use of SUDs could mean that surface permeability is maintained. Positive environmental impacts under this scenario are contingent on the residual development being accommodated in such a way as to maintain biodiversity, green and open space and avoiding flood prone areas. Development within the broad locations offers opportunities to make best use of existing public transport links to the urban centres.

Despite early decreases made to the net newly arising need in affordable housing, it is likely that over the entire plan period the JCS will need to be delivering almost 1800 affordable homes per year by 2031 to meet the overall need arising under this scenario. The requirement for affordable housing will rise by a modest amount in both Gloucester City and Cheltenham Borough but is likely to fall by over a third across Tewkesbury Borough. The level of people able to meet the cost of both market rents and 'affordable rent' products remain approximately stable over the plan period under this scenario. Restrictions to the level of development made by this scenario mean that the level of developer contributions that can be secured towards improvements to services will be limited; in the long term this may lead to services declining due to lack of continuous investment. With the exception of C6, the levels of development envisaged at the broad locations would be likely to require enhanced healthcare facilities which could result in better access to healthcare for the surrounding populations.

In the early part of the plan period a degree of economic growth can be secured due to "spaceless" growth and accommodated through existing allocations and permissions. In the mid and latter half of the plan period, employment land will need to be provided within the broad locations. In common with Scenarios C and D there may be a certain lag in the development of employment sites within the broad locations. This may mean that employment led development opportunities come forward within the urban areas but further inward investment and expansion of existing businesses is delayed for a short time. A large proportion of the economic growth over the plan period is predicted to be in the non B class sectors such as retail, tourism and construction. There are land requirements associated with these sectors that could be met within the broad locations proposed for development even if the residual requirement for residential development were also to be accommodated in these areas.

Suggested locations for residual development

Southernmost areas of C2c, C2d

C5

T2 – but sensitive to landscape considerations to the north of the site

SA Objective/Indicator	Commentary	Performance
<p>3. Biodiversity Overall likely biodiversity impact?</p>	<p>Short term The mixture of green and brownfield development envisaged by this scenario offers the opportunity for biodiversity improvements on brownfield sites coupled with possible losses to biodiversity on greenfield sites. Brownfield redevelopment may offer the opportunity for biodiversity improvements on central area sites, however some long term brownfield sites may have some biodiversity value that could be maintained; in all cases the approach to biodiversity needs to be planned into new development proposals at the earliest possible stage. During construction there could be adverse impacts on biodiversity value. However, it is expected that the JCS will contain a policy requiring all major development proposals to be accompanied by an environmental management plan which would identify any potential negative impacts and provide avoidance and mitigation strategies.</p> <p>The JCS is likely to have “in combination” effects on a number of European sites that lie either within, or in close proximity to, the JCS area. These include possible direct effects from construction on the Cotswold Beechwoods and Dixton Wood SAC. These impacts will be predominantly due to development at broad locations T2 and G1 but may also arise from the residual residential development dependent on it’s location.</p>	<p>GREEN/ AMBER</p>
	<p>Long term Development within the broad locations could, with carefully masterplanning, provide for significant improvements to local biodiversity value. The impact on biodiversity at each of the broad locations is considered in turn:</p> <p>Broad Location G1 The Innsworth Meadow SSSI (considered to be in unfavourable/recovering position) is situated in the centre of this broad location, without intervention measures this SSSI will continue to decline long term due to isolation from like habitat. A small area of Lowland Meadow BAP is situated to the centre of the site. Coastal and floodplain grazing marsh BAP is situated along the western site boundary, however because this is also a flood constraint area and strategic SuDS will need to be implemented, sympathetic development of G1 could have a positive impact on BAP habitats. Development of this site offers opportunities to introduce proactive management of the SSSI and also reconnect it to the wider habitat. The impact on this objective is therefore uncertain, it would be dependent on how well biodiversity and habitat protection and enhancement are integrated into the detailed masterplans for the site.</p> <p>Broad Location G4 This area contains no biodiversity/habitat designations although it does contain a small</p>	<p>GREEN/ AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>remnant orchard off Brockworth Lane and an orchard off the A46. In addition there is useful habitat along the Horsbere Brook. Retention of the orchards, along with maintenance and enhancement of a linear riparian strip along the brook, could lead to significant biodiversity improvements resulting from development of this site. However, the 1,500 new units suggested for this area, is expected to make retention of these features problematic.</p> <p>Broad Location G9 This area is poor in biodiversity. It is isolated by development and road infrastructure with no connection to other habitat. It is predominantly intensively farmed. A mature hedgerow along the B4063 and perhaps the ditch line could be readily incorporated into any development envisaged at this location. Biodiversity levels could be improved with development of this site, provided making space for wildlife is incorporated at an early stage of the development.</p> <p>Broad Location C3 This area contains no biodiversity/habitat designations. Its current biodiversity quality has been deemed low to moderate although the area does contain a number of protected species. Sympathetic development of sites within the broad location has potential for making space for wildlife and improvements in biodiversity value.</p> <p>Broad Location C6 This area contains a good mosaic of habitat types and biodiversity which could make mitigation difficult. The dominant land use is grazing, which has potentially higher ecological value in comparison to more intensively managed agricultural land. The impact of development would be negative but there are opportunities for enhancement through the creation of green corridors.</p> <p>Broad Location T2 The south of this area has no biodiversity/habitat designations, as it consists of a brownfield site with a significant amount of hardstanding. Development of this area could offer some significant enhancement of biodiversity/habitat features provided making space for wildlife is included in development proposals at an early stage.</p> <p>The JCS is likely to have “in combination” effects on a number of European sites that lie either within, or in close proximity to, the JCS area. These include possible long term effects from air pollution from traffic on Cotswold Beechwoods and Rodborough Common SACs, recreational damage and disturbance on Cotswold Beechwoods and Severn Estuary SACs, effects on water quality and levels on the Severn Estuary and River Wye SACs and impacts on bat foraging areas and flight lines on Wye Valley and Forest of Dean Bat Sites SAC. The</p>	

SA Objective/Indicator	Commentary	Performance
	<p>scale of these impacts will be minimised by this scenario compared to the others due to the lower level of development envisaged under this scenario. These impacts will be predominantly due to development at broad locations G1, T2 and C3 but may also arise from the residual residential development.</p> <p>While the majority of urban sites included under this scenario are brownfield, some are not and their loss may have biodiversity implications. It should also be noted that some brownfield sites, particularly within the Tewkesbury/Ashchurch urban area and rural areas may contain unique habitats for wildlife and/or protected/endangered flora and fauna. Where this is the case it will be important to ensure that new development protects and/or mitigates against adverse impacts as far as possible.</p>	
<p>4. Climate Change Mitigation How will this scenario impact on greenhouse gas emissions?</p>	<p>Short term All new development is likely to increase greenhouse gas emissions in the short term due to the high embodied carbon in construction materials, particularly concrete and steel. The greater the amount of new development, the higher the carbon emissions from construction. This scenario is therefore assessed as having a moderate negative impact compared to the other scenarios due to the moderate level of development it envisages.</p> <p>Long term The amount of greenhouse gases emitted will increase due to new development; however the JCS is expected to contain sustainable construction policies which will seek to reduce greenhouse gas emissions through achieving high levels of energy efficiency and a requirement for renewable energy technologies to be incorporated into large scale development. The JCS is expected to require good design and sustainable construction techniques to lower carbon emissions in use and this will have a positive impact on the aim to reduce carbon emissions.</p> <p>The proportional relationship between the amount of new development and the level of carbon emissions from construction mean that this moderate development scenario will perform better than the other scenarios which seek higher levels of new development.</p> <p>NB. This objective does not include transport emissions which are assessed under Objective 8: Sustainable Transport. However, restricting the amount of new housing development could mean that in the long term people seeking accommodation may have to live out of the immediate area which would have negative impact on greenhouse gas emission arising from commuting.</p>	<p>GREEN/ AMBER</p> <p>GREEN/ AMBER</p>
<p>3. Climate change Adaptation</p>	<p>This objective is not assessed as part of the Scenario Testing. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments.</p>	

SA Objective/Indicator	Commentary	Performance
<p>4. Flooding How will this scenario impact on flood risk including risk to people and property</p>	<p>Short term Existing residential commitments will have already taken flooding into consideration. Allocations for residential development should be sequentially selected in accordance with Planning Policy Statement 25: Development and Flood Risk. Provided that construction activity does not lead to, or exacerbate, flood risk through contributing to the silting of watercourses due to activities such as wheel washing, there are no anticipated negative impacts on this objective in the short-term due to the development in the urban centres. It is anticipated that the JCS will require all major developments to be accompanied with an environmental management plan which will encompass both construction and in-use issues.</p>	<p>GREEN/ AMBER</p>
	<p>Long Term The development of greenfield land under this scenario could see an increase in the negative impacts of flooding as existing attenuation and surface water storage opportunities may be reduced through development. However, careful planning of the development to incorporate SUDS and/or increased water holding capacity through the creation of balancing ponds or water features could result in a positive impact. Under this scenario development is spread fairly evenly over the plan period which should ensure that appropriate upgrades to sewerage and drainage infrastructure have sufficient lead in time to take place ahead of the development.</p> <p>This moderate growth scenario means that development can be directed away from areas of flood risk. This scenario will enable new development to comply with the sequential approach for site selection and offers limited potential to improve the area of existing flood plain as part of development proposals. Development that increases the amount of impermeable surfaces can result in an increase in surface water run-off, which in turn can result in increased flood risk both locally and elsewhere within the catchment area. Scenario B is likely to involve a larger land take with an associated larger increase in impermeable surfaces than Scenario A, but will perform better than Scenarios C or D, which will necessitate more development. The extent to which development impacts on flood risk will depend upon not only its location but also its design and the level to which SuD technologies are applied.</p> <p>The majority of the urban development under this scenario is envisaged over the first ten years of the plan period and this relatively rapid development of sites within the urban area would need to take into account appropriate drainage upgrades to ensure that storm water is dealt with effectively. In addition some existing brownfield sites may contribute to attenuation in the urban area thus reducing surface water run-off.</p> <p>The flood impacts at each of the broad locations affected by flooding is considered in turn:</p>	<p><i>GREEN/ AMBER</i></p>

SA Objective/Indicator	Commentary	Performance
	<p>Broad Location G1 A significant proportion of this broad location lies within an area of high flood risk which bisects the site. Land to the south of the area of high flood risk near Innsworth may be more suitable for development than land to the north as the flood constraint naturally separates the site. The quantity of development envisaged for this location could easily be accommodated to the south of the high risk area. Development at this location will require the use of strategic SUDs. Careful masterplanning and infrastructure provision will need to be implemented to ensure any development on the most north-western parts of this site do not lead to increased flood risk or danger to human health.</p> <p>Broad Location C3 This location contain some areas at high risk of flooding however the amount of development proposed can be accommodated on land within the broad location which is not constrained by flood risk. The main risk areas are within the upper reaches of the Hyde Brook (west of Brockhampton) & rural floodplain adjacent to the River Swilgate plus a residual risk of culvert blockage identified upstream of M5 culvert & along the Leigh Brook at Uckington. Important surface water flow routes are identified to the north and south of the site as a result of overland flow from adjacent hills.</p> <p>Development at broad location T2 could have a positive effect on flood risk by reducing the non-porous area of hardstanding.</p>	
<p>5. Natural Environment How will this scenario impact on the quality of natural resources: Landscape, Soil, and Water</p>	<p>Short term The urban development element of this scenario relies heavily on regeneration and brownfield sites to deliver development; the majority of the new built form would therefore be within an essentially urban landscape and would have little impact on existing landscape character of urban fringes compared to the other scenarios. Development in rural areas would be expected to be situated to minimise landscape impacts, however there is potential for rural development to impact negatively on the landscape. The landscape impacts of development at the broad locations is expected to be more apparent in the latter half of the plan period.</p> <p>Contaminated sites being brought forward under this scenario would require decontamination. The JCS is expected to require all major development proposals to be accompanied with stringent environmental management strategies and plans which will ensure protection and mitigation of the environment and resources during construction.</p> <p>Long term The landscape sensitivity of each of the broad locations put forward for development by this scenario is considered in turn:</p>	<p>GREEN/ AMBER</p> <p>AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p data-bbox="512 185 772 212">Broad Locations G1</p> <p data-bbox="512 217 1717 380">This location is considered to have an overall low sensitivity. Development at this location will impact upon the existing settlements of Longlevens and Innsworth as well as neighbouring areas of Gloucester. The character and relationship of new development needs to be considered against the existing settlements to ensure that identities are maintained where possible.</p> <p data-bbox="512 418 758 446">Broad Location G4</p> <p data-bbox="512 451 1717 781">This location is considered to have an overall low sensitivity. Development at this location will impact upon the existing settlements of Brockworth as well as neighbouring areas of Gloucester. The character and relationship of new development needs to be considered against the existing settlements to ensure that identities are maintained where possible. Development at this location would need to consider the existing land typography and neighbouring built form whilst respecting and retaining the strong green corridor and historic influence. Provided these points are designed and considered from the outset then the existing surrounding character could be retained within the landscape. Application of a careful master planned approach development on this site at the level envisaged could be accommodated without having an adverse impact on this objective.</p> <p data-bbox="512 820 758 847">Broad Location G9</p> <p data-bbox="512 852 1730 1117">This location has an overall landscape sensitivity rating of medium to high. The area forms part of the greenbelt dividing Innsworth and Churchdown from the larger expanse of Gloucester city. It has four main communication routes in and around it which connect the outer villages to the larger conurbation. These busy routes have views which are likely to be the key visual receptors of this area. Any development within this site will have the advantage of having the existing urban form encompassing the built form, therefore the scope of mitigation would be low. However, the value of this landscape lies within its function of providing a visual divide between the city and the two villages.</p> <p data-bbox="512 1156 758 1183">Broad Location C3</p> <p data-bbox="512 1188 1724 1386">This location is not identified as having any great sensitivity value in the wider landscape. The area is predominantly a flat, agricultural landscape with very little visual, ecological and cultural qualities. There are opportunities for enhancement through the creation of green corridors, following the River Swilgate and Wyman's Brook to the north west which would also act as mitigation for the development of this area. This could also link to the integration with the proposed Severn Vale Regional Park.</p> <p data-bbox="512 1425 758 1453">Broad Location C6</p>	

SA Objective/Indicator	Commentary	Performance
	<p>The landscape at south Cheltenham is sensitive and would require careful consideration, not least because of the potential impact on the AONB. However, the edge of escarpment location gives this area a great opportunity to provide green corridor linkages into the AONB. This could help to enhance the setting for new residents and help mitigate the loss of some of this landscape for existing local residents while also softening the impact of any development when viewed from the edge of the escarpment.</p> <p>Broad Location T2 This location encompasses a large area of brownfield land of low landscape value; its redevelopment is likely to have a positive impact on the landscape quality, provided the wider landscape setting is considered as part of the masterplanning and design process.</p> <p>In terms of water usage and quality; Scenario B is for moderate growth and is therefore likely to perform reasonably well against the need to ensure that water abstraction, run-off and recharge are kept within carrying capacity. However, this will need to be ascertained in discussions with infrastructure providers and public bodies. There is some potential for negative impacts on water quality within the Severn Estuary SAC as a result of the JCS but the full impact would need to be assessed by the HRA.</p>	
<p>6. Natural Environment How will this scenario impact on the objective to minimise the use of our natural resources including soil, water and best and most versatile/Greenfield land?</p>	<p>Short term This scenario offers the opportunity to reuse/recycle brownfield waste material on site. In the earlier stages of the plan the impact on existing agricultural land or green field sites will be minimised as the majority of development will be focused on brownfield sites in existing urban areas.</p> <p>The majority of development requires a water supply placing demand on both supply of clean water and infrastructure to process waste water and sewage.</p>	<p>AMBER</p>
	<p>Long term The loss of agricultural land is inevitable within this scenario as development within the broad locations is on predominantly greenfield land, the majority of which is agricultural. However, in accordance with the sequential approach for minimising the loss of the best and most versatile agricultural land quality this scenario would result in the loss of lower grade land where possible.</p> <p>Broad Location G1 contains some Grade 1 and Grade 2 agricultural land. Development within this location would be on predominantly Grade 3 but due to flood constraints development is likely to be limited to the southern areas of the floodplain; this would be likely to lead to the loss of some Grade 1 agricultural land unless masterplanning made the provision of open space/allotments on this area.</p>	<p>AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>Broad Location C3 contains some Grade 1 agricultural land and therefore its loss to development would have detrimental impact on this objective. However, the scale of development anticipated at this broad location would mean that a relatively large area of the Grade 1 agriculture land at the far west of the site could remain untouched. Provided opportunities are taken to ensure that some of the high grade agricultural land can be retained within development for allotments, community gardens/orchards, etc., the negative impact can be mitigated.</p> <p>This scenario involves a greater uptake of Greenfield land than Scenario A, but less than Scenarios C and D.</p> <p>The majority of new development requires a water supply, placing demands on supplies of clean water and the infrastructure to process waste water and sewage. However, this scenario anticipates moderate population growth in comparison with scenarios C and D thus reducing the overall consumption of natural resources.</p>	
<p>7. Historic Environment How will this scenario impact on the objective to protect and enhance the heritage and character of the JCS area?</p>	<p>Short term New development in the Gloucester urban area will help promote urban regeneration and provide opportunities for reuse/regeneration of historic sites around the City. The Cheltenham Task force sites will help to fill gaps in existing urban form linking together development across the Regency Town. Development within Tewkesbury Master Plan area will aid vitality and vibrancy of the Town.</p> <p>The distribution of development across the rural area would need to be carefully planned to ensure that the character of historic settlements is retained.</p> <p>Long term It is expected that the JCS will contain design policies to ensure new development respects and, where possible, enhances the historic environment. This is particularly pertinent to Cheltenham where the drive to reuse brownfield land in the urban area already places pressure on the borough's cultural heritage.</p> <p>Within the Broad Locations there are listed buildings at Twigworth but these would not be detrimentally affected by any development proposal at this location. There could be a significant adverse affect at Broad Location G4; Brockworth Court lies in the centre and represents the ecclesiastical structure of society in the medieval period. It is considered essential to maintain an area of open landscape around these existing historic structures. 1,500 new homes on this narrow linear area could have a significant adverse impact on the</p>	<p>AMBER</p> <p>AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>setting and historical value of Brockworth Court, however if a smaller scale of development were to be considered, then the area could be more easily be developed in a manner which would not be detrimental to the setting of the historical buildings.</p> <p>Broad Location C3 contains a number of archaeological features, and listed buildings, including a scheduled monument at Treddington. The level of development envisaged for this location can be accommodated without impacting on these historic features.</p> <p>Broad Location C6 has a strong sense of cultural heritage in spite of the proximity of the area to the urban edge of Cheltenham. The area's sense of place and history is particularly strong due to the presence of the moat and fishpond Scheduled Monument, and historic buildings in the vicinity and the presence of surviving ridge and furrow to the east. However the level of development envisaged on this site mean that it will be difficult to avoid any detrimental impact on the historic environment. A smaller scale of development could more easily accommodate retention of the historic features.</p>	
<p>8. Sustainable Transport How well will this scenario reduce the need to travel and promote more sustainable transport choices and achieve a modal shift to public transport, cycling and walking.</p>	<p>Short term By concentrating development within existing urban areas and peripheral locations best use can be made of existing public transport infrastructure as well as encouraging sustainable modes of transport such as cycling and walking. The concentrations of development envisaged under this scenario at the broad locations make the provision of new public transport infrastructure easier to incorporate into the development at the planning stage.</p> <p>Encouragement for the use of sustainable modes of transport, such as public use bicycles and cycle lanes, has been secured through residential development. The opportunities for this type of infrastructure investment are moderate in line with the moderate level of development envisaged by this scenario.</p>	GREEN
	<p>Long term The majority of the development envisaged at each of the Broad Locations will take place in the latter half of the plan period. Each of the locations is dealt with in turn:</p> <p>Broad Locations G1 and G3 Both these locations are adjacent to main transport routes and are considered accessible locations. As such, this scenario maximises the opportunities to both capitalise on existing public transport and increase the opportunities for a choice of means of access to goods and services for the people living in new homes in this area.</p> <p>Broad Location G9 This area is well located close to the A40. In addition, the Old Cheltenham Road bisects the</p>	RED

SA Objective/Indicator	Commentary	Performance
	<p>site from east to west. High frequency bus services between Gloucester and Cheltenham currently traverse the location. Development of this area could provide a safe green infrastructure network linked into current pedestrian and cycle ways. This location is ideally situated to encourage a modal shift away from the use of the private car.</p> <p>Broad Location C3 This area is well connected to Cheltenham by public transport. High frequency bus routes run along Tewkesbury Road and opportunities exist to support travel by non-car modes for the southern and central parts of this broad location due to its proximity to the north-west periphery of Cheltenham. There is also the potential to include a park and ride facility here, this reducing congestion and associated air pollution in the town centre but may not reduce the number of car based journeys.</p> <p>Broad Location C6 Significant opportunities exist at this location to support travel by non-car modes given the close proximity to the South western periphery of Cheltenham and existing public transport. A network of footpaths provides good connections to the urban edge.</p> <p>Broad Location T2 This location is a considerable distance from Tewkesbury town centre; however it is well connected to highway infrastructure. There are frequent public transport services through adjacent Northway into both Tewkesbury and Cheltenham town centres with good potential to extend the public transport network into this broad location and to provide some pedestrian and cycling links. However, the high level of employment land already existing and envisaged at this location combined with the relatively low number of residential units may increase in-commuting from the surrounding area. This will have an extremely negative impact on this objective as the majority of these journeys are likely to be by private car. However, it should also be noted that the brownfield site currently used as employment space by the MOD forms a significant part of this broad location. Approximately 630 people are employed on the MOD site; therefore there may be no net increase in the number of in commuting journeys.</p> <p>A protected potential freight railhead exists within this broad location, which should be explored as part of any development at this location. Development at broad location T2 offers opportunities to enhance the station at Ashchurch and frequency of train services serving the area. This could improve the attraction of rail for commuting to the other main centres for both new and existing residents and could make rail freight a viable alternative for both the existing and proposed businesses within and surrounding this location.</p>	

SA Objective/Indicator	Commentary	Performance
	<p>All the broad locations envisaged for development under this scenario offer significant opportunities to implement more sustainable transport choices. The moderate level of development means that congestion should be minimised, however it may also limit funding for essential transport infrastructure improvements.</p> <p>There is potential for either a positive or negative impact on this objective as a result of the residual development envisaged under this scenario. If the development is dispersed across the rural area there is likely to be a negative impact as the provision of public transport in these areas is often problematic without significant public subsidy. If the residual development is concentrated in locations adjacent to existing public transport infrastructure, closer to urban centres, then the provision of public transport and access to services by walking and cycling is less of an issue and may result in a positive impact on this objective.</p>	
<p>9. Waste and Pollution How will this scenario help minimise waste created during construction and in use, and reduce light, air, noise pollution?</p>	<p>Short term There will be opportunities to reuse and recycle materials on brownfield sites, particularly where existing structures are demolished. The contribution that new urban development makes to light pollution is likely to be negligible. The amount of light pollution in rural areas is likely to be greater due to the darker skies experienced there; the distribution pattern of development to existing settlements will be the biggest determinant of this impact and cannot be assessed at this stage.</p>	GREEN
	<p>Long term Waste, light, air and noise pollution when the development is in use will be dependent on the masterplanning of individual sites and whether or not new development is built to the highest environmental standards. It is expected that the JCS will contain policies with regard to sustainable construction and masterplanning. The feasibility of using waste for energy when planning for large scale developments could also be investigated.</p> <p>The greater the number of households in the area, the greater the likelihood of increased waste arisings overall. Providing space to store recyclable materials within developments and provision of recycling centres can help encourage more sustainable habits among the population and may reduce waste arisings per capita. The provision of recycling facilities this needs to be integrated into careful masterplanning.</p> <p>Broad Location T2 may contain contaminated land; its redevelopment could therefore have a potential positive impact on this objective.</p>	GREEN/ AMBER

SA Objective/Indicator	Commentary	Performance
<p>10. The economy How well will this scenario help to ensure the availability of employment land, encourage inward investment and support existing businesses?</p>	<p>Short term In the early stages of the plan the focus for development under this scenario is within the urban areas where employment land is limited to existing permissions and allocations. Current forecasts suggest circa 40ha of additional B Class employment land is required across the JCS area to accommodate anticipated employment growth of approximately 4% in B Class jobs over the plan period. However, this land requirement is allied to an element of “spaceless” growth wherein approximately 10% growth of all B1(a/b) and B8 sector jobs takes place without the need for additional floorspace due to space management efficiencies. This accounts for approximately 1% of the total growth anticipated over the plan period.</p> <p>In the short term “spaceless” growth may allow growth in B1(a/b) and B8 sector jobs as will the take up of existing permissions and allocations. B2/B1(c) sector jobs are set to decrease by an average of 19% across the JCS area which will also free up a certain amount of floorspace.</p> <p>In common with Scenarios C and D there may be a certain lag in the development of employment sites within the broad location areas under this scenario. This may mean that employment led development opportunities come forward in the short term within the urban areas but further inward investment and expansion of existing businesses is delayed as land availability is limited.</p>	<p>RED/ AMBER</p>
	<p>Long term Current forecasts suggest a circa 40ha of B Class employment land is required across the JCS area to accommodate anticipated employment growth of approximately 4% in B Class jobs over the plan period. This land requirement is provided by this scenario in common with scenarios C and D.</p> <p>While 1% of the anticipated 15% growth in jobs is expected to be achieved without a net increase in floorspace, 14% is land dependent. The anticipated further diversification of the economy into non B Class uses accounts for over 11% of the anticipated growth, however the land requirements for this have not been taken into account by this scenario. This non B class growth in areas such as construction, hotels and catering and retail will have some associated land requirements which will need to be provided for. Should the unspecified residential residual be located within the broad locations, there is still potential for the land requirements of the non b class growth to be accommodated within these areas due to the modest scale of development envisaged by this scenario.</p> <p>The modest residential development under this scenario is likely to see the JCS area continue to be an area with low housing affordability; the unmet need for affordable housing is</p>	<p>AMBER/ RED</p>

SA Objective/Indicator	Commentary	Performance
	<p>expected to grow by 10% over the plan period. It is probable that the inaccessibility of market housing to the majority of the population could reduce the attractiveness of the area as a place for business start up and relocation. This in turn could be to the detriment of the economic health and prosperity of the area.</p>	
<p>11. City and Town Centres How well will this scenario ensure the continued vitality and viability of the city and town centres and retail, service, leisure and learning destinations?</p>	<p>Short term In the early part of the plan period this scenario is likely to have a positive impact on ensuring the continued vitality and viability of city and town centres as the majority of new development will be concentrated in the main centres.</p>	GREEN
	<p>Long term In common with Scenarios C and D this scenario is expected to see a modest level of population growth across the JCS area. However, this masks an expected decrease in population in the 25-59 age group in both Cheltenham and Tewkesbury Boroughs. It appears that under this scenario Cheltenham Borough struggles to attract working age people who would support the vitality and viability of the centre and local leisure facilities.</p>	AMBER
<p>12. Sustainable Communities How will this scenario contribute towards the need to reduce inequalities in wellbeing and offer opportunities for all?</p>	<p>Short term The main influences exerted by the JCS on this objective are linked to access to affordable housing, health and education. The urban intensification under this scenario is likely to secure access to health and education services by a choice of means of transport but the modest level of development envisaged means that contributions towards improvements to services may be limited.</p> <p>During the initial half of the plan period the net newly arising affordable housing need is expected to fall significantly in all three districts. This means that, in the short term, more people will be able to access affordable housing that meets their needs. However, the modest level of development anticipated means that the backlog need for affordable housing is not addressed under this scenario and continues to increase.</p> <p>In order to bring forward a sustainable community within broad location T2, it is likely to be necessary to provide substantial investment in community infrastructure including a community centre and primary healthcare due to the distance and accessibility of this area to Tewkesbury town centre. It is debatable whether the modest level of homes would be sufficient to secure this level of community infrastructure when site remediation costs are taken into consideration.</p>	AMBER
	<p>Long term The modest level of development expected under this scenario will mean that contributions towards improvements to services will be limited; in the long term this may lead to services declining due to lack of continuous investment.</p>	RED/ AMBER

SA Objective/Indicator	Commentary	Performance
	<p>Affordability of housing worsens under this scenario. The JCS will need to be delivering almost 1800 affordable homes per year by 2031, if the need for affordable housing is to be met which exceeds the overall annual delivery rate anticipated under this scenario.</p> <p>The projected increase in single person households and particularly lone elderly households is common to all scenarios but under this scenario the limited residential development opportunities is likely to lead to low vacancy rates and a stagnant housing market within Cheltenham Borough. This may mean that more households under-occupy their homes and reduces the ability of families to access existing family sized accommodation, forcing them to relocate to areas outside of the town.</p>	
<p>13. Sustainable Communities How will this scenario help improve community safety and reduce levels of crime and the fear of crime?</p>	<p>Short term The balance between residential development proposed in the existing urban areas and broad locations envisaged by this scenario mean there are opportunities for positive impacts on this objective. The urban development will lead to a more dense urban fabric with a higher population density and greater opportunities for passive surveillance. The provision of dwelling units within existing town and city centres will help reduce fear of crime particularly in the evening as footfall and passive surveillance diversifies away from the patrons of pubs and clubs. Opportunities exist for new development to employ 'secure by design' principles to design out potential crime hotspots in the built environment.</p> <p>Long term The increased number of lone person households, and particularly lone elderly households predicted under all four scenarios is likely to lead to increased fear of crime within the JCS area. This scenario may exacerbate this fear as the level of development may lead to a sluggish housing market which no longer allows people under occupying their homes to move into smaller or purpose built units where they may have greater contact with others. Lone people under occupying larger units may also be targeted by criminals due to the perception that they are easier targets.</p>	<p>GREEN</p> <p>GREEN/ AMBER</p>
<p>14. Health How well will this scenario perform against the objective to improve access for all to health facilities and to promote healthy lifestyles:</p>	<p>Short term The focus on urban intensification and development in the early part of the plan period is likely to see the redevelopment of a number of regeneration sites within the urban areas. Therefore the aspiration to deliver a new City Centre primary health care facility as part of the regeneration of the Greyfriars site in Gloucester is likely to come to fruition which will help to improve access to health care facilities for residents of Gloucester City Centre.</p> <p>The developments envisaged under this scenario will be generally well located to maximise walking, cycling and public transport opportunities to access goods and services. The level of development envisaged should also support enhanced sport and leisure facilities in the urban areas. However, the modest amount of development envisaged for the rural areas will make</p>	<p>AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>it difficult for communities to secure funds for upgraded sport and leisure facilities and for health and leisure services to remain viable. There may be scope for some of the residual development envisaged under this scenario to be allocated to rural areas to help secure rural services.</p> <p>Long term In common with Scenario A, this scenario sees both the backlog of need for affordable housing and the net newly arising need for affordable housing grow significantly over the plan period. A lack of affordable housing may lead to an increase in the number of households unsuitably housed with higher incidences of overcrowding, concealed households and hidden homelessness; all of which have negative mental health impacts.</p> <p>Residential development within broad locations G1 & G4 would require enhanced primary health care to the north and east of Gloucester which may result in better provision for those already living in the Innsworth/Longlevens & Brockworth areas.</p> <p>The level of development at envisaged at broad location C3 will require enhanced primary health care infrastructure to the west of Cheltenham which is likely to result in better provision for existing communities at Swindon Village and Uckington. The lower level of development envisaged within location C6 should be absorbed into the existing health care infrastructure to the south of Cheltenham.</p> <p>The aspiration to secure improved primary health care facilities within Tewkesbury town centre is supported by this scenario as the level of development envisaged will contribute to funding of the facilities. However, the distance of the proposed facilities from broad location T2 may mean that health funding for GP or dental services is a higher priority.</p>	AMBER
<p>15. Housing How well will this scenario perform against the objective to ensure that everyone has access to a decent home that they can afford and meets their need?</p>	<p>Short term During the initial half of the plan period the net newly arising affordable housing need is expected to fall significantly in all three districts. This means that, in the short term, more people will be able to access affordable housing that meets their needs. However, the modest level of development anticipated means that the backlog need for affordable housing is not addressed under this scenario and continues to increase.</p> <p>Long term Affordability worsens slightly under this scenario with the percentage of people able to afford 'affordable rent' products predicted to fall slightly over the latter half of the plan period in all three district areas. The JCS will need to be delivering almost 1,800 affordable homes per year by 2031, if the need for affordable housing is to be met which exceeds the overall annual delivery rate anticipated under this scenario. However, while the percentage of affordable</p>	<p>AMBER</p> <p>AMBER/ RED</p>

SA Objective/Indicator	Commentary	Performance
	<p>housing required will increase in both Gloucester and Cheltenham Borough there is likely to be a fall of 43% across Tewkesbury Borough. The proportion of people expected to be able to meet market level rents remains approximately stable over the plan period under this scenario.</p> <p>Under Scenario B the household to dwelling ratios show that, for much of the forecast period, the number of households will exceed the available housing across the JCS area, particularly within Gloucester. As household numbers exceed available dwellings then concealed households are necessarily created. This shortfall of available housing is likely to exert upward pressure on house prices and market rents – with demand exceeding supply.</p> <p>In common with Scenario A, house price inflation is expected to be more rapid in the later part of the forecast period with a 21% increase in median house price between 2021 and 2031, compared to an 11% increase in the first decade of the forecast period. This will have an impact on affordability and see fewer people being able to afford to buy; stagnation in the housing market could mean that there is more competition for rental properties which may further drive up the cost of market rents and increase the number of people finding it necessary to access an ‘affordable rent’ product.</p> <p>The modest level of development planned for the broad locations areas mean that there should be ample opportunity to plan for the increased levels of aged people in terms of sheltered or extra care housing.</p>	
<p>16. Green/Open Space Will this scenario protect and improve access to public green and open space and/or offer opportunities to create and enhance new open space, along with providing a network of green and open space?</p>	<p>Short term There are good opportunities to introduce green infrastructure and enhance open and green spaces both within the urban areas and in the peripheral locations with this modest level of development. However, in common with all the scenarios, there is a risk that the level of development envisaged within the existing urban area may reduce the level of green and open space within the urban fabric.</p> <p>Long term In the latter part of the plan period the majority of development is concentrated in the broad locations. Each of the locations is dealt with in turn.</p> <p>Broad Location G1 Development of this area could have an extremely positive impact on this objective. Part of location G1 is in floodplain and the provision of strategic SuDS can also be used to create strategic green infrastructure and help create a network of greenspace. This will need to be carefully masterplanned into the design of the overall development at a very early stage.</p>	<p>AMBER/ GREEN</p> <p>GREEN/ AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>Broad Location G9 This area contains important undeveloped greenspace. There will be opportunities through good design to increase access to this greenspace. Through careful masterplanning a green infrastructure network and the provision of some public green space along the northern border of this area could maintain a degree of separation between Innsworth, Churchdown and Gloucester.</p> <p>Broad Location C3 There are currently allotments within area C3, these will need to be protected, and in addition opportunities should be sought to include community gardens/allotments in new development in an attempt to mitigate against the loss of any high grade agricultural land. However, the level of development envisaged in this area should not encroach on the high grade agricultural land present.</p> <p>Broad Location C6 There is currently a significant amount of green and open space close to this area. There are large sports fields at Leckhampton, as well as allotments and public pathways linking the area into Cheltenham. Development of this area will offer significant opportunities to enhance access to open space provided this is carefully masterplanned at the early stages.</p> <p>Broad Location T2 A significant part of this area consists of hardstanding. There are opportunities here to create green and open spaces as part of any development and also to create links to the adjacent open countryside.</p> <p>Commensurate with the moderate levels of development envisaged under this scenario, opportunities to enhance green infrastructure will be limited by the moderate level of income generated from development.</p> <p>The as yet undesignated residual development associated with this scenario carries a low to moderate risk of a negative impact on this objective. The main risk arises if the residual development were to be shared among the broad locations already proposed for development; it would then be a much harder task to incorporate green space into the designs at the masterplanning stage.</p>	
<p>17. Education and Skills How well will this scenario help ensure access to education for all (including</p>	<p>Short term Existing schools will be able to accommodate children from the residential development expected in the urban areas under this scenario. Moreover, residents of the development within the urban areas will be able to access existing public transport routes to gain access to</p>	<p>AMBER/ RED</p>

SA Objective/Indicator	Commentary	Performance
lifelong learning and skills enhancement)?	<p>existing FE colleges at campuses in both Gloucester and Cheltenham.</p> <p>Opportunities for adult education are accessible at both Gloucester and Cheltenham with public transport options along arterial highways between the main centres and from Tewkesbury and Bishops Cleeve. Adult education opportunities are limited within the Tewkesbury/Ashchurch urban area and urban intensification will do little to address this.</p> <p>Existing schools would absorb increased pupil numbers until new facilities provided for primary aged children at broad locations G1, C3 and T2.</p> <p>Long term Cheltenham and Gloucester currently offer very good education and training opportunities catering for all ages and levels of educational attainment. The situation in Tewkesbury is less positive in terms of adult education provision. However, under this scenario, the 25-59 age group is expected to fall by a small amount (1.6%) across the JCS area which may mean that existing provision proves adequate.</p> <p>With the exception of T2, the peripherality of the proposed broad location sites to the main urban areas centres along with good public transport opportunities means that future residents of the broad locations could easily access a good range of education and skills training facilities. In particular G4 offers excellent access to education and skills development. There are a number of nursery and primary schools close to the area which is also in close proximity to Brockworth Enterprise and Community Comprehensive School and Business College.</p> <p>Location T2 is within fairly close proximity to Ashchurch Primary School (20 minute walk). There is a large secondary school at Tewkesbury cannot be considered to be within a 20 minute walking distance. There is a shortage of adult skills and education facilities in Tewkesbury, although Cheltenham's facilities are easily accessible by public transport.</p> <p>There is a risk under that the level of development at each of the broad locations is insufficient to trigger developer contributions to the level of education provision necessary to ease the strain on existing facilities. Under this scenario there is scope for the residual development to be incorporated into the broad locations proposed which may secure contributions for enhanced facilities.</p>	AMBER/ RED
18. Culture and Tourism How will this scenario perform against the objective to protect and	<p>Short term Commensurate with the moderate levels of development envisaged under this scenario, opportunities for Cheltenham and Tewkesbury Boroughs to enhance the cultural heritage of the respective boroughs will be limited by the moderate level of income generated from</p>	AMBER

SA Objective/Indicator	Commentary	Performance
enhance our cultural heritage and promote sustainable tourism?	<p>development.</p> <p>Opportunities for Gloucester to continue to secure vitality and vibrancy of the City Centre as part of the heritage led urban regeneration are likely to continue under this scenario.</p>	
	<p>Long term</p> <p>In common with all the scenarios there is a risk of changes to the character of the existing built form of Cheltenham Town owing to increased demand to build on existing vacant spaces, this in turn may impact on the tourism industry as the character and form of the town changes.</p> <p>The landscape of the JCS is one of the major attractants for tourists to the area. There is a risk that the location of the residual development envisaged under this scenario has a negative impact on the landscape with associated impacts on the attractiveness of the area. In addition the rural residential development has not been attributed to individual villages and there is a risk that unsympathetic development could harm the character and/or setting of particularly sensitive villages.</p> <p>Under this scenario a 57% increase in the over 60s population is anticipated, this may result in urban centres being perceived as retirement locations rather than places for young adults to visit or relocate to.</p>	AMBER

Scenario C

Development Scenario C – 100% Demographic	No. of homes
Base Capacity Plus Windfalls Gloucester Area	8400
Base Capacity Plus Windfalls Cheltenham Area	4300
Base Capacity Plus Windfalls Tewkesbury/Ashchurch Urban Area	500
Base Capacity Tewkesbury Rural Areas	630
1. Base Capacity Total	13,800
2. Rural Areas Total	2,400
Broad Location G1	3100
Broad Location G4	1500
Broad Location G9	750
Broad Location C3	4450
Broad Location C6	1300
Broad Location T2	2100
3. Broad Location Total	13, 200
DEVELOPMENT TOTAL	29,500
Development Target	36,850
Residual Development Requirement	7,400

NB. Figures have been rounded to the nearest hundred

Summary

In addition to the land already within the existing supply either as existing permissions, allocations or windfall development this scenario anticipates a further 13,200 dwellings being brought forward together with circa 40ha of employment land in a number of broad locations adjacent to the existing urban areas of Gloucester, Cheltenham and Tewkesbury/Ashchurch. Within the rural areas, 2400 homes are to be delivered at a rate of 120 per annum over the plan period. In addition to this a further 7400 homes will be delivered in locations that will be specified as the JCS develops. The rate of delivery under this scenario aims to meet the needs of 100% of the projected population to 2031. This scenario anticipates that 56% of the overall development will be delivered in the latter half of the plan period.

This scenario is likely to be of moderate environmental sustainability due to the higher level of development envisaged and its initial focus on the existing urban area. Although there is potential for some loss of biodiversity due to redevelopment of long term brownfield land these impacts can generally be mitigated. Impacts on the European sites within and adjacent to the JCS area are more likely under this scenario than for Scenarios A and B due to the higher level of development; for Scenarios B, C and D these effects are most likely to arise from development within broad locations G1, C3 and T2. There are some potential negative impacts to both biodiversity and access to green and open space under this scenario dependent on how the residual development is distributed. The impact on flooding is likely to be balanced under this scenario. The levels of development currently envisaged within the broad locations could be accommodated within areas not affected by flooding and careful use of SUDs could mean that surface permeability is maintained. Positive environmental impacts under this scenario are contingent on the residual development being accommodated in such a way as to maintain biodiversity, green and open space and avoiding flood prone areas. Although there is scope for some additional development in the majority of the broad locations only C3 and T2 can be recommended to accommodate additional development from the residential residual at this stage. In addition broad locations C5 and C2 may also accommodate some of the residential residual with few negative effects on biodiversity and flooding. Development within the broad locations offers opportunities to make best use of existing public transport links to the urban centres.

Significant decreases are anticipated to the net newly arising need in affordable housing in the first fifteen years of the plan period, however the requirement for affordable housing will rise by a modest amount in both Gloucester City and Cheltenham Borough but is likely to fall by approximately a fifth across Tewkesbury Borough. The level of people able to meet the cost of both market rents and 'affordable rent' products remain approximately stable over the plan period under this scenario, in addition The number of people able to afford to buy increases under this scenario with approximately half of all people being able to afford a home by 2031. This will have positive impacts on ensuring that everyone has access to a decent home at a price they can afford. The level of development envisaged by this scenario is likely to secure the continuation of existing services and secure new services where required. With the exception of C6, the levels of development envisaged at the broad locations would be likely to require enhanced healthcare facilities which could result in better access to healthcare for the surrounding populations. Broad location T2 could accommodate additional development from the residential residual which may make the development more sustainable with regard to access to services.

In the early part of the plan period a degree of economic growth can be secured due to “spaceless” growth and accommodated through existing allocations and permissions. In the mid and latter half of the plan period, employment land will need to be provided within the broad locations. In common with Scenarios B and D there may be a certain lag in the development of employment sites within the broad locations. This may mean that employment led development opportunities come forward within the urban areas but further inward investment and expansion of existing businesses is delayed for a short time. A large proportion of the economic growth over the plan period is predicted to be in the non B class sectors such as retail, tourism and construction. There are land requirements associated with these sectors that it will be difficult to meet within the broad locations proposed for development if the residual requirement for residential development were also to be accommodated in these areas.

Suggested locations for residual development

G3 – but sensitive to landscape considerations

Southernmost areas of C2c, C2d

C5

T2 – but sensitive to landscape considerations to the north of the site

SA Objective/Indicator	Commentary	Performance
<p>5. Biodiversity Overall likely biodiversity impact?</p>	<p>Short term The mixture of green and brownfield development envisaged by this scenario offers the opportunity for biodiversity improvements on brownfield sites coupled with possible losses to biodiversity on greenfield sites. Brownfield redevelopment may offer the opportunity for biodiversity improvements on central area sites, however some long term brownfield sites may have some biodiversity value that could be maintained; in all cases the approach to biodiversity needs to be planned into new development proposals at the earliest possible stage. During construction there could be adverse impacts on biodiversity value. However, it is expected that the JCS will contain a policy requiring all major development proposals to be accompanied by an environmental management plan which would identify any potential negative impacts and provide avoidance and mitigation strategies.</p> <p>The JCS is likely to have “in combination” effects on a number of European sites that lie either within, or in close proximity to, the JCS area. These include possible direct effects from construction on the Cotswold Beechwoods and Dixton Wood SAC. These impacts will be predominantly due to development at broad locations T2 and G1 but may also arise from the residual residential development dependent on its location.</p>	<p>GREEN/ AMBER</p>
	<p>Long term Development within the broad locations could, with carefully masterplanning, provide for significant improvements to local biodiversity value. The impact on biodiversity at each of the broad locations is considered in turn:</p> <p>Broad Location G1 The Innsworth Meadow SSSI (considered to be in unfavourable/recovering position) is situated in the centre of this broad location, without intervention measures this SSSI will continue to decline long term due to isolation from like habitat. A small area of Lowland Meadow BAP is situated to the centre of the site. Coastal and floodplain grazing marsh BAP is situated along the western site boundary, however because this is also a flood constraint area and strategic SuDS will need to be implemented, sympathetic development of G1 could have a positive impact on BAP habitats. Development of this site offers opportunities to introduce proactive management of the SSSI and also reconnect it to the wider habitat. The impact on this objective is therefore uncertain, it would be dependent on how well biodiversity and habitat protection and enhancement are integrated into the detailed masterplans for the site.</p> <p>Broad Location G4 This area contains no biodiversity/habitat designations although it does contain a small</p>	<p>GREEN/ AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>remnant orchard off Brockworth Lane and an orchard off the A46. In addition there is useful habitat along the Horsbere Brook. Retention of the orchards, along with maintenance and enhancement of a linear riparian strip along the brook, could lead to significant biodiversity improvements resulting from development of this site. However, the 1,500 new units suggested for this area, is expected to make retention of these features problematic.</p> <p>Broad Location G9 This area is poor in biodiversity. It is isolated by development and road infrastructure with no connection to other habitat. It is predominantly intensively farmed. A mature hedgerow along the B4063 and perhaps the ditch line could be readily incorporated into any development envisaged at this location. Biodiversity levels could be improved with development of this site, provided making space for wildlife is incorporated at an early stage of the development.</p> <p>Broad Location C3 This area contains no biodiversity/habitat designations. Its current biodiversity quality has been deemed low to moderate although the area does contain a number of protected species. Sympathetic development of sites within the broad location has potential for making space for wildlife and improvements in biodiversity value.</p> <p>Broad Location C6 This area contains a good mosaic of habitat types and biodiversity which could make mitigation difficult. The dominant land use is grazing, which has potentially higher ecological value in comparison to more intensively managed agricultural land. The impact of development would be negative but there are opportunities for enhancement through the creation of green corridors.</p> <p>Broad Location T2 The south of this area has no biodiversity/habitat designations, as it consists of a brownfield site with a significant amount of hardstanding. Development of this area could offer some significant enhancement of biodiversity/habitat features provided making space for wildlife is included in development proposals at an early stage.</p> <p>The JCS is likely to have “in combination” effects on a number of European sites that lie either within, or in close proximity to, the JCS area. These include possible long term effects from air pollution from traffic on Cotswold Beechwoods and Rodborough Common SACs, recreational damage and disturbance on Cotswold Beechwoods and Severn Estuary SACs, effects on water quality and levels on the Severn Estuary and River Wye SACs and impacts on bat foraging areas and flight lines on Wye Valley and Forest of Dean Bat Sites SAC. The</p>	

SA Objective/Indicator	Commentary	Performance
	<p>scale of these impacts will be minimised by this scenario compared to the others due to the lower level of development envisaged under this scenario. These impacts will be predominantly due to development at broad locations G1, T2 and C3 but may also arise from the residual residential development.</p> <p>While the majority of urban sites included under this scenario are brownfield, some are not and their loss may have biodiversity implications. It should also be noted that some brownfield sites, particularly within the Tewkesbury/Ashchurch urban area and rural areas may contain unique habitats for wildlife and/or protected/endangered flora and fauna. Where this is the case it will be important to ensure that new development protects and/or mitigates against adverse impacts as far as possible.</p> <p>The greatest risk to biodiversity under this scenario arises from the as yet unallocated residual development which accounts for over a fifth of the residential development to be provided over the plan period. Since this development is concentrated over the latter half of the plan it constitutes nearly forty percent of the development over that ten year period. While there is potential for this residential development to be accommodated in the areas of search put forward for consideration under this scenario, it is likely that this would have a negative impact on biodiversity. With regards to this objective, the approach most likely to secure positive impacts would be concentrating the residual development in a discrete number of alternative broad locations which could be masterplanned to avoid impacting on existing biodiversity and to provide enhanced habitats where possible. For example, parts of Broad Location C2 and C5 may be suitable for some development with few negative impacts on biodiversity.</p>	
<p>6. Climate Change Mitigation How will this scenario impact on greenhouse gas emissions?</p>	<p>Short term All new development is likely to increase greenhouse gas emissions in the short term due to the high embodied carbon in construction materials, particularly concrete and steel. The greater the amount of new development, the higher the carbon emissions from construction. This scenario is therefore assessed as having a medium negative impact compared to the other scenarios due to the medium level of development it envisages.</p> <p>Long term The amount of greenhouse gases emitted will increase due to new development; however the JCS is expected to contain sustainable construction policies which will seek to reduce greenhouse gas emissions through achieving high levels of energy efficiency and a requirement for renewable energy technologies to be incorporated into large scale development. The JCS is expected to require good design and sustainable construction techniques to lower carbon emissions in use and this will have a positive impact on the aim to reduce carbon emissions.</p>	<p>GREEN/ AMBER</p> <p>AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>The proportional relationship between the amount of new development and the level of carbon emissions from construction means that this development scenario will contribute medium to high levels of greenhouse gas emissions compared with the other development scenarios.</p> <p>NB. This objective does not include transport emissions which are assessed under Objective 8: Sustainable Transport. However, restricting the amount of new housing development could mean that in the long term people seeking accommodation may have to live out of the immediate area which would have negative impact on greenhouse gas emission arising from commuting.</p>	
3. Climate change Adaptation	<p>This objective is not assessed as part of the Scenario Testing. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments.</p>	
4. Flooding How will this scenario impact on flood risk including risk to people and property	<p>Short term</p> <p>Existing residential commitments will have already taken flooding into consideration. Allocations for residential development should be sequentially selected in accordance with Planning Policy Statement 25: Development and Flood Risk. Provided that construction activity does not lead to, or exacerbate, flood risk through contributing to the silting of watercourses due to activities such as wheel washing, there are no anticipated negative impacts on this objective in the short-term due to the development in the urban centres. It is anticipated that the JCS will require all major developments to be accompanied with an environmental management plan which will encompass both construction and in-use issues.</p>	GREEN/ AMBER
	<p>Long Term</p> <p>The development of greenfield land under this scenario could see an increase in the negative impacts of flooding as existing attenuation and surface water storage opportunities may be reduced through development. However, careful planning of the development to incorporate SUDS and/or increased water holding capacity through the creation of balancing ponds or water features could result in a positive impact. Under this scenario development is skewed towards the latter half of the plan period which will allow appropriate upgrades to sewerage and drainage infrastructure to take place ahead of the development.</p> <p>This higher growth scenario can still be implemented without directing development towards areas of flood risk provided that the sequential approach for site selection is adhered to.</p> <p>Development that increases the amount of impermeable surfaces can result in an increase in surface water run-off, which in turn can result in increased flood risk both locally and elsewhere within the catchment area. Scenario C is likely to involve a large land take with an associated large increase in impermeable surfaces, however it will perform better than</p>	GREEN/ AMBER

SA Objective/Indicator	Commentary	Performance
	<p>Scenario D. The extent to which development impacts on flood risk will depend upon not only its location but also its design and the level to which SuD technologies are applied.</p> <p>The majority of the urban development under all scenarios is envisaged over the first ten years of the plan period and this relatively rapid development of sites within the urban area would need to take into account appropriate drainage upgrades to ensure that storm water is dealt with effectively. In addition some existing brownfield sites may contribute to attenuation in the urban area thus reducing surface water run-off.</p> <p>The flood impacts at each of the broad locations put forward for development but affected by flooding is considered in turn:</p> <p>Broad Location G1 A significant proportion of this broad location lies within an area of high flood risk which bisects the site. Land to the south of the area of high risk near Innsworth may be more suitable for development than land to the north as the flood constraint naturally separates the site. The quantity of development envisaged for this location could easily be accommodated to the south of the floodplain. Development at this location will require the use of strategic suds. Careful masterplanning and infrastructure provision will need to be implemented to ensure any development on the most north-western parts of this site do not lead to increased flood risk or danger to human health.</p> <p>Broad Location C3 This location contain some area of high flood risk, however the amount of development proposed can be accommodated on land within the broad location which is not constrained by flood risk. The main risk areas are within the upper reaches of the Hyde Brook (west of Brockhampton) & rural floodplain adjacent to the River Swilgate plus a residual risk of culvert blockage identified upstream of M5 culvert & along the Leigh Brook at Uckington. Important surface water flow routes are identified to the north and south of the site as a result of overland flow from adjacent hills.</p> <p>Development at broad location T2 could have a positive effect on flood risk by reducing the non-porous area of hardstanding.</p> <p>The greatest flood risk under this scenario arises from the as yet unallocated residual development which accounts for over a fifth of the residential development to be provided over the plan period. Since this development is concentrated over the latter half of the plan period it constitutes nearly forty percent of the development over ten years. While there is</p>	

SA Objective/Indicator	Commentary	Performance
	<p>potential for this residential development to be accommodated in the areas of search put forward for consideration under this scenario, it is likely that this would have a negative impact on flood risk, especially within location G1. With regards to this objective, the approach most likely to secure positive impacts would be concentrating the residual development in a discrete number of alternative broad locations which could be masterplanned to avoid areas at risk of flooding and which could secure SUDs technology is implemented to have a positive impact on the level of attenuation and storage of surface water as a result of the development.</p>	
<p>5. Natural Environment How will this scenario impact on the quality of natural resources: Landscape, Soil, and Water</p>	<p>Short term The urban development element of this scenario relies heavily on regeneration and brownfield sites to deliver development; the majority of the new built form would therefore be within an essentially urban landscape and would have little impact on existing landscape character of urban fringes compared to the other scenarios. Development in rural areas would be expected to be situated to minimise landscape impacts, however there is potential for rural development to impact negatively on the landscape. The landscape impacts of development at the broad locations is expected to be more apparent in the latter half of the plan period.</p> <p>Contaminated sites being brought forward under this scenario would require decontamination. The JCS is expected to require all major development proposals to be accompanied with stringent environmental management strategies and plans which will ensure protection and mitigation of the environment and resources during construction.</p> <p>Long term The landscape sensitivity of each of the broad locations put forward for development by this scenario is considered in turn:</p> <p>Broad Locations G1 This location is considered to have an overall low sensitivity. Development at this location will impact upon the existing settlements of Longlevens and Innsworth as well as neighbouring areas of Gloucester. The character and relationship of new development needs to be considered against the existing settlements to ensure that identities are maintained where possible.</p> <p>Broad Location G4 This location is considered to have an overall low sensitivity. Development at this location will impact upon the existing settlements of Brockworth as well as neighbouring areas of Gloucester. The character and relationship of new development needs to be considered against the existing settlements to ensure that identities are maintained where possible. Development at this location would need to consider the existing land typography and</p>	<p>GREEN/ AMBER</p> <p>AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>neighbouring built form whilst respecting and retaining the strong green corridor and historic influence. Provided these points are designed and considered from the outset then the existing surrounding character could be retained within the landscape. Application of a careful master planned approach development on this site at the level envisaged could be accommodated without having an adverse impact on this objective.</p> <p>Broad Location G9 This location has an overall landscape sensitivity rating of medium to high. The area forms part of the greenbelt dividing Innsworth and Churchdown from the larger expanse of Gloucester city. It has four main communication routes in and around it which connect the outer villages to the larger conurbation. These busy routes have views which are likely to be the key visual receptors of this area. Any development within this site will have the advantage of having the existing urban form encompassing the built form, therefore the scope of mitigation would be low. However, the value of this landscape lies within its function of providing a visual divide between the city and the two villages.</p> <p>Broad Location C3 This location is not identified as having any great sensitivity value in the wider landscape. The area is predominantly a flat, agricultural landscape with very little visual, ecological and cultural qualities. There are opportunities for enhancement through the creation of green corridors, following the River Swilgate and Wyman's Brook to the north west which would also act as mitigation for the development of this area. This could also link to the integration with the proposed Severn Vale Regional Park.</p> <p>Broad Location C6 The landscape at south Cheltenham is sensitive and would require careful consideration, not least because of the potential impact on the AONB. However, the edge of escarpment location gives this area a great opportunity to provide green corridor linkages into the AONB. This could help to enhance the setting for new residents and help mitigate the loss of some of this landscape for existing local residents while also softening the impact of any development when viewed from the edge of the escarpment.</p> <p>Broad Location T2 This location encompasses a large area of brownfield land of low landscape value; its redevelopment is likely to have a positive impact on the landscape quality, provided the wider landscape setting is considered as part of the masterplanning and design process.</p> <p>In common with other objectives, the greatest risk to the landscape under this scenario arises</p>	

SA Objective/Indicator	Commentary	Performance
	<p>from the as yet unallocated residual development. There is potential for this residential development to be accommodated in the broad locations with the lowest landscape impact, namely G1, G4, C3 and parts of T2. This would have the benefit of limiting the landscape change to a few areas which is likely to have the most positive effect on this objective. Alternatively the residual development could be located in a discrete number of alternative broad locations selected for their low landscape impact, namely within broad location C5.</p> <p>In terms of water usage and quality Scenario C is for a medium level of growth and is therefore likely to perform reasonably well against the need to ensure that water abstraction, run-off and recharge are kept within carrying capacity. However, this will need to be ascertained in discussions with infrastructure providers and public bodies. There is some potential for negative impacts on water quality within the Severn Estuary SAC as a result of the JCS but the full impact would need to be assessed by the HRA.</p>	
<p>6. Natural Environment How will this scenario impact on the objective to minimise the use of our natural resources including soil, water and best and most versatile/Greenfield land?</p>	<p>Short term This scenario offers the opportunity to reuse/recycle brownfield waste material on site. In the earlier stages of the plan the impact on existing agricultural land or green field sites will be minimised as the majority of development will be focused on brownfield sites in existing urban areas.</p> <p>The majority of development requires a water supply placing demand on both supply of clean water and infrastructure to process waste water and sewage.</p>	<p>AMBER</p>
	<p>Long term The loss of agricultural land is inevitable within this scenario as development within the broad locations is on predominantly greenfield land, the majority of which is agricultural. However, in accordance with the sequential approach for minimising the loss of the best and most versatile agricultural land quality this scenario would result in the loss of lower grade land where possible.</p> <p>Broad Location G1 contains some Grade 1 and Grade 2 agricultural land. Development within this location would be on predominantly Grade 3 land but due to flood constraints development is likely to be limited to the southern areas of the floodplain; this would be likely to lead to the loss of some Grade 1 agricultural land unless masterplanning made the provision of open space/allotments on this area.</p> <p>Broad Location C3 contains some Grade 1 agricultural land and therefore its loss to development would have detrimental impact on this objective. However, the scale of development anticipated at this broad location would mean that a relatively large area of the Grade 1 agriculture land at the far west of the site could remain untouched. Provided</p>	<p>AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>opportunities are taken to ensure that some of the high grade agricultural land can be retained within development for allotments, community gardens/orchards, etc., the negative impact can be mitigated.</p> <p>This scenario involves a greater uptake of greenfield land than Scenario A and B but less than Scenario D. The land take associated with the large residual development anticipated under this scenario would need to be carefully masterplanned to ensure that development on Grade 1 and 2 agricultural land was avoided wherever possible.</p> <p>The majority of new development requires a water supply, placing demands on supplies of clean water and the infrastructure to process waste water and sewage. However, this scenario anticipates medium levels of population growth in comparison with scenarios D thus reducing the overall consumption of natural resources.</p>	
<p>7. Historic Environment How will this scenario impact on the objective to protect and enhance the heritage and character of the JCS area?</p>	<p>Short term New development in the Gloucester urban area will help promote urban regeneration and provide opportunities for reuse/regeneration of historic sites around the City. The Cheltenham Task force sites will help to fill gaps in existing urban form linking together development across the Regency Town. Development within Tewkesbury Master Plan area will aid vitality and vibrancy of the Town.</p> <p>The distribution of development across the rural area would need to be carefully planned to ensure that the character of historic settlements is retained.</p>	<p>AMBER</p>
	<p>Long term It is expected that the JCS will contain design policies to ensure new development respects and, where possible, enhances the historic environment. This is particularly pertinent to Cheltenham where the drive to reuse brownfield land in the urban area already places pressure on the borough's cultural heritage.</p> <p>Within the Broad Locations there are listed buildings at Twigworth but these would not be detrimentally affected by any development proposal at this location. There could be a significant adverse affect at Broad Location G4; Brockworth Court lies in the centre and represents the ecclesiastical structure of society in the medieval period. It is considered essential to maintain an area of open landscape around these existing historic structures. 1,500 new homes on this narrow linear area could have a significant adverse impact on the setting and historical value of Brockworth Court, however if a smaller scale of development were to be considered, then the area could be more easily be developed in a manner which would not be detrimental to the setting of the historical buildings.</p>	<p>AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>Broad Location C3 contains a number of archaeological features, and listed buildings, including a scheduled monument at Treddington. The level of development envisaged for this location can be accommodated without impacting on these historic features.</p> <p>Broad Location C6 has a strong sense of cultural heritage in spite of the proximity of the area to the urban edge of Cheltenham. The area's sense of place and history is particularly strong due to the presence of the moat and fishpond Scheduled Monument, and historic buildings in the vicinity and the presence of surviving ridge and furrow to the east. However the level of development envisaged on this site mean that it will be difficult to avoid any detrimental impact on the historic environment. A smaller scale of development could more easily accommodate retention of the historic features.</p> <p>The residual development required under this scenario could be contained within the broad locations put forward for development but dependent on the sensitivity of the area could have potentially negative impacts on this objective. For example, further development could be accommodated within locations C3 and T2 with little or no negative impacts on the historic environment.</p>	
<p>8. Sustainable Transport How well will this scenario reduce the need to travel and promote more sustainable transport choices and achieve a modal shift to public transport, cycling and walking.</p>	<p>Short term By concentrating development within existing urban areas and peripheral locations best use can be made of existing public transport infrastructure as well as encouraging sustainable modes of transport such as cycling and walking. The concentrations of development envisaged under this scenario at the broad locations make the provision of new public transport infrastructure easier to incorporate into the development at the planning stage.</p> <p>Encouragement for the use of sustainable modes of transport, such as public use bicycles and cycle lanes, has been secured through residential development. The opportunities for this type of infrastructure investment are moderate in line with the moderate level of development envisaged by this scenario.</p> <p>Long term The majority of the development envisaged at each of the Broad Locations will take place in the latter half of the plan period. Each of the locations is dealt with in turn:</p> <p>Broad Locations G1 and G3 Both these locations are adjacent to main transport routes and are considered accessible locations. As such, this scenario maximises the opportunities to both capitalise on existing public transport and increase the opportunities for a choice of means of access to goods and services for the people living in new homes in this area.</p>	<p>GREEN</p> <p>RED</p>

SA Objective/Indicator	Commentary	Performance
	<p data-bbox="512 215 758 245">Broad Location G9</p> <p data-bbox="512 250 1703 415">This area is well located close to the A40. In addition, the Old Cheltenham Road bisects the site from east to west. High frequency bus services between Gloucester and Cheltenham currently traverse the location. Development of this area could (provide a safe green infrastructure network linked into current pedestrian and cycle ways. This location is ideally situated to encourage a modal shift away from the use of the private car.</p> <p data-bbox="512 451 758 480">Broad Location C3</p> <p data-bbox="512 485 1724 683">This area is well connected to Cheltenham by public transport. High frequency bus routes run along Tewkesbury Road and opportunities exist to support travel by non-car modes for the southern and central parts of the this broad location due to its proximity to the north-west periphery of Cheltenham. There is also the potential to include a park and ride facility here, this reducing congestion and associated air pollution in the town centre but may not reduce the number of car based journeys.</p> <p data-bbox="512 751 758 781">Broad Location C6</p> <p data-bbox="512 786 1724 886">Significant opportunities exist at this location to support travel by non-car modes given the close proximity to the South western periphery of Cheltenham and existing public transport. A network of footpaths provides good connections to the urban edge.</p> <p data-bbox="512 922 758 951">Broad Location T2</p> <p data-bbox="512 956 1724 1317">This location is a considerable distance from Tewkesbury town centre; however it is well connected to highway infrastructure. There are frequent public transport services through adjacent Northway into both Tewkesbury and Cheltenham town centres with good potential to extend the public transport network into this broad location and to provide some pedestrian and cycling links. However, the high level of employment land already existing and envisaged at this location combined with the relatively low number of residential units may increase in-commuting from the surrounding area. This will have an extremely negative impact on this objective as the majority of these journeys are likely to be by private car. However, it should also be noted that the brownfield site currently used as employment space by the MOD forms a significant part of this broad location. Approximately 630 people are employed on the MOD site; therefore there may be no net increase in the number of in commuting journeys.</p> <p data-bbox="512 1352 1713 1453">A protected potential freight railhead exists within this broad location, which should be explored as part of any development at this location. Development at broad location T2 offers opportunities to enhance the station at Ashchurch and frequency of train services serving the</p>	

SA Objective/Indicator	Commentary	Performance
	<p>area. This could improve the attraction of rail for commuting to the other main centres for both new and existing residents and could make rail freight a viable alternative for both the existing and proposed businesses within and surrounding this location.</p> <p>All the broad locations envisaged for development under this scenario offer significant opportunities to implement more sustainable transport choices. The medium level of development means that congestion may become an issue.</p> <p>There is potential for either a positive or negative impact on this objective as a result of the residual development envisaged under this scenario. If the development is dispersed across the rural area there is likely be a negative impact as the provision of public transport in these areas is often problematic without significant public subsidy. If the residual development is concentrated in locations adjacent to existing public transport infrastructure, closer to urban centres, then the provision of public transport and access to services by walking and cycling is less of an issue and may result in a positive impact on this objective.</p>	
<p>9. Waste and Pollution How will this scenario help minimise waste created during construction and in use, and reduce light, air, noise pollution?</p>	<p>Short term There will be opportunities to reuse and recycle materials on brownfield sites, particularly where existing structures are demolished. The contribution that new urban development makes to light pollution is likely to be negligible. The amount of light pollution in rural areas is likely to be greater due to the darker skies experienced there; the distribution pattern of development to existing settlements will be the biggest determinant of this impact and cannot be assessed at this stage.</p> <p>Long term Waste, light, air and noise pollution when the development is in use will be dependent on the masterplanning of individual sites and whether or not new development is built to the highest environmental standards. It is expected that the JCS will contain policies with regard to sustainable construction and masterplanning. The feasibility of using waste for energy when planning for large scale developments could also be investigated.</p> <p>The greater the number of households in the area, the greater the likelihood of increased waste arising overall. Providing space to store recyclable materials within developments and provision of recycling centres can help encourage more sustainable habits among the population and may reduce waste arising per capita. The provision of recycling facilities this needs to be integrated into careful masterplanning.</p> <p>Broad Location T2 may contain contaminated land; its redevelopment could therefore have a potential positive impact on this objective.</p>	<p>GREEN</p> <p>GREEN/ AMBER</p>

SA Objective/Indicator	Commentary	Performance
<p>10. The economy How well will this scenario help to ensure the availability of employment land, encourage inward investment and support existing businesses?</p>	<p>Short term In the early stages of the plan the focus for development under this scenario is within the urban areas where employment land is limited to existing permissions and allocations. Current forecasts suggest circa 40ha of additional B Class employment land is required across the JCS area to accommodate anticipated employment growth of approximately 4% in B Class jobs over the plan period. However, this land requirement is allied to an element of “spaceless” growth wherein approximately 10% growth of all B1(a/b) and B8 sector jobs takes place without the need for additional floorspace due to space management efficiencies. This accounts for approximately 1% of the total growth anticipated over the plan period.</p> <p>In the short term “spaceless” growth may allow growth in B1(a/b) and B8 sector jobs as will the take up of existing permissions and allocations. B2/B1(c) sector jobs are set to decrease by an average of 19% across the JCS area which will also free up a certain amount of floorspace.</p> <p>In common with Scenarios B and D there may be a certain lag in the development of employment sites within the broad location areas under this scenario. This may mean that employment led development opportunities come forward in the short term within the urban areas but further inward investment and expansion of existing businesses is delayed as land availability is limited.</p>	<p>RED/ AMBER</p>
	<p>Long term Current forecasts suggests circa 40ha of B Class employment land is required across the JCS area to accommodate anticipated employment growth of approximately 4% in B Class jobs over the plan period. This land requirement is provided by this scenario in common with scenarios B and D.</p> <p>While 1% of the anticipated 15% growth in jobs is expected to be achieved without a net increase in floorspace, 14% is land dependent. The anticipated further diversification of the economy into non B Class uses accounts for over 11% of the anticipated growth, however the land requirements for this have not been taken into account by this scenario. This non B class growth in areas such as construction, hotels and catering and retail will have some associated land requirements which will need to be provided for. Should the as yet unallocated residential residual be located within the broad locations, there will be limited potential for the land requirements of the non b class growth to be accommodated within these areas due to the higher level of development envisaged by this scenario.</p> <p>The medium level of residential development proposed under this scenario is likely to see the JCS start to become an area with reasonable levels of housing affordability; by the end of the</p>	<p>AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>plan period approximately half of all people are expected to be able to meet the cost of purchasing a home. This is likely to support the economic health and prosperity of the area as the JCS area is likely to a more attractive place for relocation and start up of new businesses.</p>	
<p>11. City and Town Centres How well will this scenario ensure the continued vitality and viability of the city and town centres and retail, service, leisure and learning destinations?</p>	<p>Short term In the early part of the plan period this scenario is likely to have a positive impact on ensuring the continued vitality and viability of city and town centres as the majority of new development will be concentrated in the main centres.</p>	GREEN
	<p>Long term In common with Scenarios B and D this scenario is expected to see a modest level of population growth across the JCS area. However, this masks an expected decrease in population in the 25-59 age group in both Cheltenham and Tewkesbury Boroughs. It appears that under this scenario Cheltenham Borough struggles to attract working age people who would support the vitality and viability of the centre and local leisure facilities.</p>	AMBER
<p>12. Sustainable Communities How will this scenario contribute towards the need to reduce inequalities in wellbeing and offer opportunities for all?</p>	<p>Short term The main influences exerted by the JCS on this objective are linked to access to affordable housing, health and education. The urban intensification under this scenario is likely to secure access to health and education services by a choice of means of transport. The medium level of development envisaged outside the urban area means that the levels of people making use of services should secure existing services and enhance services where necessary. During the initial half of the plan period the net newly arising affordable housing need is expected to fall significantly in all three districts. This means that, in the short term, more people will be able to access affordable housing that meets their needs. Under this scenario the backlog need for affordable housing also falls in the early half of the plan period.</p> <p>In order to bring forward a sustainable community within broad location T2, it is likely to be necessary to provide substantial investment in community infrastructure including a community centre and primary healthcare due to the distance and accessibility of this area to Tewkesbury town centre. It is debatable whether the modest level of homes would be sufficient to secure this level of community infrastructure when site remediation costs are taken into consideration. There may be scope for some of the residual development required by this scenario to be accommodated within area T2 enabling a more sustainable community to be developed at this location.</p>	AMBER
	<p>Long term The medium level of development envisaged outside the urban area means that the levels of people making use of services should secure existing services and enhance services where necessary.</p>	AMBER

SA Objective/Indicator	Commentary	Performance
<p>13. Sustainable Communities How will this scenario help improve community safety and reduce levels of crime and the fear of crime?</p>	<p>Short term The balance between residential development proposed in the existing urban areas and broad locations is skewed in favour of development in the latter. While the urban development will lead to a more dense urban fabric with a higher population density and greater opportunities for passive surveillance there is a risk that residential units in inner urban area remain unoccupied when there exists a greater choice for homes in suburban locations. The provision of dwelling units within existing town and city centres will help reduce fear of crime particularly in the evening as footfall and passive surveillance diversifies away from the patrons of pubs and clubs. Opportunities exist for new development to employ 'secure by design' principles to design out potential crime hotspots in the built environment.</p>	GREEN
	<p>Long term The increased number of lone person households, and particularly lone elderly households predicted under all four scenarios is likely to lead to increased fear of crime within the JCS area. This scenario may exacerbate this fear as the level of development may lead to a sluggish housing market which no longer allows people under occupying their homes to move into smaller or purpose built units where they may have greater contact with others. Lone people under occupying larger units may also be targeted by criminals due to the perception that they are easier targets.</p>	GREEN/ AMBER
<p>14. Health How well will this scenario perform against the objective to improve access for all to health facilities and to promote healthy lifestyles:</p>	<p>Short term The focus on urban intensification and development in the early part of the plan period is likely to see the redevelopment of a number of regeneration sites within the urban areas. Therefore the aspiration to deliver a new City Centre primary health care facility as part of the regeneration of the Greyfriars site in Gloucester is likely to come to fruition which will help to improve access to health care facilities for residents of Gloucester City Centre.</p> <p>The developments envisaged under this scenario will be generally well located to maximise walking, cycling and public transport opportunities to access goods and services. The level of development envisaged should also support enhanced sport and leisure facilities in the urban areas. However, the modest amount of development envisaged for the rural areas will make it difficult for communities to secure funds for upgraded sport and leisure facilities and for health and leisure services to remain viable. There may be scope for some of the residual development envisaged under this scenario to be allocated to rural areas to help secure rural services.</p>	AMBER
	<p>Long term This scenario sees both the backlog of need for affordable housing and the net newly arising need for affordable housing fall during the middle of the plan period before rising again. A lack of affordable housing may lead to an increase in the number of households unsuitably housed with higher incidences of overcrowding, concealed households and hidden</p>	AMBER

SA Objective/Indicator	Commentary	Performance
	<p>homelessness; all of which have negative mental health impacts.</p> <p>Residential development within broad locations G1 & G4 would require enhanced primary health care to the north and east of Gloucester which may result in better provision for those already living in the Innsworth/Longlevens & Brockworth areas.</p> <p>The level of development at envisaged at broad location C3 will require enhanced primary health care infrastructure to the west of Cheltenham which is likely to result in better provision for existing communities at Swindon Village and Uckington. The lower level of development envisaged within location C6 should be absorbed into the existing health care infrastructure to the south of Cheltenham.</p> <p>The aspiration to secure improved primary health care facilities within Tewkesbury town centre is supported by this scenario as the level of development envisaged will contribute to funding of the facilities. However, the distance of the proposed facilities from broad location T2 may mean that health funding for GP or dental services is a higher priority.</p> <p>The high level of residual development under this scenario will require careful planning in terms of healthcare access. There may be scope for more development to be accommodated within some of the broad locations currently proposed for development – particularly within C3 where new healthcare facilities would already be required.</p>	
<p>15. Housing How well will this scenario perform against the objective to ensure that everyone has access to a decent home that they can afford and meets their need?</p>	<p>Short term During the initial half of the plan period the net newly arising affordable housing need is expected to fall significantly in all three districts. This means that, in the short term, more people will be able to access affordable housing that meets their needs. In addition the level of development anticipated means that the backlog need for affordable housing is also addressed under this scenario and begins to decrease.</p> <p>Long term The number of people able to afford to buy increases under this scenario with approximately half of all people being able to afford a home by 2031. This is likely to have a positive impact on affordability and access to housing. The percentage of affordable housing required will increase in both Gloucester and Cheltenham Borough but there is likely to be a fall of 22% across Tewkesbury Borough. The proportion of people expected to be able to meet market level rents remains approximately stable over the plan period under this scenario.</p> <p>Under this scenario the household to dwelling ratios show that the number of households will exceed the available housing within Gloucester and Cheltenham Borough but will fall in</p>	<p>GREEN</p> <p>AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>Tewkesbury Borough by the end of the plan period.. As household numbers exceed available dwellings then concealed households are necessarily created. This shortfall of available housing is likely to exert upward pressure on house prices and market rents – with demand exceeding supply.</p> <p>In common with Scenario A, house price inflation is expected to be more rapid in the later part of the forecast period with a 19% increase in median house price between 2021 and 2031, compared to an 11% increase in the first decade of the forecast period. This will have an impact on affordability and see fewer people being able to afford to buy; which may further drive up the cost of market rents.</p> <p>The level of development planned for the broad locations areas mean that with careful masterplanning there should be opportunities to plan for the increase levels of aged population in terms of sheltered or extra care housing.</p>	
<p>16. Green/Open Space Will this scenario protect and improve access to public green and open space and/or offer opportunities to create and enhance new open space, along with providing a network of green and open space?</p>	<p>Short term There are good opportunities to introduce green infrastructure and enhance open and green spaces both within the urban areas and in the peripheral locations with this modest level of development. However, in common with all the scenarios, there is a risk that the level of development envisaged within the existing urban area may reduce the level of green and open space within the urban fabric.</p> <p>Long term In the latter part of the plan period the majority of development is concentrated in the broad locations. Each of the locations is dealt with in turn.</p> <p>Broad Location G1 Development of this area could have an extremely positive impact on this objective. Part of location G1 is in floodplain and the provision of strategic SuDS can also be used to create strategic green infrastructure and help create a network of greenspace. This will need to be carefully masterplanned into the design of the overall development at a very early stage.</p> <p>Broad Location G9 This area contains important undeveloped greenspace. There will be opportunities through good design to increase access to this greenspace. Through careful masterplanning a green infrastructure network and the provision of some public green space along the northern border of this area could maintain a degree of separation between Innsworth, Churchdown and Gloucester.</p> <p>Broad Location C3</p>	<p>AMBER/ GREEN</p> <p>GREEN/ AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>There are currently allotments within area C3, these will need to be protected, and in addition opportunities should be sought to include community gardens/allotments in new development in an attempt to mitigate against the loss of any high grade agricultural land. However, the level of development envisaged in this area should not encroach on the high grade agricultural land present.</p> <p>Broad Location C6 There is currently a significant amount of green and open space close to this area. There are large sports fields at Leckhampton, as well as allotments and public pathways linking the area into Cheltenham. Development of this area will offer significant opportunities to enhance access to open space provided this is carefully masterplanned at the early stages.</p> <p>Broad Location T2 A significant part of this area consists of hardstanding. There are opportunities here to create green and open spaces as part of any development and also to create links to the adjacent open countryside.</p> <p>This scenario maximises the opportunities to enhance green infrastructure in line with the higher levels of contribution that can be generated from the higher levels of development envisaged.</p> <p>The as yet undesignated residual development associated with this scenario carries a low to moderate risk of a negative impact on this objective. The main risk arises if the residual development were to be shared among the broad locations already proposed for development; it would then be a much harder task to incorporate green space into the designs at the masterplanning stage.</p>	
<p>17. Education and Skills How well will this scenario help ensure access to education for all (including lifelong learning and skills enhancement)?</p>	<p>Short term Existing schools will be able to accommodate children from the residential development expected in the urban areas under this scenario. Moreover, residents of the development within the urban areas will be able to access existing public transport routes to gain access to existing FE colleges at campuses in both Gloucester and Cheltenham.</p> <p>Opportunities for adult education are accessible at both Gloucester and Cheltenham with public transport options along arterial highways between the main centres and from Tewkesbury and Bishops Cleeve. Adult education opportunities are limited within the Tewkesbury/Ashchurch urban area and urban intensification will do little to address this.</p> <p>Existing schools would absorb increased pupil numbers until new facilities provided for</p>	<p>AMBER/ RED</p>

SA Objective/Indicator	Commentary	Performance
	<p>primary aged children at broad locations G1, C3 and T2.</p> <p>Long term Cheltenham and Gloucester currently offer very good education and training opportunities catering for all ages and levels of educational attainment. The situation in Tewkesbury is less positive in terms of adult education provision.</p> <p>With the exception of T2, the peripherality of the proposed broad location sites to the main urban areas centres along with good public transport opportunities means that future residents of the broad locations could easily access a good range of education and skills training facilities. In particular G4 offers excellent access to education and skills development. There are a number of nursery and primary schools close to the area which is also in close proximity to Brockworth Enterprise and Community Comprehensive School and Business College.</p> <p>Location T2 is within fairly close proximity to Ashchurch Primary School (20 minute walk). There is a large secondary school at Tewkesbury cannot be considered to be within a 20 minute walking distance. There is a shortage of adult skills and education facilities in Tewkesbury, although Cheltenham's facilities are easily accessible by public transport.</p> <p>There is a risk under that the level of development at each of the broad locations is insufficient to trigger developer contributions to the level of education provision necessary to ease the strain on existing facilities. Under this scenario there is scope for some of the residual development to be incorporated into the broad locations proposed which may secure contributions for enhanced facilities.</p>	AMBER/ RED
<p>18. Culture and Tourism How will this scenario perform against the objective to protect and enhance our cultural heritage and promote sustainable tourism?</p>	<p>Short term This scenario offers a greater level of opportunity to enhance the historic heritage of Cheltenham and Tewkesbury Boroughs than scenarios A and B in line with the higher levels of contribution that can be generated from the higher levels of development.</p> <p>Opportunities for Gloucester to continue to secure vitality and vibrancy of the City Centre as part of the heritage led urban regeneration are likely to continue under this scenario.</p>	AMBER
	<p>Long term In common with all the scenarios there is a risk of changes to the character of the existing built form of Cheltenham Town owing to increased demand to build on existing vacant spaces, this in turn may impact on the tourism industry as the character and form of the town changes.</p>	AMBER

SA Objective/Indicator	Commentary	Performance
	<p>The landscape of the JCS is one of the major attractants for tourists to the area. There is a risk that the location of the residual development envisaged under this scenario has a negative impact on the landscape with associated impacts on the attractiveness of the area. In addition the rural residential development has not been attributed to individual villages and there is a risk that unsympathetic development could harm the character and/or setting of particularly sensitive villages.</p> <p>Under this scenario a 70% increase in the over 60s population is anticipated, this may result in urban centres being perceived as retirement locations rather than places for young adults to visit or relocate to.</p>	

Scenario D

Development Scenario D – 110% Demographic	No. of homes
Base Capacity Plus Windfalls Gloucester Area	8400
Base Capacity Plus Windfalls Cheltenham Area	4300
Base Capacity Plus Windfalls Tewkesbury/Ashchurch Urban Area	500
Base Capacity Tewkesbury Rural Areas	600
1. Base Capacity Total	13,800
2. Rural Areas Total	2,400
Broad Location G1	3100
Broad Location G4	1500
Broad Location G9	750
Broad Location C3	4450
Broad Location C6	1300
Broad Location T2	2100
3. Broad Location Total	13,200
DEVELOPMENT TOTAL	29,500
Development Target	40,500
Residual Development Requirement	11,000

NB. Figures have been rounded to the nearest hundred

Summary

In addition to the land already within the existing supply either as existing permissions, allocations or windfall development this scenario anticipates a further 13,200 dwellings being brought forward together with circa 40ha of employment land in a number of broad locations adjacent to the existing urban areas of Gloucester, Cheltenham and Tewkesbury/Ashchurch. Within the rural areas, 2400 homes are to be delivered at a rate of 120 per annum over the plan period. In addition to this a further 11000 homes will be delivered in locations that will be specified as the JCS develops. The rate of delivery under this scenario aims to meet the needs of 110% of the projected population to 2031. This scenario anticipates that 60% of the overall development will be delivered in the latter half of the plan period.

This scenario is likely to be of lower environmental sustainability than the other scenarios due to the higher level of development envisaged despite its initial focus on the existing urban area. Although there is potential for some loss of biodiversity due to redevelopment of long term brownfield land these impacts can generally be mitigated. Impacts on the European sites within and adjacent to the JCS area are more likely under this scenario than for Scenarios B and C due to the higher level of development; for Scenarios B, C and D these effects are most likely to arise from development within broad locations G1, C3 and T2. There are some potential negative impacts to both biodiversity and access to green and open space under this scenario dependent on how the residual development is distributed. The impact on flooding is likely to be balanced under this scenario. The levels of development currently envisaged within the broad locations could be accommodated within areas not affected by flooding and careful use of SUDs could mean that surface permeability is maintained. Positive environmental impacts under this scenario are contingent on the residual development being accommodated in such a way as to maintain biodiversity, green and open space and avoiding flood prone areas. Although there is scope for some additional development in the majority of the broad locations only C3 and T2 can be recommended to accommodate additional development from the residential residual at this stage, although this is subject to appropriate landscape mitigation. In addition broad locations C5 and C2 may also accommodate some of the residential residual with few negative effects on biodiversity and flooding. Development within the broad locations offers opportunities to make best use of existing public transport links to the urban centres.

Significant decreases are anticipated to the net newly arising need in affordable housing in the first fifteen years of the plan period, however the requirement for affordable housing will rise by a modest amount in both Gloucester City and Cheltenham Borough but is likely to fall by approximately a fifth across Tewkesbury Borough. The level of people able to meet the cost of both market rents and 'affordable rent' products remain approximately stable over the plan period under this scenario, in addition The number of people able to afford to buy increases under this scenario with approximately half of all people being able to afford a home by 2031. This will have positive impacts on ensuring that everyone has access to a decent home at a price they can afford. The level of development envisaged by this scenario is likely to secure the continuation of existing services and secure new services where required. With the exception of C6, the levels of development envisaged at the broad locations would be likely to require enhanced healthcare facilities which could result in better access to healthcare for the surrounding populations. Broad location T2 could accommodate additional development from the residential residual which may make the development more sustainable with regard to access to services.

In the early part of the plan period a degree of economic growth can be secured due to “spaceless” growth and accommodated through existing allocations and permissions. In the mid and latter half of the plan period, employment land will need to be provided within the broad locations. In common with Scenarios B and D there may be a certain lag in the development of employment sites within the broad locations. This may mean that employment led development opportunities come forward within the urban areas but further inward investment and expansion of existing businesses is delayed for a short time. A large proportion of the economic growth over the plan period is predicted to be in the non B class sectors such as retail, tourism and construction. There are land requirements associated with these sectors that it will be difficult to meet within the broad locations proposed for development if the residual requirement for residential development were also to be accommodated in these areas.

Suggested locations for residual development

G3 – but sensitive to landscape considerations

Southernmost areas of C2c, C2d

C5

T2 – but sensitive to landscape considerations to the north of the site

SA Objective/Indicator	Commentary	Performance
<p>7. Biodiversity Overall likely biodiversity impact?</p>	<p>Short term The mixture of green and brownfield development envisaged by this scenario offers the opportunity for biodiversity improvements on brownfield sites coupled with possible losses to biodiversity on greenfield sites. Brownfield redevelopment may offer the opportunity for biodiversity improvements on central area sites, however some long term brownfield sites may have some biodiversity value that could be maintained; in all cases the approach to biodiversity needs to be planned into new development proposals at the earliest possible stage. During construction there could be adverse impacts on biodiversity value. However, it is expected that the JCS will contain a policy requiring all major development proposals to be accompanied by an environmental management plan which would identify any potential negative impacts and provide avoidance and mitigation strategies.</p> <p>The JCS is likely to have “in combination” effects on a number of European sites that lie either within, or in close proximity to, the JCS area. These include possible direct effects from construction on the Cotswold Beechwoods and Dixton Wood SAC. These impacts will be predominantly due to development at broad locations T2 and G1 but may also arise from the residual residential development dependent on its location.</p>	<p>GREEN/ AMBER</p>
	<p>Long term Development within the broad locations could, with carefully masterplanning, provide for significant improvements to local biodiversity value. The impact on biodiversity at each of the broad locations is considered in turn:</p> <p>Broad Location G1 The Innsworth Meadow SSSI (considered to be in unfavourable/recovering position) is situated in the centre of this broad location, without intervention measures this SSSI will continue to decline long term due to isolation from like habitat. A small area of Lowland Meadow BAP is situated to the centre of the site. Coastal and floodplain grazing marsh BAP is situated along the western site boundary, however because this is also a flood constraint area and strategic SuDS will need to be implemented, sympathetic development of G1 could have a positive impact on BAP habitats. Development of this site offers opportunities to introduce proactive management of the SSSI and also reconnect it to the wider habitat. The impact on this objective is therefore uncertain, it would be dependent on how well biodiversity and habitat protection and enhancement are integrated into the detailed masterplans for the site.</p> <p>Broad Location G4 This area contains no biodiversity/habitat designations although it does contain a small</p>	<p>GREEN/ AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>remnant orchard off Brockworth Lane and an orchard off the A46. In addition there is useful habitat along the Horsbere Brook. Retention of the orchards, along with maintenance and enhancement of a linear riparian strip along the brook, could lead to significant biodiversity improvements resulting from development of this site. However, the 1,500 new units suggested for this area, is expected to make retention of these features problematic.</p> <p>Broad Location G9 This area is poor in biodiversity. It is isolated by development and road infrastructure with no connection to other habitat. It is predominantly intensively farmed. A mature hedgerow along the B4063 and perhaps the ditch line could be readily incorporated into any development envisaged at this location. Biodiversity levels could be improved with development of this site, provided making space for wildlife is incorporated at an early stage of the development.</p> <p>Broad Location C3 This area contains no biodiversity/habitat designations. Its current biodiversity quality has been deemed low to moderate although the area does contain a number of protected species. Sympathetic development of sites within the broad location has potential for making space for wildlife and improvements in biodiversity value.</p> <p>Broad Location C6 This area contains a good mosaic of habitat types and biodiversity which could make mitigation difficult. The dominant land use is grazing, which has potentially higher ecological value in comparison to more intensively managed agricultural land. The impact of development would be negative but there are opportunities for enhancement through the creation of green corridors.</p> <p>Broad Location T2 The south of this area has no biodiversity/habitat designations, as it consists of a brownfield site with a significant amount of hardstanding. Development of this area could offer some significant enhancement of biodiversity/habitat features provided making space for wildlife is included in development proposals at an early stage.</p> <p>The JCS is likely to have “in combination” effects on a number of European sites that lie either within, or in close proximity to, the JCS area. These include possible long term effects from air pollution from traffic on Cotswold Beechwoods and Rodborough Common SACs, recreational damage and disturbance on Cotswold Beechwoods and Severn Estuary SACs, effects on water quality and levels on the Severn Estuary and River Wye SACs and impacts on bat foraging areas and flight lines on Wye Valley and Forest of Dean Bat Sites SAC. The</p>	

SA Objective/Indicator	Commentary	Performance
	<p>scale of these impacts will be minimised by this scenario compared to the others due to the lower level of development envisaged under this scenario. These impacts will be predominantly due to development at broad locations G1, T2 and C3 but may also arise from the residual residential development.</p> <p>While the majority of urban sites included under this scenario are brownfield, some are not and their loss may have biodiversity implications. It should also be noted that some brownfield sites, particularly within the Tewkesbury/Ashchurch urban area and rural areas may contain unique habitats for wildlife and/or protected/endangered flora and fauna. Where this is the case it will be important to ensure that new development protects and/or mitigates against adverse impacts as far as possible.</p> <p>The greatest risk to biodiversity under this scenario arises from the as yet unallocated residual development which accounts for over a quarter of the residential development to be provided over the plan period. Since this development is concentrated over the latter half of the plan it constitutes nearly half of the development over that ten year period. While there is potential for this residential development to be accommodated in the areas of search put forward for consideration under this scenario, it is likely that this would have a negative impact on biodiversity. With regards to this objective, the approach most likely to secure positive impacts would be concentrating the residual development in a discrete number of alternative broad locations which could be masterplanned to avoid impacting on existing biodiversity and to provide enhanced habitats where possible. For example, parts of Broad Location C2 and C5 may be suitable for some development with few negative impacts on biodiversity.</p>	
<p>8. Climate Change Mitigation How will this scenario impact on greenhouse gas emissions?</p>	<p>Short term All new development is likely to increase greenhouse gas emissions in the short term due to the high embodied carbon in construction materials, particularly concrete and steel. The greater the amount of new development, the higher the carbon emissions from construction. This scenario is therefore assessed as having a medium negative impact compared to the other scenarios due to the medium level of development it envisages.</p> <p>Long term The amount of greenhouse gases emitted will increase due to new development; however the JCS is expected to contain sustainable construction policies which will seek to reduce greenhouse gas emissions through achieving high levels of energy efficiency and a requirement for renewable energy technologies to be incorporated into large scale development. The JCS is expected to require good design and sustainable construction techniques to lower carbon emissions in use and this will have a positive impact on the aim to reduce carbon emissions.</p>	<p>GREEN/ AMBER</p> <p>AMBER</p>

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	<p>The proportional relationship between the amount of new development and the level of carbon emissions from construction means that this development scenario will contribute medium to high levels of greenhouse gas emissions compared with the other development scenarios.</p> <p>NB. This objective does not include transport emissions which are assessed under Objective 8: Sustainable Transport. However, restricting the amount of new housing development could mean that in the long term people seeking accommodation may have to live out of the immediate area which would have negative impact on greenhouse gas emission arising from commuting.</p>	
3. Climate change Adaptation	<p>This objective is not assessed as part of the Scenario Testing. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments.</p>	
4. Flooding How will this scenario impact on flood risk including risk to people and property	<p>Short term</p> <p>Existing residential commitments will have already taken flooding into consideration. Allocations for residential development should be sequentially selected in accordance with Planning Policy Statement 25: Development and Flood Risk. Provided that construction activity does not lead to, or exacerbate, flood risk through contributing to the silting of watercourses due to activities such as wheel washing, there are no anticipated negative impacts on this objective in the short-term due to the development in the urban centres. It is anticipated that the JCS will require all major developments to be accompanied with an environmental management plan which will encompass both construction and in-use issues.</p>	GREEN/ AMBER
	<p>Long Term</p> <p>The development of greenfield land under this scenario could see an increase in the negative impacts of flooding as existing attenuation and surface water storage opportunities may be reduced through development. However, careful planning of the development to incorporate SUDS and/or increased water holding capacity through the creation of balancing ponds or water features could result in a positive impact. Under this scenario development is skewed towards the latter half of the plan period which will allow appropriate upgrades to sewerage and drainage infrastructure to take place ahead of the development.</p> <p>This higher growth scenario can still be implemented without directing development towards areas of flood risk provided that the sequential approach for site selection is adhered to.</p> <p>Development that increases the amount of impermeable surfaces can result in an increase in surface water run-off, which in turn can result in increased flood risk both locally and elsewhere within the catchment area. Scenario D is likely to involve the largest land take of all the scenarios with an associated large increase in impermeable surfaces. The extent to which development impacts on flood risk will depend upon not only its location but also its</p>	GREEN/ AMBER

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	<p>design and the level to which SuD technologies are applied.</p> <p>The majority of the urban development under all scenarios is envisaged over the first ten years of the plan period and this relatively rapid development of sites within the urban area would need to take into account appropriate drainage upgrades to ensure that storm water is dealt with effectively. In addition some existing brownfield sites may contribute to attenuation in the urban area thus reducing surface water run-off.</p> <p>The flood impacts at each of the broad locations put forward for development but affected by flooding is considered in turn:</p> <p>Broad Location G1 A significant proportion of this broad location lies within an area of high flood risk that bisects the site. Land to the south of high risk area near Innsworth may be more suitable for development than land to the north as the flood constraint naturally separates the site. The quantity of development envisaged for this location could easily be accommodated to the south of the floodplain. Development at this location will require the use of strategic suds. Careful masterplanning and infrastructure provision will need to be implemented to ensure any development on the most north-western parts of this site do not lead to increased flood risk or danger to human health.</p> <p>Broad Location C3 This location contains some areas of high flood risk however the amount of development proposed can be accommodated on land within the broad location which is not constrained by flood risk. The main risk areas are within the upper reaches of the Hyde Brook (west of Brockhampton) & rural floodplain adjacent to the River Swilgate plus a residual risk of culvert blockage identified upstream of M5 culvert & along the Leigh Brook at Uckington. Important surface water flow routes are identified to the north and south of the site as a result of overland flow from adjacent hills.</p> <p>Development at broad location T2 could have a positive effect on flood risk by reducing the non-porous area of hardstanding.</p> <p>The greatest flood risk under this scenario arises from the as yet unallocated residual development which accounts for over a quarter of the residential development to be provided over the plan period. Since this development is concentrated over the latter half of the plan period it constitutes nearly half of the development over ten years. While there is potential for this residential development to be accommodated in the areas of search put forward for</p>	

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	<p>consideration under this scenario, it is likely that this would have a negative impact on flood risk, especially within location G1. With regards to this objective, the approach most likely to secure positive impacts would be concentrating the residual development in a discrete number of alternative broad locations which could be masterplanned to avoid areas at risk of flooding and which could secure SUDs technology is implemented to have a positive impact on the level of attenuation and storage of surface water as a result of the development.</p>	
<p>5. Natural Environment How will this scenario impact on the quality of natural resources: Landscape, Soil, and Water</p>	<p>Short term The urban development element of this scenario relies heavily on regeneration and brownfield sites to deliver development; the majority of the new built form would therefore be within an essentially urban landscape and would have little impact on existing landscape character of urban fringes compared to the other scenarios. Development in rural areas would be expected to be situated to minimise landscape impacts, however there is potential for rural development to impact negatively on the landscape. The landscape impacts of development at the broad locations is expected to be more apparent in the latter half of the plan period.</p> <p>Contaminated sites being brought forward under this scenario would require decontamination. The JCS is expected to require all major development proposals to be accompanied with stringent environmental management strategies and plans which will ensure protection and mitigation of the environment and resources during construction.</p>	<p>GREEN/ AMBER</p>
	<p>Long term The landscape sensitivity of each of the broad locations put forward for development by this scenario is considered in turn:</p> <p>Broad Locations G1 This location is considered to have an overall low sensitivity. Development at this location will impact upon the existing settlements of Longlevens and Innsworth as well as neighbouring areas of Gloucester. The character and relationship of new development needs to be considered against the existing settlements to ensure that identities are maintained where possible.</p> <p>Broad Location G4 This location is considered to have an overall low sensitivity. Development at this location will impact upon the existing settlements of Brockworth as well as neighbouring areas of Gloucester. The character and relationship of new development needs to be considered against the existing settlements to ensure that identities are maintained where possible. Development at this location would need to consider the existing land topography and neighbouring built form whilst respecting and retaining the strong green corridor and historic influence. Provided these points are designed and considered from the outset then the</p>	<p>AMBER</p>

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	<p>existing surrounding character could be retained within the landscape. Application of a careful master planned approach development on this site at the level envisaged could be accommodated without having an adverse impact on this objective.</p> <p>Broad Location G9 This location has an overall landscape sensitivity rating of medium to high. The area forms part of the greenbelt dividing Innsworth and Churchdown from the larger expanse of Gloucester city. It has four main communication routes in and around it which connect the outer villages to the larger conurbation. These busy routes have views which are likely to be the key visual receptors of this area. Any development within this site will have the advantage of having the existing urban form encompassing the built form, therefore the scope of mitigation would be low. However, the value of this landscape lies within its function of providing a visual divide between the city and the two villages.</p> <p>Broad Location C3 This location is not identified as having any great sensitivity value in the wider landscape. The area is predominantly a flat, agricultural landscape with very little visual, ecological and cultural qualities. There are opportunities for enhancement through the creation of green corridors, following the River Swilgate and Wyman's Brook to the north west which would also act as mitigation for the development of this area. This could also link to the integration with the proposed Severn Vale Regional Park.</p> <p>Broad Location C6 The landscape at south Cheltenham is sensitive and would require careful consideration, not least because of the potential impact on the AONB. However, the edge of escarpment location gives this area a great opportunity to provide green corridor linkages into the AONB. This could help to enhance the setting for new residents and help mitigate the loss of some of this landscape for existing local residents while also softening the impact of any development when viewed from the edge of the escarpment.</p> <p>Broad Location T2 This location encompasses a large area of brownfield land of low landscape value; its redevelopment is likely to have a positive impact on the landscape quality, provided the wider landscape setting is considered as part of the masterplanning and design process.</p> <p>In common with other objectives, the greatest risk to the landscape under this scenario arises from the as yet unallocated residual development. There is potential for this residential development to be accommodated in the broad locations with the lowest landscape impact,</p>	

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	<p>namely G1, G4, C3 and parts of T2. This would have the benefit of limiting the landscape change to a few areas which is likely to have the most positive effect on this objective. Alternatively the residual development could be located in a discrete number of alternative broad locations selected for their low landscape impact, namely broad location C5 although this location has limited capacity.</p> <p>In terms of water usage and quality; Scenario D is for a high level of growth and is therefore likely to perform poorly against the need to ensure that water abstraction, run-off and recharge are kept within carrying capacity. However, this will need to be ascertained in discussions with infrastructure providers and public bodies. There is some potential for negative impacts on water quality within the Severn Estuary SAC as a result of the JCS but the full impact would need to be assessed by the HRA.</p>	
<p>6. Natural Environment How will this scenario impact on the objective to minimise the use of our natural resources including soil, water and best and most versatile/Greenfield land?</p>	<p>Short term This scenario offers the opportunity to reuse/recycle brownfield waste material on site. In the earlier stages of the plan the impact on existing agricultural land or green field sites will be minimised as the majority of development will be focused on brownfield sites in existing urban areas.</p> <p>The majority of development requires a water supply placing demand on both supply of clean water and infrastructure to process waste water and sewage.</p>	<p>AMBER</p>
	<p>Long term The loss of agricultural land is inevitable within this scenario as development within the broad locations is on predominantly greenfield land, the majority of which is agricultural. However, in accordance with the sequential approach for minimising the loss of the best and most versatile agricultural land quality this scenario would result in the loss of lower grade land where possible.</p> <p>Broad Location G1 contains some Grade 1 and Grade 2 agricultural land. Development within this location would be on predominantly Grade 3 land but due to flood constraints development is likely to be limited to the southern areas of the floodplain; this would be likely to lead to the loss of some Grade 1 agricultural land unless masterplanning made the provision of open space/allotments on this area.</p> <p>Broad Location C3 contains some Grade 1 agricultural land and therefore its loss to development would have detrimental impact on this objective. However, the scale of development anticipated at this broad location would mean that a relatively large area of the Grade 1 agriculture land at the far west of the site could remain untouched. Provided opportunities are taken to ensure that some of the high grade agricultural land can be</p>	<p>AMBER</p>

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	<p>retained within development for allotments, community gardens/orchards, etc., the negative impact can be mitigated.</p> <p>This scenario involves the greatest uptake of greenfield land of all the scenarios. The land take associated with the large residual development anticipated under this scenario would need to be carefully masterplanned to ensure that development on Grade 1 and 2 agricultural land was avoided wherever possible.</p> <p>The majority of new development requires a water supply, placing demands on supplies of clean water and the infrastructure to process waste water and sewage. However, this scenario anticipates higher levels of population growth in comparison with the other scenarios and thus maximises the overall consumption of natural resources.</p>	
<p>7. Historic Environment How will this scenario impact on the objective to protect and enhance the heritage and character of the JCS area?</p>	<p>Short term New development in the Gloucester urban area will help promote urban regeneration and provide opportunities for reuse/regeneration of historic sites around the City. The Cheltenham Task force sites will help to fill gaps in existing urban form linking together development across the Regency Town. Development within Tewkesbury Master Plan area will aid vitality and vibrancy of the Town.</p> <p>The distribution of development across the rural area would need to be carefully planned to ensure that the character of historic settlements is retained.</p>	<p>AMBER</p>
	<p>Long term It is expected that the JCS will contain design policies to ensure new development respects and, where possible, enhances the historic environment. This is particularly pertinent to Cheltenham where the drive to reuse brownfield land in the urban area already places pressure on the borough's cultural heritage.</p> <p>Within the Broad Locations there are listed buildings at Twigworth but these would not be detrimentally affected by any development proposal at this location. There could be a significant adverse affect at Broad Location G4; Brockworth Court lies in the centre and represents the ecclesiastical structure of society in the medieval period. It is considered essential to maintain an area of open landscape around these existing historic structures. 1,500 new homes on this narrow linear area could have a significant adverse impact on the setting and historical value of Brockworth Court, however if a smaller scale of development were to be considered, then the area could be more easily be developed in a manner which would not be detrimental to the setting of the historical buildings.</p>	<p>AMBER</p>

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	<p>Broad Location C3 contains a number of archaeological features, and listed buildings, including a scheduled monument at Treddington. The level of development envisaged for this location can be accommodated without impacting on these historic features.</p> <p>Broad Location C6 has a strong sense of cultural heritage in spite of the proximity of the area to the urban edge of Cheltenham. The area's sense of place and history is particularly strong due to the presence of the moat and fishpond Scheduled Monument, and historic buildings in the vicinity and the presence of surviving ridge and furrow to the east. However the level of development envisaged on this site mean that it will be difficult to avoid any detrimental impact on the historic environment. A smaller scale of development could more easily accommodate retention of the historic features.</p> <p>Part of the residual development required under this scenario could possibly be contained within the broad locations put forward for development but dependent on the sensitivity of the area could have potentially negative impacts on this objective. For example, further development could be accommodated within locations C3 and T2 with little or no negative impacts on the historic environment.</p>	
<p>8. Sustainable Transport How well will this scenario reduce the need to travel and promote more sustainable transport choices and achieve a modal shift to public transport, cycling and walking.</p>	<p>Short term By concentrating development within existing urban areas and peripheral locations best use can be made of existing public transport infrastructure as well as encouraging sustainable modes of transport such as cycling and walking. The concentrations of development envisaged under this scenario at the broad locations make the provision of new public transport infrastructure easier to incorporate into the development at the planning stage.</p> <p>Encouragement for the use of sustainable modes of transport, such as public use bicycles and cycle lanes, has been secured through residential development. The opportunities for this type of infrastructure investment are moderate in line with the moderate level of development envisaged by this scenario.</p> <p>Long term The majority of the development envisaged at each of the Broad Locations will take place in the latter half of the plan period. Each of the locations is dealt with in turn:</p> <p>Broad Locations G1 and G3 Both these locations are adjacent to main transport routes and are considered accessible locations. As such, this scenario maximises the opportunities to both capitalise on existing public transport and increase the opportunities for a choice of means of access to goods and services for the people living in new homes in this area.</p>	<p>GREEN</p> <p>RED</p>

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	<p data-bbox="512 185 758 212">Broad Location G9</p> <p data-bbox="512 217 1703 380">This area is well located close to the A40. In addition, the Old Cheltenham Road bisects the site from east to west. High frequency bus services between Gloucester and Cheltenham currently traverse the location. Development of this area could provide a safe green infrastructure network linked into current pedestrian and cycle ways. This location is ideally situated to encourage a modal shift away from the use of the private car.</p> <p data-bbox="512 418 758 446">Broad Location C3</p> <p data-bbox="512 451 1724 646">This area is well connected to Cheltenham by public transport. High frequency bus routes run along Tewkesbury Road and opportunities exist to support travel by non-car modes for the southern and central parts of this broad location due to its proximity to the north-west periphery of Cheltenham. There is also the potential to include a park and ride facility here, this reducing congestion and associated air pollution in the town centre but may not reduce the number of car based journeys.</p> <p data-bbox="512 685 758 712">Broad Location C6</p> <p data-bbox="512 717 1724 815">Significant opportunities exist at this location to support travel by non-car modes given the close proximity to the South western periphery of Cheltenham and existing public transport. A network of footpaths provides good connections to the urban edge.</p> <p data-bbox="512 854 758 881">Broad Location T2</p> <p data-bbox="512 886 1724 1253">This location is a considerable distance from Tewkesbury town centre; however it is well connected to highway infrastructure. There are frequent public transport services through adjacent Northway into both Tewkesbury and Cheltenham town centres with good potential to extend the public transport network into this broad location and to provide some pedestrian and cycling links. However, the high level of employment land already existing and envisaged at this location combined with the relatively low number of residential units may increase in-commuting from the surrounding area. This will have an extremely negative impact on this objective as the majority of these journeys are likely to be by private car. However, it should also be noted that the brownfield site currently used as employment space by the MOD forms a significant part of this broad location. Approximately 630 people are employed on the MOD site; therefore there may be no net increase in the number of in commuting journeys.</p> <p data-bbox="512 1292 1724 1446">A protected potential freight railhead exists within this broad location, which should be explored as part of any development at this location. Development at broad location T2 offers opportunities to enhance the station at Ashchurch and frequency of train services serving the area. This could improve the attraction of rail for commuting to the other main centres for both new and existing residents and could make rail freight a viable alternative for both the</p>	

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	<p>existing and proposed businesses within and surrounding this location.</p> <p>All the broad locations envisaged for development under this scenario offer significant opportunities to implement more sustainable transport choices. The medium level of development means that congestion may become an issue.</p> <p>There is potential for either a positive or negative impact on this objective as a result of the residual development envisaged under this scenario. If the development is dispersed across the rural area there is likely be a negative impact as the provision of public transport in these areas is often problematic without significant public subsidy. If the residual development is concentrated in locations adjacent to existing public transport infrastructure, closer to urban centres, then the provision of public transport and access to services by walking and cycling is less of an issue and may result in a positive impact on this objective.</p>	
<p>9. Waste and Pollution How will this scenario help minimise waste created during construction and in use, and reduce light, air, noise pollution?</p>	<p>Short term There will be opportunities to reuse and recycle materials on brownfield sites, particularly where existing structures are demolished. The contribution that new urban development makes to light pollution is likely to be negligible. The amount of light pollution in rural areas is likely to be greater due to the darker skies experienced there; the distribution pattern of development to existing settlements will be the biggest determinant of this impact and cannot be assessed at this stage.</p> <p>Long term Waste, light, air and noise pollution when the development is in use will be dependent on the masterplanning of individual sites and whether or not new development is built to the highest environmental standards. It is expected that the JCS will contain policies with regard to sustainable construction and masterplanning. The feasibility of using waste for energy when planning for large scale developments could also be investigated.</p> <p>The greater the number of households in the area, the greater the likelihood of increased waste arising overall. Providing space to store recyclable materials within developments and provision of recycling centres can help encourage more sustainable habits among the population and may reduce waste arising per capita. The provision of recycling facilities this needs to be integrated into careful masterplanning.</p> <p>Broad Location T2 may contain contaminated land; its redevelopment could therefore have a potential positive impact on this objective.</p>	<p>GREEN</p> <p>GREEN/ AMBER</p>

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<p>10. The economy How well will this scenario help to ensure the availability of employment land, encourage inward investment and support existing businesses?</p>	<p>Short term In the early stages of the plan the focus for development under this scenario is within the urban areas where employment land is limited to existing permissions and allocations. Current forecasts suggest circa 40ha of additional B Class employment land is required across the JCS area to accommodate anticipated employment growth of approximately 4% in B Class jobs over the plan period. However, this land requirement is allied to an element of “spaceless” growth wherein approximately 10% growth of all B1(a/b) and B8 sector jobs takes place without the need for additional floorspace due to space management efficiencies. This accounts for approximately 1% of the total growth anticipated over the plan period.</p> <p>In the short term “spaceless” growth may allow growth in B1(a/b) and B8 sector jobs as will the take up of existing permissions and allocations. B2/B1(c) sector jobs are set to decrease by an average of 19% across the JCS area which will also free up a certain amount of floorspace.</p> <p>In common with Scenarios B and C there may be a certain lag in the development of employment sites within the broad location areas under this scenario. This may mean that employment led development opportunities come forward in the short term within the urban areas but further inward investment and expansion of existing businesses is delayed as land availability is limited.</p>	<p>RED/ AMBER</p>
	<p>Long term Current forecasts suggest circa 40ha of B Class employment land is required across the JCS area to accommodate anticipated employment growth of approximately 4% in B Class jobs over the plan period. This land requirement is provided by this scenario in common with scenarios B and D.</p> <p>While 1% of the anticipated 15% growth in jobs is expected to be achieved without a net increase in floorspace, 14% is land dependent. The anticipated further diversification of the economy into non B Class uses accounts for over 11% of the anticipated growth, however the land requirements for this have not been taken into account by this scenario. This non B class growth in areas such as construction, hotels and catering and retail will have some associated land requirements which will need to be provided for. Should the unspecified residential residual be located within the broad locations, there is still potential for the land requirements of the non b class growth to be accommodated within these areas due to the modest scale of development envisaged by this scenario.</p> <p>The higher levels of residential development proposed under this scenario are likely to see the JCS start to become an area with reasonable levels of housing affordability; by the end of</p>	<p>AMBER/ RED</p>

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	the plan period approximately half of all people are expected to be able to meet the cost of purchasing a home. This is likely to support the economic health and prosperity of the area as the JCS area is likely to a more attractive place for relocation and start up of new businesses.	
11. City and Town Centres How well will this scenario ensure the continued vitality and viability of the city and town centres and retail, service, leisure and learning destinations?	Short term In the early part of the plan period this scenario is likely to have a positive impact on ensuring the continued vitality and viability of city and town centres as the majority of new development will be concentrated in the main centres.	GREEN
	Long term In common with Scenarios B and C this scenario is expected to see a modest level of population growth across the JCS area. However, this masks an expected decrease in population in the 25-59 age group in both Cheltenham and Tewkesbury Boroughs. It appears that under this scenario Cheltenham Borough struggles to attract working age people who would support the vitality and viability of the centre and local leisure facilities.	AMBER
12. Sustainable Communities How will this scenario contribute towards the need to reduce inequalities in wellbeing and offer opportunities for all?	Short term The main influences exerted by the JCS on this objective are linked to access to affordable housing, health and education. The urban intensification under this scenario is likely to secure access to health and education services by a choice of means of transport but the modest level of development envisaged means that contributions towards improvements to services may be limited. During the initial half of the plan period the net newly arising affordable housing need is expected to fall significantly in all three districts. This means that, in the short term, more people will be able to access affordable housing that meets their needs. The higher level of development envisaged outside the urban area means that the levels of people making use of services should secure existing services and enhance services where necessary. In order to bring forward a sustainable community within broad location T2, it is likely to be necessary to provide substantial investment in community infrastructure including a community centre and primary healthcare due to the distance and accessibility of this area to Tewkesbury town centre. It is debatable whether the modest level of homes would be sufficient to secure this level of community infrastructure when site remediation costs are taken into consideration. There may be scope for some of the residual development required by this scenario to be accommodated within area T2 enabling a more sustainable community to be developed at this location.	AMBER

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	<p>Long term</p> <p>The higher level of development envisaged outside the urban area means that the levels of people making use of services should secure existing services and enhance services where necessary.</p>	RED/ AMBER
<p>13. Sustainable Communities</p> <p>How will this scenario help improve community safety and reduce levels of crime and the fear of crime?</p>	<p>Short term</p> <p>The balance between residential development proposed in the existing urban areas and broad locations is skewed in favour of development in the latter. While the urban development will lead to a more dense urban fabric with a higher population density and greater opportunities for passive surveillance there is a risk that residential units in inner urban area remain unoccupied when there exists a greater choice for homes in suburban locations. The provision of dwelling units within existing town and city centres will help reduce fear of crime particularly in the evening as footfall and passive surveillance diversifies away from the patrons of pubs and clubs. Opportunities exist for new development to employ 'secure by design' principles to design out potential crime hotspots in the built environment.</p> <p>Long term</p> <p>The increased number of lone person households, and particularly lone elderly households predicted under all four scenarios is likely to lead to increased fear of crime within the JCS area. This scenario may exacerbate this fear as the level of development may lead to a sluggish housing market which no longer allows people under occupying their homes to move into smaller or purpose built units where they may have greater contact with others. Lone people under occupying larger units may also be targeted by criminals due to the perception that they are easier targets.</p>	GREEN
<p>14. Health</p> <p>How well will this scenario perform against the objective to improve access for all to health facilities and to promote healthy lifestyles:</p>	<p>Short term</p> <p>The focus on urban intensification and development in the early part of the plan period is likely to see the redevelopment of a number of regeneration sites within the urban areas. Therefore the aspiration to deliver a new City Centre primary health care facility as part of the regeneration of the Greyfriars site in Gloucester is likely to come to fruition which will help to improve access to health care facilities for residents of Gloucester City Centre.</p> <p>The developments envisaged under this scenario will be generally well located to maximise walking, cycling and public transport opportunities to access goods and services. The level of development envisaged should also support enhanced sport and leisure facilities in the urban areas. However, the modest amount of development envisaged for the rural areas will make it difficult for communities to secure funds for upgraded sport and leisure facilities and for health and leisure services to remain viable. There may be scope for some of the residual development envisaged under this scenario to be allocated to rural areas to help secure rural services.</p>	GREEN/ AMBER
		AMBER

SA Objective/Indicator	Commentary	Performance
	<p>Long term This scenario sees both the backlog of need for affordable housing and the net newly arising need for affordable housing fall during the middle of the plan period before rising again. A lack of affordable housing may lead to an increase in the number of households unsuitably housed with higher incidences of overcrowding, concealed households and hidden homelessness; all of which have negative mental health impacts.</p> <p>Residential development within broad locations G1 & G4 would require enhanced primary health care to the north and east of Gloucester which may result in better provision for those already living in the Innsworth/Longlevens & Brockworth areas.</p> <p>The level of development at envisaged at broad location C3 will require enhanced primary health care infrastructure to the west of Cheltenham which is likely to result in better provision for existing communities at Swindon Village and Uckington. The lower level of development envisaged within location C6 should be absorbed into the existing health care infrastructure to the south of Cheltenham.</p> <p>The aspiration to secure improved primary health care facilities within Tewkesbury town centre is supported by this scenario as the level of development envisaged will contribute to funding of the facilities. However, the distance of the proposed facilities from broad location T2 may mean that health funding for GP or dental services is a higher priority.</p> <p>The high level of residual development under this scenario will require careful planning in terms of healthcare access. There may be scope for more development to be accommodated within some of the broad locations currently proposed for development – particularly within C3 where new healthcare facilities would already be required.</p>	AMBER
<p>15. Housing How well will this scenario perform against the objective to ensure that everyone has access to a decent home that they can afford and meets their need?</p>	<p>Short term During the initial half of the plan period the net newly arising affordable housing need is expected to fall significantly in all three districts. This means that, in the short term, more people will be able to access affordable housing that meets their needs. In addition the level of development anticipated means that the backlog need for affordable housing is also addressed under this scenario and begins to decrease.</p> <p>Long term The number of people able to afford to buy increases under this scenario with approximately half of all people being able to afford a home by 2031. This is likely to have a positive impact on affordability and access to housing. The percentage of affordable housing required will increase in both Gloucester and Cheltenham Borough but there is likely to be a fall of 22% across Tewkesbury Borough. The proportion of people expected to be able to meet market</p>	<p>GREEN</p> <p>AMBER</p>

SA Objective/Indicator	Commentary	Performance
	<p>level rents remains approximately stable over the plan period under this scenario.</p> <p>Under this scenario the household to dwelling ratios show that the number of households will exceed the available housing within Gloucester and Cheltenham Borough but will fall in Tewkesbury Borough by the end of the plan period. However, are likely to improve as compared with Scenario C. As household numbers exceed available dwellings then concealed households are necessarily created. This shortfall of available housing is likely to exert upward pressure on house prices and market rents – with demand exceeding supply.</p> <p>The level of development planned for the broad locations areas mean that with careful masterplanning there should be opportunities to plan for the increasingly aged population in terms of sheltered or extra care housing, however, should the majority of the residential residual be accommodated within the broad locations currently envisaged for development this type of extra care facility will be much more difficult to accommodate.</p>	
<p>16. Green/Open Space Will this scenario protect and improve access to public green and open space and/or offer opportunities to create and enhance new open space, along with providing a network of green and open space?</p>	<p>Short term There are good opportunities to introduce green infrastructure and enhance open and green spaces both within the urban areas. However, in common with all the scenarios, there is a risk that the level of development envisaged within the existing urban area may reduce the level of green and open space within the urban fabric.</p> <p>Long term In the latter part of the plan period the majority of development is concentrated in the broad locations. Each of the locations is dealt with in turn.</p> <p>Broad Location G1 Development of this area could have an extremely positive impact on this objective. Part of location G1 is in floodplain and the provision of strategic SuDS can also be used to create strategic green infrastructure and help create a network of greenspace. This will need to be carefully masterplanned into the design of the overall development at a very early stage.</p> <p>Broad Location G9 This area contains important undeveloped greenspace. There will be opportunities through good design to increase access to this greenspace. Through careful masterplanning a green infrastructure network and the provision of some public green space along the northern border of this area could maintain a degree of separation between Innsworth, Churchdown and Gloucester.</p> <p>Broad Location C3 There are currently allotments within area C3, these will need to be protected, and in addition</p>	<p>AMBER/ GREEN</p> <p>GREEN/ AMBER</p>

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	<p>opportunities should be sought to include community gardens/allotments in new development in an attempt to mitigate against the loss of any high grade agricultural land. However, the level of development envisaged in this area should not encroach on the high grade agricultural land present.</p> <p>Broad Location C6 There is currently a significant amount of green and open space close to this area. There are large sports fields at Leckhampton, as well as allotments and public pathways linking the area into Cheltenham. Development of this area will offer significant opportunities to enhance access to open space provided this is carefully masterplanned at the early stages.</p> <p>Broad Location T2 A significant part of this area consists of hardstanding. There are opportunities here to create green and open spaces as part of any development and also to create links to the adjacent open countryside.</p> <p>This scenario maximises the opportunities to enhance green infrastructure in line with the higher levels of contribution that can be generated from the higher levels of development.</p> <p>The as yet undesignated residual development associated with this scenario carries a low to moderate risk of a negative impact on this objective. The main risk arises if the majority of the residual development were to be shared among the broad locations already proposed for development; it would then be a much harder task to incorporate green space into the designs at the masterplanning stage.</p>	
<p>17. Education and Skills How well will this scenario help ensure access to education for all (including lifelong learning and skills enhancement)?</p>	<p>Short term Existing schools will be able to accommodate children from the residential development expected in the urban areas under this scenario. Moreover, residents of the development within the urban areas will be able to access existing public transport routes to gain access to existing FE colleges at campuses in both Gloucester and Cheltenham.</p> <p>Opportunities for adult education are accessible at both Gloucester and Cheltenham with public transport options along arterial highways between the main centres and from Tewkesbury and Bishops Cleeve. Adult education opportunities are limited within the Tewkesbury/Ashchurch urban area and urban intensification will do little to address this.</p> <p>Existing schools would absorb increased pupil numbers until new facilities provided for primary aged children at broad locations G1, C3 and T2.</p>	<p>AMBER/ RED</p>

SA Objective/Indicator	Commentary	Performance
	<p>Long term Cheltenham and Gloucester currently offer very good education and training opportunities catering for all ages and levels of educational attainment. The situation in Tewkesbury is less positive in terms of adult education provision.</p> <p>With the exception of T2, the peripherality of the proposed broad location sites to the main urban areas centres along with good public transport opportunities means that future residents of the broad locations could easily access a good range of education and skills training facilities. In particular G4 offers excellent access to education and skills development. There are a number of nursery and primary schools close to the area which is also in close proximity to Brockworth Enterprise and Community Comprehensive School and Business College.</p> <p>Location T2 is within fairly close proximity to Ashchurch Primary School (20 minute walk). There is a large secondary school at Tewkesbury cannot be considered to be within a 20 minute walking distance. There is a shortage of adult skills and education facilities in Tewkesbury, although Cheltenham's facilities are easily accessible by public transport.</p> <p>There is a risk under that the level of development at each of the broad locations is insufficient to trigger developer contributions to the level of education provision necessary to ease the strain on existing facilities. Under this scenario there is scope for some of the residual development to be incorporated into the broad locations proposed which may secure contributions for enhanced facilities.</p>	AMBER/ RED
<p>18. Culture and Tourism How will this scenario perform against the objective to protect and enhance our cultural heritage and promote sustainable tourism?</p>	<p>Short term This scenario maximises the opportunities to enhance the cultural heritage of Cheltenham and Tewkesbury Boroughs in line with the higher levels of contribution that can be generated from the higher levels of development.</p> <p>Opportunities for Gloucester to continue to secure vitality and vibrancy of the City Centre as part of the heritage led urban regeneration are likely to continue under this scenario.</p>	AMBER
	<p>Long term In common with all the scenarios there is a risk of changes to the character of the existing built form of Cheltenham Town owing to increased demand to build on existing vacant spaces, this in turn may impact on the tourism industry as the character and form of the town changes.</p> <p>The landscape of the JCS is one of the major attractants for tourists to the area. There is a risk that the location of the residual development envisaged under this scenario has a</p>	AMBER

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	<p>negative impact on the landscape with associated impacts on the attractiveness of the area. In addition the rural residential development has not been attributed to individual villages and there is a risk that unsympathetic development could harm the character and/or setting of particularly sensitive villages.</p> <p>Under this scenario a 71% increase in the over 60s population is anticipated, this may result in urban centres being perceived as retirement locations rather than places for young adults to visit or relocate to.</p>	