

JCS Broad Locations Sustainability Appraisal

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Site Reference No. G1

Land North of Gloucester

Total Area of Site 283.35 ha

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	Yes	Innsworth Meadow SSSI considered to be in unfavourable/recovering position is situated in the centre of this broad location. SSSI will continue to decline long term due to isolation from like habitat Odd isolated veteran tree Whole area is part of Severn Vale Wet Grassland Strategic Nature Area	RED
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No		GREEN
1c Are there designated BAP Priority Habitats on the site?	Yes	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.	RED
1d Would development of the site be likely to lead to fragmentation of important habitats	No	There are opportunities for development to significantly improve connections between habitats	GREEN
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes	Significant benefits could result from development. Opportunity to bring brooks and immediate fields into sympathetic management. Opportunity to enable SSSI to re-connect to wider habitat. Significant opportunity to integrate into strategic GI and potential Severn Vale Regional Park.	GREEN
Overall likely biodiversity impact?	There is a real opportunity to bring the fields alongside Hatherley Brook and the SSSI into sympathetic management if the site is developed.		GREEN
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.		
2a Does the site have any renewable energy resource potential?	Yes/No	Further information required.	
2b Is there large energy/heat demand potential from	Yes/No	Further information required.	

facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?					
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	A significant proportion of this site lies within the floodplain. The flood plain cuts the G1 site in half. Land to the south of the floodplain near Innsworth may be more suitable for development than land to the north as the flood constraint naturally separates the site.	AMBER/RED
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield %	Predominantly Greenfield – 95%			RED
5b Does the site contain any existing buildings which could be refurbished?	Yes/No	Further information required.			NOT ASSESSED
5c Does the site contain landscape designations e.g. AONB, local designation.	Yes/No	No landscape designations			GREEN
5d Overall judgement of landscape sensitivity		Site G1 – overall rating of sensitivity; low The area is predominantly a flat, agricultural landscape with very little visual, ecological and cultural qualities. Large mature native trees such as Oak and Ash set within hedgerows and historic field boundaries are however prominent within the flat landscape. Distant views to the Cotswold escarpment to the east and various other hills such as Mayhill and Churchdown Hill are visual receptors. The determination of the sensitivity of the site is initially valued as of low quality and the landscape character can be replaced or substituted.			GREEN

6a Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	Yes Grade 1 25%	Yes Grade 2 25%	Yes Grade 3 25%	The site comprises a mix of Grades 1 2, 3 and 4. The northernmost area of the site is Grade 2 and the southernmost Grade 1, surrounded by grade 3.	AMBER
6b Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No				
6c Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No	Further information required.			
6d Are there any water supply constraints?	Yes	SIDP: major reinforcements required			RED
6e Are there any Sewerage Network/Capacity constraints	Yes	SIDP: waste water requirements appear to be low			RED
7 Historic Environment					
7a Does the site contain areas of archaeological significance or historic value.	Yes	Grade II listed building – Twigworth Lawn, Twigworth Grade II listed building – Yew Tree Cottage, Twigworth			
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No			
8. Transport					
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Located to the north of Gloucester, with very good accessibility to key services, including the city centre which can be accessed via existing sustainable modes of transport. Well related to the wider Gloucester urban area.			GREEN
8b Is the site well	Yes/No	Site located with good access to the A40 and A38. Well related to			GREEN

connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.		Gloucester and located in close proximity to Gloucester City Centre which can be accessed by a range of sustainable transport modes. Existing bus services run through the site though at present only on an hourly basis.	
8c Are there any Highway Junction capacity constraints?	Yes	<p><u>Problems:</u> Congestion on existing local road network with limited potential to enhance junction capacity.</p> <p>A40 Gloucester NBP provides a significant barrier to walking and cycling journeys into local community services in Gloucester.</p> <p><u>Possible solutions/opportunities:</u> Improvement of existing junctions along A40 Gloucester Northern Bypass.</p> <p>Strengthening bus corridor (94 / 97 / 98) between Cheltenham and Gloucester, although these would require enhancement to provide additional passenger capacity.</p> <p>NW Cheltenham Relief Road linking A40 with A4019 would provide local traffic relief to Innsworth / Longlevens.</p> <p>If developed in conjunction with C5 and G2 would provide stronger opportunities for investment in major improvements to local highway and bus networks – links between A40 at Innsworth to A4019 would benefit local roads. Harder to achieve if developed in isolation</p>	
9. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	Yes/No	Part of site within Longford Water Reclamation Works Odour Zone The area to the middle of the site is allocated under Tewkesbury Local Plan Policy EVT8 'development near sewage treatment works', which seeks to ensure that development is not permitted which would be adversely affected by odour pollution.	AMBER
9b Is the site close to an existing or planned waste processing facility?	Yes/No	No	GREEN
10. Economy 10a Is the broad location	Yes/No	Existing highway infrastructure for HGVs not particularly good. A38 bounds site to the west.	RED

suitable for a mix of employment opportunities?		Site more suitable for a mix of B1 uses accessed from A38 rather than B2 or B8.		
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	Adjacent to Innsworth Trading Estate & close to Imjin Barracks. Site lies in close proximity to Gloucester City Centre with its range of employment opportunities. Site is particularly close to St. Oswalds Retail Park in Gloucester. Site also in close proximity to Staverton employment sites.		GREEN
11 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	Further information required.	
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes	Contributions from development could help to improve primary health care in the vicinity. Closest GP surgeries in Churchdown and at Kingsholm not necessarily accessible by foot. A&E at Gloucester Royal Hospital in Gloucester City Centre in relatively close proximity to the site.		GREEN/AMBER
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.			
16. Green Space				
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes	Opportunities to link into potential Severn Vale Regional Park.		GREEN

16b Does the site contain strategic open green space?	Yes/No	Further information required.	
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No	There are excellent Green Infrastructure opportunities	GREEN
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p>Site would require delivery of a new primary school but part of site is in 20 minute walking distance to Innsworth Primary School. Southern part of site in 20 minute walking distance of Gloucester Academy/Bishops College site on Estcourt Road Good access from site to further education facilities at Gloucestershire College at The Docks in Gloucester.</p> <p>County Info: If developed along with G2 and / or G9 (currently not part of the infrastructure assessment process) further consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly if developed along with G2 and / or G9 and / or G3 further consideration will need to be given to the cumulative impact upon the existing secondary network. This is particularly important as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).</p>	GREEN/AMBER
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	

19b Will development of the site ensure greater self containment of the urban areas?	Yes/No		
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes	All of the site area, apart from the western end of the site, which is already allocated for development, lies within the current greenbelt designation. The draft greenbelt review considered most of the G1 area to have a limited strategic contribution, playing little role in the separation of settlements.	
<p>Conclusion:</p> <p>G1 Land North of Gloucester scores highly against all the sustainability criteria apart from Flood Risk and Use of Resources, almost 50% of the area is Grade 1 agricultural land. Reducing the area of search to land south of the flood plain is likely to greatly increase the sustainability rating of this broad location. Development of this site offers significant opportunities to improve natural habitats and enhance biodiversity and for this reason scores particularly highly against this objective. The initial determination of the landscape sensitivity of this site is of low quality and it is expected that the landscape character could be replaced or substituted. The area is well related to the Gloucester urban area and key facilities and services would be readily accessible</p> <p>Some of site G1 may be a suitable site for development. Land to the Western Boundary is already allocated for development. Land to the south of the floodplain near Innsworth, does from the findings of this desktop initial sustainability appraisal, appear to be in a relatively sustainable location. It is recommended that this smaller location area be taken forward for further consideration and appraisal.</p> <p>County Libraries info: Encourage early and open dialogue between potential infrastructure / service providers, particularly where alternative, integrated / shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc...)</p> <p>If strategic-scale development growth is taken forward in this locality (several thousand units across G1 and / or G2 and / or G3) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.</p>			

JCS Sustainability Appraisal – Broad Locations

Site Reference No. G2 Land to the North/North East of Gloucester

Total Area of Site 651 hectares

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	The closest SSSI is Ashelworth Hams/Wainlode Cliff which lies more than 5km from the area of search. NCN3 Key Wildlife Site at Prior's Grove	GREEN
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No		GREEN
1c Are there designated BAP Priority Habitats on the site?	Yes	On the northern part of the area only there are BAP habitats; two areas of wet woodland and a significant area of coastal floodplain and grazing marsh.	AMBER
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	Connectivity to broader habitat type is hampered by airport infrastructure, the A40 and the railway line. It is better to the north of the site.	RED
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	With exception of the land south of the A40, this is generally a damaged habitat with only the water courses giving it potential. The site is mainly biodiversity poor, development could therefore offer opportunities to link habitats.	
Overall likely biodiversity impact?	A large site with varying habitat. Much is mown grassland or either the airport or the golf course although the latter does have some interesting (if extensively managed) features.		AMBER
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.		
2a Does the site have any renewable energy resource potential?	Yes/No		
2b Is there large energy/heat demand	Yes/No		

potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?					
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	The River Severn floodplain cuts the area in half and forms a natural geographical barrier. A wide corridor of land within Flood zone 3b crosses into this broad location from the west, this narrows and splits prior to reaching Gloucestershire Airport and travels in an easterly and south easterly direction. The flood zone is widest on the wedge of land adjoining G1. For this reason this section of the broad area is unlikely to be suitable for development and overall the area is relatively unconstrained	GREEN
		Yes Less than 5%	Yes		
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 50 %	Mixture of Greenfield and brownfield. Within the site current land use includes a golf course, open space, the airport, industrial, and limited residential.			
5b Does the site contain any existing buildings which could be refurbished?	Yes/No	This will be assessed at a later stage in the SA/SEA site selection process.		NOT ASSESSED	
5c Does the site contain landscape designations e.g. AONB, local designation.	Yes	The site lies outside the AONB & has no local landscape designations		GREEN	
5d Overall judgement of landscape sensitivity		The landscape sensitivity varies across G2 from low to medium in the north west with the highest sensitivity to the south of the location. The area has a diverse existing land use and form which varies between industrial sites, linear villages and agricultural fields. The agricultural patchwork of fields is large to medium in scale and is predominantly regular in shape which is typical to the Gloucester Vale character. There is value of in retaining part		GREEN/AMBER	

		of this site as a green corridor to prevent visual coalescence of Cheltenham and Gloucester.			
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1 %	No Grade 2 %	Yes Grade 3 50%	Predominantly non-agricultural, Some grade 3 to the North	GREEN
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	There are some contamination concerns relating to the existence of aerospace/industrial/manufacturing uses to the central area of the broad location. The development of this site could have a positive impact in terms of remediating potentially contaminated land.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No				
6b Are there any water supply constraints?	Yes/No				
6c Are there any Sewerage Network/Capacity constraints	Yes/No				
Historic Environment					
7a Does the site contain areas of archaeological significance or historic value.	Yes	Significant number of listed buildings within the North West corner of the site located north of the flood plain. Any future development should consider local distinctiveness and sensitivity of the surrounding historic area.			AMBER
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No			
8. Transport					
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Western boundary abuts the Churchdown area with some key service offer. Accessibility issues to the east and south given the prominence of the M5 and A40 (Golden Valley). Remote from Gloucester City Centre and significant accessibility issues to Cheltenham Town Centre.			RED
8b Is the site well	Yes/No	Site remote from strategic transport infrastructure, accessed via the Old			RED

connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.		Cheltenham Road. Site is currently serviced by high frequency bus services between Gloucester and Cheltenham. Located remote from Gloucester City Centre and Cheltenham Town Centre for access to a wider range of shops, services and facilities. Development of site could help provide cycle path along Cheltenham Road East between Gloucester & Cheltenham.	
8c Are there any Highway Junction capacity constraints?	Yes/No	Capacity problems at Arle Court & Benhall roundabouts at am & pm peak times. Loss of Airport as a transport facility; If Airport retained – potential constraint on the scale of neighbouring development that is feasible; Congestion on existing local road network with limited potential to enhance junction capacity; A40 Gloucester NBP provides a significant barrier to walking and cycling journeys into local community services in Gloucester; Limited access to rail stations in Cheltenham and Gloucester. If developed in conjunction with C5 and G1 would provide stronger opportunities for investment in major improvements to local highway and bus networks – links between A40 at Innsworth to A4019 would benefit local roads. Harder to achieve if developed in isolation.	RED
10. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	Yes/No		
9b Is the site close to an existing or planned waste processing facility?	Yes/No	The adopted Waste Local Plan to 2012 includes a preferred waste facility site within area G2	
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	The location is more suited to employment uses related to high knowledge/aerospace technologies/engineering due to proximity of airport and nearby industrial site.	AMBER
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	The airport lies within this broad location area, as does an important mainly airport related, high knowledge/value engineering cluster, there could be opportunities to build on this. Two industrial areas are located within G2, at	GREEN

		<p>Staverton, these are designated as major employment sites in the Tewkesbury Local Plan.</p> <p>Site also lies half way between Gloucester & Chelt on a good bus route (94) offering access to employment opportunities at both centres (LMF)</p>	
<p>12 City and Town Centres</p> <p>Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?</p>	Support Existing Yes/No	Unlock new Yes/No	RED
<p>12. and 13. Sustainable Communities</p>	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.		
<p>14. Health</p>			
<p>14 Could development of the site improve access to local health facilities and improve health inequalities?</p>	Yes	<p>Contributions from developing the site could help improve primary health care in the vicinity.</p> <p>Closest GP/dental surgeries in Churchdown, then Kingsholm/Longlevens none in walking distance .</p> <p>A&E in Gloucester Royal Hospital in Gloucester City Centre.</p>	GREEN/AMBER
<p>15. Housing</p>	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.		
<p>16. Green Space</p>			
<p>16a Does the location provide the opportunity for access to the countryside and natural environment?</p>	Yes/No	Good green infrastructure connections along Normans Brook to the west and potential regional park	AMBER
<p>16b Does the site contain strategic open green</p>	Yes	Further information required.	

space?		Small area of land adjacent to the church is designated as locally important local space in Down Hatherley.	
16c Will it ensure existing open spaces are protected and enhanced?	No	Further information required.	
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p><u>Secondary Schools</u> Chosen Hill and Churchdown Secondary Schools in Churchdown <i>Majority of site not within 20 minute walking distance of a secondary school</i></p> <p><u>Primary Schools</u> Churchdown Village Parton Manor School Innsworth School <i>Majority of site not within 20 minute walking distance of a primary school</i></p> <p>Access to further education facilities at Gloucestershire College with campuses at both Gloucester & Chelt accessible by bus route no. 94, not within walking distance.</p> <p>County Info: If developed along with G1 and / or G9 (currently not part of the infrastructure assessment process) further consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly if developed along with G1 and / or G9 and /or G3 further consideration will need to be given to the cumulative impact upon the existing secondary network. This is particularly important as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).</p>	RED
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS		

		process.	
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	No	The broad location is too large for this to be assessed at present. Those parts of the site nearest to the urban Gloucester area could be more suitable in terms of ensuring greater containment of the urban core. However overall the distance of this broad location site from the urban cores, sited as it is in the middle of the mainly undeveloped area between Gloucester and Cheltenham, means it is not likely to ensure greater self containment of the urban areas, indeed large parts of this broad location area are of high importance in preventing the urban areas merging. The site could considered suitable for some additional industrial provision to support the current airport and associated high knowledge/engineering aerospace sector.	RED
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes mainly	A large proportion of the area is within the Greenbelt with the exception of the settlement areas of Staverton and Churchdown and the significant commercial airport site. Broad location C2 consists of component segments NW2, NW3, NW7, NW8 and part of NW10 which were assessed in the recent greenbelt study undertaken of behalf of the JCS by Entec. This report concluded that all these areas made a significant contribution to the Greenbelt, in particular in terms of checking the unrestricted sprawl of large built up networks, preventing towns from merging into one another	RED
<p>Conclusion:</p> <p>The flood plain, along with the A40 trunk road split this large area into four distinct areas. Land to the north of the Horsbere Brook contains BAP habitats and is not well connected to the urban area.</p> <p>G2 Land North/North East of Gloucester scores well in relation to flood risk and use of natural resources, and reasonably well in relation to biodiversity impact. This is a large site with varying habitat, much is mown grassland of either the airport or the golf course.</p> <p>The landscape sensitivity varies across G2 from low to medium in the north west with the highest sensitivity to the south. The area has a diverse existing land use and form which varies between industrial sites, linear villages and agricultural fields. There is value in retaining part of this site as a green corridor to prevent visual coalescence of Cheltenham and Gloucester. This broad location could be suitable for some aerospace/high technology engineering sector building on the cluster of employment sites currently at this location and which will support the airfield operation.</p>			

County Libraries info:

Encourage early and open dialogue between potential infrastructure / service providers, particularly where alternative, integrated / shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc...)

If strategic-scale development growth is taken forward in this locality (several thousand units across G1 and / or G2 and / or G3) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.

JCS Sustainability Appraisal – Broad Locations

Site Reference No. G3 Land North East of Gloucester

Total Area of Site 466.85 hectares

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	Key Wildlife Site on Churchdown Hill	GREEN
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	Yes	The Cotswolds Beechwoods SAC lies approximately 5km from the south eastern boundary of the site.	AMBER
1c Are there designated BAP Priority Habitats on the site?	Yes	Low land meadow BAP site to the North East of Churchdown Hill, towards the northern boundary, is situated within this Broad Location Site	RED
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	This broad location is surrounded by intensively farmed arable land and as such is somewhat isolated, however it is better connected to wider wildlife habitats than many of the other broad location sites. Semi natural woodland to the North of the site would need to remain, this could decline unless carefully managed due to more intensive use of this habitat area if new development is allowed nearby.	AMBER
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes	Provided careful consideration is made in regard to retaining and possibly enhancing the wider wildlife habitats outside this broad location site.	GREEN
Overall likely biodiversity impact?	The site has a small field pattern with reasonable hedgerow structure. The land type is predominantly arable and improved grassland. There is old pasture and orchard around the farmstead and occasional isolated Perry trees. To the eastern edge of the site there is some interesting semi-natural woodland (not identified as KWS but may not have been surveyed). There is some semi-improved grassland to the western fringes with remnant ridge and furrow.		AMBER
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.		

2a Does the site have any renewable energy resource potential?	Yes	G3 lies within a constrained area for wind resource (particularly with regard to airfield related activity) There are opportunities for hydropower adjacent to this broad location High potential in terms of energy crops.			NOT ASSESSED AT THIS STAGE
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No	Further information required.			
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	A very small part at the most South Westerly edge of this broad location lies within flood zone 3. This constitutes less than a couple of percent of the total area. Flood risk is not considered to be a constraint in this broad location area. Environment Agency currently undertaking substantial flood attenuation works to form a holding lake with associated landscape works to south west of site. This part of the site is therefore important as a flood storage facility during high rainfall events preventing flooding further downstream in Longlevens.	GREEN/AMBER
		Yes	Yes		
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 98 %	Predominantly Greenfield			RED
5b Does the site contain any existing buildings which could be refurbished?	Yes/No				
5c Does the site contain landscape designations	Yes	Over half of this site, between the railway line and the M5 (Churchdown Hill) is designated as a SLA (Special Landscape Area in the Tewkesbury			RED

e.g. AONB, local designation.		Local Plan).			
5d Overall judgement of landscape sensitivity		<p>Site G3 – overall rating of sensitivity; high</p> <p>Despite the site having settlement edges along most of the sides the most influential landscape form and feature is Churchdown Hill near the centre of the area. The hill is mostly wooded and its lower slopes and flatter ground is surrounded by a dense patchwork of small fields with historic hedgerows. This is an important part of the wider green corridor which has a local significance due to its high quality landscape and character. Important views from the major communication corridors bordering its edges are across this attractive countryside and therefore an important visual gap dividing the two large urban areas. The quality of the natural environment should not be adversely affected and therefore the scope of mitigating any development in this area of search will be limited.</p>			RED
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1 %	No Grade 2 %	Yes Grade 3 50%	Mix of Grade 3 and 4	GREEN AMBER?
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	There are some contamination concerns relating to the presence of an historic landfill to the southernmost part of the site. The development of this site could have a positive impact in terms of remediating potentially contaminated land.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No				
6b Are there any water supply constraints?	Yes/No	Further information required.			
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.			
8 Historic					

Environment			
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	St. Bartholomew Church (grade I) to the north of the site towards the south of Churchdown as well as listed monuments within the grounds of the church. Prominent building which should be protected from future development. Numerous listed farmhouses to the south of the site, all of which are grade II listed.	
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No	
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	<p>Western boundary abuts the A417 with the Barnwood area beyond, though prominence of A417 acts as a significant access barrier. Churchdown located to the north, offering some key services.</p> <p>Gloucestershire County Council aim to develop a Transport Interchange, including a Park and Ride Site at Elmbridge in the medium to long-term (LTP) which falls within this broad location site.</p> <p>Also an aspiration in LTP3 for a road freight facility between Gloucester & Chelt which could be accommodated at the site – (currently foreign lorries stop in lay bye's on A40 Gloucester north by-pass).</p> <p>Area South of railway and North of M5 has limited access through local roads, so only small scale development can be considered on this part of the site;</p> <p>Access to A40 would require HA approval and improvement of A40 Elmbridge Court Roundabout.</p> <p>Potential for development should be restricted to the land between the railway line and the A40.</p>	AMBER/GREEN
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	Northern part of the site well accessed by road given location adjacent to A40/A417 including Golden Valley between Gloucester and Cheltenham. Railway line dissects the northern part of the site, which could provide opportunities for enhanced rail services to and from Gloucester. Northern boundary of site serviced by high frequency bus services. Southern and eastern part of site bound by A417 and M5 and significantly less accessible.	AMBER/GREEN

		Opportunities to promote park and ride and public transport as well as make improvements to cycle routes between Gloucester and Cheltenham	
8c Are there any Highway Junction capacity constraints?	Yes	<p><u>Problems:</u></p> <p>Area South of railway and North of M5 has limited access through local roads, so only small scale development can be considered on this part of the site. Potential for development should be restricted to the land between the railway line and the A40.</p> <p>Access to A40 would require HA approval and improvement of A40 Elmbridge Court Roundabout.</p> <p>Proposals for Gloucestershire Parkway Station have been dropped.</p> <p><u>Possible solutions/opportunities:</u></p> <p>Opportunity to integrate with LTP3 Elmbridge Park and Ride proposal and associated junction improvements at A40 / B4063 Elmbridge Court Roundabout.</p> <p>Opportunity to strengthen bus corridor between Cheltenham and Gloucester (especially the 94 service).</p>	
11. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	No		GREEN
9b Is the site close to an existing or planned waste processing facility?	No		GREEN
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes	North western part of site is ideally suited to accommodate a broad range of employment development as is well linked to highway network with good access to Junctions 11 & 11A of M5.	GREEN
10b Is the broad location	Yes	North western part of site in close proximity to Gloucester City Centre.	AMBER

close to a range of existing employment opportunities?		Southern part of site lies opposite Barnwood Employment Area in north of Gloucester but is separated from it by A40 northern by-pass.		
13 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	North western sector of site between A40 Golden Valley and railway could provide an excellent employment opportunity with good highway infrastructure linkages. Site is not so well linked for residential purposes to an existing residential community. The North Western part of this broad area is reasonably close to Gloucester main urban centre and therefore could have a positive impact on the objective to create and sustain a more vibrant main urban community	AMBER
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	Contributions from development of site could improve local primary health care facilities. Closest GP/dental surgeries at Longlevens/Churchdown/Barnwood/Hucclecote but none in walking distance and site is separated from these existing centres by main routeways. A&E facilities at Gloucester Royal Hospital in Gloucester City Centre. Site well located to access this facility.		AMBER
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.			
16. Green Space				
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes	Possible good connections to GI of Horsbere Brook flood attenuation scheme and Churchdown Hill if barrier of railway can be overcome.		GREEN
16b Does the site contain	Yes	Churchdown Hill – used for informal recreational purposes and is Special		RED

strategic open green space?		Landscape Area.	
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No		
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p><u>Secondary Schools</u> Chosen Hill and Churchdown Secondary Schools in Churchdown Southern part of site might look to Brockworth Secondary School <i>Southern part of site not within 20 minute walking distance of a secondary school</i></p> <p><u>Primary Schools</u> Churchdown Village Hillview Hucclecote Parton Manor School Catholic Primary School – Churchdown Longlevens Infant and Primary Schools <i>Apart from urban fringes adjacent to Churchdown and opposite Longlevens majority of site not within 20 minute walking distance of a primary school</i></p> <p>Access to further education at Gloucestershire College campuses in Gloucester and Cheltenham.</p> <p>County Info: If developed along with G9 (currently not part of the infrastructure assessment process) further consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly if developed along with G1 and / or G9 and /or G2 further consideration will need to be given to the cumulative impact upon the existing secondary network. This is particularly important as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be</p>	RED/AMBER

		welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).	
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No		
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes	The whole of this area falls within the statutory Greenbelt. Entec Green Belt Review finds that whole of site makes a significant contribution to the Green Belt between Gloucester and Cheltenham.	RED
<p>Conclusion:</p> <p>G3 scored reasonably well against most sustainability objectives, apart from landscape sensitivity. The area, which has the influential landscape form of Churchdown Hill at its centre, is considered to be an important part of the wider green corridor creating a visual gap dividing the two large urban areas. The area is not well linked for residential purposes to an existing community although the north western sector of this site between the A40 Golden Valley and railway could provide an excellent employment opportunity with good highway infrastructure linkages. This broad location site is not considered suitable for large scale housing, but part of the site could be taken forward for consideration for some employment land use.</p> <p>County Libraries Info:</p> <p>Encourage early and open dialogue between potential infrastructure / service providers, particularly where alternative, integrated / shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc...)</p> <p>If strategic-scale development growth is taken forward in this locality (several thousand units across G1 and / or G2 and / or G3. And, or alternatively G3 and G4 and / or C6) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.</p>			

JCS Sustainability Appraisal – Broad Locations

Site Reference No. G4 Land East of Gloucester

Total Area of Site 81.06 ha

SA Objective/Indicator	Notes and Commentary		Performance
1. Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	The nearest SSSI is Hucclecote Meadows which lies approximately 2km south west of the broad location and is in a favourable position	GREEN
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	Yes	The site lies approximately 4km from the edge of the Cotswolds Beechwoods SAC (although they are separated by the M5 transport corridor).	AMBER
1c Are there designated BAP Priority Habitats on the site?	No	Gloucestershire Biodiversity Action Plan Small remnant orchard off Brockworth Lane and very good orchard off A46	AMBER
1d Would development of the site be likely to lead to fragmentation of important habitats	No		GREEN
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?		The presence of the M5 and A417 form significant barriers in this broad location however there may be opportunities along Horsbere Brook to connect wildlife habitats (see below). Ensuring biodiversity is incorporated into any detailed masterplanning stage will help with this objective.	UNCERTAIN
Overall likely biodiversity impact?	Predominantly arable. Large field pattern with poor hedgerow structure. Very intensively farmed with exception of small remnant orchard off Brockworth lane and a very good orchard off the A46. There is useful habitat along Horsbere Brook. If the 2 orchards were maintained and a linear riparian strip along the brook is maintained then significant biodiversity improvements could result if developed		GREEN
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.		
2a Does the site have any renewable energy resource potential?	Limited	No Wind Resource High Energy Crop Potential	

2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No	Further information required.			
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	There is a watercourse running through G2 from the South East to the West passing to the north of the existing built up area. This has resulted in a narrow channel of land falling within flood zone 3b (less than 5% of the total area). The rest of the site is unconstrained in respect of flood risk. The site offers potential connections to Horsbere flood attenuation scheme, and opportunities for betterment with regard to Horsbere for further flood protection of properties downstream	GREEN
			Less than 5%		
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 95+%	Predominantly Greenfield with a few scattered residential and agricultural buildings			RED
5b Does the site contain any existing buildings which could be refurbished?	Yes/No	This objective will be considered at any later stage in the SA/SEA of sites to be taken forward for further consideration			NOT ASSESSED
5c Does the site contain landscape designations e.g. AONB, local designation.	No	The south eastern boundary adjoins the AONB The north western boundary adjoins the locally designated Special Landscape Area, however they are separated by the M5			GREEN/AMBER
5d Overall judgement of landscape sensitivity		Site G4 – overall rating of sensitivity; low There is an existing strong green corridor running through this site from east to west following the Horsebere Brook. This corridor borders the north			GREEN

		of the urban form and wraps around the historic listed buildings in the centre of the site. The remaining site consist of agricultural fields which offer little to the historic, ecological and amenity of the landscaped area. Prominent elevated views from the A417 to the north and Valiant Way to the west provide a sense of enclosure, limiting distant views. Any development within this site should consider the existing land typography and neighbouring built form whilst respecting and retaining the strong green corridor and historic influence. If these points are designed and considered from the outset then the existing surrounding character could be retained within the landscape			
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1	No Grade 2	Yes Grade 3 95%	Predominantly Grade 3	AMBER
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	ADAM			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No	Further information required.			
6b Are there any water supply constraints?	Yes	SIDP: possible local reinforcement			AMBER/RED
6c Are there any Sewerage Network/Capacity constraints	Yes	SIDP: low requirement probable			AMBER/RED
9 Historic Environment					AMBER/RED
7a Does the site contain areas of archaeological significance or historic	Yes/No	Listed buildings at Brockworth Court which lies at the centre of this broad location site. This group of buildings represent the ecclesiastical structure of society in the medieval period and it is considered essential to maintain			AMBER/RED

value.		an open landscape around the existing structures.	
7b Is the broad location within (or partly within) a Conservation Area	No		GREEN
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	The site is on the edge of Brockworth where there is a range of key facilities at the district centre, reducing the need to travel to access essential services. The site is reasonably close to the main urban centre of Gloucester where a wide range of key facilities are available. Access to Cheltenham and Gloucester is possible via Bus Route No.10	GREEN
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	This broad location is adjacent to a public transport corridor. It is therefore expected that the location will provide opportunities to travel by non-car modes. Helping to support LTP3's objective to reduce the need to travel by private car and reducing traffic related greenhouse gas emissions.	GREEN
8c Are there any Highway Junction capacity constraints?	Yes	<p><u>Problems:</u></p> <p>Congestion on the A46 corridor, including the A46 / A417 junction, with limited scope for capacity enhancements due to physical constraints of frontage development.</p> <p>Congestion on local roads through Brockworth and Hucclecote, with limited scope to secure significant capacity enhancements.</p> <p>Limited access to rail network.</p> <p>Access arrangements at Western end of the site could impact upon access roads to Gloucester Business Park.</p> <p><u>Possible solutions/opportunities:</u></p> <p>Opportunity to integrate LTP3 Park and Ride proposal within the development.</p> <p>Potential for development access road to form link from A46 to Gloucester Business Park, relieving the centre of Brockworth (but could be a constraint to the development layout).</p>	

		Strengthening of the "10" as a commercial bus service.		
12. Waste and Pollution				
9a Is the site close to or within a reduced air quality area?	Yes/No	This broad location is enclosed on two sides by the M5 and the A417, traffic associated air pollution and noise nuisance may be an issue close to these boundaries, parts of the site could therefore be more suitable for employment use rather than residential.		
9b Is the site close to an existing or planned waste processing facility?	No	No		
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	No	<p>Employment uses would be suitable on westernmost parcel of land in G4. Site is bounded by transport corridors & therefore easily accessible by HGVs, as well as remote from existing housing & would be suitable to bring forward for employment once Gloucester Business Park is built out.</p> <p>Sites to north of existing residential at Brockworth not easily accessible for lorries/HGVs and leans more towards suitability for residential use.</p>		AMBER
10b Is the broad location close to a range of existing employment opportunities?	Yes	This broad location site is close to Brockworth's Gloucester Business Park and is reasonably close to the Gloucester principle urban area where there are existing employment opportunities. The close proximity of Brockworth Business and Enterprise College will also be positive in helping link skills and education with local employment opportunities.		GREEN
14 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	Site is well connected to Brockworth which has a range of facilities, the site is also reasonably close to the main Gloucester urban centre and therefore development of this site is expected to be positive as regards this objective.	GREEN
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			

14. Health			
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	There are sports fields close to the site which could allow greater accessibility to sport and exercise thereby reducing health inequalities. Access to health facilities is good. There is a doctors surgery in Brockworth and two doctors surgeries in nearby Hucclecote. A&E, maternity and general surgery provided at Gloucester Royal Hospital in Gloucester City Centre.	GREEN
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.		
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No	Site offers opportunities to access Churchdown Hill and Horsbere Brook flood attenuation scheme as well as open countryside to north of the site.	GREEN
16b Does the site contain strategic open green space?	Yes/No	The site itself does not contain strategic open greenspace. There are allotments adjacent to part of the site boundary, development could provide the opportunity to provide more allotment/community garden space. The surrounding area of Brockworth also contains sports and playing fields which may be of strategic importance.	
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No	There may be GI opportunities to improve the M5 junction 11.	
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes	The site offers excellent access to education and skills development. There are a number of nursery and primary schools in Brockworth catering for up to 11 year olds. The site is also adjacent to Brockworth Enterprise and Community Comprehensive School and Business College. The site is close to the public transport corridor – accessibility to the main urban centre of Gloucester and education/skills providers is therefore very good <u>Secondary Schools</u> Brockworth Secondary School within 20 minutes walk of eastern and northern part of site <u>Primary Schools</u>	GREEN

		Brockworth Primary School within 20 minutes walk of eastern and northern part of site	
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No	<p>WHOLE TEAM</p> <p>The site is reasonably close to Gloucester city centre and for this reason could perform better than some of the other broad location areas which are some distance from the main urban centres. This broad location is enclosed by major roads on two sides which form distinct boundaries.. Therefore its development would be unlikely to form a precedent for any northward sprawl at adjacent locations because of the long term barrier of the A417</p>	GREEN
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes	<p>The whole of this site is within the Greenbelt. The recent Greenbelt review undertaken by Entec considered this broad location as three separate parcels of land. SE9 is effectively remnant land from the development of the junction between the M5 and the A417 and comprises one large field and peripheral scrubland. SE8 and SE7 land to the south of the A417 and west of Brockworth Road.</p> <p>All three sites were found to have a relatively limited contribution towards the function of the greenbelt.</p>	AMBER
<p>Conclusion:</p> <p>G4 land East of Gloucester. Has scored extremely well in relation to most of the assessed sustainability objectives. Its sympathetic development could result in significant biodiversity improvements. The site is largely unconstrained by flood risk, and although currently designated as greenbelt its landscape sensitivity has been assessed as low and a recent Entec study has also suggested that it does not make a significant contribution towards this objective. The westernmost parcel of land is probably more appropriate for industrial use with potential for residential on land to the south of the A417 and west of Brockworth Road. The site is well connected to existing employment and services/facilities, and is reasonably close to Gloucester city, with good transport connections. The results of this initial SA appraisal suggest that the site should be taken forward for further consideration as part of the JCS site search.</p> <p>County Libraries info: Encourage early and open dialogue between potential infrastructure / service providers, particularly where alternative, integrated / shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to</p>			

improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc...)

If strategic-scale development growth is taken forward in this locality (several thousand units across G3 and G4 and / or C6) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.

JCS Sustainability Appraisal – Broad Locations

Site Reference No: G5 Land East of Gloucester at Brockworth

Total Area of Site 230.18 ha

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	Tewkesbury part of site has no biodiversity designations/value Key wildlife site on northern boundary of Stroud District	AMBER
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	Yes/No/	The southern edge of the site is within 5km of part of the Cotswolds Beeches SAC (although they are separated by the M5 transport corridor)	AMBER
1c Are there designated BAP Priority Habitats on the site?	Yes/No	Lowland Meadows BAP habitats are situated on the eastern and western site boundaries	RED
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No		
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	Possible opportunity to provide connectivity to Beech woodlands on scarp slope of Cotswolds AONB	AMBER
Overall likely biodiversity impact?			AMBER/RED
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.		
2a Does the site have any renewable energy resource potential?	Yes/No		
2b Is there large energy/heat demand potential from	Yes/No	WHOLE TEAM	

facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?					
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	The area is not subject to any flood constraints	GREEN
		No			
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 30 %	Site within Tewkesbury Borough being redeveloped for housing and employment purposes formerly an old airfield. Already a commitment with outline and reserved matters permissions. Land within Stroud district is green field.		??	
5b Does the site contain any existing buildings which could be refurbished?	Yes/No	This objective will be assessed at a later stage in the SA/SEA of selected broad location areas to take forward for further consideration		NOT CONSIDERED	
5c Does the site contain landscape designations e.g. AONB, local designation.	No	No landscape designations within Tewkesbury Borough part of site. Southern boundary of site adjoins the nationally designated AONB		AMBER	
5d Overall judgement of landscape sensitivity		Not assessed – however it should be noted most of the broad location is either developed or already allocated.			
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1 %	No Grade 2 %	Yes Grade 3 5%	Predominantly classified as non-agricultural. Some land classified Grade 3 to the south of the site. High grade agricultural land is not a constraint for this site.	GREEN
5f Would development of	Yes/No	Possibly there are potential contaminated land concerns resulting from the			

the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?		presence of former corn mills and filled ground.	
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No	Further information required.	
6b Are there any water supply constraints?	Yes/No	Further information required.	
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.	
Historic Environment			
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	Three listed buildings south west of the site. Buildings are located on the edge of the urban area. Development of this site would not necessarily conflict or prejudice the status and setting of the listed buildings.	
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No	
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Northern two thirds of site currently being built out for housing & employment and part as Brockworth District Centre with supermarket, petrol filling station, tennis centre, gymnasium, pub and travel lodge hotel plus district centre shopping facility. Further services and facilities to be found at Gloucester City Centre to the west.	GREEN
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support	Yes/No	Northern part of site well related to existing build up area of Brockworth. Good connections to A417 and M5 motorway network at Junction 11A for cars/lorries. Located in close proximity to existing high frequency bus services between Gloucester and Cheltenham. Southern area of site more remote, stretching towards Upton St Leonards, and away from major	AMBER

travel by non car modes.		transport infrastructure. Site does not provide well for sustainable modes of transport such as walking and cycling.		
8c Are there any Highway Junction capacity constraints?	Yes/No			
13. Waste and Pollution				
9a Is the site close to or within a reduced air quality area?	No	No but large manufacturing facility adjacent to north eastern boundary of the site at Brockworth.		GREEN
9b Is the site close to an existing or planned waste processing facility?	No	No		GREEN
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	Tewkesbury Borough Site already partly built out for range of B1, B2 & B8 uses. Stroud site not suitable for further employment use owing to poor highway infrastructure to that part of the site and nature conservation constraints.		GREEN
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	Employment opportunities at Gloucester Business Park, Barnwood Employment Area and Gloucester City Centre all accessible by no. 10 bus.		GREEN
15 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	Broad location is already mainly developed or allocated.	GREEN
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of	Yes/No	Existing doctors and dentists surgeries at Brockworth. Increased population		GREEN

the site improve access to local health facilities and improve health inequalities?		could result in GP's investing in out patient facilities provided at surgeries helping improve access to services and reduce health inequalities. However most of site has come forward therefore further development of site unlikely to yield additional benefits in this area. A&E and other hospital facilities available at Gloucester Royal in Gloucester City Centre.	
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.		
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No	Links to Cotswolds Beech Woods	RED
16b Does the site contain strategic open green space?	Yes/No	No	RED
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No		
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<u>Secondary Schools</u> Brockworth Secondary School <i>Not within 20 minute walking distance of a secondary school</i> <u>Primary Schools</u> New primary school proposed for Coopers Edge, meanwhile Brockworth and Castle Hill Primary Schools in Brockworth & Abbeymead primary school across motorway in Abbeymead. <i>Most of site not within 20 minute walking distance of existing primary schools</i> Further education provided at Gloucestershire College at campuses in Gloucester & Cheltenham	AMBER
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		

19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		Already implemented owing to site being predominantly built out	GREEN
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No	No development of site results in sprawl to east of Gloucester - filling in the gap between the motorway and Cotswolds AONB. Development in Stroud District would fill gap between Brockworth and Upton St. Leonards who see themselves as totally separate from Gloucester and who orientate themselves towards Painswick and Stroud.	RED
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes/No	Site not within Green Belt	GREEN
<p>Conclusion:</p> <p>Site already two thirds built out having been allocated by Tewkesbury Borough since early 1990's for strategic development owing to proximity to Gloucester City.</p> <p>Site is providing housing and employment land, Gloucester Business Park is particularly successful owing to strategic highway infrastructure links put in before development of site began.</p> <p>Residential is poorly sited, does not relate to any existing communities and offers little opportunity for sustainable travel. A primary school should be coming forward but is not yet under construction.</p> <p>Site of nature conservation interest in Stroud but Tewkesbury site offers little in terms of biodiversity or opportunities to improve biodiversity.</p> <p>G5 Land East of Gloucester. This broad search area also scores well against the sustainability objectives. However, much of this broad area has already been developed or is already allocated for development. Part of this broad location lies outside the JCS area within Stroud, however the Stroud site is considered to be less suitable for further development owing to poor highway infrastructure to that part of the site and nature conservation constraints. For these reasons it might make sense to remove this site from the broad location search.</p>			

JCS Sustainability Appraisal – Broad Locations

Site Reference No: G6 Land South of Gloucester at Brookthorpe with Whaddon

Total Area of Site 483.15 ha

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	Range Farm Fields SSSI in unfavourable recoverable condition is located outside of the site boundary but within close proximity to the Southern Boundary. Robins Wood Hill Quarry (Geological SSSI) in favourable condition is located outside of the site but close to the Northern Boundary.	AMBER
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	Yes	The southern edge of the site is within 5km of part of the Cotswolds Beeches SAC (although they are separated by the M5 corridor)	AMBER
1c Are there designated BAP Priority Habitats on the site?	No	No BAP habitats within the site. However Lowland Meadow BAP is situated adjacent to the eastern site boundary.	AMBER
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	Due to the close proximity of designated sites large scale development on this broad location site could lead to the fragmentation of wildlife corridors. However careful masterplanning could help improve connectivity between habitats	
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	Almost entirely arable and improved grassland. Very large field pattern with poor hedgerow structure. Small areas of abandoned orchard on periphery of Whaddon and Brookthorpe. Daniels Brook flows through the site but because the site is currently farmed intensively up to the bank with no margins or tree line development of the site could offer opportunities to improve biodiversity value.	GREEN
Overall likely biodiversity impact?	The area to the west of the A4173 Stroud Road which divides this plot would probably be less vulnerable in terms of impact on biodiversity value.		AMBER
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.		
2a Does the site have any renewable energy resource potential?	Yes	Some wind potential, no hydropower potential, High energy crop potential	
2b Is there large energy/heat demand	Yes/No		

potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?					
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	Flood zone 3b runs across part of the site with the largest area of flood risk laying to the right of Brook Farm. However the area of flood risk is far less than 5% and most of the area is unconstrained in terms of flooding and lies within Flood zone 1.	
			Yes Less than 5%		
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 90 %	Predominantly Greenfield			RED
5b Does the site contain any existing buildings which could be refurbished?	No	No			RED
5c Does the site contain landscape designations e.g. AONB, local designation.	Yes	All of the site falls within the County Structure Plan local designated Special Landscape Area. The County Structure Plan defines SLA's as areas that are not designated as AONB but are of a comparable high quality and require special attention in the implementation of planning policy. The part of the city which falls within the Gloucester City boundary forms part of the local designated Landscape Conservation Area. That part of the site within Stroud District is within Stroud Special Landscape Area			RED
5d Overall judgement of landscape sensitivity		The historic hamlet of Whaddon stands on a low ridge close to the northern end of the area. This ridge encloses an area of land adjacent to the built up			RED

		area of Tuffley. The escarpment and Robinswood Hill are dominant features. The area is flat and has a relatively open nature, this along with its visibility from the AONB make it particular susceptible to inappropriate development. The landscape is under particular pressure from the expansion of existing settlement at Stroud, Stonehouse and Gloucester. New development from these settlements has already degraded some areas of the landscape.			
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1	No Grade 2	Yes Grade 3 95%	Predominantly Grade 3 Agricultural Land	AMBER
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	There are no potential contamination concerns at this time.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No				
6b Are there any water supply constraints?	Yes/No	SIDP: local reinforcements required, but further evaluation also in progress			RED
6c Are there any Sewerage Network/Capacity constraints	Yes/No	SIDP: high requirements anticipated			RED
Historic Environment					
7a Does the site contain areas of archaeological significance or historic value.	Yes	Scheduled Ancient Monument at Sneedhams Green Listed Buildings at Winneycroft Farm including a Cider Press Area of principal archaeological interest Church of St. Margaret within the centre of the site with numerous listed buildings throughout the site. Historic emphasis is prominent throughout the site which should be protected.			AMBER
7b Is the broad location within (or partly within) a	Yes/No	No			

Conservation Area			
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	No	Major site abutting the M5 to the south, railway line to the west and Robinswood Hill to the north, all acting as a significant access barrier. Limited local services available at Abbeydale District Centre. Remote from the City Centre to access a wider range of key shops, services and facilities.	RED
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	No	The site is subject to a number of significant access barriers that limit the availability of both private and public transport infrastructure (railway line, M5 motorway, Robinswood Hill). Stroud Road (B4072) dissects the site north to south. The site is located remote the City Centre for access to a wider range of shops, services and facilities. Poor provision for pedestrians and cyclists.	RED
8c Are there any Highway Junction capacity constraints?	Yes/No	<p><u>Problems:</u> M5 and railway line form significant barriers to East – West movement from the site (e.g. to employment opportunities at Waterwells Business Park).</p> <p>A4173 corridor to Gloucester is congested in peak periods with limited opportunity for capacity improvements due to frontage development. St Barnabas Junction is a significant constraint (A4173 / A38).</p> <p>Junction improvements required onto Haresfield Lane</p> <p>Would require major development to provide sufficient infrastructure funding – e.g. in new link road across the railway</p> <p><u>Possible solutions/opportunities:</u> Potential to strengthen Stroud to Gloucester bus services.</p> <p>Potential railway station at Hunts Grove to provide good access to rail services.</p>	RED
14. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	No	No	
9b Is the site close to an existing or planned waste processing	Yes/No		

facility?				
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	Access is not suitable for large HGVs therefore site would only really be suitable for B1 uses. Not a great site for employment uses as not well sited for strategic highway network.		RED
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	Site does not relate well to existing employment sites – closest employment sites lie along the Canal Corridor to the south of the City and within Gloucester City Centre some 3/4 miles to the north		RED
16 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	The site is some distance from the main urban centre. ~There is a danger that large scale development will increase the need to build out of centre facilities and services to service the residents of any new large scale housing development which would detract from the objective to support existing city centre facilities.	RED
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	Only 1 small doctors branch surgery in Tuffley, would need to access facilities further to the north in City Centre. Development could provide facilities but no evidence that existing practices are willing to invest in this area. A&E facilities at Gloucester Royal Hospital		AMBER
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.			
16. Green Space				
16a Does the location	Yes	Yes		GREEN

provide the opportunity for access to the countryside and natural environment?		Potential Green Infrastructure links over railway and potential flood betterment for properties down stream.	
16b Does the site contain strategic open green space?	Yes/No	Yes protected playing field at Wynstones School.	RED
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No	Further information required.	
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p><u>Secondary Schools</u> St. Peters Catholic Secondary School & sixth form Stroud Rd, takes children from Catholic primaries across the County & not always available for those who live in close proximity to it. Beaufort Community School Tuffley, large oversubscribed 11-18 comprehensive Gloucester Academy at Saintbridge <i>Western part of site within 20 minute walking time of 2 no. secondary schools</i></p> <p><u>Primary Schools</u> Robinswood Primary School at Matson for north eastern part of site Tuffley & Harewood Primaries for western part of site Kingsway Primary not accessible owing to railway line <i>Western part of site within 20 minute walking time of 2 no. primary schools</i></p> <p>County Info: If developed along with G7 further consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly, the cumulative impact upon the existing secondary network (if developed alongside G7) will be an important issue as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more</p>	AMBER

		integrated / shared services solution (the development of the community hub model).	
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?	Requirements currently subject to initial appraisal by infrastructure providers.		
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No	This broad location is some distance from the core urban centre of Gloucester City. The distance to the main facilities, services and employment centre is likely to detract from efforts to increase the containment and vitality of the city centre. Development of this site is likely to further increase linear urban sprawl and lead to a greater coalescence between the settlements of Stroud and Gloucester. Much of the site is separated from the built up area due to the proximity of the LNR. The potential of constructing a new train station at Quedgely, south of Gloucester in the Stroud District has been the subject of discussions in the past, however this might have an even greater negative impact in terms of creating a commuter conurbation with little or no sense of community identity.	RED
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes/No	Site not within the Green Belt	GREEN
<p>Conclusion:</p> <p>G6 Land South of Gloucester. This broad location area performed quite poorly against many of the sustainability objectives. G6 is subject to landscape designations owing to proximity of lower scarp slopes of Cotswolds AONB escarpment and presence of Robinswood Hill outlier which dominate the topography of this broad location. The site's biodiversity value is not however considered to be of high importance, although there could potentially be opportunities to enhance biodiversity.</p> <p>Site is not particularly suitable for employment development owing to poor highway infrastructure for accessing the site and relative remoteness of site from trunk roads. A major issue for any large scale development is that the area is subject to a number of significant access barriers that limit the availability of both private and public transport infrastructure. The site is a long distance from the city centre for access to shops, services and facilities. Development of this site could have a detrimental impact on the strategic aim to create and sustain a vibrant community, could possibly increase inequalities especially for those without access to a private car, and would constitute</p>			

a continued urban sprawl away from the main city centre.

County Libraries info:

Encourage early and open dialogue between potential infrastructure / service providers, particularly where alternative, integrated / shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc...)

If strategic-scale development growth is taken forward in this locality (several thousand units across G6 and G7) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.

JCS Sustainability Appraisal – Broad Locations

Site Reference No: G7 Land South of Gloucester at Hardwicke

Total Area of Site 185.53

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No		GREEN
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No		GREEN
1c Are there designated BAP Priority Habitats on the site?	No	No BAP habitats within the site, however Coastal and Floodplain grazing marsh BAP is situated adjacent to the north western site boundary	AMBER
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes	The site is well connected to similar and useful habitats to the south and west. The canal and mixed habitat will undoubtedly provide good foraging for bats, the ponds are likely to support great crested newts and other amphibians.	RED
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	No	Development of the site is likely to fragment important habitats and wildlife corridors	RED
Overall likely biodiversity impact?	High (Red), Medium (Amber), Low (Green) There is a patchwork of small fields with semi-improved, improved and arable. Significant number of veteran tress and useful pockets of woodland. Coupled with old orchards, abandoned pasture, a myriad of small ponds, the canal and associated habitats probably make this one of the most important broad location sites it terms of local biodiversity. I		RED
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.		
2a Does the site have any renewable energy resource potential?	Yes/No	Limited wind resource, no hydropower potential, High energy crop potential	
2b Is there large	Yes/No	WHOLE TEAM	

energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?					
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	Approximately 10% of total site area is within flood zone 3. This forms a central strip across the site and land towards the bottom South Western Corner.	AMBER
		Yes	Yes		
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 60 %	Predominantly Greenfield with limited residential & large employment site in the centre			RED
5b Does the site contain any existing buildings which could be refurbished?	Yes/No	This will be assessed at a later stage in the SA/SEA process for the broad locations which are taken forward for further consideration.			NOT ASSESSED
5c Does the site contain landscape designations e.g. AONB, local designation.	No	None identified on Stroud District Plan proposals map			GREEN
5d Overall judgement of landscape sensitivity		ANNICE/TRACEY Red – High, Amber – Medium, Green – Low From Holly's notes: Hardwick Court – generally flat area of pastoral farmland including Hardwick Court with its parkland setting. Hunts Grove – low lying area of pastoral landscape has a gentle ride running in a NW-SE direction through the middle which divides it visually, this is considered sensitive to development. Hunts Grove ridge features a small but prominent woodland.			

5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1 %	No Grade 2 %	Yes Grade 3 95%	Predominantly Grade 3 Agricultural	AMBER
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	There are no potential contamination concerns at this time.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No	Further information required.			
6b Are there any water supply constraints?	Yes/No	Further information required.			
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.			
Historic Environment					
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	Church of St. Nicholas and numerous listed buildings to the north of the site. Sensitive historic heritage which should be protected/enhanced from future development.			
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No			
8. Transport					
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	This broad location is over four miles from the southern edge of the main city centre area. Significant development of this broad location is considered likely to encourage more car journeys, lead to lower levels of self-containment and increase transport related greenhouse gas emissions. Due to the distance the TTWA is likely to increase and this would be most likely be by car modes rather than through the required modal shift to public transport, cycling and walking.			RED

8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	There is no space available to improve connections into the city centre. There is already further development allocated adjacent to this broad location at Hunts Grove which will put additional pressure on the road network. The distance from the urban centre means that opportunities to improve the cycle/pedestrian network to encourage non-car modes of transport are limited. There is a park and ride at Waterwells into Gloucester which could cut commuting distances, and help reduce increased congestion into the city centre.	RED
8c Are there any Highway Junction capacity constraints?	Yes/No	Current development is already causing pressure on the M5 junction 12, large scale new development at this broad location is expected to bring the network to capacity on strategic roads. County Info: M5 J12 – 2011 improvement scheme has provided increased capacity. Development might erode these benefits and result in the need for further improvements; Cross Keys Roundabout (A38 / B4008) improvement to be funded by Hunts Grove, but new development would place greater pressure on this junction; Limited opportunity for East – West movement due to constraints offered by the railway and the M5.	RED
15. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	No	No	GREEN
9b Is the site close to an existing or planned waste processing facility?	Yes/No	Yes, Javelin Park to east of Junction 12 of M5 is a proposed site for a waste facility in County Waste & Minerals Local Plan.	
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	Site already includes employment land at Quedgley Trading Estate West which still has some sites to be built out. Site has good access to motorway network with Jctn 12 in close proximity. No constraints on type of employment that could be located at this site. (LMF)	GREEN

10b Is the broad location close to a range of existing employment opportunities?	Yes/No	Existing employment opportunities at Waterwells Business Park to south of Gloucester and at nearby Quedgeley District Centre.		GREEN
17 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing No	Unlock new No	Development of this site could have detrimental impact on the strategic aim to create and sustain a vibrant community. The distance from the city centre means that it will not support existing town and city centre facilities and is likely to decrease accessibility unless new facilities, services and infrastructure are factored into any development proposals. This would have a negative impact on objective 11. Development of this site is not expected to reduce inequalities and could possibly increase inequalities especially for those without access to a private car.	RED
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	Existing health and dental facilities at Quedgeley at capacity with little opportunity to expand owing to physical site constraints. Distance to city centre to access hospitals and major health facilities is an issue		AMBER/RED
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.			
16. Green Space				
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No	Western boundary of site lies adjacent to canal and towpath. M5 on south eastern boundary provides barrier to open countryside and Cotswolds AONB beyond.		AMBER
16b Does the site contain strategic open green	Yes	The site contains a protected outdoor play space		

space?			
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No		
17. Education			
17a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	No	<p><u>Secondary Schools</u> Severn Vale – 11-16 school already oversubscribed Beaufort School not within walking distance <i>Northern part of site within 20 minute walking time of 1 no. secondary school (existing site is constrained for further development)</i></p> <p><u>Primary Schools</u> Hardwicke Primary School – not within walking distance of the eastern part of site Fieldcourt School - not within walking distance of the eastern part of site <i>Northern part of site within 20 minute walking time of 2 no. primary schools</i> Further education facilities provided at Gloucestershire College at Gloucester Docks – not accessible by walking</p> <p>County Info: If developed along with G6 further consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly, the cumulative impact upon the existing secondary network (if developed alongside G6) will be an important issue as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).</p>	RED
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known		The requirements for infrastructure are currently subject to initial appraisal by	

needs for essential infrastructure?		infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	No	The distance of the site (almost four miles from the centre of Gloucester) means that its development is not expected to ensure a greater containment of the main urban centre of the city). There is a danger that development of this site would lead to even greater urban sprawl away from the centre of business activity within the Gloucester inner city urban area, there is a danger that Gloucester could end up with two business centres which would not be desirable.	RED
19c Is the site within the Green Belt (summarise findings of greenbelt review).	No	The site is not greenbelt however part of the area could be considered important in helping to prevent development sprawling into countryside areas that are poorly related to urban areas.	AMBER
<p>Conclusion: G7 Land South of Gloucester. Similar to the findings of the SA of G6. This site performs poorly against much of the sustainability criteria, particularly in relation to adverse impact on biodiversity value, accessibility to key services and facilities, and the need to ensure greater self containment of the main urban areas and protecting against urban sprawl. The site does not perform well in terms of sustainable transport, or connectivity with existing settlements. The site did perform well in relation to the economic objectives there are existing employment opportunities nearby and the site has good access to the motorway network, however current development is already causing pressure on the M5 Junction 12, large scale development at this broad location would exacerbate this situation.</p> <p>County Libraries info: Encourage early and open dialogue between potential infrastructure / service providers, particularly where alternative, integrated / shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc...)</p> <p>If strategic-scale development growth is taken forward in this locality (several thousand units across G6 and G7) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.</p>			

JCS Sustainability Appraisal – Broad Locations

Site Reference No. G8 Land to the West of Gloucester at Highnam

Total Area of Site 608.16ha

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	Key Wildlife Site to south A40 – Pipers Grove & to east Lassington Wood Nature Reserve	RED
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No		GREEN
1c Are there designated BAP Priority Habitats on the site?	No	There are no BAP habitats within the site, however Costal and Floodplain grazing marsh BAP is situated adjacent to the north eastern site boundary	AMBER
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No		
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Maybe	This broad location has good connectivity to useful habitat especially along the Leadon Valley and down to Minsterwood Ham	AMBER
Overall likely biodiversity impact?	Large site with pockets of biodiversity interest. Primarily Lassington Wood and Highnam Court. The rest of the site is fairly intensive arable fields with large fields and poor structure, there are a few plantation woodlands. The Leadon Valley is particularly species poor, though given its flood plain environment has the ability to be a significant habitat. On the assumption that Highnam Court and Lassington Wood are excluded then the site could potentially be developed without too much impact on biodiversity.		AMBER
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.		
2a Does the site have any renewable energy resource potential?	Yes/No		

2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No				
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	Floodzone is on the eastern and southeastern site boundary this could have implications for access to this broad location area. The rest of the area is unconstrained, however unless there is significant infrastructure put in place to allow access to and from the site in times of flooding the risk that any new settlement would be isolated is probably high.	RED/AMBER
	Yes 2%	Yes 1%	Yes 2%		
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 75 %	Predominantly Greenfield with the existing built settlement of Highnam		RED	
5b Does the site contain any existing buildings which could be refurbished?	Yes/No	No			
5c Does the site contain landscape designations e.g. AONB, local designation.	Yes/No	LAN3 - Landscape Protection Zone to east of area LND6 - Historic Park and Garden to south of Highnam TOR9 Protected line of Herefordshire/Gloucestershire Canal to east of site		AMBER	
5d Overall judgement of landscape sensitivity	Further information required.				

5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	Yes Grade 1 50%	No Grade 2 %	Yes Grade 3 50 %	This site contains approximately 50% grade 1 agricultural land, this is the best and most versatile land and development on such high grade land should be avoided unless there is no suitable alternative.	RED
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	There are some contaminations concerns to the south eastern tip of the site. To the north of the A40 the concerns relate to the presence of former railway lines and former hospital buildings and grounds (though now largely redeveloped for housing). To the south of the A40 these relate to the presence of railway lines and the tipping of unknown materials. The development of this site could have a positive impact in terms of remediating potentially contaminated land.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No				
6b Are there any water supply constraints?	Yes/No				
6c Are there any Sewerage Network/Capacity constraints	Yes/No				
Historic Environment					
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	2 no. Schedule Ancient Monument's at Over Listed Buildings at Highnam Court and Gate Houses. Grade I listed church of Holy Innocents and many grade II listed buildings predominantly south west of the broad location. Small number of listed buildings to the north. Historically sensitive area which should be protected.			RED
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No			
8. Transport					
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Located to the north west of Gloucester, beyond the River Severn. Local services exist at Highnam, though limited and small-scale. Remote from Gloucester and accessibility issues exist along the A40.			RED

8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	Site located within close proximity to the A40, running along the southern boundary, though there are capacity issues in relation to access into Gloucester, particularly at peak times. Existing bus services run along the A40 and B4215. Development at this site would need to be informed by a comprehensive package of transport measures.		RED
8c Are there any Highway Junction capacity constraints?	Yes/No			
16. Waste and Pollution				
9a Is the site close to or within a reduced air quality area?	No			
9b Is the site close to an existing or planned waste processing facility?	Yes/No			
10. Economy				
10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	Site is well connected to A40 trunk road & may be suitable for a mix of employment opportunities		AMBER
10b Is the broad location close to a range of existing employment opportunities?	No	Closest opportunities located in Gloucester City Centre which requires travel		AMBER
18 City and Town Centres				
Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	This is a remote site separated from Gloucester by a wide floodplain apart from a slim wedge. Large scale development would be expected to overwhelm the small settlement of Highnam which does not have the facilities to support the existing settlement centre. However as it is remote from any other urban areas it would be most likely to support the Gloucester main urban area which is relatively close, although access to the main urban centre is currently poor.	AMBER
12. and 13. Sustainable				
These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.				

Communities			
14. Health			
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	A&E and other hospital facilities to be found at Gloucester Royal Hospital GP's surgery at Lassington Lane, Highnam.	AMBER
15. Housing		All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.	
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes	Yes – site is located in open countryside and offers opportunities to access adjacent Green Infrastructure	AMBER
16b Does the site contain strategic open green space?	Yes	Highnam Court is a protected House and Garden	RED
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No	MEZ	
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<u>Secondary Schools</u> All Gloucester Secondary Schools or Newent School <i>Site not in walking or reasonable cycling distance to any secondary schools</i> <u>Primary Schools</u> Highnam Primary School <i>Sites adjacent to existing settlements are in 20 minutes walking time of primary school</i>	AMBER
18. Culture and Tourism		The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process. Site includes protected route of Gloucestershire/Herefordshire Canal in Tewkesbury Borough	

19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No		
19c Is the site within the Green Belt (summarise findings of greenbelt review).	No		Green
<p>Conclusion:</p> <p>Only real settlement in this site is Highnam which has a primary school & nursery, GP surgery, church and community centre, however all other facilities have to be obtained elsewhere. Secondary school & food shopping require a bus or car journey. The site is therefore not as sustainable as others on the periphery of existing urban areas. Also large scale development in this area would overwhelm the existing small settlement of Highnam. It would not be appropriate to develop another freestanding new small settlement in the open countryside as this would be totally unsustainable.</p>			

JCS Sustainability Appraisal – Broad Locations

Site Reference No. G9 Land to the South of Churchdown

Total Area of Site 49.66 ha

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	No identified sites	GREEN
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No		GREEN
1c Are there designated BAP Priority Habitats on the site?	No		GREEN
1d Would development of the site be likely to lead to fragmentation of important habitats	No	It is important to note that G9 is surrounded by urban development and contains a large area of important undeveloped green space. This greenspace is used as a sports site so is unlikely to have a high biodiversity value. There are no local identified sites of biodiversity importance. Most of the site is intensively managed currently arable agricultural land with a large field pattern and poor hedgerow structure.	GREEN
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	Possibly this would have to be investigated further as part of a more detailed SA/SEA process should the broad location continue to be considered as a possible development site at later stages within the JCS process. Biodiversity levels could be improved with development of this site provided making space for wildlife is incorporated within development briefs and masterplans.	GREEN
Overall likely biodiversity impact?	High (Red), Medium (Amber), Low (Green) This site is biodiversity poor. It is isolated by development and road infrastructure with no connection to other habitat. It is intensively farmed, the only redeeming feature being the over mature hedgerow along the B4063 and possible the ditch line. Both could be readily incorporated into any development and with minor positive management would improve.		GREEN
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad		

	locations.			
2a Does the site have any renewable energy resource potential?	Yes/No	This broad location lies within a constrained area for wind resource. There are no realistic opportunities for hydropower. High potential in terms of energy crop yield.		
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No	Further information required.		
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.			
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	There are no flood constraints within this broad location GREEN
	No	No	No	
5 & 6 Natural Resources				
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 95 %	Current land use is predominantly agricultural with some sports/recreation to almost separate parcel of land to the north of the broad location. New development taking place on southern most parcel of land adjacent to A40 Golden Valley By-pass		RED
5b Does the site contain any existing buildings which could be refurbished?	No	No		
5c Does the site contain landscape designations e.g. AONB, local designation.	No	No		GREEN

5d Overall judgement of landscape sensitivity		<p>Site G9 – overall rating of sensitivity; medium to high</p> <p>This relatively smaller area still forms part of a vital piece of greenbelt dividing Innsworth and Churchdown with the larger expanse of Gloucester city. There is a recreational sports field to the north which is of great local importance to the two neighbouring communities. However the prominent existing land use is agricultural fields with hedgerow boundaries and a small wooded coppice which is characteristic of the larger vale. It is has four main communication routes in and around it which connects 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 and therefore the scope of mitigation would be low. However, the value of this landscape does not lie within the actual historic or ecological values but with its vital function providing a green amenity and visual divide between the city and the two villages.</p>			AMBER/RED
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1 %	No Grade 2 %	Yes Grade 3 75 %	This broad location is 75% grade 3 agricultural, the rest of the site is green infrastructure used sports ground.	AMBER
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	There are some concerns to the southern part of the site due to the presence of a sewage treatment works.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No	Further information required.			
6b Are there any water supply constraints?	Yes/No	Further information required.			
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.			

Historic Environment			
7a Does the site contain areas of archaeological significance or historic value.	No	No	GREEN
7b Is the broad location within (or partly within) a Conservation Area	No	No	GREEN
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes	Located to the north east of Gloucester, beyond the A40. Well related to Churchdown offering some key services, and the wider Gloucester urban area.	GREEN
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes	Site located adjacent to A40 and the Old Cheltenham Road dissects the site east to west. Existing high frequency bus services currently run through the site between Gloucester and Cheltenham. Well related to the main urban area of Gloucester for access to the City Centre for a wider range of shops, services and facilities. Sufficient scale of investment (including providing of a safe green infrastructure network linked into current pedestrian and cycleways) could help encourage a greater modal shift away from use of the private car.	GREEN
8c Are there any Highway Junction capacity constraints?	Yes/No	Further information required.	
9. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	Yes	Monitoring is continuing in terms of air quality within close proximity of G9.	
9b Is the site close to an existing or planned waste processing facility?	No	No	GREEN
10. Economy			
10a Is the broad location suitable for a mix of employment opportunities?	Yes	The site could be suitable for a mix of employment opportunities if the correct infrastructure were provided from Elmbridge Court roundabout to accommodate HGVs	GREEN

10b Is the broad location close to a range of existing employment opportunities?	Yes/No	The site is close to the urban city centre which offers a range of employment opportunities as well as close to IMJON Barracks and the employment areas at Staverton and Staverton airport.		GREEN
19 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	Further information required.	
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	GP & dental services available in Churchdown A&E and other hospital requirements provided for at Gloucester Royal Hospital in the City Centre.		AMBER
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.			
16. Green Space				
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No	Further information required.		
16b Does the site contain strategic open green space?	Yes	Important Public Open Space to the north of the site. The northernmost area of land in this broad location is currently used as a sports ground. It is considered to be locally significant and is designated as an important open space within the Tewkesbury Local Plan. This northern most part G9 could however be taken out of the broad location area and		RED

		retained as strategic greenspace. Therefore this is not necessarily a constraint towards some development on the rest of the location.	
16c Will it ensure existing open spaces are protected and enhanced?	Yes	Existing open space should be protected.	GREEN
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p><u>Secondary Schools</u> Churchdown School is in 20 minutes walking distance of site</p> <p><u>Primary Schools</u> Catholic Primary School in Churchdown lies adjacent to western boundary of site & is walkable Parton Manor School is walkable within 20 minutes Innsworth Primary is walkable within 20 minutes Longlevens Infants and Juniors in walking distance too</p> <p>Higher education available at Gloucester and Cheltenham campuses of Gloucestershire College using no. 94 bus.</p>	GREEN
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?		Site G9 is surrounded on all sides by development and this site is close to the urban centre of Gloucester. Its development is likely to lead to a greater self-containment of the urban area. There is a danger however that development of the site could lead to the agglomeration of Innsworth and Churchdown with Gloucester, this can be mitigated through careful masterplanning to help retain a green infrastructure network, and the provision of some green public space along the northern border of this broad location in order to help retain some separation between the two settlements to mitigate any adverse impact and to help retain a sense of place and community identity.	GREEN/AMBER
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes	The whole of this broad location site is currently within the designated Greenbelt. A recent report by Entec concluded that this broad location plays a significant role in preventing westward sprawl from Churchdown, contributes in safeguarding the countryside from encroachment but only	RED/AMBER

		has a limited contribution in helping to preserve the setting and special character of historic towns. This broad location was given an average rating in the earlier Strategic Green Belt review in 2006.	
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Conclusion:

Site G9 Land north of Gloucester performed extremely well against most of the sustainability objectives. The site is surrounded by urban development and this site is closest to the urban centre of Gloucester. Its development is likely to lead to greater self-containment of the urban area. There is a danger that development of the site could lead to the agglomeration of Innsworth and Churchdown with Gloucester, although this can be mitigated through careful masterplanning to provide green public space along the northern border of this broad location to help retain some separation between the settlements. The site is considered to be of low biodiversity value, but it does contain an important green space which is allocated in the Tewkesbury Local Plan. The site is currently within the greenbelt designation, its landscape sensitivity is considered to be medium to high although the value of the landscape lies with its vital function of providing a green amenity and visual divide between the city and the two villages, rather than a visual divide between the two major urban areas. If the site could be developed without encroaching on the designated important greenspace and masterplanned to retain some green and visual divide between the settlements, it may be one of the most sustainable peripheral broad locations

SA Objective/Indicator	Notes and Commentary		Performance
2. Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	No	GREEN
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No	No	GREEN
1c Are there designated BAP Priority Habitats on the site?	No	No	GREEN
1d Would development of the site be likely to lead to fragmentation of important habitats	No		GREEN
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	Good connectivity to like habitat especially to the east of the site.	GREEN
Overall likely biodiversity impact?	Intensively managed agricultural landscape, dominated by arable cultivation. Large fields with very poor hedgerow structure and limited mature trees. Small amount of pasture and plantation woodland. No informal or statutory designations. Only feature is a brook that runs East to West through the centre of the site. Generally a poor site in biodiversity terms.		GREEN
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of a later detailed masterplanning stage of selected broad locations.		
2a Does the site have any renewable energy resource potential?	Yes/No	Some wind potential, limited to no hydropower potential. High energy crop potential.	
2b Is there large energy/heat demand potential from facilities/premises in the	Yes/No		

area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?				
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.			
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	Dean Brook traverses the site west to east from the sites Western Boundary until the point where the A435 traverses the site. TBLP considers the Dean Brook a High Risk Flood Area, under Policy EVT5. SFRA Level 1 further identifies this course as flood zone 2 and flood zone 3b. Provided any development is directed away from the high flood risk area, flood risk is not expected to be a significant constraint.
	Yes 5%		Yes 5%	
5 & 6 Natural Resources				
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 95 %	Predominantly Greenfield		RED
5b Does the site contain any existing buildings which could be refurbished?	No	Some farms with agricultural buildings however no significant resource for conversion/regeneration.		RED
5c Does the site contain landscape designations e.g. AONB, local designation.	Yes	That part of the site to the east of the railway line and to west of AONB at Woodmancote is identified as Special Landscape Area. (TBLP LND2). Land to south and east of Gotherington residential development boundary is also Special Landscape Area (TBLP LND2). Rest of site does not have any landscape designations.		AMBER
5d Overall judgement of landscape sensitivity		Settled unwooded vale. East - Proximity to scarp slope and Nottingham Hill provides impressive backdrop. Harsh urban edge to Bishops Cleeve. West – Fairly ordinary vale landscape – largely very rural character. This broad location is part of the open countryside extending northwards to Gotherington and north-westwards towards Tewkesbury and forms the countryside fringe of Bishops Cleeve. Existing land use is mainly grazing/arable, and the landscape is open and extensive with distant views to the west, north and east.		

5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1 %	Yes Grade 2 5 %	Yes Grade 3 90 %	Current land use is predominantly agricultural with some caravan sites and allotments. Agricultural land is predominantly Grade 3 with a small proportion of Grade 2 along the most northern border.	AMBER
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	Potential contamination concerns resulting from the presence of a scrap yard to the centre of the site.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes	YES - There are some sand & gravel deposits in the north of the site (<i>just south of Gotherington</i>) and in the south of the site (<i>just north of Bishop's Cleeve</i>).			
6b Are there any water supply constraints?	Yes	SIDP: local reinforcement may be required			
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.			
10 Historic Environment					
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	Number of listed buildings which form a linear form throughout the village of Gotherington which is to the North of the Broad Location. Local distinctiveness should be addressed.			
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No			
8. Transport					
8a Is the broad location in, or close to, an area of high accessibility to key facilities	No	Located to the north of Bishops Cleeve with limited access to key services. Site location is remote from Cheltenham and access to a wide range of key services.			RED

8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	No	Site currently accessed by the A435 (Greenacre Way). Site also dissected by Gotherington Lane. Bus Services run along the A435, limited bus links to Ashchurch and remote from Cheltenham. Limited opportunity to support travel by non-car modes given the site's location to the north of Bishops Cleeve. Poor access to rail network	RED
8c Are there any Highway Junction capacity constraints?	Yes	Problems: A435 corridor to Cheltenham is already congested at peak periods, with little scope for significant improvement due to constraints of neighbouring development. Racecourse Park and Ride is already beyond the extent of congestion on this corridor, making it less attractive to use. A435 through Bishop's Cleeve creates a barrier to movement between the western part of C1 and the local services provided within Bishop's Cleeve itself. Major investment would be required in the A435 corridor to support additional housing over and above that already in the planning system. Such investment would require large scale housing allocations in order to be viable. Possible Solutions/opportunities: Potential to link with committed development that already has the benefit of planning approval. Transport strategy already agreed for Phase One of Homelands Development. Discussions on transport strategy required for Homelands Phase 2 and for the adjoining Cleevelands development proposal are well advanced ahead of a public inquiry into both these sites scheduled for September.	
17. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	No	No Air Quality Management Areas within broad location or Sewage Treatment Works Odour Zones.	GREEN
9b Is the site close to an existing or planned waste processing facility?	Yes	The south western boundary of this broad location is within close proximity to the WCS strategic site at Wingmoor Farm.	AMBER
10. Economy 10a Is the broad location suitable for a mix of	Yes/No	Broad location C1 contains two large greenfield sites considered as having limited potential to accommodate employment land. Site lies to the north of Bishops Cleeve which could raise access issues for vehicles, especially	AMBER

employment opportunities?		HGVs.		
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	There are some employment opportunities in and around Bishops Cleeve; two large employers GEC aerospace and Zurich Financial Services, however these are located to the far south of Bishops Cleeve, and are not well connected to the broad location area, there is a small industrial estate (Malvern View Business Park) close to the south west border of this broad location area, a small extension for additional industrial use has been allocated in the Tewkesbury Local Plan but has not yet been developed out. Any additional large scale new housing development would be expected to increase levels of commuting into the main city and towns of Gloucester, Cheltenham and Tewkesbury, although this could be mitigated to some extent if large employers were attracted to the broad location area through employment land allocations.		AMBER/RED
20 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	Development at this site, particularly large scale housing development would be expected to increase the problem of the urban sprawl of Bishops Cleeve northwards and away from Cheltenham town centre. Development would therefore be expected to reduce the ability to create and sustain a vibrant community. Bishops Cleeve has seen tremendous residential growth in recent years. Services and facilities within this settlement are limited, any additional development to put stress on current services in the village.	RED
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	Church Road GP and dental surgeries and Stoke Road GP surgery both in central locations in the village however while some of site will be in a 20 minute walk of these surgeries a majority of it will not. Further work required to ascertain 20 minute walking contours and to define intersection of health facilities/ schools/ local centre walking catchments to identify most sustainable parts of this large broad location. Closest A&E at Cheltenham General Hospital some 8km to the south. New development may result in additional health care facilities however		RED/AMBER

		existing facilities are all centrally located.	
15. Housing		All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.	
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No		
16b Does the site contain strategic open green space?	Yes/No	Potential of brook for green infrastructure asset. There are existing allotments off the A435 north west of Greenacre Way, these would need to be conserved, and there could be opportunities to provide additional allotments.	
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No		
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p>Area to east of railway and adjacent to AONB is within 20 minute walk of Woodmancote Primary School and land to r/o Millham Road would be within 20 minute walk of Woodmancote and Bishops Cleeve Primary. Land adjacent to Evesham Road and Deans Farm also within 20 minute walk of Bishops Cleeve Primary School.</p> <p>Tewkesbury Secondary School (11-18) <i>may</i> be within 20 minutes walk of that part of the site to the east of the railway adjacent to the AONB. Rest of site is situated further away and unlikely to be within 20 minute walking distance of Cleeve Secondary School which is located in Two Hedges Road.</p> <p>Further work required to ascertain how much of site is within 20 minute walk of primary schools and local centre.</p> <p>Further education facilities in Cheltenham at Gloucestershire College in Hesters Way, no direct bus route.</p> <p>Info from County: If developed along with C2 consideration will need to be</p>	RED/AMBER

		<p>given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly, the cumulative impact upon the existing secondary network (if developed alongside C2 and / or C3) will be an important issue as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).</p>	
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No	No C1 is on the northern boundary of the already highly developed settlement of Bishops Cleeve. This settlement has undergone rapid expansion in recent years. This land forms the countryside fringe of Bishops Cleeve to the north.	RED
19c Is the site within the Green Belt (summarise findings of greenbelt review).	No	No, however C1 does have a high importance in terms of preventing urban sprawl of Bishops Cleeve northwards into the surrounding countryside. The recent greenbelt review considered whether land to the north of Bishops Cleeve stretching in an arc from Stoke Road in the east to the Honeybourne should be considered for inclusion. The review found there was no clear case for its inclusion because the land performs only a limited greenbelt role; it was not found to have a direct role in preserving the setting of towns or preventing the merging of settlements. However, it was considered that it could help check unrestricted sprawl northwards into the open countryside, preventing the urbanisation of very rural land. The review concluded that this could be addressed by other planning policies.	AMBER
Conclusion:			

This broad location area is considered to be poor in terms of biodiversity value so performed well against biodiversity objectives compared to some of the other broad location sites. However it scored extremely poorly on most of the other sustainability objectives used within this first stage broad brush assessment. In particular, this location is not peripheral to Cheltenham and its distance from the main urban area is likely to increase the necessity to use the private car to access jobs and services.

Development at this site (which forms the countryside fringe of Bishops Cleeve to the north), particularly large scale housing development, would be expected to increase the problem of the urban sprawl of Bishops Cleeve northwards and away from Cheltenham town centre, and is therefore not expected to increase levels of self containment and ensure the continued vitality and vibrancy of the main urban centres. Bishops Cleeve has seen tremendous residential growth in recent years. Services and facilities within this settlement are limited, any additional development is likely to put additional stress on current services in the village. For these reasons it is felt that parts of the other broad location areas are likely to perform much better against the sustainability objectives and would be more suitable to undergo more detailed assessment. It is recommended that this broad location area be removed from the JCS broad location search.

County info regarding libraries: If strategic-scale development growth is taken forward in this locality (several thousand units across C1 and / or C2 and / or C3) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.

JCS Sustainability Appraisal – Broad Locations

Site Reference No. **C2 Land to the South of Cheltenham**

Total Area of Site **904.59**

Note: because of the complexity of this site, for ease of understanding the different constraints and opportunities within the broad location it has been split into sections C2a to C2e

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	Cleeve Hill SSSI noted to be in favourable condition and unfavourable condition recovering is located approximately 1km east from the Eastern boundary of this broad location site (C2a) Key Wildlife Site close to outskirts of Bishops Cleeve (Nr Wingmore Farm) in subsection C2e.	C2a AMBER C2e RED
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No		GREEN
1c Are there designated BAP Priority Habitats on the site?	Yes	A small area of lowland meadow BAP is situated to the centre of the site, this is the Key Wildlife Site Nr Wingmore Farm in subsection C2e. Cleeve common to the eastern edge of the site. Lowland calcareous grassland, wet woodland and lowland meadows to the east of the site at Cleeve common.	C2a AMBER C2e RED
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	C2a yes, there is good connectivity to like habitat especially to the east and the AONB which has very good habitat value. C2c Connectivity generally poor apart from the north. C2d Connectivity to like habitats is good although slightly constrained by the A435 and Smiths to the East and the railway to the West. C2e relatively good to like habitats with exception of land to the west of this area adjacent to Bishops Cleeve urban area.	C2a RED C2c GREEN C2d RED/AMBER C2e AMBER
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	There is potential for a small wildlife corridor to the south of the racecourse (C2a), this wildlife corridor (where assessed) has a high biodiversity value.	
Overall likely biodiversity impact?	C2a land between GWR and AONB – small field pattern with mixed arable and pasture. Some semi-improved and rough abandoned pasture plus some horticulture. Good hedgerow structure and many hedge trees. A large number of parkland trees many		C2a RED

	<p>veteran oaks. South of Woodmancote there are a number of broadleaved woodland trees of varying quality. There is useful habitat along the brookline that runs south of the site.</p> <p>C2b land between GWR and A435. Land dominated by amenity playing fields and horticulture. Generally poor biodiversity potential. Some good hedgerow and hedge trees and better habitat along the brook.</p> <p>C2c land to the West of the Race Course. Predominantly arable, large field structure with poor hedgerow structure. Small mixed woodland to the centre of the site and some old paddocks and limited remnant orchard along the urban fringe.</p> <p>C2d land between mainline railway and A435. Predominantly arable with some pasture, fields separated by hedges with generally poor structure. Better habitats around gardens and smallholdings around small settlements and along brook lines, where there is some good tree structure and some riparian habitat.</p> <p>C2e Land to the West of Bishops Cleeve. Low lying flat landscape with exception of landfill site that dominates north west quadrant of site Good future potential for biodiversity on the landfill site post completion. Land to the immediate south and east of better value with small key wildlife site of semi improved grassland and remnant orchard. Other features of interest include what appears to be an old duck decoy in the centre of the arable area. Tree lined brook defining the southern boundary and odd atypical habitats associated with landfill site. There is also the useful linear feature of railway embankment.</p>	<p>C2b GREEN/AMBER</p> <p>C2c GREEN</p> <p>C2d GREEN/AMBER</p> <p>C2e RED</p>
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2. Climate Change Mitigation

For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.

2a Does the site have any renewable energy resource potential?	Yes/No	Limited/no wind potential. Low hydropower potential adjacent. High energy crop potential.	
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No	This will be assessed at a later stage in the SA/SEA process	NOT ASSESSED

3. Climate change

This objective is not assessed as part of the broad locations SA. Flooding is considered separately and

Adaptation	other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.			
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	Hyde Brook traverses the site west to east from the site's western boundary to the sites' southern boundary. TBLP considers Hyde Brook as a High Risk Flood Area, under Policy EVT5. SFRA Level 1 further identifies this course as flood zone 2 and flood zone 3b. Brockhampton within the Broad Location (which forms the boundary between C2d and C2e sub-areas) is bounded by both these Flood Zones. C2a Main river centreline runs south towards Cheltenham racecourse with flood zones 2 and 3b predominantly to the east of the centreline. C2b Floodplain runs through the Southern section of the sub-area, provided the sequential test is adhered to, flood risk will not be a constraint. C2c A small piece of flood zone runs across the most northern-most point – flood risk will not be a constraint for development. C2d The flood zone cuts this area in two from west to east through the middle of this sub-area. The northern boundary is also flood zone. C2e The flood zone forms the southern boundary of this sub area, however flood is not considered to be a constraint for this sub-area.
	Yes 5%		Yes 5%	
5 & 6 Natural Resources				
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 70 %	Predominantly agricultural greenfield although settlement of Southam lies to east of C2a & built development of the racecourse lies in C2c. CEG employment site lies to east of C2d, this is all brownfield and in use.		
5b Does the site contain any existing buildings which could be refurbished?	No	Agricultural buildings which could be converted.		
5c Does the site contain landscape designations e.g. AONB, local designation.	Yes	C2a is within the designated Special Landscape Area and lies adjacent to the AONB		C2a RED Rest of C2 is GREEN

<p>5d Overall judgement of landscape sensitivity</p>	<p>Site C2a – overall rating of sensitivity; high This large area forms part of an important strategic landscape boundary/greenbelt dividing Bishops Cleeve to the north and Cheltenham to the south. The landform rises to the east to the foot of the Cotswold escarpment which dominates the views out of the site. A small village of Southam with an historic core is centred within this area, with the remaining surrounding countryside being predominately a patchwork of arable farmland with distinctive hedgerows and small wooded areas. Elevated views from the AONB along the east boundary highlight the landscapes' specific character and quality which reflect the protected landscape. Due to the openness of the area, scope for mitigation for any development would be difficult without detrimental effects on its overall character and value.</p> <p>Site C2b – overall rating of sensitivity; moderate to high This area immediately south of Bishops Cleeve is generally low lying flat agricultural land with a railway line running along the east boundary and the A435 to the west with industrial units beyond. Despite this defined boundary the area still remains semi-rural enclosing a farm at the heart and well used sport pitches. The large open field pattern with hedgerows influences the character of this part of the Gloucester Vale with the distant views of the AONB. It is still a vital part of the greenbelt and important strategic landscape buffer between the two large conurbations especially viewed from the adjacent protected and elevated countryside, however, the change in land use arising from a particular development could be considered in part due to the existing built form to the west of the main road.</p> <p>Site C2c – overall rating of sensitivity; moderate Again the overall land use for this area is agricultural however the land form is influenced by a slight rise to the south east creating views across the site. There is no existing built form within this area but it does border the northern part of Cheltenham to the south. Generally the landscape value is of low amenity, historic or ecological value but it has some public rights of ways across the site which has clear distant views of the Malvern Hills to the west and in part the Cotswolds to the east. Due to its semi - exposed location and rural character, it forms a key part of the greenbelt and therefore if developed, the detrimental effects on its character would be moderate.</p>	<p>C2a Red</p> <p>C2b Red/Amber</p> <p>C2c Amber</p>
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		<p>Site C2d – overall rating of sensitivity; moderate to high</p> <p>The field pattern of this rural landscape varies from medium to large in scale and is predominately regular in shape. It consists of mainly agricultural fields with a sewage works and industrial units to the north. A small brook running from east to west divides the area whilst creating a natural screening viewed from within the site. This is a dominant feature from within the site. Various footpaths lead the eye to the distant views across the vale which creates a sense of openness; however the landscape is generally of low amenity with little ecological value. However its location viewed from the AONB makes it fairly prominent and a key part of the green division between Bishops Cleeve and Cheltenham. Therefore the area is unlikely to be able to accommodate change arising from development not because of the landscape value but more from the visual value seen from the elevated AONB.</p> <p>C2e Further information required.</p>			C2d Red/Amber
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1 %	Yes Grade 2 5 %	Yes Grade 3 90 %	Predominantly Grade 3 with a small portion of Grade 2 along the most northern border.	
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	Further information required.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes	This area contains known and viable sand and gravel deposits (and engineering clays). Deposits have been proven economically viable and have been extensively worked west of Bishop’s Cleeve up to the Ashchurch railway line. There are also additional sand and gravel deposits to the west and south of Southam, extending beyond the Toddington railway line to the approximate area currently occupied by GE Aviation. Further sand and gravel resources lie to the south of the racecourse around the			RED

		UCAS/University area and to the west of the racecourse around Hunting Butts.	
6b Are there any water supply constraints?	Yes/No	Further information required.	NOT ASSESSED
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.	NOT ASSESSED
Historic Environment			
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	Further information required. Cluster of listed buildings throughout Southam, predominantly on Southam Lane to the west of the B4632. Small number of listed buildings towards the west of the site at Brockhampton.	
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No	
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Further information required.	
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	Public transport corridor runs through Bishops Cleeve to Cheltenham (on the road that forms border between C2 b and C2c/d). Main route from Cheltenham to Winchcombe and beyond runs along eastern boundary of C2a over Cotswold Scarp slope. Route of Gloucestershire and Warwickshire railway runs through C2c and between boundaries of C2b and C2a providing opportunities to promote a cycle route from Bishops Cleeve to Cheltenham.	
8c Are there any Highway Junction capacity constraints?	Yes	<u>Problems:</u> ▪ A435 corridor to Cheltenham is already congested at peak periods with little scope for significant improvement due to constraints of neighbouring development.	

		<ul style="list-style-type: none"> ▪ Racecourse Park and Ride is already beyond the extent of congestion on this corridor, making it less attractive to use. ▪ Area of C2 East of GWSR Line constrained by limited highway network and poor junction layout within Prestbury. ▪ Poor access to rail network – remote from Cheltenham ▪ Major investment would be required in the A435 corridor to support additional investment over and above that already in the planning system. Such investment would require large scale housing allocations to be viable. <p><u>Possible Solutions/Opportunities:</u></p> <ul style="list-style-type: none"> ▪ Possible to link employment sites and strengthen bus services connecting Bishops Cleeve with Cheltenham. ▪ Potential opportunities to create sustainable transport corridor (walk, cycle and potentially bus) along the Honeybourne Line from Hunting Butts to Lower High Street and Cheltenham Station. 	
18. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	Yes	The western part of the site (near Brockhampton part of C2d) is allocated under Tewkesbury Borough Local Plan as development near sewage treatment works. Because of naturally occurring smells from sewage treatment, the policy advises that a zone should be kept free of development around specific sewage works, where the effluent treated is equivalent to that of a population greater than 2000.	
9b Is the site close to an existing or planned waste processing facility?	Yes/No	Yes, North West of the area (C2e) is a landfill site known as ‘Wingmoor Farm East’ operated by Grundons Waste Management (it accepts both hazardous and non-hazardous waste) A large part of the landfill area was allocated within the Waste Local Plan as a strategic waste site. A much smaller part of the landfill site is being taken forward into the Waste Core Strategy. An application is currently under consideration by GCC to extend the time limit of operations; including landfilling, materials recovery facility, landfill gas engines, sand and gravel extraction and leachate treatment.	
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	Site lies to the north of Cheltenham and is not easily accessible from Junction 11 or Junction 10 of the M5 motorway for HGVs. Area may be suitable for B1 type uses.	AMBER
10b Is the broad location close to a range of existing	Yes/No	Site lies adjacent to northern suburbs of Cheltenham and to Cheltenham Racecourse and a range of employment opportunities within Cheltenham	GREEN

employment opportunities?		could be easily reached by sustainable modes of transport. CEG (formerly Smiths Industries) aerospace high tech manufacturing located at Bishops Cleeve & Zurich Financial Services located at Bishops Cleeve.		
<p>21 City and Town Centres</p> <p>Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?</p>	Support Existing Yes/No	Unlock new Yes/No	<p>C2e is remote from the main settlement of Cheltenham, its development is therefore not expected to support the existing town centre. Its development could perhaps unlock identified needed facilities in nearby Bishop's Cleeve, but would be more likely to contribute towards continued sprawl and increased commuting to the main town centres.</p> <p>C2d –The southern part of this sub-area is reasonably close to central Cheltenham, development in this area is therefore likely to support the existing town facilities and help create and sustain a vibrant community which will not need to travel far to access services, jobs and facilities.</p> <p>C2c is the most peripheral sub-area within broad location C2 development within this sub area is therefore expected to have positive impact on the objective to create and sustain a vibrant community which supports the existing town and city centre facilities.</p> <p>C2b Most of this site is closer to Bishops Cleeve than Cheltenham, therefore it is mainly remote from the main settlement of Cheltenham, development is therefore not expected to support the existing town centre. Its development could perhaps unlock identified needed facilities in Bishop's Cleeve, but would be more likely to contribute towards the continued sprawl of this settlement and increased commuting to the main town centres. The southernmost part of this sub-area is better connected to Cheltenham and is also on the public transport corridor.</p> <p>C2a Similar to C2b, any development towards the southern border would be better related to the main settlement of Cheltenham and could help support the town and its facilities. The small settlement of Southam lies in the centre of this broad location area, any large scale development close or near to this small centre would have</p>	

		a negative impact on the objective to create and support a vibrant community.	
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.		
14. Health			
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	<p>C2a - There is a Doctors surgery at Severnposts Surgery, Prestbury Rd, so southern part of site <i>may</i> be within a 20 minute walk – need to check on site. Rest of site is unlikely to be in 20 minutes walk of a GP.</p> <p>C2b - Northernmost part of site may be in 20 minute walking distance of GP's and dentist located in centre of village.</p> <p>C2c – Site does not appear to be within 20 minutes walking distance of a GP surgery.</p> <p>C2d - Site unlikely to be in 20 minute walk time of primary health care facilities in Bishops Cleeve Local Centre.</p> <p>C2e - North eastern part of site may be within 20 minute walk time of GP surgeries in central Cleeve however more work required to establish this.</p> <p>Closest A&E at Cheltenham General Hospital some 5/6 km to the south.</p>	RED/AMBER
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.		
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No	<p>C2a Good green infrastructure potential, and next to the AONB</p> <p>C2b Fairly good connectivity to like habitats east and west and useful GI potential along brookline and GWR</p> <p>C2c Little green infrastructure potential</p> <p>C2d Good green infrastructure potential along brook corridors both east and west.</p> <p>C2e Good green infrastructure links to the Cotswolds.</p>	<p>C2a GREEN</p> <p>C2b GREEN</p> <p>C2c RED</p> <p>C2d GREEN</p> <p>C2e GREEN</p>
16b Does the site contain strategic open green space?	Yes/No	Further information required.	

16c Will it ensure existing open spaces are protected and enhanced?	Yes/No	Further information required.	
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p>C2a - Very south of site may be within 20 minute walking time of Prestbury Primary School & very north of site may be within a 20 minute walk of Woodmancote Primary school.</p> <p>Very north of site is within a 20 minute walk of Cleeve School, rest of site won't be in 20 minute walk time of a secondary school.</p> <p>C2b - Northernmost part of site is within 20 minute walking distance of Cleeve School in Two Hedges Road and Grangefield Primary School & Bishops Cleeve Primary.</p> <p>Further work required to ascertain how much of site is within 20 minute walk catchment of both primary and secondary schools and local centre.</p> <p>C2c - Southern part of site <i>may</i> be within 20 minute walk of Pitville secondary school.</p> <p>Southern half part of site in 20 minute walk time of Warden Hill Primary School and Swindon Village Primary School</p> <p>C2d - Probably no part of site within a 20 minute walk of Cleeve Secondary School</p> <p>Western part of site <i>may</i> be within 20 minute walk of Swindon Village Primary School.</p> <p>C2e - Eastern part of site would be in 20 minute walk of Grangefield Primary School.</p> <p>Eastern part of site may be within 20 minute walk of Cleeve School however more work required to establish this.</p> <p>Further education facilities at Gloucestershire College Campus on Hesters Way in Cheltenham not directly accessible by 1 bus journey.</p>	AMBER/RED

		<p>County Info: If developed along with C1 consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly, the cumulative impact upon the existing secondary network (if developed alongside C1 and / or C3) will be an important issue as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).</p>	
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No	Further information required.	
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes/No	<p>The whole of this site is within the current designated greenbelt.</p> <p>A recent review of the greenbelt by Entec considered C2 as a number of separate parcels of land, all of which were felt to be significant in terms of the purpose of the greenbelt.</p> <p>C2a – NE20, NE21, NE22 in the review. These parcels of land were found to provide a significant contribution towards the greenbelt designation. NE20 and NE21 land lying immediately south of Bishops Cleeve bounded by Hydebrook to the South, the B4632 to the East, the Cheltenham-Honeybourne railway to the west and Hyde Brook to the South forms the</p>	

southern boundary of Bishops Cleeve preventing sprawl to the south and east of Southam. NE22 land lying immediately to the North of Cheltenham bounded the Cheltenham/Honeybourne railway to the north-west and Hyde Brook to the north east and the variable urban edge of Cheltenham to the south, was also found to form part of the Northern boundary of Cheltenham, preventing sprawl although there are strong urbanizing influences around the racecourse and around Prestbury village. All three segments were found to play a significant contribution in preserving the setting and special character of Cheltenham, and safeguarding the countryside from encroachment as well as preventing Bishops Cleeve and Cheltenham from merging into one another.

C2b – is equivalent to parcel of land NE19 in the Greenbelt review. Land lying immediately to the south of Bishops Cleeve bounded by the A435 to the west, the Cheltenham-Honeybourne railway to the east and the variable urban edge of Bishops Cleeve to the North. This parcel of land was considered critical to the separation of Cheltenham and Bishops Cleeve characterized by pastoral land use with variable boundary definition, and openness allowing extensive views to the AONB to the east. C2b prevents the southern expansion and merging of Bishops Cleeve towards Cheltenham and its encroachment into the countryside.

C2c – consists of part of parcel of land NE18 in the greenbelt review. Land immediately to the north of Cheltenham, bounded by the Cheltenham-Honeybourne railway to the West, Hyde Lane to the North, the A435 to the East and Swindon Lane to the south. This land was considered critical to the separation of Cheltenham and Bishops Cleeve. If this land were to be developed the two would join up. Swindon Lane forms a clear urban edge to the north of Cheltenham. This parcel of land has a significant contribution towards checking the unrestricted sprawl of the built up areas, preventing them merging into one another, safeguarding the countryside from encroachment and preserving the setting and historic character of Cheltenham.

C2d – consists of all of parcel of land NE 17 and the Southern half of NE16 in the greenbelt review. NE17, land bounded by Hyde Brook to the north, the Birmingham/Bristol railway to the west and Hyde Lane to the south-east was found to play a significant contribution forming part of the open land

		between Cheltenham and Bishops Cleeve.	
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		C2e forms the northern half of NE16 in the greenbelt review. This land forms the south-western boundary of Bishop's Cleeve preventing its westward expansion and sprawl around Brockhampton,	
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Conclusion:

C2a Land between the GW Railway and the AONB, performed particularly poorly in the sustainability assessment especially as regards landscape sensitivity, biodiversity value, likelihood to fragment important habitats and the need to protect rural settlements from urban sprawl. This sub-area is designated in the local plan as a special landscape area and lies adjacent to the AONB. Due to the openness of the area, scope for mitigation for any development would be difficult without detrimental effects on its overall character and value. The part of the site nearest the southern boundary of this site would be better related to Cheltenham, however this part of the site is constrained due to flood risk. In conclusion it is recommended that this sub-area of Broad Location C2 be removed from the JCS Broad Location Search.

C2b Land between the GW Railway and the A435. Was found to have some biodiversity value, although generally poor biodiversity potential and moderate to high landscape sensitivity. Floodrisk is not considered to be a constraint but this sub area is considered to form an important strategic landscape buffer between Bishops Cleeve and Cheltenham. Most of the site is closer to Bishops Cleeve than Cheltenham and is therefore mainly remote from the main urban centre. The southernmost part of this sub-area is better connected and is also on the public transport corridor. In conclusion most of this site is unlikely to be considered one of the more sustainable locations within the JCS search and it is recommended that it be removed from the JCS broad location search.

C2c Land to the West of Cheltenham Race Course, performed reasonably well against most of the sustainability objectives. It was considered to have a low biodiversity value compared to many of the other broad location areas, flood risk is not considered to represent a constraint in this sub area of C2, Generally the landscape value is of low amenity, historic or ecological value, although parts of the site have clear distant views to the Malvern Hills and in part to the Cotswolds. It was considered to have a moderate landscape value, although parts of the site are clearly more sensitive than others. The northern boundary of this sub area is peripheral to Cheltenham and its range of services, facilities and employment opportunities. Any development in this part of the sub-area would be expected to have a positive impact on the objective to create and sustain a vibrant community which would support the existing town and city centres. In conclusion it's recommended that this sub-area be retained in the JCS Broad Location Search and undergo a more detailed sustainability appraisal.

C2d land between the mainline railway and the A435. Was found to have some good biodiversity value and potential. This site is partially constrained by flood zone and was considered to have an overall landscape sensitivity rating of moderate to high. Whilst the landscape is generally of low amenity with little ecological value, its location viewed from the AONB makes it fairly prominent and a key part of the green division between Bishops Cleeve and Cheltenham. However the southern most part of this sub-area is reasonably close to central Cheltenham and is close to the public transport corridor, therefore any development in this part of the sub area may be more sustainable in terms of accessibility to key facilities, services and employment sites. It is recommended therefore that the most southern part of this site (the part most peripheral to Cheltenham) be retained within the JCS search and undergo more detailed sustainability

appraisal.

C2e This sub-area of C2 performed poorly against most of the sustainability objectives. The site includes a SSSI and BAP habitat close to Wingmore Farm landfill site. The north west quadrant of the site lies within a current landfill site which means a large part of this area cannot currently be developed, and it is expected that post landfill completion this part of the sub-area could have high biodiversity potential provided it is re-landscaped sympathetically. Whilst flooding is not considered to be a constraint, this area is remote from the main settlement of Cheltenham and its development is therefore not expected to support the existing town centre. Its development could unlock some identified needed facilities in nearby Bishops Cleeve, but would be more likely towards the continued urban sprawl of this village (which has already seen significant housing growth in recent years) westwards towards Brockhampton and increased commuting to the main centres. For these reasons it is recommended that this sub-area of Broad Location C2 cannot be considered to be one of the least sustainable locations and it be removed from the JCS Broad Location Search.

County Libraries info:

If strategic-scale development growth is taken forward in this locality (several thousand units across C1 and / or C2 and / or C3) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.

JCS Sustainability Appraisal – Broad Locations

Site Reference No. C3 Land to the North West Cheltenham

Total Area of Site 827.59

SA Objective/Indicator	Notes and Commentary		Performance
3. Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	Yes		GREEN
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No		GREEN
1c Are there designated BAP Priority Habitats on the site?	No		GREEN
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	This broad location provides good connectivity with other like habitat though restricted to the west by the M5.	AMBER
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	The River Chelt provides a useful corridor with a significant tree line.	AMBER
Overall likely biodiversity impact?	<p>Biodiversity quality is low/moderate existing biodiversity value with moderate/high potential. There are a number of protected species Wildlife Corridor value is high.</p> <p>Predominantly flat open landscape with large arable fields and large landfill site to the North East of the site. Areas of interest include land to the North of Elmstone Hardwick where field pattern is smaller and hedgerows are in a better condition, with associated orchard and small woodland and occasional veteran tree. The River Chelt runs through the site. Predominantly arable up to brook line with limited exception. Some semi improved grassland and better hedge structure to south of Landfill site.</p>		AMBER
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of		

	development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.				
2a Does the site have any renewable energy resource potential?	Yes/No	Limited/no wind potential. Limited/no hydropower potential. High energy crop potential.			
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No				
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	The River Swillgate transects the site from the sites north western boundary, splitting in the centre of the site and continuing to both the sites eastern and southern boundaries. TBLP considers the Dean Brook a High Risk Flood Area, under Policy EVT5. SFRA Level 1 further identifies this course as flood zone 2 and flood zone 3b. Flood zones 2 and 3b wrap around the administrative boundary of Cheltenham from north to south east and towards the south west. The flood zone splits this broad location into three. The northern most area is totally cut off from the main urban centre by floodplain and therefore, flood zone could be a constraint for the northern area of the site.	AMBER
	Yes 10%		Yes 10%		
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield %	Predominantly Greenfield			
5b Does the site contain	Yes/No				

any existing buildings which could be refurbished?					
5c Does the site contain landscape designations e.g. AONB, local designation.	No	No landscape designations			GREEN
5d Overall judgement of landscape sensitivity		Settled Unwooded Vale. Generally flat. The overall landscape sensitivity to a specific type of change and as a factor of landscape character sensitivity and visual sensitivity has been judged to be 'moderate'. The corridor following the River Swilgate provides a key feature in the landscape that contributes to the setting experienced by users of the public footpaths in the vicinity.			AMBER
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1 %	Yes Grade 2 30 %	No Grade 3 70 %	Predominantly Grade 3 with a large swathe of Grade 2 across the middle of the site.	
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	There are some concerns in relation to the presence of an historic and existing landfill, an industrial waste transfer station, a rifle range and a railway line.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes	There are known sand and gravel deposits (and engineering clays) covering the Wingmoor East Landfill (see C2), these deposits extend into the northern part of this parcel of land towards Stoke Orchard. There is a small deposit north of the Hyde Brook, but this forms part of the area currently permitted as landfill (operated by Cory Environmental). There are also some smaller sand and gravel deposits in Swindon Village and the surrounding parish and within Uckington Parish.			
6b Are there any water supply constraints?	Yes	SIDP – major reinforcement required			
6c Are there any Sewerage Network/Capacity constraints	Yes	SIDP – waste water – low to medium requirements expected			

11 Historic Environment			
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	<p>There are a number of archaeological features in this area. Grade 1 listed building – Chapel of St James the Great located in Stoke Orchard along with other grade II listed buildings in a linear form throughout the village following the main road west to east.</p> <p>A small number of listed buildings south west of the site in Uckington and Elmstone Hardwicke.</p> <p>Scheduled Monument at Treddington</p>	
7b Is the broad location within (or partly within) a Conservation Area	No	Site abuts Swindon Village Conservation Area identified on Cheltenham Borough Local Plan Proposals Map.	AMBER
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	South eastern periphery of site abuts the main built up area of Cheltenham. Access to a range of key services therefore available in close proximity. The central and northern areas of the site are increasingly remote from Cheltenham.	AMBER
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	The A4019 Tewkesbury Road runs along the southern periphery of the site and provides direct access to the M5 junction 10 and into Cheltenham Town Centre. High frequency bus routes run along Tewkesbury Road. Opportunities exist to support travel by non-car modes for the southern and central parts of this broad location due to the sites location to the north-west periphery of Cheltenham.	GREEN/AMBER
8c Are there any Highway Junction capacity constraints?	Yes/No	<p><u>Problems:</u></p> <ul style="list-style-type: none"> ▪ A4019 Tewkesbury Road has limited capacity for additional traffic or for bus priority measures, especially from railway bridge onwards. ▪ Honeybourne Line bridge at Lower high street a throttle. ▪ Highways Agency opposed to all ways movement at Junction 10 of the M5 – want to avoid local traffic mixing with strategic traffic. However, this could equally apply to all Cheltenham Peripheral sites to the north, northwest and west of the main urban centre. Should any of these broad locations be taken forward for further development further discussions would need to be held with HA as it may be necessary to provide all ways movement at Junction 10. ▪ Princess Elizabeth Way and routes through Western Cheltenham have limited capacity and environmental impacts of additional traffic would be 	

		<p>significant on existing communities.</p> <ul style="list-style-type: none"> Poor access to rail network – limited bus access to Cheltenham for northern part of the site. <p><u>Possible Solutions/Opportunities:</u></p> <ul style="list-style-type: none"> Strengthen public transport corridor between Cheltenham and Tewkesbury, including new Park and Ride facility within the site (LTP3 Uckington P&R). <p>If C3 and C2 developed in conjunction with each other, NW Cheltenham Link Road would potentially be required linking the A4019 with the A435. This could provide relief to local roads in N Cheltenham, but would be expensive (railway crossing alone would be £10 million+).</p>	
19. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	No	No	GREEN
9b Is the site close to an existing or planned waste processing facility?	Yes	North of Hyde Brook adjacent to the Ashchurch railway line is permitted as a landfill operated by Cory Environmental. This site includes a Household Recycling Centre. There is also an extant permission for an in-vessel composting facility. The area used as the HRC site and part of the old Waste Plan allocation known as 'The Park' have been allocated within the emerging Waste Core Strategy. The North Eastern boundary of this broad allocation site is within close proximity to the WCS strategic site at Wingmoor Farm.	
10. Economy			
10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	Southern part of the site is also well located to be able to offer employment land located on main route out of Cheltenham and in close proximity to M5 junction as an extension to existing Kingsditch employment area. However this junction does not yet offer all ways access onto the motorway and further infrastructure work would be required to improve access from/to motorway.	AMBER
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	<p>Part of south eastern boundary of site abuts Kingsditch trading estate which offers employment opportunities.</p> <p>Southern and central part of location is well located for access into</p>	GREEN/AMBER

		Cheltenham on a public transport route with a range of employment opportunities. Northern part of site is not close to a range of existing employment opportunities.		
20. City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	The northern part of this broad location is not expected to contribute towards this objective due to its distance away from the main urban fringe and also connectivity issues. However, the central area and particularly the southern area of this broad location are well located for access into Cheltenham. New development in these locations would be expected to have a positive impact on the objective to sustain a vibrant community and support the existing town centre facilities.	AMBER
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	None of site within easy 20 minute walking distance of a GP surgery or dental practice. Any large scale development within this area may require the provision of additional community health infrastructure. Closest A&E at Cheltenham General Hospital some 5/6 km to the south east.		RED
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.			
16. Green Space				
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No	Good potential green infrastructure link with the River Chelt beyond M5 to the River Severn (although the M5 does cut across it).		
16b Does the site contain strategic open green space?	Yes/No	Sports Ground identified adjacent to south eastern boundary of site at Swindon village. Allotments to south east of site at Swindon Village. No other strategic open green space.		GREEN

16c Will it ensure existing open spaces are protected and enhanced?	Yes/No		
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p>Some parts of south eastern sector of site within 20 minute walk of Swindon Village Primary School. Rest of site not within 20 minute walk of a primary school. Any new large scale housing development on this broad location area may require a new primary school.</p> <p>Currently site is not in 20 minute walking distance of a secondary school however, southern part of site would be within 20 minute walk of All Saints Academy when it opens in Sept 2011 on old Kingsmead School site however walking route truncated by dual carriageway of Tewkesbury Road.</p> <p>Further education facilities at Gloucestershire College on Hesters Way however no direct bus route from the site.</p> <p>County Info: If developed along with C2 and / or C5 consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly, the cumulative impact upon the existing secondary network (if developed alongside C1 and / or C2 and / or C5) will be an important issue particularly as notable on-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).</p>	AMBER/RED
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			

19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No	Yes, development on those parts of this broad location closest to the urban centre of Cheltenham would be expected to lead to a greater self containment of the urban areas. Especially if the mix of any housing development considers the needs of affordable and low-cost open market housing for key sector workers.	GREEN
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes	<p>All of Broad Location C3 is within the current designated greenbelt. A recent greenbelt review undertaken by Entec considered the broad location as discrete segments of land (NE8 to NE15). Land north-west of Cheltenham segments NE9,10,11 and 12 were considered to make some contribution toward the function of the Greenbelt. This land forms the outer extent of the greenbelt and is bounded to the west by the M5, the A4019 (Tewkesbury Road) to the south, the Bristol/Birmingham railway to the east and Stoke Road to the north. This land plays a role in checking sprawl along the A4019 corridor through Uckington, and while this function is clear, other Green Belt functions are much less obvious.</p> <p>Sections NE8 and NE13 comprising land to the west of Kingsditch and Swindon although dominated by extensive arable agricultural land are also characterized by ribbon development along the A4019 and in the case of NE8 a number of plant nurseries. NE13 also comprises rough pasture associated with the River Swilgate and this is an important landscape feature. The land performs no separation role between Cheltenham and Gloucester, or Cheltenham and Bishop's Cleeve, this being the function of segments to the south and east of this land. The review considered that there are potential opportunities for boundary revision towards the south east without compromising the major function of the greenbelt.</p> <p>Sections NE14 and NE15 land to the west of Brockhampton between the railway line to the east, and land between Brockhampton Lane and the Birmingham/Bristol railway immediately to the north of Swindon, were both felt to have no visual connection to Cheltenham and therefore only had limited contribution in relation to preserving the setting and special character of the town. Both of these segments were also felt to have a limited contribution in relation to checking sprawl, however overall these two sections were felt to have a significant contribution in preventing Bishops Cleeve merging into Cheltenham, and preventing encroachment into the</p>	

		countryside northwards of Cheltenham.	
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Conclusion: This broad location came out as average against most of the sustainability objectives. However it is a large broad location, and the northernmost part of it is not well located or easily accessible. The site naturally splits into three by the flood zone. If this broad location was reduced in size through the removal of the northern section, this broad location would have scored extremely favourably against most of the sustainability objectives. Parts of this broad location, in particular land at Uckington and Swindon to the South East of this site, did not score well in the recent Green Belt Review; they were considered to perform no separation role between the urban areas. In conclusion parts of this broad location are likely to perform well against the sustainability objectives in particular reducing the need to travel by private car and helping to ensure the continued vitality and vibrancy of the main urban centres. These areas may perform well against the sustainability objectives and could be taken forward in the JCS process for a more in depth sustainability appraisal.

County libraries info:

If strategic-scale development growth is taken forward in this locality (several thousand units across C1 and / or C2 and / or C3 and / or C5) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.

JCS Sustainability Appraisal – Broad Locations

Site Reference No. C4 Land a distance to the West of Cheltenham incl. Boddington

Total Area of Site: 540.23 ha

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No		
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	Yes	Ashleworth Ham located 5km to the west of the site.	
1c Are there designated BAP Priority Habitats on the site?	Yes	Coastal and floodplain grazing marsh located west/centrally within the site.	
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	Not assessed.	
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	Not assessed.	
Overall likely biodiversity impact?	High (Red), Medium (Amber), Low (Green)		
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.		
2a Does the site have any renewable energy resource potential?	Yes/No	Not assessed.	
2b Is there large energy/heat demand potential from facilities/premises in the	Yes/No	Not assessed.	

area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?				
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.			
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	Both the north eastern and north western boundary are affected by Flood Zones 2 and 3b. Both the River Chelt and Leigh Brook are situated within the northern half of the site and are recognised in the TBLP as a High Risk Flood Area, under Policy EVT5. A small area to the southern site boundary is affected by Hatherley Brook, this area is affected by Flood Zones, 2, 3a and 3b.
	Yes 5%	Yes 1%	Yes 15%	
5 & 6 Natural Resources				
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield %	Predominantly Greenfield		
5b Does the site contain any existing buildings which could be refurbished?	Yes/No	Not assessed.		
5c Does the site contain landscape designations e.g. AONB, local designation.	Yes/No	Not assessed.		
5d Overall judgement of landscape sensitivity		Not assessed.		
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	Yes/No Grade 1 %	Yes/No Grade 2 %	Yes/No Grade 3 %	Not assessed
5f Would development of	Yes/No	Not assessed		

the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No	Not assessed	
6b Are there any water supply constraints?	Yes/No	Not assessed	
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Not assessed	
Historic Environment			
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	Not assessed Grade I listed building – Church of St Mary Magdalene located in Boddington and four grade II listed buildings running north to south in Boddington village. Small cluster of listed buildings within the village of Staverton towards the south of the Broad Location.	
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No	
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Not assessed	
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	Not assessed	
8c Are there any Highway	Yes/No	Not assessed	

Junction capacity constraints?			
21. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	Yes/No	Not assessed	
9b Is the site close to an existing or planned waste processing facility?	Yes/No	Not assessed	
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	Not assessed	
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	Not assessed	
22 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	Not assessed
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.		
14. Health			
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	Not assessed	
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of		

	affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.		
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No	Not assessed	
16b Does the site contain strategic open green space?	Yes/No	Not assessed	
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No	Not assessed	
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	Not assessed	
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No	Not assessed	
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes/No	Not assessed	
Conclusion:			

JCS Sustainability Appraisal – Broad Locations

Site Reference No. C5 Land to the west of Cheltenham

Total Area of Site 578.68

SA Objective/Indicator	Notes and Commentary		Performance
4. Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	Yes	<p>A site dominated by improved grassland with species-poor hedgerows. There are also some arable fields and fields that are currently fallow. Scattered broadleaved trees occur across the site, some of which have the potential as future veteran trees. The hedgerows include mature trees, notably ash and oak.</p> <p>Contains a Key Wildlife Site and protected species adjacent to Cheltenham urban fringe on east of site.</p> <p>Overall low/moderate biodiversity value with moderate/high potential biodiversity.</p>	
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No		GREEN
1c Are there designated BAP Priority Habitats on the site?	Yes	Lowland meadows is situated towards the eastern boundary of the site close to the Golden Valley.	RED
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	Connectivity to broader habitat types would be good but is somewhat hampered to the west and south by significant transport infrastructure, and to the east by Cheltenham town.	
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	Wildlife Corridor value is High.	
Overall likely biodiversity impact?	Area of mixed farming and gentle undulating landscape. Area around Hayden Sewage works and nearby manor house have semi improved grassland, good hedgerow structure and mature park land trees (potentially veteran oaks). To the south of this around Pheasant Lane and the B4063 there is a much smaller field pattern, old orchard and smallholding land use which provides a more diverse background habitat. Similar		AMBER

	<p>can be said for land adjacent to Old Gloucester Road and Tewkesbury Road close to the urban area of Cheltenham where there are old orchards, smallholdings and an old moat.</p> <p>The rest of the area is largely arable with large field systems and poor hedgerow structure. There are some more interesting areas of plantation woodland and riparian habitats though very restricted. North West part of the site is particularly biodiversity poor.</p> <p>Overall low/moderate biodiversity value with moderate/high potential biodiversity.</p>				
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.				
2a Does the site have any renewable energy resource potential?	Yes/No	Potential – Hayden Sewerage Treatment Works for heat/energy generation?			
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No				
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	<p>The northern area of the site is traversed west to east by the River Chelt. Land to the north of the River Chelt falls within most within Flood Zone 2 and 3b, a further area to the south of the River Chelt is further affected by Flood Zone 3b.</p> <p>The southern area of the site is traversed by Hatherley Brook and is further affected by Flood Zones, 2, 3a and 3b.</p>	RED/AMBER
	Yes	Yes	Yes		

	20%	10%	1%	TBLP recognizes the aforementioned channels as High Risk Flood Areas, under Policy EVT5. North East/Northern boundary area is significantly constrained.	
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 75 %	Site is predominantly green field however it includes Hayden Green Sewage Treatment Works in southern centre of site; ribbon development at Uckington to north of site, either side of the Golden Valley in south of site and along Old Gloucester Road northern middle of site.			AMBER
5b Does the site contain any existing buildings which could be refurbished?	No	Agricultural buildings which might be capable of conversion.			
5c Does the site contain landscape designations e.g. AONB, local designation.	No	No			GREEN
5d Overall judgement of landscape sensitivity		ANNICE/TRACEY Red – High, Amber – Medium, Green – Low (From Holly's BL File - Settled Unwooded Vale. Relatively flat land drained by the Chelt. Low ridge to north of A4019 obscures views of Swindon Village. Urban fringe character. Land drops away from Springbank to the SW across Hayden Works to Hayden Knoll. Residential ribbon development around Golden Valley & Bamfurlong – also other incongruous uses (e.g. caravans, coaches, scrap cars, depot). Treatment Works contains prominent structures. Views to the west obscured by topography around J11).			
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1 %	No Grade 2 %	Yes Grade 3 100%	The whole site is designated grade 3 agricultural.	GREEN
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese	Yes/No	There are some concerns in relation to the presence of Hayden Sewage Treatment Works.			

Knotweed?			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes	There are some sand and gravel deposits in the north of the area.	
6b Are there any water supply constraints?	Yes/No	Unknown – SIDP did not evaluate this area	NOT ASSESSED
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Unknown – SIDP did not evaluate this area	NOT ASSESSED
12 Historic Environment			
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	There are a number of Archaeological Sites in the vicinity of this Scenario. These would need to be further investigated and recorded before any development takes place Small cluster of listed buildings along the northern boundary of the Broad Location close to Uckington plus Scheduled Ancient Monument at Uckington.	
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No	
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Eastern periphery of site abuts the main built up area of Cheltenham where there is good access to a good range of key facilities.	
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/	This broad location is well accessed by road. The A4019 Tewkebury Road runs along the northern periphery of the site and the B4643 Old Gloucester Road dissects the site west to east. Regular bus services run in close proximity to the site including Tewkesbury Road. Opportunities exist to support travel by non car modes given the site's location to the western periphery of Cheltenham.	
8c Are there any Highway Junction capacity constraints?	Yes	<u>Problems</u> <ul style="list-style-type: none"> Congestion on existing local road network would necessitate NW Cheltenham Relief Road to support any significant housing 	

		<p>proposals.</p> <ul style="list-style-type: none"> • Previous proposals for NW Cheltenham Relief Road have been dropped. <p><u>Possible Solutions/Opportunities:</u></p> <ul style="list-style-type: none"> • NW Cheltenham Relief Road linking A40 with A4019 would provide local traffic relief to Princess Elizabeth Way. • Better located in respect to access to Cheltenham Railway Station. • If developed in conjunction with G1 and G2 would provide stronger opportunities for investment in major improvements to local highway and bus networks – links between A40 at Innsworth to A4019 would benefit local roads. Harder to achieve if developed in isolation. <p>County Info: If developed along with C3 consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly, the cumulative impact upon the existing secondary network (if developed alongside C3 and / or C2 and / or G2) will be an important issue as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).</p>	
22. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	Yes/No	The majority of the central eastern part of the site (around Fiddlers Green/Hayden Area) is allocated under Tewkesbury Borough Local Plan as Policy EVT8: Development near sewage treatment works. Development will not be permitted which would be adversely affected by odour pollution within the "cordons sanitaire" around the sewage treatment works.	

		Because of naturally occurring smells from sewage treatment, the policy advises that a zone should be kept free of development around specific sewage works, where the effluent treated is equivalent to that of a population greater than 2000.		
9b Is the site close to an existing or planned waste processing facility?	No			
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes	<p>Southern part of site well located for access to M5 motorway at junction 11 and could attract, for example, a business park for industries which serve GCHQ which lies close to eastern boundary of the site.</p> <p>The ELR considers that 8 hectares of land at Fiddler's Green could be developed for industrial use to meet Cheltenham's future employment land requirement.</p> <p>Existing small industrial estates lie along Cheltenham Road East in south of site which could expanded to provide additional employment land.</p> <p>Northern part of site close to Junction 10 however further investment in infrastructure required for this to become an all ways junction.</p>		GREEN/AMBER
10b Is the broad location close to a range of existing employment opportunities?	Yes	<p>Existing employment areas at Arle Court to south east of site plus GCHQ to south east of site.</p> <p>Existing industrial estates adjacent to Golden Valley in west of the site plus employment opportunities at Staverton airport to west of site including large local employer Messier Dowty.</p> <p>Site lies in close proximity to Cheltenham town centre with a range of employment opportunities with bus routes through south of site including no. 94 and bus routes to north of site along Tewkesbury Road both offering sustainable transport options to centre of Cheltenham.</p>		GREEN
23 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it	Support Existing Yes/No	Unlock new Yes/No	The Eastern part of this site is well located in relation to the main urban settlement of Cheltenham. Opportunities exist to support travel into the main centre by non-car roads, development along the Eastern boundary of this broad location would have a positive impact on this objective, with easy access into the town and to its	GREEN/AMBER

support the existing town and city centre facilities or will it help unlock identified needed facilities?			services, facilities and employment sites and would help to ensure the continued vitality and vibrancy of Cheltenham town centre. This does not apply to the western part of the site. If this broad location were to be reduced to include the eastern half of the site only, it would have had a very positive impact on this objective.	
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	North eastern part of site in 20 minute walking distance of GP surgery on Springbank Way. Rest of site not in 20 minute walking distance of a GP surgery. Healthy living centre on Hesters Way. Closest A&E at Cheltenham General Hospital some 4.5 km to the south east.		AMBER
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.			
16. Green Space				
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No			
16b Does the site contain strategic open green space?	Yes/No	Allotments in Cheltenham Borough to north of Bushy Way are close to this broad location. No identified POS within the site (all open countryside).		
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No			
17. Education				
17 a Will the site allow good access to	Yes/No	Eastern part of site within 20 minute walking distance of Arthur Dye Primary School, more work required to help establish this 20 minute walking		AMBER

educational facilities or the ability to support existing facility or a new facility?		<p>catchment. Southern half of site not well served by a local primary school lying within a 20 minute walking catchment.</p> <p>All Saints Academy opening (Secondary School) opening on Blaisdon Way in Sept 2011, will be in 20 minute walking time of north eastern sector of site.</p> <p>Further education in close proximity of eastern part of site at Gloucestershire College campus on Hesters Way.</p>	
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No	This is a very broad location, the western area is not expected to have a positive impact on this objective, however development on its Eastern boundary adjacent to the western periphery of the Cheltenham urban area would be expected to have a positive impact on this objective.	
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes/No	<p>This parcel of land covers NE1, NE2, NE3, NE34, NE5, NE6 and NE7 in the recent Green Belt Review (Land between Cheltenham and Gloucester to the east of the M5 and north of the A40). . All these parcels of land were considered to provide a significant contribution to the greenbelt. The strategic boundaries which make up this land have well defined external boundaries (Principally beings road and watercourses) and as such have a clear identity and role in preventing encroachment into the countryside.</p> <p>NE1 – Land to the West of the urban edge of Cheltenham, bounded by the M5, A40 and Bamfurlong Road to the North. A relatively heavily urbanised area mixed with agricultural land with strong hedgerow and tree boundaries, which help to maintain its open countryside character. Forms a significant contribution towards checking the unrestricted sprawl of large built up areas, it forms the western boundary to Cheltenham and prevents sprawl westwards from Gloucester.</p> <p>NE2 Land to the west of the urban edge of Cheltenham, bounded by the</p>	

	<p>M5 to the west, the B4063 to the North and Bamfurlong Road to the South and NE3 Land bounded by the B4063 to the South and Pheasant Lane to the North. Despite some significant urbanisation; the NE2 segment consists of intensively farmed, large scale arable fields characterised by open vistas. This is clearly an urban fringe landscape which is part of the countryside edge to Cheltenham and is clearly defined by the road network. The NE3 segment is a remnant agricultural landscape characterised by small scale, irregular fields with boundary hedges in favourable condition. NE 2 and NE3 form the western boundary to Cheltenham, preventing ribbon development, and play a role in preventing encroachment into the open countryside, although there are existing urbanising influences, e.g. mobile home park within area NE3.</p> <p>NE4 land immediately to the west of Cheltenham bounded by Fiddlers Green Lane to the east, Pheasant Lane/B4063 to the south, Hayden Lane to the West and the B4634 to the North; contains the western edge of Cheltenham with strong boundary features to the south, but with less clear definition to the north. It is characterised by large fields, pasture to the south, and arable to the north with expansive views.</p> <p>NE5 land bounded by the B4634 to the North, Hayden Lane to the East, the B4063 to the South and the M5 to the North, forms the north-west edge of Cheltenham. This is part of the land containing, and giving context to, the western fringes of Cheltenham. It is characterized by large, intensively farmed arable fields with expansive views.</p> <p>There is inconsistency between the most recent greenbelt assessment and an earlier study which considered this broad location area to be of high importance in terms of preventing towns merging and some importance in terms of safeguarding the countryside and encouraging the recycling of land. It was given an average ranking.</p> <p>The west and north-west were considered in this earlier study to not prevent neighbouring towns from merging. Whilst this area was recognised to have sustainable cross boundary development potential, 60% of the boundary in this area was considered to be 'weakly' defensible in the long term.</p>	
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Conclusion:

The northern part of this broad location is heavily constrained by flood zone, therefore the northernmost part of this broad location is unlikely to be suitable for development. This broad location area performed well as regards accessibility and the transport network. The central eastern part of the site near Fiddlers Green/Hayden is situated within close proximity to Hayden Sewage Works, this is likely to make this part of the broad location negative for housing development but could still allow some high tech industrial use. However,

opportunities should be sought to discuss with the water authority on both the long-term plans for the site at Hayden Sewage Works and whether the extent of the cordon sanitaire zone is correct. The southern and eastern parts of this broad location performed reasonably well, particularly against the employment potential objectives and opportunities to access Cheltenham by non-car modes, and notwithstanding constraints such as Green Belt, it is recommended that these parts of this broad location are taken forward for further consideration and more detailed appraisal in the JCS process.

County libraries Info:

Encourage early and open dialogue between potential infrastructure and service providers, particularly where alternative, integrated or shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc...)

If strategic-scale development growth is taken forward in this locality (several thousand units across C5 and / or C2 and / or C3. And alternatively across C5 and C6) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.

JCS Sustainability Appraisal – Broad Locations

Site Reference No.

C6 Land to the South of Cheltenham

Total Area of Site 1208.38ha

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	Yes	Badgeworth a small SSSI in a favourable position is situated in the central/north western part of this broad location area. Leckhampton Hill and Charlton Kings Common SSSI are situated close to the South East boundary.	RED
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No		GREEN
1c Are there designated BAP Priority Habitats on the site?	No	No, but there are BAP habitats close to the boundary of the broad location at Leckhampton Hill and Charlton Hill Common (Lowland Calcareous Grassland)	AMBER
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes		RED
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	Overall this area displays a good mosaic of habitat types which could make mitigation difficult, however there could be opportunities to link habitats and create wildlife corridors	RED
Overall likely biodiversity impact?	Intimate rolling landscape, predominantly pastoral with improved and semi-improved pasture. Good hedgerow condition, and good proportion of orchard many displaying old over-mature Perry pears. Good number of parkland trees and many veteran oaks along with other species. Small pockets of woodland dotted around the site. Area around Leckhampton displays unusual land use pattern with many smallholdings, orchards and allotment/market gardens. Good brookline and associated tree cover. Overall this area displays a good mosaic of habitat types which could make mitigation difficult.		RED
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.		
2a Does the site have any	Yes/No	.	

renewable energy resource potential?				
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No			
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.			
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	The Southern boundary of C6a along Ham Brook is designated as a small strip of flood zone. As the original C6 site area was reduced to land Northwards of Ham Brook, flooding is not considered to be a constraint to development for this broad location.
5 & 6 Natural Resources				
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 85 %	Predominantly Greenfield however ribbon development to north east of site at The Reddings, 2 no. caravan parks at Sunneyfield Lane to north of site and a cluster of residential dwellings at Chargrove to east of site. Eastern most part of site at Leckhampton has horticultural nurseries showing on OS base together with a number of residential dwellings.		
5b Does the site contain any existing buildings which could be refurbished?	No	Only agricultural buildings worthy of retention and conversion.		
5c Does the site contain landscape designations e.g. AONB, local designation.	No	No		GREEN
5d Overall judgement of		The landform within the study area is gently undulating and ranges from 70		AMBER/RED

landscape sensitivity		<p>to 80m AOD in its northwest corner to 200m AOD at Leckhampton Hill. Land use is mainly pasture. Fields on the lower flatter areas are larger and more regular in pattern compared to the smaller and irregularly shaped fields on the rising slopes to the south. Woodland cover is limited but there is a large network of hedgerows, most of which are well maintained at a variety of heights with occasional trees. This creates various levels of enclosure, giving an impression of a well wooded landscape in flatter areas. Brizen - overall landscape sensitivity considered to be moderate to high Shurdington Orchards – overall landscape sensitivity considered to be moderate to high Leckhampton – the overall landscape sensitivity considered to be high. However, with regards to visual sensitivity the Leckhampton area is well enclosed and confined particularly towards the north</p>			
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1	Yes Grade 2 5 %	Yes Grade 3 90%	Predominantly Grade 3, some Grade 2 in northern extent.	GREEN/AMBER
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	There are some concerns in relation to the presence of landfills (though mostly inert) and a former quarry.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes	There are some sand and gravel deposits in the north eastern (Leckhampton) area and some in the south eastern area around Shurdington. The Shurdington deposit has proven economically viably and already extensively worked in the past. A parcel of land is still currently worked by Elliot and Sons, the same operator than that runs an inert waste recycling facility nearby.			
6b Are there any water supply constraints?	Yes	SIDP: local reinforcement only			
6c Are there any Sewerage Network/Capacity constraints	Yes	SIDP: high requirements anticipated			

Historic Environment			
7a Does the site contain areas of archaeological significance or historic value.	Yes	Scheduled Ancient Monument at Leckhampton	
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No	
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Northern periphery of site abuts the main built up area of Cheltenham. Access to a range of key services is therefore available in close proximity. The central and southern areas of the site are however increasingly remote from Cheltenham.	GREEN/AMBER
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	Eastern periphery of site abuts the A46 Shurdington Road. Up Hatherley Way runs along the northern periphery and Chargrove lane runs through part of the site. Regular bus services operate in close proximity to the site including the No.10 between Cheltenham and Gloucester, connecting site to both centres for employment and services. Opportunities exist to support travel by non-car modes given the sites location to the South western periphery of Cheltenham. Limited access to Cheltenham railway station. Possibility of providing a Park and Ride at Shurdington to help reduce traffic congestion towards Cheltenham.	GREEN/AMBER
8c Are there any Highway Junction capacity constraints?	Yes	Congestion on the A46 corridor, with limited scope for capacity enhancements due to physical constraints on frontage development. A40 Arle Court Roundabout is a constraint to traffic movement to the North and West, with limited scope to secure significant capacity enhancements. Possible solutions/opportunities: Strengthening of the No.10 as a commercial bus service (County Council are proposing cuts to the evening and weekend service, which are currently subsidized)	
Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	No	Unallocated in the Tewkesbury Local Plan	GREEN
9b Is the site close to	Yes	Inert waste recycling facility (Elliot and Sons) is located nearby. This would	GREEN

an existing or planned waste processing facility?		be positive in terms of reducing the need to travel to recycle.		
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	No	<p>Site currently not well linked to highway infrastructure for accessing M5 motorway for HGVs.</p> <p>Western and eastern most parts of site may be suitable for B1 employment, middle part of site not accessible.</p> <p>The ELR considers that 5 hectares of land at Leckhampton could be developed for office/light industrial use to meet Cheltenham's future employment land requirement</p>		AMBER
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	<p>Existing employment opportunities at Arle Court and GCHQ to north west of site.</p> <p>Site 4/5km from centre of Cheltenham with a range and mix of employment opportunities.</p>		AMBER
24 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	<p>Land closest to the northern boundary of this broad location area is most peripheral to the Cheltenham urban core. Land around Leckhampton is particularly close to the city centre. Much of this broad location area, especially Eastern parts are close to a range of good community facilities, services and would be expected to have a positive contribution in regards helping to sustain a vibrant town centre. The central and southern areas of the site are however increasingly remote from Cheltenham. It should be noted that Land is allocated in the Tewkesbury Local Plan for land to the west of Farm Lane and North of Leckhampton Lane for approximately 360 units.</p> <p>Part of this broad location; land between Grovefield Way/Cold Pool and the Railway at Middle Farm in Badgeworth Parish has planning permission for 273 housing units.</p>	GREEN/AMBER
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			

14. Health			
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	<p>North eastern part of site in 20 minute walking distance of Leckhampton Surgery .</p> <p>Up Hatherley surgery also within 20 minute walking distance of part of the site – more work required to ascertain 20 minute walking catchment.</p> <p>North east and southern parts of site not within 20 minute walking distance of primary health care facilities</p> <p>Closest A&E at Cheltenham General Hospital some 4 km to the north east.</p>	AMBER
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.		
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No		
16b Does the site contain strategic open green space?	Yes/No	Good green infrastructure along the brook lines.	
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No	There is existing greenspace at Leckhampton which will need to be protected, development could offer opportunities to enhance greenspace	
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p>North eastern part of site in 20 minute walking distance of Leckhampton Primary School & Warden Hill Primary. Northern swathe of site in 20 minute walking distance of Warden Hill, Hatherley & Lakeside Primary Schools, more work required on 20 minute walking catchments for these schools.</p> <p>Parts of site in 20 minute walking distance of Bourneside Secondary School however more work required to ascertain exactly how far this catchment extends into the site.</p> <p>Further education at Gloucestershire College campus on Hesters Way but not accessible by public transport.</p>	AMBER

		<p>If developed along with (the southern part of) C5 consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly, the cumulative impact upon the existing secondary network (if developed alongside G4 and / or C5) will be an important issue as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).</p>	
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		<p>Overhead powerlines bisect the middle of the southernmost section of this broad location area between Shurdington and Chargrove. This could present a constraint to development in this part of the broad location.</p> <p>The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers. Encourage early and open dialogue between potential infrastructure and service providers, particularly where alternative, integrated / shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc...)</p> <p>If strategic-scale development growth is taken forward in this locality (several thousand units across C5 and C6. And alternatively across C6 and / or G4 and / or G3) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.</p>	
19b Will development of	Yes/No	This broad location site (C6a) is on the southern edge of the built up area	

<p>the site ensure greater self containment of the urban areas?</p>		<p>of Cheltenham and therefore its development would probably ensure a greater self containment of the urban area due to its proximity to the town's facilities and services.</p>	
<p>19c Is the site within the Green Belt (summarise findings of greenbelt review).</p>	<p>Yes</p>	<p>The whole of this broad location area is within the current designated greenbelt. With the exception of two adjoining small areas at the northern boundary near the railway line, and a small parcel of land near Leckhampton. The recent Greenbelt review considered this Broad Location as four separate parcels of land (SE3,4,5 and 10). This review also considered whether there is a case for land to the south west of Leckhampton to be incorporated into the Green Belt. SE 3,4,5 and 10 – land between Cheltenham and Gloucester to the East of the M5 and south of the A40 were considered to make a significant contribution towards the purpose of the Greenbelt. These segments contribute towards the prevention of the merging of Cheltenham and Gloucester as well as preventing sprawl. Segment SE3 lying immediately southwest of Leckhampton has well defined external boundaries in the A46 to the West and Leckhampton Lane to the south and a strong landscape structure comprising pasture and remnant orchards separated by well maintained hedgerows which gives it strong coherence. However despite the bulk of this segment fulfilling greenbelt purposes (particularly in limiting ribbon development along the A46 between Warden Hill and Shurdington), the boundary of the segment with land at Leckhampton is illogical particularly given recent developments at Brizen Lane/The Lanes which intrude into this parcel of land, there is scope therefore to amend the boundary as Farm Lane would be a better defined and more logical Green Belt Boundary, rather than its current definition along a drainage ditch and hedge. Land to the southwest of Leckhampton, between Farm Lane and Kidnappers Lane, whilst being of a similar land use and open character to segment SE3, was found to not play a role in terms of maintaining the gap between Gloucester and Cheltenham which is the key purpose of the Greenbelt in this location. The area to the north/north east of Kidnapper's Lane is not identified as a separate area in the GB assessment as land to its south/south east is not considered to have a strong case for inclusion within the greenbelt.</p>	
<p>Conclusion: This large broad location area was deemed to be important for biodiversity value and therefore scored relatively highly. Overall C6a displays a good mosaic of habitat types which could make mitigation difficult, however there could be opportunities to link habitats and create wildlife corridors. If all, or parts, of this broad location area were to be taken forward for further consideration within</p>			

the JCS process a detailed environmental impact assessment would need to be undertaken to help assess the impact of various options on biodiversity. Flooding is not a constraint within this broad location area.

Land closest to the north/north eastern boundary of this broad location area is most peripheral to the Cheltenham urban core. Land around Leckhampton is particularly well connected to the urban centre. Much of this broad location area, especially Eastern parts are close to a range of good community facilities, services and would be expected to have a positive contribution in regards helping to sustain a vibrant town centre. The central and southern areas of the site are however increasingly remote from Cheltenham. Whilst the landscape sensitivity (for those areas for which evidence has been gathered in this broad location) has been considered to be moderate to high, the proximity of parts of this site to the urban centre and connectivity to transport infrastructure, and the fact that flooding is not a constraint; would indicate that this broad location area be reduced in size and three segments should be taken forward for further appraisal to enable the environmental, social and economic impacts/opportunities to be assessed, namely:

segment of land near The Reddings defined as land between the A40 to the North, Badgeworth Lane to the West and the Rail line to the South;

Segment of land South-east of the railway line around Up Hatherley on either side of Sunfield Lane between Coldpool Lane and Chargrove Lane; and,

Land to the south-west of Leckhampton bounded to the north-west by the A46 Shurdington Road, to the West by Farm Lane, the North by Church Road and to the East by public greenspace and allotments.

County libraries info:

Encourage early and open dialogue between potential infrastructure / service providers, particularly where alternative, integrated / shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc...)

If strategic-scale development growth is taken forward in this locality (several thousand units across C5 and C6. And alternatively across C6 and / or G4 and / or G3) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.

JCS Sustainability Appraisal – Broad Locations

Site Reference No. T1 Land at Mitton

Total Area of Site 272.36 ha

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	<p>T1a – No</p> <p>T1b - Rectory Farm Meadows SSSI and Upham Meadow and Summer Leasow SSSI are located to the north of this site. Both these SSSIs are in unfavourable recovering condition, with parts considered to be in favourable condition.</p> <p>T1c - Rectory Farm Meadows SSSI and Upham Meadow and Summer Leasow SSSI are within the site. Both these SSSIs are in unfavourable recovering condition, with parts considered to be in favourable condition.</p>	<p>T1a GREEN</p> <p>T1b RED</p> <p>T1c RED</p>
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No	<p>T1a – No</p> <p>T1b – No</p> <p>T1c – Yes: Bredon Hill to the north of the Broad Location.</p>	<p>T1a GREEN</p> <p>T1b GREEN</p> <p>T1c RED</p>
1c Are there designated BAP Priority Habitats on the site?	Yes	<p>T1a – No</p> <p>T1b - Coastal and floodplain grazing marsh across almost the majority of the site.</p> <p>T1c - Coastal and floodplain grazing marsh along the western/centre parts of the site.</p>	<p>T1a GREEN</p> <p>T1b RED</p> <p>T1c RED</p>
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	<p>Low ridge between 2 water courses. Generally large field size with higher land dominated by arable, lower land has more improved/semi-improved grassland. Large field structure with poor to average hedge structure and few trees.</p> <p>Amenity grassland around Croft Farm Water Park some good wetland habitat around lake to the immediate South of the water park. Given its potential the site actually does not deliver much in terms of biodiversity. Land is farmed intensively up to the top of bank of Avon, there is little habitat associated with the lakes or indeed Carrant brook.</p>	<p>T1a AMBER</p> <p>T1b AMBER</p> <p>T1c RED</p>

1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No			
Overall likely biodiversity impact?	Parts of this broad location may well benefit from development if there was associated investment in riparian and lake habitat. Worcestershire Biodiversity Action Plan identifies land within T1 as lowland agricultural landscape. T1b and T1c contain SSSIs and T1c is also within 5km of a European Site. T1a, however, seems to be generally poor in regards to biodiversity value and potentially may well benefit from development is there were to be associated investment in biodiversity habitat. A full ecological survey would need to be undertaken to ascertain the actual biodiversity quality/potential of all or part(s) of this broad location area.			T1a GREEN T1b AMBER T1c RED
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.			
2a Does the site have any renewable energy resource potential?	Yes/No	Further information required.		
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No	Further information required.		
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.			
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so	Flood zone 2	Flood zone 3a	Flood zone 3b	T1a – 30% floodplain focused around the Carrant Brook, land to west of site rises towards the B4080 Bredon Road and is not subject to flooding. A portion of the land in the south east extent of this area falls within Floodzone 3b. AMBER

give approximate percentage of the site affected.				<p>In terms of surface water flooding the land along the eastern edge of the broad location is largely subject to an intermediate risk.</p> <p>T1b – 80% floodplain. A wide strip of land at the western edge of this broad location falls within the functional floodplain 3b.</p> <p>In terms of surface water flooding the land along the western edge of the broad location is largely subject to an intermediate risk.</p> <p>T1c – 50% floodplain across western half of the site.</p>	<p>RED</p> <p>RED</p>
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 95 %	<p>Predominantly Greenfield site.</p> <p>T1a – Greenfield agricultural land</p> <p>T1b – Greenfield agricultural land with large lake to north</p> <p>T1c – Greenfield but with recreational lakes and chalet, static and touring caravan/camping park</p>			
5b Does the site contain any existing buildings which could be refurbished?	Yes/No	No			
5c Does the site contain landscape designations e.g. AONB, local designation.	No	No landscape designations discernable from Wychavon District Council Interactive Proposals Map – map just indicates flood risk zones.			GREEN
5d Overall judgement of landscape sensitivity		Further information required.			
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	No Grade 1	Yes Grade 2 T1a Top NE corner 25%	Yes Grade 3 75%	The majority of the site is designated Grade 3, the north eastern area of the site designated Grade 2.	AMBER

5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No		
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes	Sand and gravel deposits appear throughout the surrounding area. However, T1 is outside of Gloucestershire and should be reviewed by the respective minerals planning authority (Worcestershire County Council)	
6b Are there any water supply constraints?	Yes/No	Further information required.	NOT ASSESSED
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.	NOT ASSESSED
Historic Environment			
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	Worcestershire County Council identify the archaeology of Bredon Hill and the Carrant Valley as probably the wealthiest in Worcestershire, therefore likely to be archaeological deposits within T1. Many discoveries have been associated with quarrying for sand and gravel alongside the Carrant Brook. The fertile and well-drained land has attracted local communities for a long period of time, first as gatherers and hunters, and later as farmers. T1c - Small cluster of listed buildings in Bredons Hardwick located on Bredon Road to the north of the Broad Location.	AMBER
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No	GREEN
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Site located to the north east of Tewkesbury town, with the southern and eastern peripheries abutting existing development. Existing roads provide access into the town centre which is located a short distance away and provides a good variety of key local services. The northern area of the site is increasingly remote from the town centre.	AMBER/RED
8b Is the site well connected to the transport	Yes/No	This BLA is less easy to serve by bus than many other peripheral areas. Access to Ashchurch train station is not easy.	AMBER

infrastructure network, and will the location provide opportunities to support travel by non car modes.		<p>A new Tewkesbury Relief Road is likely to be necessary to provide strategic access to the site. This would have an added advantage of providing traffic relief to the town centre.</p> <p>Relatively easy walking and cycling distance to the town centre and local community services; therefore opportunity to encourage modal transport shift.</p> <p>County Info: Less easy to serve by bus, as outside natural and existing corridors. Air quality, congestion and road safety issues would restrict potential for development if the Relief Road is not provided. Access to Ashchurch Station is not easy.</p>	
8c Are there any Highway Junction capacity constraints?	Yes/No	Air quality, congestion and road safety issues would restrict potential for development unless a new relief road is provided. Whilst there are LTP3 proposals for a traffic management scheme in Tewkesbury High Street and the route for Tewkesbury Relief Road linking the A438 with Bredon Road is safeguarded, modelling work will be required to test the impact on the relief road.	
23. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	No		GREEN
9b Is the site close to an existing or planned waste processing facility?	No		GREEN
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	<p>T1a While this site lies in close proximity to existing Industrial Estate it is separated from it by the Carrant Brook. Access to the site by HGVs would be limited unless major infrastructure works to provide a link from Severn Drive on the industrial estate were implemented. Access to the site by light weight goods vehicles easier via B4080 Bredon Road. Existing residential development lies to south of site which may limit the type of employment uses the site would be suitable for.</p> <p>T1b – This site is not currently reasonable accessible by HGVs unless infrastructure to implement a northern relief road or other HGV access</p>	<p>AMBER/RED</p> <p>RED</p>

		provided through T1a. Site is more easily accessible by light goods vehicles.		
		T1c – More remote part of the site, less likely for sustainable employment opportunities.		RED
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	T1a - Lies adjacent to existing Tewkesbury Business park and within 2 km of Tewkesbury Town Centre which provide a range of employment opportunities.		AMBER
		T1b – Lies within 2km of Tewkesbury Town which provides a range of employment opportunities.		AMBER
		T1c – Further north of Tewkesbury Business Park. No further employment opportunities within direct locality.		RED
25 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	T1a would be more suitable, rest of the broad location is more remote.	
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	T1a - All primary health facilities located in Tewkesbury Town some 2 km to South west of site therefore not within easy walking distance of existing GP surgery.		AMBER
		T1b - All primary health facilities located in Tewkesbury Town some 2 km to South west of site.		
		T1c - GP surgery in Bredon at GL20 7QN some 2 km to north east & GP & dental facilities in Tewkesbury Town 2.5/3km to south west.		
		For whole T1 site - Closest A & E Dept in Gloucester or Cheltenham		

		Tewkesbury Hospital provides for minor injuries and day surgeries.	
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.		
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No	Further information required.	
16b Does the site contain strategic open green space?	Yes/No	Further information required.	
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No	Further information required.	
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p>T1a - Southern half of site in 20 minute walking distance of Mitton Manor Primary school, northern half of site not in 20 minute walking catchment of a primary school.</p> <p>Southern half of site within 1 km of Tewkesbury Secondary School as the crow flies - routes through Tewkesbury Industrial Estate – these links could be improved.</p> <p>Northern half of site not within 20 minute walk of Tewkesbury Secondary School.</p> <p>T1b- Southern half of site within 20 minute walk of Mitton Manor Primary School, however this would require crossing busy B4080 Bredon Road.</p> <p>Northern half of site not within 20 minute walk of primary school.</p> <p>Unlikely that any of site is within 20 minute walk of Tewkesbury Secondary School.</p>	<p>AMBER</p> <p>RED</p>

		<p>T1c - Site is probably as close to Bredon Hancock Primary School as it is to Mitton Manor, neither of which would be a 20 minute walk.</p> <p>Site is not within 20 minute walk of Tewkesbury Secondary School.</p> <p>Further education for whole T1 site provided at Gloucestershire College in campuses at Cheltenham and Gloucester.</p> <p>Some adult education provision within Tewkesbury but a limited range of courses necessitating travel to the nearby urban centres of Cheltenham and Gloucester.</p> <p>If developed along with T2 and / or T6 consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly, the cumulative impact upon the existing secondary network (if developed alongside T2 and / or T6) will be an important issue as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).</p>	<p>RED</p> <p>RED</p> <p>AMBER/RED</p>
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No		

19c Is the site within the Green Belt (summarise findings of greenbelt review).	No		
<p>Conclusion:</p> <p>T1a does not have restrictive biodiversity or landscape constraints however the main constraint on this site is flooding, both along the Carrant Brook and across the southernmost sector of the site. The southern part of the site is reasonably well located adjacent to existing residential and employment development however the presence of the floodplain is a constraint to further development in this location. The need for a Tewkesbury Northern Relief Road to reduce congestion and prevent problems with air quality in Tewkesbury Town is a further constraint to bringing forward this site. The southern sector of this site is well located with regard to access to primary school and secondary school facilities (if short cut cycle/footways are used) but is not within reasonable walking distance of services and facilities in Tewkesbury Town, the site is not well served by public transport however there may be opportunities to enhance other facilities for other sustainable modes of travel. Given the proximity of the southern half of this site to existing residential and employment development and its relative proximity to Tewkesbury Town it is considered that the southern half of the site up to Mitton Lodge should be taken forward for further in depth sustainability appraisal. The northern half of the site is considered to be too remote to be sustainable and its development would result in urban sprawl northwards into open countryside.</p> <p>T1b - The majority of this site lies within the River Avon floodplain and is the site of a SSSI. Development of this site would not relate well to the existing built form of Tewkesbury as it would result in urban sprawl into open countryside to the north of the town. That part of the site which is developable land namely a thin strip adjacent to the B4080 is remote from the services and facilities found in Tewkesbury Town and the site is not well served by public transport. This site is therefore discounted as a broad location for further investigation as it does not perform well in sustainability appraisal.</p> <p>T1c – Is a northerly rural outlier with a recreational and tourist facility equidistant between Tewkesbury and the village of Bredon. The site has a SSSI and is remote from services and facilities found in either Tewkesbury or Northway/Ashchurch. The site is not well served by public transport and therefore is discounted as a broad location for further investigation as it does not perform well in sustainability appraisal. Development of this site would not relate well to the existing built form of Tewkesbury as it would result in urban sprawl into open countryside to the north of the town.</p> <p>County Libraries Info: Encourage early and open dialogue between potential infrastructure / service providers, particularly where alternative, integrated / shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc...)</p> <p>If strategic-scale development growth is taken forward in this locality (several thousand units across T1 and / or T2 and / or T6) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision</p>			

JCS Sustainability Appraisal – Broad Locations

Site Reference No. T2 Land at Ashchurch/Northway

Total Area of Site 198.52 ha

SA Objective/Indicator	Notes and Commentary		Performance
10. Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	T2a – No T2b - No	GREEN
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)		T2a - Dixton Wood (approx 5km from southern boundary) T2b – Bredon Hill, North of the Broad Location (Approx 5km).	T2a GREEN T2b RED
1c Are there designated BAP Priority Habitats on the site?	No	T2a – No T2b - No	
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	<p>T2a - Dominated by St Barbara Barracks and Depot. Significant hard standing with very little vegetation. Limited tree cover and some gang mown grassland to the West of the site. Generally very little potential.</p> <p>T2b - Agricultural land east of railway South of C road generally arable with some improved grassland and equine related activity. Small amount improved grassland with ridge and furrow in Eastern corner. Visually dominant poplar plantation to immediate North of Depot probably planted as quickly growing visual screen. Hedgerow structure poor to average. Little tree cover.</p> <p>North of C road Semi improved grassland dominates with good to very good ridge and furrow. Good hedge structure with hedge trees and isolated orchard trees. Useful riparian strip adjacent to the brook dominated by willow.</p> <p>Triangle of land to West of railway mix of semi-improved and arable. Some good hedge and hedge trees. Wide riparian strip to North with rough grassland, wetland, scrub and woodland.</p> <p>Worcestershire Biodiversity Action Plan identifies land to the north of T2b as lowland agricultural landscape.</p>	<p>GREEN</p> <p>AMBER</p>

1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	Further information required.			
Overall likely biodiversity impact?	Land to North of C road and West of railway Medium low/Value. South of C road low.				T2a GREEN/AMBER T2b GREEN
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.				
2a Does the site have any renewable energy resource potential?	Yes/No	Further information required.			
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No	Further information required.			
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	T2a – No floodplain	GREEN
	Yes	No	Yes	T2b - Northern boundary of the Broad Location consists of the main river centreline with flood zones 2 and 3b. 30% of site.	AMBER
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate	Greenfield 60 %	T2a – 100% brown field, former MOD logistics/storage/warehousing centre T2b – 100% Greenfield except for small cluster of dwellings at Aston Fields			GREEN

percentage of total area)?		Farm			
5b Does the site contain any existing buildings which could be refurbished?	No	MOD site is predominantly older style warehousing – possibility of presence of asbestos in roof sheeting of warehouses, no scope for conversion of these buildings for residential purposes.			RED
5c Does the site contain landscape designations e.g. AONB, local designation.	Yes/No	T2a - Protected potential freight railhead in T2a plus important open space fronting A46 in T2a, but no landscape designations. T2b - No			GREEN
5d Overall judgement of landscape sensitivity		The existing land use is generally divided into two areas, the MOD built form to south and the open arable fields to the north. The field pattern to the north is open, flat and generally very low in amenity, historic and ecological value. However, if this northern area were to be developed the visual impact would be adverse due to the existing pattern and alignment of the neighbouring built form of Northway. Visually it would be seen as a protrusion into the open countryside. The redevelopment of the MOD site could be a positive contribution to the landscape if designed sympathetically with the wider environment and field pattern."			GREEN
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	Yes/No Grade 1 No	Yes/No Grade 2 No	Yes/No Grade 3 100%	The site is designated as entirely grade 3	
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	Further information required.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No	Further information required.			
6b Are there any water supply constraints?	Yes/No	Further information required.			

6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.	
Historic Environment			
7a Does the site contain areas of archaeological significance or historic value.	No	Worcestershire County Council identify the archaeology of Bredon Hill and the Carrant Valley as probably the wealthiest in Worcestershire, therefore likely to be archaeological deposits within T2b. Many discoveries have been associated with quarrying for sand and gravel alongside the Carrant Brook. The fertile and well-drained land has attracted local communities for a long period of time, first as gatherers and hunters, and later as farmers.	RED
7b Is the broad location within (or partly within) a Conservation Area	No	The broad location is not located within a conservation area.	GREEN
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Western boundary of the site abuts the periphery of the main built up area of Tewkesbury with some road and good bus links into the town centre and on to Cheltenham (routes 41 and 42 through Northway every 15 minutes) The A46 Cheltenham Road runs to the southern boundary of the site. However, the site is increasingly remote from the town centre and there would be limited opportunity for walking to access key services.	GREEN/AMBER
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	Small scale services are available to access at Northway to the west. Permeability is also an issue, with the M5 motorway to the west of the site, beyond Northway. County Info: Housing would go against rail freight facility proposal unless land protected in the JCS. Capacity at M5 J9 limited – development would erode the impact of the recent improvement scheme. Severance impact of the A46 / M5 and the railway would restrict walk / cycle opportunities to Tewkesbury. Remote from town centre – especially for walking journeys. Not easy to serve commercially by public transport – too far from the natural corridors. Area of site to the West of the railway might be easier to develop as	AMBER/RED

		extension of existing housing. Area to the East would be landlocked if the MOD site remains operational.		
8c Are there any Highway Junction capacity constraints?	Yes/No	Further information required.		
24. Waste and Pollution				
9a Is the site close to or within a reduced air quality area?	Yes/No	No.		GREEN
9b Is the site close to an existing or planned waste processing facility?	No			GREEN
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes	T2a - The site is located close to the A46 trunk road with good access to the M5 for larger HGV vehicles. Existing uses in this locality would be compatible with a mixed employment site. T2b – Existing not accessible but possibility to improve.		GREEN GREEN/AMBER
10b Is the broad location close to a range of existing employment opportunities?	Yes	Yes – Tewkesbury Business Park and services associated with the town centre are close to both T2a and T2b.		GREEN
26 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	In order to bring forward a sustainable community on this site it will be necessary to provide substantial investment in community infrastructure including a community centre, and primary healthcare. It will also be necessary to provide a local/district centre owing to the distance of this site from Tewkesbury Town centre. Such facilities would help Ashchurch/Northway become more sustainable. Any new development at this site would help support existing facilities and services provided in Tewkesbury Town by bringing more population to the immediate area.	GREEN/AMBER
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of	Yes/No	T2a - GP surgery in Bredon at GL20 7QN some 3.5 km to north.		RED

the site improve access to local health facilities and improve health inequalities?		<p>GP & dental facilities in Tewkesbury Town 3.5km to west.</p> <p>T2b - GP surgery in Bredon at GL20 7QN some 2.5/3 km to north.</p> <p>GP & dental facilities in Tewkesbury Town 4 km to west.</p> <p>Closest A & E Dept in Gloucester or Cheltenham</p> <p>Tewkesbury Hospital provides for minor injuries and day surgeries.</p>	
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.		
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No		
16b Does the site contain strategic open green space?	Yes	Safeguarded important open space fronting A46 in T2a. SEE TBLP	AMBER
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No		
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p>T2a - Site lies to north east of Ashchurch Primary School and only extreme east of site would not be within a 20 minute walk of this primary school. However, it would be necessary to cross the main A46 Tewkesbury to Evesham Road to access the primary school from the site. Site not within 20 minute walk of Tewkesbury Secondary School.</p> <p>T2b - The western half of this site lies within a 20 minute walk of both Northway Infants and Carrant Brook Junior School in Northway however the site is subdivided by the railway which is currently traversed by a level crossing. The eastern half of the site lies over 1km from these primary</p>	<p>AMBER</p> <p>GREEN/AMBER</p>

		<p>schools.</p> <p>The southern part of the site is within 1km of Ashchurch primary school. To access this school children would need to cross the main A46 Tewkesbury to Evesham Road but would not need to cross the railway.</p> <p>The site is not within 20 minute walk of Tewkesbury Secondary School.</p> <p>Further education provided at Gloucestershire College on campuses in Cheltenham & Gloucester.</p> <p>Limited adult education provision in Tewkesbury.</p> <p>County Info: If developed along with T1 and / or T6 consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly, the cumulative impact upon the existing secondary network (if developed alongside T1 and / or T6) will be an important issue as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).</p>	<p>RED</p> <p>RED/AMBER</p>
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban	Yes/No		

areas?			
19d Is the site within the Green Belt (summarise findings of greenbelt review).	No		
<p>Conclusion:</p> <p>T2a - This site is not affected by flooding and has low biodiversity value. It is a large brown field site situated 3.5/4km distant from Tewkesbury town centre which provides a range of facilities and services including primary health care and a large supermarket. The site is located adjacent to Ashchurch for Tewkesbury Railway Station and adjacent to Ashchurch Industrial Estate employment area. The site has good access to the M5 motorway.</p> <p>Redevelopment of this site would involve costs associated with decontaminating the site which has a railway, many hectares of hard surfacing and possible sources of asbestos. Any sustainable redevelopment of this site will need to provide a range of community infrastructure including primary healthcare as well as a district/local centre. Redevelopment of the site would provide opportunities to enhance biodiversity and the landscape of the site.</p> <p>Owing to its brown field status and lack of biodiversity, despite its distance from Tewkesbury Town, it is considered that this broad location should be taken forward for further consideration with a more detailed sustainability appraisal to ascertain its suitability for redevelopment.</p> <p>T2b – The northern part of this site is subject to flooding associated with the Carrant Brook and the biodiversity value of the riparian edge is high. The archaeological significance of land adjacent to the Carrant Brook is high with many archaeological finds to the north within Worcestershire, such in situ archaeology may well be mirrored on land to the south of the Carrant Brook within this broad location. The north western sector of this site to the west of the railway would provide a natural extension to Northway in close proximity to primary school facilities. The area to the east of the railway is more isolated but still performs reasonably well as a green field site in close proximity to primary education and in close proximity to Ashchurch Industrial Estate employment area. Development of this site would benefit from any community and highway infrastructure that might be provided at T2a however T2b would integrate more easily into existing development and community facilities at Northway than any new development at T2a.</p> <p>Owing to its proximity to existing residential, employment and community facilities at Northway and accepting that the northern part of the site lies within the floodplain, and has biodiversity and archaeological constraints, it is considered that this site should be taken forward for further consideration with a more detailed sustainability appraisal to ascertain its suitability for redevelopment.</p> <p>County Libraries Info: Encourage early and open dialogue between potential infrastructure / service providers, particularly where alternative, integrated / shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc...)</p>			

If strategic-scale development growth is taken forward in this locality (several thousand units across T1 and / or T2 and / or T6) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.

JCS Sustainability Appraisal – Broad Locations

Site Reference No. T3 Land South of Ashchurch including Fiddington

Total Area of Site 238.30 ha

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	T3a – No T3b - No	GREEN
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No	T3a – No T3b - No	GREEN
1c Are there designated BAP Priority Habitats on the site?	No	T3a – No T3b - No	GREEN
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	Large field pattern – predominantly arable with small areas of semi-improved grassland with ridge and furrow. Tirlle brook runs through the north of the site but has little interest being intensively farmed to brook bank. Hedges generally poor. Scattered tree cover with some boundary trees small semi-mature mixed broadleaf woodland near to motorway. Some interest around farmsteads with traces of remnant orchard and less intensive management.	AMBER
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	Connectivity to other habitats hampered by Motorway to the West, MOD Depot to the north and to a lesser degree railway to the east. Minor GI potential of brook could be exploited.	AMBER
Overall likely biodiversity impact?	Potentially low value, however this is low lying open countryside and further information is required.		GREEN/AMBER
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.		
2a Does the site have any	Yes/No		

renewable energy resource potential?					
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No				
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	T3a – 25% of this area is identified as lying within flood zone associated with the Tirlle Brook. This runs along the northern boundary of the site from the main river centreline.	AMBER
	Yes 15%		Yes 15%	T3b – 15% of this area is identified as floodplain. The route and extent of flood flow isolates the south western quadrant of T3b from the rest of the site.	
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 95 %	Site is Predominantly Greenfield in agricultural use.. There are scattering of residential properties across the site and collections of buildings at Homedowns Farm and Fiddington House Farm.			
5b Does the site contain any existing buildings which could be refurbished?	No	Only substantial agricultural buildings that would be worthy of retention and conversion			
5c Does the site contain landscape designations e.g. AONB, local designation.	Yes/No	No local landscape designations across T3.			GREEN
5d Overall judgement of landscape sensitivity		Further information required.			

5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	Yes/No Grade 1 No	Yes/No Grade 2 No	Yes/No Grade 3 90%	The northern extremity of the site is classified as grade 4	
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	Further information required.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No	Further information required.			
6b Are there any water supply constraints?	Yes/No	Further information required.			
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.			
Historic Environment					
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	There are no listed buildings which are within the Broad Location.			
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No			
8. Transport					
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Northern boundary of the site abuts employment development with the Northway development beyond. The southern part of the site is increasingly remote from the town centre.			AMBER/RED
8b Is the site well connected to the transport infrastructure network, and	Yes/No	There are some road and bus links into the town centre, with the A46 running along the northern periphery, which provides access to key services. However, there are limited opportunities for pedestrian access to			AMBER/RED

will the location provide opportunities to support travel by non car modes.		these facilities. Permeability is an issue, with the M5 motorway running along the western edge and the railway line the eastern edge.	
8c Are there any Highway Junction capacity constraints?	Yes/No		
25. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	Yes/No	Unallocated in the Tewkesbury Borough Local Plan	GREEN
9b Is the site close to an existing or planned waste processing facility?	Yes/No		
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	T3a – The site is close to the M5 motorway and could possibly be a good opportunity for mixed use employment. However, residential properties are located in settlements within the broad location and their amenity should be considered with regards to noise created from employment/traffic uses. T3b – This part of the site is more remote than the rest of the site. Therefore it would be less likely the site would be suitable for mixed use employment.	GREEN AMBER
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	T3a – Is located opposite the A46 from Ashchurch Industrial estate and across the motorway from Tewkesbury Business Park. T3a also hosts Homedowns Farm which is rural business centre. T3b – Lies further from the areas of employment identified in T3a above.	GREEN AMBER
27 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help	Support Existing Yes/No	Unlock new Yes/No	No, the presence of an extensive flood zone to north of site along the Tirl Brook which would effectively result in any new development being segregated from the existing built up area forming stand alone development in the open countryside. The further south any new development were located in the site the more remote it would become from existing services, facilities and public transport, Therefore this site is not considered to have the ability to help sustain a vibrant community.

unlock identified needed facilities?			
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.		
14. Health			
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	T3a - GP & dental facilities in Tewkesbury Town 2.5 km to west. T3b - GP & dental facilities in Tewkesbury Town 2.5 km to west. Closest A & E Dept in Gloucester or Cheltenham Tewkesbury Hospital provides for minor injuries and day surgeries.	AMBER
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.		
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No		
16b Does the site contain strategic open green space?	Yes/No		
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No		
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	T3a - North west of site within 20 minute walk of Tlrlebrook Primary on A438 however site is subdivided from school by Junction 9 of M5. North east of site within 20 minute walk of Ashchurch primary accessed via main A46 trunk road to Evesham. Southernmost sector of site not likely to be within a 20 minute walking distance of a primary school.	GREEN/AMBER

		<p>North western sector within 20 minutes walk of Tewkesbury Secondary School on A438 however site is subdivided from school by Junction 9 of M5. Rest of site not within 20 minute walk of Tewkesbury School and site subdivided from school by M5 motorway.</p> <p>T3b - Site not within a 20 minute walk of a primary or secondary school.</p> <p>Further education provided at Gloucestershire College on campuses in Cheltenham & Gloucester.</p> <p>Limited adult education provision in Tewkesbury.</p>	<p>RED</p> <p>RED</p> <p>RED</p>
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No		
19c Is the site within the Green Belt (summarise findings of greenbelt review).	No		
<p>Conclusion:</p> <p>The north of T3a is well connected to highway infrastructure via A46 and M5 Junction 9, however this part of the site also suffers from flooding which has quite an impact in the developable area of the site. Site is not subject to any landscape or biodiversity designations. However, that does not mean to say it has no biodiversity value, if the site were to be taken forward for further analysis its would need a detailed biodiversity and landscape assessment. It is close to sources of employment however it is remote from services and facilities provided in Tewkesbury town centre. Access from the north of the site to Ashchurch primary school is good however access to secondary school is truncated by M5 motorway. The further south you travel through T3a the more removed from services and facilities you become. Public transport to Tewkesbury and Northway (and on to Cheltenham & Gloucester) is provided via A46 corridor. The close proximity of the M5 may cause problems re: noise pollution should any new development be located close to the motorway.</p>			

It is considered that this site should be discounted as a broad location and should not be taken forward owing to the presence of an extensive flood zone to north of site along the Tirlle Brook which would effectively result in any new development being segregated from the existing built up area forming stand alone development in the open countryside. The further south any new development were located in the site the more remote it would become from existing services, facilities and public transport.

T3b is far more remote from all services and facilities and is bounded to west by M5 motorway and to the east by mainline railway, the site is not served by public transport and is truncated by flooding. Site is not subject to any landscape or biodiversity designations. However, that does not mean to say it has no biodiversity value, if the site were to be taken forward for further analysis its would need a detailed biodiversity and landscape assessment, however it is discounted as a broad location and should not be taken forward because of its remoteness from existing services and facilities and the lack of access to public transport or ease of use of walking or cycling owing to its distance from the existing settlements of Tewkesbury of Northway.

JCS Sustainability Appraisal – Broad Locations

Site Reference No. T4

Land to the South East of Tewkesbury including Walton Cardiff

Total Area of Site 224ha

SA Objective/Indicator	Notes and Commentary		Performance
11. Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	T4a - No T4b – No T4c – No T4d - No	GREEN
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No	T4a – No T4b – No T4c – No T4d – No	GREEN
1c Are there designated BAP Priority Habitats on the site?	Yes/No	T4a - Coastal and floodplain grazing marsh across the entire site. T4b - Coastal and floodplain grazing marsh across the entire site. T4c - Coastal and floodplain grazing marsh along the western part of the site. T4d - Coastal and floodplain grazing marsh predominantly to the north of the site.	RED RED ?? ??
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	Area to North West generally small field pattern semi improved/improved grassland with some arable. Good hedgerow structure and many good boundary trees and standards. Areas around farmsteads often have good orchards and other more diverse habitats. Adjacent M5 and to the south of the site, far bigger field pattern poor hedgerow and very little tree cover.	??
1e Will development of the site offer opportunities to	Yes/No	Generally poor connectivity to like habitats with development to North and west and M5 to south	??

link important habitats/create wildlife corridors?		Potential GI links to West through priors park. Good GI asset of floodplain landscape.			
Overall likely biodiversity impact?	Medium Low				
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.				
2a Does the site have any renewable energy resource potential?	Yes/No	Further information required.			
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No	Further information required.			
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	90% of this site lies within flood zone , only 10% is possibly developable.	
	Yes 90%		Yes 90%	T4a - Flood zones 2 and 3b located across the entire site. T4b - Flood zones 2 and 3b located across the entire site. T4c - Main river centreline and flood zones 3b and 3a along the northern boundary. flood zone 2 throughout the remainder of the site. T4d - Flood zones 3b and 3a predominantly north of the site tapering towards the south through the middle of the site.	RED RED RED RED

5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 95 %	Predominantly Greenfield except for cluster of buildings in the hamlet of Walton Cardiff in T4c and Chapel Farm in T4d.			
5b Does the site contain any existing buildings which could be refurbished?	Yes/No				
5c Does the site contain landscape designations e.g. AONB, local designation.	Yes/No	T4c to west of Walton Cardiff Farm is a key wildlife site identified on TBLP proposals map.			
5d Overall judgement of landscape sensitivity		Further information required.			
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	Yes/No Grade 1 No	Yes/No Grade 2 No	Yes/No Grade 3 90%	A parcel of grade 4 land traverses the middle of the site	
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No				
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No	Further information required.			
6b Are there any water supply constraints?	Yes/No	Further information required.			
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.			

13 Historic Environment			
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	<p>There are no listed buildings within the Broad Location.</p> <p>Two Scheduled Ancient Monuments to south of Walton Cardiff hamlet within the flood zone and identified on TBLP proposals map.</p> <p>One in very north of T4d and 1 adjacent on eastern boundary of T4b.</p>	
7b Is the broad location within (or partly within) a Conservation Area	Yes/No	No	
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Northern and western area of the site abut existing residential development and are located in fairly close proximity to the town centre where many key services can be accessed. However, the southern area of the site is increasingly remote from the town centre.	T4a GREEN T4b GREEN T4c RED T4d RED
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	T4a and b are both close to the trunk roads and the M5 motorway. T4c and d whilst adjacent to the M5 motorway has no direct connection to a junction or trunk road. Due to accessibility problems this part of the site performs poorly against this objective.	T4a GREEN T4b GREEN T4c RED T4d RED
8c Are there any Highway Junction capacity constraints?	Yes/No		
26. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	No	Unallocated within the Tewkesbury Borough Local Plan	GREEN
9b Is the site close to an existing or planned waste processing facility?	No	No	
10. Economy	Yes/No	T4a – Close to Tewkesbury Business Park and large supermarket. Close	GREEN

<p>10a Is the broad location suitable for a mix of employment opportunities?</p>		<p>to a trunk road and the M5 motorway. Mixed use employment could be supported in this location.</p> <p>T4b – Located between residential housing estates. Mixed use employment could be harmful to amenity of residential properties. B1 use could be a possibility. Site is close to trunk roads and the M5 motorway.</p> <p>T4c – Located on the outer boundary of Walton Cardiff. Adjacent to the M5 motorway, although no direct connection to a motorway junction or trunk road. Due to accessibility problems, mixed use employment could cause traffic issues in this area.</p> <p>T4d – Located on the outer boundary of Walton Cardiff. Close to the M5 although no trunk road access to the motorway. Access for mixed use is restrictive.</p>	<p>AMBER</p> <p>RED</p> <p>RED</p>
<p>10b Is the broad location close to a range of existing employment opportunities?</p>	<p>Yes/No</p>	<p>T4a – Yes, in walking distance of town centre and business parks on the periphery of the borough.</p> <p>T4b – Yes, northern half of this site is close to Tewkesbury town centre and business parks.</p> <p>T4c – This site is close to business parks as the crow flies but they are not easily accessible via the existing highway network.</p> <p>T4d - No</p>	<p>GREEN</p> <p>GREEN</p> <p>AMBER</p> <p>RED</p>
<p>28 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?</p>	<p>Support Existing Yes/No</p>	<p>Unlock new Yes/No</p>	
<p>12. and 13. Sustainable</p>	<p>These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.</p>		

Communities			
14. Health			
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	<p>T4a - GP & dental facilities in Tewkesbury Town 1 km to south west.</p> <p>T4b - GP & dental facilities in Tewkesbury Town 1 km to west.</p> <p>T4c - GP & dental facilities in Tewkesbury Town 1.5/2 km to west.</p> <p>T4d - GP & dental facilities in Tewkesbury Town 2/2.5km km to north west.</p> <p>Closest A & E Dept in Gloucester or Cheltenham</p> <p>Tewkesbury Hospital provides for minor injuries and day surgeries.</p>	AMBER
15. Housing		All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.	
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No	Further information required.	
16b Does the site contain strategic open green space?	No	Further information required.	
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No	Further information required.	
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p>T4a - This site lies within a 20 minute walk of Mitton Manor primary and Tewkesbury C of E Primary School.</p> <p>It also lies within a 20 minute walk of Tewkesbury Secondary School.</p> <p>T4b - Northern part of site is within 20 minute walk of Tewkesbury C of E Primary School.</p>	<p>GREEN</p> <p>GREEN/AMBER</p>

		<p>Southern part of site may possibly lie within 20 minute walk of John Moore Primary School on Wheatpieces.</p> <p>Northern part of site is within a 20 minute walk of Tewkesbury Secondary School.</p> <p>T4c - Northern part of site within 20 minute walk of Tirlbrook Primary and of Tewkesbury Secondary school, southern part of site more remote.</p> <p>T4d - Western part of site within 20 minute walking distance of John Moore Primary at Wheatpieces however rest of site not really within a 20 minute walking distance of a primary school.</p> <p>Site not within 20 minute walking distance of Tewkesbury Secondary School.</p> <p>Further education provided at Gloucestershire College in Gloucester and Cheltenham.</p> <p>Some limited adult education provided in Tewkesbury however most provision is located in Gloucester and Cheltenham.</p>	<p>GREEN</p> <p>RED</p> <p>RED</p> <p>RED</p>
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		Further information required.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No		
19c Is the site within the Green Belt (summarise findings of greenbelt review).	No	No	

Conclusion: Owing to the amount of floodplain within this site, despite its relative proximity to Tewkesbury town centre with its associated service and facilities, sites T4a and T4b are discounted as broad locations for further consideration as sites suitable for future development.

T4c is located in close proximity to a primary and secondary school and areas of employment however it is not easily accessible and opportunities to improve its accessibility are very limited, it too is therefore discounted as a broad location for further consideration.

T4d is located furthest from Tewkesbury Town within this broad location and is also subject to flooding. Its development would be unlikely to encourage sustainable modes of transport owing to its distance from services and facilities, therefore this site is also discounted from further consideration as a site suitable for future development.

JCS Sustainability Appraisal – Broad Locations

Site Reference No. T5

Land to the South West of Tewkesbury

Total Area of Site 161.19 ha

SA Objective/Indicator	Notes and Commentary		Performance
12. Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	Yes/No	T5a - Severn Ham SSSI is located outside of the site but adjacent to the sites north eastern boundary. This SSSI is considered to be of an unfavourable recovering condition. T5b - No	T5a AMBER T5b GREEN
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	Yes/No/	No	GREEN
1c Are there designated BAP Priority Habitats on the site?	Yes/No	T5a - No BAP habitats within the site, however Coastal and Floodplain grazing marsh BAP is situated adjacent to the western site boundary. T5b - Unknown	T5a AMBER
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No		
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	T5a - Good GI connections to Seven Ham and River Severn generally T5b - Good connectivity to similar habitat to south and west	
Overall likely biodiversity impact?	Medium low T5a -Area dominated by amenity grassland of Golf course and sewage works. Golf course has good maturing tree structure actual value of site will depend on management regime of club. Rest of area agricultural mostly arable though with good hedge and tree structure. Good broad leaf native tree cover to North West of golf course T5b - Small farmsteads with associated orchard and gardens provide interest		GREEN/AMBER
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of		

	development to reduce carbon will form part of later detailed masterplanning stage of selected broad locations.			
2a Does the site have any renewable energy resource potential?	Yes/No	Further information required.		
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No	Further information required.		
3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.			
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	T5a – 7-10% of site, flood plain along the northern west and north east boundaries of the site following the line of the brook down through bloody meadow and across Lower Lode Lane.
	Yes 10%	Yes 10%	Yes 5%	T5b – 25% of site, flood plain effectively bisects northern part of site east/west.
5 & 6 Natural Resources				
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 95 %	Predominantly Greenfield T5a – Site is predominantly Greenfield but also contains Council Offices, Tewkesbury Park Hotel and a Sewage Treatment Works. T5b – Site is predominantly greenfield but includes residential dwellings and their curtilages and Southwick Park, a large former dwelling now used as a corporate office HQ but currently vacant.		
5b Does the site contain any existing buildings which could be refurbished?	Yes/No	T5a – No T5b – Possibility of refurbishing/reusing Southwick Park		
5c Does the site contain landscape designations	Yes/No	T5a – All of site except Council Office site is Landscape Protection Zone		RED

e.g. AONB, local designation.		T5b – All of site is Landscape Protection Zone.			RED
5d Overall judgement of landscape sensitivity		ANNICE/TRACEY Red – High, Amber – Medium, Green - Low			
5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)	Yes/No Grade 1 No	Yes/No Grade 2 No	Yes/No Grade 3 100%	The site is designated entirely as grade 3.	GREEN
5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?	Yes/No	Further information required.			
6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No	Further information required.			
6b Are there any water supply constraints?	Yes/No	Further information required.			
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.			
Historic Environment					
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	<p>T5a – No listed buildings however the whole site is within Battlefield Register Boundary being the location of the Battle of Tewkesbury in 1471.</p> <p>T5b - A number of listed buildings along the eastern boundary of the site and northern part of site is within the Battlefield Register Boundary being the location of the Battle of Tewkesbury in 1471.</p> <p>Scheduled Ancient Monument of Margaret's Camp adjacent to eastern boundary of T5b.</p>			<p>RED</p> <p>RED</p>
7b Is the broad location within (or partly within) a	Yes/No	No			

Conservation Area			
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	<p>T5a – Site lies 1.5/2km south west of Tewkesbury Town which provides services and facilities. North eastern boundary of site lies adjacent to A38 with public transport provision to Tewkesbury, Ashchurch employment area and to the south Cheltenham and Gloucester. North east of site abuts existing residential development at Lincoln Green Lane.</p> <p>T5b - Site located to the south western periphery of the main built up area of Tewkesbury, abutting existing residential development to the north west at Lincoln Green Lane. Site also lies adjacent to existing residential development to the east. Service and facilities can be found 1.5/2km to the north in Tewkesbury Town.</p> <p>Eastern boundary of the site lies adjacent to A38 which is a public transport corridor northward towards Tewkesbury and Ashchurch and southward to Gloucester and Cheltenham.</p>	AMBER
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	<p>Good road access around the site would provide access to a range of key services located in the town centre.</p> <p>Opportunities to enhance provision for sustainable modes of transport.</p>	GREEN
8c Are there any Highway Junction capacity constraints?	Yes/No	Not known	
27. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	Yes/No	<p>T5a - The north western area of the site is allocated under Tewkesbury Borough Local Plan as policy EVT8: Development near sewage treatment works. Development will not be permitted which would be adversely affected by odour pollution within the “cordon sanitaire” around the sewage treatment works. Because of naturally occurring smells from the sewage treatment, the policy advises that a zone should be kept free of development around specific sewage works, where the effluent treated is equivalent to that of a population greater than 2000.</p> <p>T5b – Not affected by cordon sanitaire</p>	<p>RED</p> <p>GREEN</p>

9b Is the site close to an existing or planned waste processing facility?	No		GREEN
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	<p>T5a – Site could be suitable for B1 uses however it is not particularly suitable for accessing by HGV lorries who would need to approach either by A38 from the south or via Tewkesbury bypass from the M5 motorway. Presence of nearby residential development would limit employment uses possible at the site.</p> <p>T5b – Site could be suitable for a range of B1 uses as lies adjacent to A38 however it is not particularly suitable for accessing by HGV lorries who would need to approach either by A38 from the south or via Tewkesbury bypass from the M5 motorway. Presence of nearby residential development would limit employment uses possible at the site.</p>	
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	Tewkesbury Park Hotel and golf course are located within the Broad location. Close to employment opportunities within the town centre. Remote from Tewkesbury Business Park for other employment uses.	
City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	<p>Unlock new Yes/No</p> <p>The northern boundary of the site could support the existing town centre facilities due to their close proximity. However, the southern parts and in particular the SW part of the site is more remote and is less likely to support the town centre.</p> <p>The broad location could possibly sustain a vibrant community depending on the services which are provided. If no additional services are provided it is unlikely a vibrant community could be created and sustained due to the proximity to the town centre where primary services and facilities are located.</p>	AMBER/RED
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.		
14. Health			
14 Could development of the site improve access to local health facilities and	Yes/No	<p>T5a - GP & dental facilities in Tewkesbury Town 2/2.5km km to north west.</p> <p>T5b - GP and dental facilities in Tewkesbury Town 2/2.5km to the north from mid point of site.</p>	

improve health inequalities?		Closest A & E Dept in Gloucester or Cheltenham Tewkesbury Hospital provides for minor injuries and day surgeries.	
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.		
16. Green Space			
16a Does the location provide the opportunity for access to the countryside and natural environment?	Yes/No	Not known	
16b Does the site contain strategic open green space?	Yes/No	Private golf course at Tewkesbury Park Hotel – however this is not of strategic importance.	RED
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No	Not known	
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	T5a – Eastern part of site possibly within a 20 minute walk of primary school in York Road but requires crossing the main A38. Rest of site is not within 20 minute walk of a primary school. Site not within 20 minute walking distance of Tewkesbury Secondary School T5b - Western part of site within 20 minute walking distance of John Moore Primary at Wheatpieces however rest of site not really within a 20 minute walking distance of a primary school. Site not within 20 minute walking distance of Tewkesbury Secondary School. Further education provided at Gloucestershire College in Cheltenham. Limited adult education provision in Tewkesbury, more provision in Cheltenham and Gloucester	AMBER/RED AMBER RED RED RED/AMBER
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of	Yes/No	Development of T5 would result in further sprawl to south and west of	AMBER

the site ensure greater self containment of the urban areas?		existing settlement of Tewkesbury. However, development in this location would help to sustain services and facilities in Tewkesbury Town centre contributing to the vitality and vibrancy of the town.	
19c Is the site within the Green Belt (summarise findings of greenbelt review).	Yes/No	The broad location is not located within the green belt.	GREEN
<p>Conclusion:</p> <p>This broad location area is one of the few areas peripheral and easily accessible to Tewkesbury town centre which is not subject to major flood constraints, however this is countered by other significant constraints including local landscape and a historical designation (the site lies within the Battlefield register boundary), and part of the site is within a cordon sanitaire of a water treatment plant. Despite these constraints the eastern section of this site south of the Gupshill Manor public house could perhaps be considered further and undergo more in depth appraisal in particular the landscape value of this part of the broad location area and its importance to the historical battlefield designation (bearing in mind that there is already some built development within the historical designated area). However, it is considered that this small sub area of T5b would a) not enable a significant amount of development and b) could be considered to be constitute ribbon development/urban sprawl and for these reasons it is recommended that the whole of T5 be discounted from further consideration in the JCS search.</p> <p>T5a – This broad location has good links to the SSSI of Severn Ham to the north and good green infrastructure links for wildlife to the Severn Ham & River Severn to the north and west. The whole site lies within a Landscape Protection Zone. The northern part of the broad location is subject to flooding, the whole site lies within the Battlefield register boundary and a large part of the site lies within a cordon sanitaire of a water treatment plant. Although the broad location is located in relative close proximity of the Tewkesbury Town centre the aforementioned constraints are significant enough to suggest that T5a should be discounted as an area of search for future development and accordingly it is recommended that this area should not be taken forward for further investigation.</p> <p>T5b – This site is also within the Battlefield register boundary, is subject to Landscape Protection Zone designation and the northern part of the broad location is subject to flooding, however the site has good access to the A38 to the east and via the A38 Tewkesbury Relief Road to the M5 at Junction 9. The site lies adjacent to existing residential development to the north and on the eastern side of the A38 and is within walking distance of a primary school in York Road. A public transport corridor along the A38 provides access to Tewkesbury Town & Ashchurch to the north and to Gloucester and Cheltenham to the south.</p>			

JCS Sustainability Appraisal – Broad Locations

Site Reference No. T6 Land to the North of Tewkesbury

Total Area of Site 307.52 ha

SA Objective/Indicator	Notes and Commentary		Performance
Biodiversity			
1a Does the broad location contain sites of biodiversity value e.g. SSSI?	No	<p>T6a – No SSSI however meadows to east of Mythe Farm are subject to annual winter flooding and as such are of importance for waders and wildfowl as well as for their botanical interest.</p> <p>T6b – No</p> <p>T6c – No</p> <p>T6d - No</p> <p>NB: No SSSIs however this broad location contains a range and variety of habitats so will probably have rich biodiversity value. Severn Ham SSSI is located outside of the site but adjacent to the sites southern boundary. This SSSI is considered to be of an unfavourable recovering condition.</p>	AMBER
1b Is the broad location within 5km of a European Designated Site (SAC or SPA)	No	<p>T6a – No</p> <p>T6b – No</p> <p>T6c – No</p> <p>T6d - No</p>	GREEN
1c Are there designated BAP Priority Habitats on the site?	Yes/No	<p>T6a – No</p> <p>T6b – Coastal and floodplain grazing marsh SW of the site.</p> <p>T6c – Coastal and floodplain grazing marsh across the entire site. Banks of River Severn forming eastern boundary of sub section C identified in Malvern Hills Local Plan Proposals Map 2006 as a site of Regional or Local Wildlife Importance.</p>	<p>RED</p> <p>RED</p>

		T6d- Coastal and floodplain grazing marsh across the entire site. Banks of River Severn forming eastern and southern boundaries of this site are identified on Malvern Hills Local Plan Proposals Map 2006 as a site of Regional or Local Wildlife Importance.	RED
1d Would development of the site be likely to lead to fragmentation of important habitats	Yes/No	A low ridge between the Avon and Seven plus low lying ham to immediate west of Severn. Area between 2 rivers dominated by small field size Improved semi-improved grassland and arable. Good hedgerow and hedgerow trees. Other useful habitats included a smattering of orchard. Un-improved wet grassland (KWS) and open water (KWS). Rough grassland on Shuthonger common and common along Avon also of interest. This contrasts to the land to the West of the Severn. This low lying ham is very intensively farmed. The only interest being provided by the osier beds adjacent to the A438.	AMBER
1e Will development of the site offer opportunities to link important habitats/create wildlife corridors?	Yes/No	Good connectivity to like habitats. Good GI potential of Seven Hams and river Severn/Avon. Generally a good mosaic of interesting habitats and difficult to integrate into development. Medium to high biodiversity value.	RED
Overall likely biodiversity impact?	Medium to high biodiversity value.		
2. Climate Change Mitigation	For the purposes of broad location SA this objective considers renewable energy potential only. Reduction of carbon emissions through location and transport are dealt with under SA Objective 8. Design of development to reduce carbon will form part of later detailed master planning stage of selected broad locations.		
2a Does the site have any renewable energy resource potential?	Yes/No	Further information required.	
2b Is there large energy/heat demand potential from facilities/premises in the area that could benefit from excess heat from decentralized energy e.g. hospital/leisure centre/large manufacturer?	Yes/No	Further information required.	

3. Climate change Adaptation	This objective is not assessed as part of the broad locations SA. Flooding is considered separately and other climate change adaptation techniques will be a fundamental part of the design of individual developments rather than site specific.				
4. Flooding Does the broad location contain areas in Flood Zones 2, 3a or 3b? If so give approximate percentage of the site affected.	Flood zone 2	Flood zone 3a	Flood zone 3b	T6a - Main river centre line and flood zones 3b, 3a and 2 along the eastern boundary.	AMBER
	Yes	Yes	Yes	T6b - Main river centre line along the Tewkesbury administrative boundary which lies within the centre of the site with flood plains extending to the dismantled railway. Flood zones 3b and 2 on the western boundary.	AMBER
	5%	3%	10%	T6c - All of the land within the Malvern Hills administrative area, falls within the functional floodplain. In terms of surface water flooding, there are large patches of land which would be subject to an intermediate risk of flooding.	RED
				T6d - All of the land within the Malvern Hills administrative area, falls within the functional floodplain. In terms of surface water flooding, there are large patches of land which would be subject to an intermediate risk of flooding.	RED
5 & 6 Natural Resources					
5a Is the site brownfield or Greenfield (if Greenfield state approximate percentage of total area)?	Greenfield 95 %	Predominantly Greenfield T6a – All green field except for Mythe Farm, Mythe House and Bradley’s Farm. T6b – Predominantly green field including Shuthonger Common and Mythe marsh area adjacent to River Severn. Line of dismantled railway bisects south. Built development includes buildings around King John’s Castle, Mythe Grange, The Stalls Farm and Mythe Villa. T6c – 100% green field. T6d – 100% green field.			RED
5b Does the site contain any existing buildings which could be refurbished?	Yes/No				
5c Does the site contain	Yes/No	T6a –All Landscape Protection Zone as identified on TBLP proposals map			RED

<p>landscape designations e.g. AONB, local designation.</p>		<p>and including the Mythe Meadows (SV 4B) and parts of the Twyning and Upham Meadows (SV 4C) as described in the Gloucestershire Landscape Character Assessment (2006).</p> <p>The Mythe Meadows are open in Character owing to a lack of vegetated areas, allowing uninterrupted views across the floodplain.</p> <p>T6b - Predominantly Landscape Protection Zone plus Key Wildlife Sites at Shuthonger Common and adjacent to River Severn along Mythe Brook.</p> <p>T6c – No landscape designation identified on Malvern Hills Local Plan Proposals Map 2006.</p> <p>T6d - No landscape designation identified on Malvern Hills Local Plan Proposals Map 2006.</p>			<p>RED</p> <p>AMBER</p> <p>AMBER</p>
<p>5d Overall judgement of landscape sensitivity</p>		<p>Site T6 – overall rating of sensitivity; high</p> <p>The mixture of this low lying hilly terrain is predominantly semi-improved pastures and scattered arable fields enclosed by hedgerows with multiple gaps. There are prominent open views along both the river corridors from a network of public rights of ways and access land which depict the high quality riparian landscape of the river valleys. On either side of the river corridors, the field boundaries, small areas of wooded copse and areas of common are notable due to their distinctive vegetation derived from a variety of soil deposits. The scope for mitigation of any development would therefore have to be very sensitive to the existing landscape and form as the overall quality and value of this landscape is high.</p>			<p>RED</p>
<p>5e Does the site contain high grade agricultural land – Grades 1,2 and 3a (if give the approximate percentage)</p>	<p>Yes/No Grade 1 No</p>	<p>Yes/No Grade 2 10%</p>	<p>Yes/No Grade 3 85%</p>	<p>The site is predominantly Grade 3 with a small area to the north eastern boundary designated as grade 2.</p>	
<p>5f Would development of the site help clean up contaminated land or eradicate invasive alien plants e.g. Japanese Knotweed?</p>	<p>Yes/No</p>	<p>Further information required.</p>			

6a Are there known mineral deposits? Are these viable and will they need to be extracted before development?	Yes/No	Further information required.	
6b Are there any water supply constraints?	Yes/No	Further information required.	
6c Are there any Sewerage Network/Capacity constraints	Yes/No	Further information required.	
Historic Environment			
7a Does the site contain areas of archaeological significance or historic value.	Yes/No	T6c - A number of listed buildings located on the western side of the A38. A cluster of listed buildings on Park View to the west of the administrative boundary. These buildings fall within Malvern Hills District Council.	AMBER
7b Is the broad location within (or partly within) a Conservation Area	Yes	Bushley Conservation Area lies immediately adjacent to north western boundary of T6c.	AMBER
8. Transport			
8a Is the broad location in, or close to, an area of high accessibility to key facilities	Yes/No	Site located to the north west periphery of Tewkesbury, abutting watercourses with existing residential development beyond. Site located in close proximity to the town centre for access to a number of key services, however the existence of watercourses around and through the broad location limit permeability.	AMBER
8b Is the site well connected to the transport infrastructure network, and will the location provide opportunities to support travel by non car modes.	Yes/No	A38 runs north/south between T6a and T6b and A438 runs east/west between T6c and T6d however public transport along these routes is relatively poor and frequent services into and out of Tewkesbury are not available. Development in these areas would result in increased car borne journeys for work, school, shopping and leisure journey's. County Info: Less easy to serve by bus, as outside natural and existing corridors. Air quality, congestion and road safety issues would restrict potential for development if the Relief Road is not provided. Access to Ashchurch Station is not easy.	AMBER

		Severance impact of River Severn and Avon creating barrier between the site and the town – problems if bridge closed due to maintenance or other reasons.	
8c Are there any Highway Junction capacity constraints?	Yes/No	Further information required.	
28. Waste and Pollution			
9a Is the site close to or within a reduced air quality area?	Yes/No	Unallocated in both the Tewkesbury Local Plan and the Malvern Hills District Local Plan.	GREEN
9b Is the site close to an existing or planned waste processing facility?	Yes/No	No	
10. Economy 10a Is the broad location suitable for a mix of employment opportunities?	Yes/No	<p>T6a – Located on the northern edge of Tewkesbury, on A38 trunk road with residential development. Mixed use employment could be suitable, perhaps towards the southern boundary close to Tewkesbury town centre services, however sustainable transport options are few with a limited bus service into Tewkesbury from the area.</p> <p>T6b – Located on a trunk road. Mixed use employment would be well suited in this location due to the proximity to the town centre and access to good transport links, however sustainable transport options are few with a limited bus service into Tewkesbury from the area.</p> <p>T6c/d – Located on trunk road. Good access for mixed use development opportunities as there are limited residential properties within this part of the broad location however flood zone coverage of T6d and landscape quality of the whole area mean the site is not suited to large scale employment development</p>	<p>AMBER</p> <p>AMBER</p> <p>RED</p>
10b Is the broad location close to a range of existing employment opportunities?	Yes/No	<p>T6a – Site lies in close proximity to employment opportunities in Tewkesbury Town and south of site is within 2 km of Tewkesbury Industrial estate.</p> <p>T6b – Site is located 1.5/2km from Tewkesbury Town employment opportunities and approximately 3km from Tewkesbury Industrial Estate.</p>	<p>GREEN</p> <p>AMBER</p> <p>AMBER</p>

		T6c – Site is located 2/2.5km from Tewksbury Town employment opportunities		RED
		T6d – Discounted as is in floodplain		
29 City and Town Centres Does the site have the ability to create and sustain a vibrant community? Will it support the existing town and city centre facilities or will it help unlock identified needed facilities?	Support Existing Yes/No	Unlock new Yes/No	While development in T6 would help sustain the vitality and viability of services and facilities in Tewkesbury Town it would also result in urban sprawl to the north of the town with a high dependence on the car for most journeys. Therefore it is not expected to perform particularly well against the objective to sustain a vibrant community.	AMBER
12. and 13. Sustainable Communities	These objectives will be considered at a later stage in the SA/SEA process during the more detailed design and masterplanning stages.			
14. Health				
14 Could development of the site improve access to local health facilities and improve health inequalities?	Yes/No	T6a - GP & dental facilities in Tewkesbury Town approx 1.5km km to south. T6b - GP & dental facilities in Tewkesbury Town approx 2km to south east. T6c - GP & dental facilities in Tewkesbury Town approx 2km to south east. T6d - Discounted as is in floodplain Closest A & E Dept in Gloucester or Cheltenham Tewkesbury Hospital provides for minor injuries and day surgeries.		AMBER/RED
15. Housing	All the sites are likely to be able to deliver some identified housing need. The tenure split, ratio of affordable to open market, size and density of housing would form part of a more detailed assessment at a later stage in the SA/SEA process.			
16. Green Space				
16a Does the location provide the opportunity for access to the countryside	Yes/No	T6a – Public footpaths through the site link into riverside walk along River Avon, not useable when river is in flood and to Church End.		GREEN/AMBER

and natural environment?		<p>T6b – Not good public footpath linkages out of site owing to presence of riverside marsh.</p> <p>T6c – Linkages north and south along western bank of River Severn not useable when river is in flood</p> <p>T6d – Linkages north and south along western bank of River Severn not useable when river is in flood.</p>	
16b Does the site contain strategic open green space?	Yes/No	No	
16c Will it ensure existing open spaces are protected and enhanced?	Yes/No		
17. Education			
17 a Will the site allow good access to educational facilities or the ability to support existing facility or a new facility?	Yes/No	<p>T6a - Southern part of site between dismantled railway and River Avon may be within a 20 minute walk of Mitton Manor or Tewkesbury C of E Primary School however rest of site is not in close walking proximity to a primary school.</p> <p>Site not within 20 minute walking distance of Tewkesbury Secondary School.</p> <p>T6b - This site is not within a 20 minute walk of either a primary or secondary school.</p> <p>T6c - This site is not within a 20 minute walk of either a primary or secondary school.</p> <p>T6c – Discounted as is in floodplain.</p> <p>Further education provided at Gloucestershire College in campuses at Cheltenham or Gloucester.</p> <p>Limited provision of adult education in Tewkesbury, more providers in Gloucester and Cheltenham.</p> <p>County Info:</p>	<p>RED</p> <p>RED</p> <p>RED</p> <p>RED</p> <p>RED/AMBER</p>

		<p>If developed along with T1 and / or T2 consideration will need to be given to the cumulative impact upon the existing early year's / primary network. Particularly, when reviewing on-site or off-site options and / or when taking into account 'existing capacity' with the modelling (size and scale) of any new on-site provision.</p> <p>Similarly, the cumulative impact upon the existing secondary network (if developed alongside T1 and / or T2) will be an important issue as off-site provision is the most likely solution in this instance.</p> <p>Early advice on the requirements of other infrastructure services would be welcomed so as to give as much opportunity as possible to explore a more integrated / shared services solution (the development of the community hub model).</p>	
18. Culture and Tourism	The impact on this SA objective will form part of a more detailed SA/SEA assessment later in the JCS process.		
19. Deliverability of Site and other strategic spatial options?			
19a Are there any known needs for essential infrastructure?		The requirements for infrastructure are currently subject to initial appraisal by infrastructure providers.	
19b Will development of the site ensure greater self containment of the urban areas?	Yes/No	While development in T6 would help sustain the vitality and viability of services and facilities in Tewkesbury Town it would also result in urban sprawl to the north of the town with a high dependence on the car for most journeys.	AMBER
19c Is the site within the Green Belt (summarise findings of greenbelt review).	No	No	GREEN
<p>Conclusion: T6a – This broad location is subject to flooding from River Avon along eastern boundary and although there are no SSSIs the seasonal flooding of the meadows adjacent to the River result in an area that is rich in biodiversity and regionally important for wading and over wintering species. The whole site lies within a Landscape Protection Zone. The southern part of the site lies in close proximity to Tewkesbury Town but does not enjoy good access to public transport services such that development would be generally dependent on car bourn journeys. There are no schools or primary health care facilities within a 20 minute walk of the site and it does not lie in close proximity to areas of employment other than Tewkesbury Town Centre. The site would be relatively inaccessible from Junction 9 of the M5 motorway for employment purposes and any increased volume of traffic would require the completion of the Tewkesbury Relief Road. For the reasons described above it is recommended that this site is discounted from the study and not taken forward for further consideration.</p>			

T6b – The western half of this site is subject to flooding associated with the River Severn and the whole site lies within a Landscape Conservation Area. There are Key Wildlife Sites at Shuthonger Common and adjacent to River Severn along Mythe Brook. The site is well served by the A38 along the eastern boundary however this route does not enjoy good access to public transport services such that development would be generally dependent on car bourn journeys. There are no schools or primary health care facilities within a 20 minute walk of the site and it does not lie in close proximity to areas of employment other than Tewkesbury Town Centre. The site would be relatively inaccessible from Junction 9 of the M5 motorway for employment purposes and any increased volume of traffic would require the completion of the Tewkesbury Relief Road. For the reasons described above it is recommended that this site is discounted form the study and not taken forward for further consideration.

T6c – This 100% green field site lies within the administrative area of Malvern Hills District Council and is totally floodplain associated with the River Severn. For this reason it is recommended that the site is discounted from the study and not taken forward for further consideration.

T6d - This 100% green field site lies within the administrative area of Malvern Hills District Council and is totally floodplain associated with the River Severn. For this reason it is recommended that the site is discounted form the study and not taken forward for further consideration.

County Libraries info:

Encourage early and open dialogue between potential infrastructure / service providers, particularly where alternative, integrated / shared services solution may be possible. From the library service perspective examples include:- better alignment with public transport to improve accessibility and the expansion of co-location opportunities (e.g. with youth services, children's centres, Police, GP and health care, district and / or town council services, and volunteer / 3rd sector activities etc.)

If strategic-scale development growth is taken forward in this locality (several thousand units across T1 and / or T2 and / or T6) careful consideration will need to be given to a review of the form and status of the proposed local tiered libraries. This may also result in new (on-site) facilities and / or significant re-modelling of the existing provision.