

Contents

1 Introduction	3
2 Assessing the Strategies	4
3 Assessing Potential Sites and Assessment criteria	15
4 Lydney	18
5 Newent	51
6 Coleford	74
7 Cinderford	109
8 Beachley Camp	136
9 Tutshill & Sedbury	140
10 New settlement - potential sites	160

1 . Introduction

1 Introduction

The purpose of this document is to provide evidence to assist the Local Plan process at the stage of the Second Preferred Option consultation. This document forms part of a much larger Sustainability Assessment (SA) which follows the evidence gathering basis for the emerging Local Plan across the whole of the district. It is an iterative process which follows and reflects the local plan process.

This document considers only the larger areas for development which are highlighted within the Second Preferred Options consultation document. Other settlements and potential sites for development are in the process of being appraised and these will be available at a later stage in the plan making process. Sites suggested as part of the LP consultation will be added to the assessment during the LP process.

A Sustainability Assessment includes an assessment of each potential strategy as well as each potential site for development against certain sustainability criteria. You can read more on this process in the next two sections.

The assessments contain conclusions which are based on the criteria tested. They do make clear whether each site or option is considered appropriate to support from the point of view of the SA. This means that if it were to be allocated in the LP it would be supported by the SA at its present stage. This is not the same as the site being proposed in the draft or any other version of the LP but is part of the evaluation process. Sites that are not supported by this stage of the SA are less likely to form part of the LP allocations however simply because the SA evaluation is an important part of the process and a poor performance will be based on some important shortcomings when measured across the range of SA criteria. Potential sites may be modified, discounted or supported in the LP as a result of the SA process but the final decision on allocation may depend on other factors such as the overall need (which is likely to mean not all suitable sites have to be allocated) or the LP strategy which supports a concentration of sites in particular localities.

SA works at a number of geographic levels, from the assessment of an overall option across the district to the evaluation of an individual site. It is an iterative process which should inform the various stages of plan making. This document is an interim SA prepared to support the LP at a stage when strategic options are being considered at a high level (for example to start to demonstrate which may perform better) as well as considering potential sites (seeking to ensure there are sufficient suitable sites which could support these options).

When assessing sites it is important to consider the provision of infrastructure. This may be available at present or be considered realistically able to be provided as part of the development. Major new development such as an urban extension is unlikely to have the infrastructure it needs available on the site concerned. The SA will need to consider whether it is reasonably likely to be able to be provided. In the case of smaller sites the test will be about the availability of existing infrastructure as well as the need for new. While major up front infrastructure is likely to be required for larger development sites, these often provide scope for it being able to be provided as part of a well planned development.

2 .Assessing the Strategies

2 Assessing the Strategies

One of the first phases of the Local Plan making process is to consider Issues and Options. It is the first opportunity for residents, businesses and other interested parties to be involved in planning for our future. The purpose of the Issues and Options stage is to identify the key planning issues and opportunities the revised Local Plan should address. The main issue is how to accommodate development that is sustainable within the district while protecting its assets for the future. This means promoting development which contributes to the District's Vision which seeks a situation where:

THE VISION

- Young people can find jobs
- Older people are supported as they age
- Tourism and new businesses can grow and prosper
- The community is healthy and active
- There is a high quality built and natural environment to be protected
- We pursue a low carbon future and seek new development to be designed to adapt to climate change.

The Issues and Options public consultation happened in the Autumn 2019 and these are the main points raised within the documentation:

KEY ISSUES

The Key Issues which may cause challenges for development and achieving the Council's Vision within the District have been identified as the following:

- Future Capacity for this plan and beyond- in particular Housing (new housing sites and land required);
- Constraints: Statutory Forest, Areas prone to flooding, Relief, Accessibility, Landscapes, Major constraints to the largest settlements (Lydney, Cinderford, Coleford, Newent, Tutshill/Sedbury and Beachley as well as the larger villages).

Therefore, the Key Messages within the Issues and Options document can be summarised as follows:

- The overall preferred strategy must be one of promoting a more sustainable form of development, especially in respect of selecting longer term enduring locations that reduce the need to travel and can deliver carbon neutral development
- The likely need for change will require strategic solutions beyond simple incremental change at various locations
- Environmental and physical constraints will be an even more significant determinant of strategy than in previous plans especially those arising because of the need to mitigate climate change
- There are carrying capacity issues throughout the district but especially around existing settlements and in the west and south and in respect of their potential to accommodate larger allocations
- Changes in keeping (or proportionate to) the general settlement hierarchy are generally more sustainable- It may be desirable for options to contribute to long term spatial solutions, possibly beyond the plan period
- There is likely to be some capacity for change within existing settlements albeit for smaller scale incremental change
- Unidentified (windfall) housing sites will continue to come forward, possibly at about the same level as is currently experienced and will be part of the incremental change that will be part of all options
- Small unidentified housing sites are likely to continue to contribute throughout the district at a similar rate to the present allowance and will be part of the incremental change expected to be part of all options
- Government policy may increase some elements of supply, for example that from conversions though not all of these are in sustainable locations
- It is likely that viability will affect the deliverability of some sites identified for a variety of uses especially previously developed land where development costs are high. Sites that may be allocated in the LP will be reviewed against evidence such as the viability study as it is gathered.

OPTIONS

The Options highlighted within the Issues and Options consultation document were as follows.

2 .Assessing the Strategies

1. **Selective planned expansion of existing settlement(s).** This is limited to those where there may be sufficient scope to provide part of a strategic option by selecting particular settlements and choosing to promote them possibly alongside infrastructure improvements for a greater scale of development than would otherwise have been the case. The description of the settlements and the various main constraints that apply suggests that there are restrictions in terms of the capacity available at many of the existing settlements. An option solely relying on this strategy may therefore only be able to deliver a certain quantum of development. It may also be an option that could pre-empt any longer term strategies because the existing capacity would be exhausted. **Maximum incremental change to the extent of absolute constraints.** This option would simply consider the ultimate capacity of settlements and allow development where possible, it could be similar to the application of the NPPF presumption in favour of sustainable development. This is an option which could also be termed dispersal although the bulk of any change is expected to be directed to existing settlements in a manner that respects the main constraints it relies on the allocation of new sites across the widest possible range of settlements. It is the option most akin to the "do nothing" option.
2. **Maximum incremental change to the extent of absolute constraints.** This option would simply consider the ultimate capacity of settlements and allow development where possible, it could be similar to the application of the NPPF presumption in favour of sustainable development. This is an option which could also be termed dispersal although the bulk of any change is expected to be directed to existing settlements in a manner that respects the main constraints it relies on the allocation of new sites across the widest possible range of settlements. It is the option most akin to the "do nothing" option.
3. **Planned new settlement(s).** The identification of one or more new settlements and the promotion of a scale of development that would create a community supported by appropriate infrastructure. The option is to provide a new or substantially new settlement or settlements which will establish a sustainable long term option. It is assumed that new infrastructure appropriate to the needs of the settlement(s) will be needed but can be provided in step with its development.
4. **Negotiated agreement that some development will be passed to adjoining authority(ies).** An agreed major element of the FoDD required development would be met in an adjoining area.

Each of the above alternatives (options) to development within the District must be assessed for their sustainability credentials. In order to do that it is first necessary to create and define the Sustainability Appraisal Objectives. The SA objectives are essentially a list of themes/topics which are used to assess each strategy and potential development site against. If the strategy/site scores well against all or most of these SA objectives, it is most likely to be a sustainable and appropriate option which would be able to be taken forward. Conversely, if the strategy or site score badly against the SA objectives, these are the least sustainable options and should be discounted where possible. The following is the list of SA objectives:

SA Objectives:

1. To improve the health and well being of the populations and reduce inequalities in health.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.
3. To provide accessible community services, recreation and leisure facilities.
4. To facilitate the development of academic and vocational skills.
5. To create a more vibrant and sustainable local economy.
6. To protect and enhance the landscape.
7. To conserve and enhance biodiversity, flora and fauna.
8. To maintain and improve air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.
10. To reduce carbon emissions that cause climate change and to achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.
12. To safeguard historical and cultural assets.

2 .Assessing the Strategies

Assessing Each of the Options (Alternative Strategies to Development) against the SA Objectives:

A broad assessment of the above options is provided in the table below which highlights the relative performance of the options.

SA Objective:	Option 1: Selective planned expansion of existing settlement(s).	Option 2: Maximum incremental change to the extent of absolute constraints (do nothing approach).	Option 3: Planned new settlement(s).	Option 4: Negotiated Agreement that some development will be passed to adjoining authority(ies).
1. To improve the health and well being of the populations and reduce inequalities in health.	+	-	+	-
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	+	++	--
3. To provide accessible community services, recreation and leisure facilities.	+	-	+ *can plan and provide for this	-
4. To facilitate the development of academic and vocational skills.	+	-	+ *can plan for this and provide	--
5. To create a more vibrant and sustainable local economy.	+	0	+	--
6. To protect and enhance the landscape.	0	--	- *effect can be mitigated	++
7. To conserve and enhance biodiversity, flora and fauna.	+	0	++	++
8. To maintain and improve air quality.	-	-	-	++
9. To maintain and improve water quality and to achieve sustainable water resources management.				
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	--	Ranges between - and ++	0

2 .Assessing the Strategies

			*Carbon emissions can rapidly decline once the infrastructure is fully embedded.	
11. To reduce waste generation and achieve sustainable management of waste.	-	-- *mix of movements=more waste	- *management is better	0
12. To safeguard historical and cultural assets.				

++	Double positive
+	Positive
0	Neutral
-	Negative
--	Double negative

2 .Assessing the Strategies

PREFERRED STRATEGIC OPTION CONSULATION (AUTUMN 2020)

Following on from the Issues and Options, the Council carried out a public consultation in the Autumn 2020. It referred to the following Strategic Options and set out some of their advantages and disadvantages while favouring an option which included a new settlement.

1. **Selective planned expansion of existing settlement(s).** This is limited to those where there may be sufficient scope to provide part of a strategic option by selecting particular settlements and choosing to promote them possibly alongside infrastructure improvements for a greater scale of development than would otherwise have been the case. The description of the settlements and the various main constraints that apply suggests that there are restrictions in terms of the capacity available at many of the existing settlements. An option solely relying on this strategy may therefore only be able to deliver a certain quantum of development. It may also be an option that could pre-empt any longer term strategies because the existing capacity would be exhausted.
2. **Maximum incremental change to the extent of absolute constraints.** This option would simply consider the ultimate capacity of settlements and allow development where possible, it could be similar to the application of the NPPF presumption in favour of sustainable development. This is an option which could also be termed dispersal although the bulk of any change is expected to be directed to existing settlements in a manner that respects the main constraints it relies on the allocation of new sites across the widest possible range of settlements. It is the option most akin to the "do nothing" option.
3. **Planned new settlement(s).** The identification of one or more new settlements and the promotion of a scale of development that would create a community supported by appropriate infrastructure which will need to be provided. The assessment assumes that this can be done in step with the planned development. The option is to provide a new or substantially new settlement or settlements which will establish a sustainable long term option.

Option	Advantages	Disadvantages
1. Selective planned expansion of existing settlement(s).	<ul style="list-style-type: none"> • allows settlements best suited to change to be identified; • enables LP policy to support selected locations, and for example, regeneration policies; • should support development in most sustainable current location(s) for example, Lydney in 2018 AP with some scope for sharing infrastructure; • will allow range of sites in terms of locations and sizes - provides for continuity; • can allow or result in a phased approach. 	<ul style="list-style-type: none"> • may not enable long term strategy; • could force allocations that have adverse impacts; • scope likely to be limited by lack of capacity in/around existing settlements; • choice of locations for development may be more driven by availability of land than being the most supportive of the LP strategy overall; • may stretch infrastructure by relying on existing provision.
2. Maximum incremental change to the extent of absolute constraints.	<ul style="list-style-type: none"> • potentially offers a wide range of sites - size and location; • is flexible; • some sites are unlikely to be constrained by the need for additional infrastructure. 	<ul style="list-style-type: none"> • does not allow overall LP approach - more akin to NPPF presumption in favour of 'sustainable development'; • would not address climate change and sustainable transport improvements well; • unlikely to support major infrastructure improvements or provision; • may have a cumulative negative impact on infrastructure; • dispersed development likely to be less energy efficient; • dependant on overall requirement may force development in locations where adverse impacts occur; • no long term strategy- may not be positively prepared; • delivery would be difficult to plan over life of LP; • would not serve wider corporate aims well.
3. Planned new settlement(s).	<ul style="list-style-type: none"> • allows an overall strategy to promote more sustainable development; 	<ul style="list-style-type: none"> • headline strategy of new settlement needs complementary smaller continuity allocations;

2 .Assessing the Strategies

	<ul style="list-style-type: none"> • will have scope for infrastructure delivery (e.g. GI, transport, community facilities, etc.); • LP can select the best location and plan infrastructure accordingly; • Can provide for a long term strategy; • long lead time can complement take up of existing permissions and other sites - providing development opportunities throughout LP period; • should enable a wide range of development; • may offer scope for cooperation with other authorities. 	<ul style="list-style-type: none"> • new settlement will have a long lead in time; • may be locally unpopular; • requires very extensive and detailed supporting evidence; • new settlement will require major infrastructure - must be viable.
--	--	---

The Preferred Strategic Option Consultation document of 2020 proposed a mixture of Option 1 (Selective planned Expansion of Existing Settlements) along with Option 3 (a New Settlement) which it was suggested may provide longer term scope for development in a sustainable fashion (with the new settlement providing around 27% of the new housing). The Preferred Option of 2020 therefore involved development at four strategic locations:

- Lydney, largely based around the existing allocated sites to the east of the town;
- Newent, predominantly to the south east of the town;
- Beachley in connection with the current but likely to be vacated MoD base;
- New settlement in the vicinity of where the A40 and A48 meet;

About 45% of the sites required would be from those already identified in existing plans, the rest would need to be identified. The newly identified land will need to accommodate about 4000 dwellings along other development.

Each of the elements or the Preferred Option (Alternative Strategies to Development) against the SA Objectives is broadly assessed below:

SA Objective:	Option 1: Selective planned expansion of existing settlement(s).	Option 3: Planned new settlement(s).	Mixture of Option 1 and Option 3
1. To improve the health and well being of the populations and reduce inequalities in health.	+	+	++
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	++	++
3. To provide accessible community services, recreation and leisure facilities.	+	+	+
		*can plan and provide for this	
4. To facilitate the development of academic and vocational skills.	+	+	+
		*can plan for this and provide	
5. To create a more vibrant and sustainable local economy.	+	+	+

2 .Assessing the Strategies

6. To protect and enhance the landscape.	0	- *effect can be mitigated	- *effect can be mitigated
7. To conserve and enhance biodiversity, flora and fauna.	0	++	+
8. To maintain and improve air quality.	-	-	-
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	0	0
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Ranges between - and ++ *Carbon emissions can rapidly decline once the infrastructure is fully embedded.	+
11. To reduce waste generation and achieve sustainable management of waste.	-	-	-
12. To safeguard historical and cultural assets.	0	0	0

2 .Assessing the Strategies

SECOND PREFERRED OPTION STRATEGY (SUMMER 2022)

Taking into account feedback received from the previous consultations, the Council has developed a Second Preferred Option, which would supersede the first. The main difference is that the New Settlement(s) (Option 3) has been excluded from the proposed strategy at this stage. It is noted, however, that a new settlement(s) may prove to be an appropriate option to be reconsidered at subsequent plan reviews, particularly nearer the end of the plan term when housing allocation becomes significantly more complicated owing to constraints. The advantages and disadvantages of a NS will need to be evaluated when the responses to the second preferred option consultation are considered as part of the consideration of potential alternatives.

The option proposed will, if it becomes part of the LP, be subject to further testing and refinement to ensure that it delivers the most sustainable solution it can. It will need to be considered for the SA against other potential options.

The Second Preferred Option Strategy proposes the following development, all of which is based upon the original Option 1 (Selective planned expansion of existing settlement(s)).

- **Major development at Lydney to support an enhanced role as a focal point for the Forest of Dean District.**

Lydney is well located within the Forest of Dean District and already offers a good range of services and amenities. It is close to some of the largest villages in the district, which are relatively accessible. Development opportunities are greatest at Lydney providing it can benefit from improvements to the present travel facilities.

This Local Plan strategy will encourage additional mixed development in Lydney with better connections to nearby settlements (such as rail and other public transport). Developing Lydney will benefit the wider Forest of Dean District as well as enabling the town itself to offer a more self-contained range of quality services.

It is proposed that that the town of Lydney will accommodate at least 33% of the new development proposed in the Local Plan, including housing, employment and supporting services. This will include existing committed land and mixed development on new land beyond.

The Local Plan strategy recognises the need for additional development to support the enhanced role of the town, however the allocation of and support for this is only part of the strategy. Improved connections, services and environmental measures will all be necessary in order to implement the strategy, and these will both support Lydney and benefit the wider area. A thriving centre, good recreation opportunities and an attractive and distinctive environment are necessary to provide a good location for living, working and visiting.

At present Lydney accommodates about 14% of the current Forest of Dean population and has a population of about 11000. It is expected that this will grow to around 15-16,000 under the new strategy.

Assessing Major Development at Lydney against the SA Objectives:

SA Objective:	Major Development at Lydney to an enhanced role as a focal point for the FoDD.
1. To improve the health and well being of the populations and reduce inequalities in health.	+
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	++
3. To provide accessible community services, recreation and leisure facilities.	+
4. To facilitate the development of academic and vocational skills.	+
5. To create a more vibrant and sustainable local economy.	+
6. To protect and enhance the landscape.	-
7. To conserve and enhance biodiversity, flora and fauna.	-
8. To maintain and improve air quality.	-

2 .Assessing the Strategies

9. To maintain and improve water quality and to achieve sustainable water resources management.	0
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+
11. To reduce waste generation and achieve sustainable management of waste.	0
12. To safeguard historical and cultural assets.	0

- **Development of land at Newent to support a mixed use site, improvements to circulation and transport and complimentary facilities to the centre.**

As in previous consultations, potential changes for development in Newent are being promoted. These are mainly to the south east of the town on condition that they could provide improved access and will also support the town centre as well as providing for better, wider transport connections. An overall masterplan for such development would be expected.

Although the scale of any proposed development in Newent is not yet fixed, it could accommodate about 600 new dwellings, or possibly more, and would include substantial green infrastructure, areas for improved biodiversity and recreation, employment and community facilities to accompany the new housing. Connections to the canal and its protected route and to new and existing cycle routes are expected.

Assessing Major Development at Newent against the SA Objectives:

SA Objective:	Development of land at Newent to support a mixed use site, improvements to circulation and transport and complimentary facilities to the centre.
1. To improve the health and well being of the populations and reduce inequalities in health.	+
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	++
3. To provide accessible community services, recreation and leisure facilities.	+
4. To facilitate the development of academic and vocational skills.	+
5. To create a more vibrant and sustainable local economy.	+
6. To protect and enhance the landscape.	-
7. To conserve and enhance biodiversity, flora and fauna.	-
8. To maintain and improve air quality.	-
9. To maintain and improve water quality and to achieve sustainable water resources management.	0
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+
11. To reduce waste generation and achieve sustainable management of waste.	0
12. To safeguard historical and cultural assets.	0

2 .Assessing the Strategies

- **Redevelopment for mixed uses and regeneration of land at Beachley Camp.**

To achieve sustainable development, the best use should be made of previously developed land. The largest single site of this nature within the Forest of Dean District is the army camp at Beachley, which is expected to become vacant during the plan period. This site is considered suitable for a mixed-use development with about 600 dwellings, employment and supporting development being accommodated on about 20ha out of the total 50ha land area within the camp. This development is likely to occur during the mid or later part of the plan period.

This is a complex site in a challenging peninsular location, and there are many issues to address including traffic and travel as well as ecology to demonstrate the new development can be satisfactorily accommodated.

Assessing Redevelopment for Mixed Uses and Regeneration of Land at Beachley Camp against the SA Objectives:

SA Objective:	Redevelopment for Mixed Uses and Regeneration of Land at Beachley Camp
1. To improve the health and well being of the populations and reduce inequalities in health.	0
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+
3. To provide accessible community services, recreation and leisure facilities.	+
4. To facilitate the development of academic and vocational skills.	0
5. To create a more vibrant and sustainable local economy.	+
6. To protect and enhance the landscape.	0
7. To conserve and enhance biodiversity, flora and fauna.	-
8. To maintain and improve air quality.	-
9. To maintain and improve water quality and to achieve sustainable water resources management.	0
10. To reduce carbon emissions that cause climate change and to achieve net zero.	-/0 *this will depend on existing infrastructure and public transport
11. To reduce waste generation and achieve sustainable management of waste.	-
12. To safeguard historical and cultural assets.	0

- **Supporting mixed use developments at major villages and towns and sustainable development at some villages.**

The Local Plan will provide for mixed development in a variety of settlements provided that the scale of change is sustainable and in proportion with the size of the settlements, their facilities and their current and future transport connections. Housing delivery (especially affordable housing) and support for the economy are particularly important in both towns and villages and previously developed land will be promoted along with the identification of additional appropriate sites.

As well as providing employment opportunities through the allocation of appropriate and well-located employment sites, the Local Plan will also enable changes to current employment trends, such as being more IT based and with additional homeworking. It is likely that the strategy will include concentration of employment facilities on a few sites.

2 .Assessing the Strategies

This strategy does not stretch the settlements beyond capacity, but it does recognise that many are already physically constrained and close to being severely compromised by further development, especially beyond this plan period. The selective nature of the strategy must take full account of these characteristics which will influence the overall pattern of development that can take place.

Identifying sites at larger and better-connected villages and towns is likely to be generally sustainable and is one reason why Lydney and Newent feature larger scale development. Cinderford and Coleford along with the largest villages also merit support and are therefore suitable locations for proportional change within the constraints that have been identified.

Assessing Supporting Mixed Use Developments at Major Villages and Towns and Sustainable Development at Some Villages against the SA Objectives:

SA Objective:	Supporting Mixed Use Developments at Major Villages and Towns and Sustainable Development at Some Villages
1. To improve the health and well being of the populations and reduce inequalities in health.	0
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+
3. To provide accessible community services, recreation and leisure facilities.	0
4. To facilitate the development of academic and vocational skills.	0
5. To create a more vibrant and sustainable local economy.	0
6. To protect and enhance the landscape.	+
7. To conserve and enhance biodiversity, flora and fauna.	+
8. To maintain and improve air quality.	-
9. To maintain and improve water quality and to achieve sustainable water resources management.	0
10. To reduce carbon emissions that cause climate change and to achieve net zero.	-/0 *this will depend on existing infrastructure and public transport
11. To reduce waste generation and achieve sustainable management of waste.	-
12. To safeguard historical and cultural assets.	0

3 . Assessing Potential Sites and Assessment criteria

3 Assessing Potential Sites and Assessment criteria

Alongside the assessment of the various options for development strategies, it is also vital to carry out Sustainability Assessments for potential strategic sites. This document selects the sites/settlements which can help to inform the Second Preferred Option strategy which is due for Consultation in Summer 2022. As such, it does not consider some settlements in detail. The main SA document will, however, include all of the assessed sites from all over the district and will be published in order to inform the more detailed draft Local Plan. The sites selected for this current document therefore only include the settlements of Lydney, Newent, Coleford, Cinderford, Beachley Camp, Tutshill & Sedbury and some larger sites including those proposed in past consultations as suitable for new settlements. Areas of search are also evaluated. This array of information will provide a sound basis for comparing the proposed and alternative strategy options in terms of potential site selection.

Site Assessment Process

Stage 1 - Site Selection. Sites of all sizes (although generally of the size to accommodate more than 5 dwellings) were selected for assessment and these included:

- Shlaa Sites
- Existing allocated sites not implemented
- Sites suggested in Preferred Options consultation
- Sites suggested by elected Members
- Sites arising from recent/current planning applications and pre-application enquiries

Stage 2 - Site Appraisals. The selected sites were subject to 2 different site based assessments, which together have formed a much more comprehensive and detailed assessment of each potential site. The initial assessment, aptly named 'Site Assessments' considered all of the site constraints for each site and will be made available as the Local Plan evolves. The second assessment, is the 'Sustainability Appraisal' assessment (the SA) of which this document is a part. It uses some of the data collected through the initial Site Assessments but bases the criteria on the Sustainability Objectives and splits this into General Information, Filter 1 and Filter 2.

The general information about the sites includes the following data:

- Site Policy Reference
- Site Name
- Parish
- Existing Use
- Site Area
- Potential Capacity
- Relevant Planning History.

Filter 1 considers potential conflicts with international or national planning policy and includes the following data collection:

- Is the site a SAC?
- Is the site a SSSI?

Filter 2 comprises two elements; an initial collection of data about 'distance to services rating':

- Town centre by road
- Primary school by road
- GP by road
- Bus/Train Station (direct line)
- Employment Area (direct line)

The second element of Filter 2 includes the framework for the assessment of the sites against the SA objectives:

3 . Assessing Potential Sites and Assessment criteria

SA Objective Assessment Criteria

Transport and Infrastructure	Can access for vehicles be achieved efficiently?
Transport and Infrastructure, Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved? (Active travel opportunities)
Climate Change and Carbon	Flood risk?
Landscape, Soils and Geology, Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?
Character	Could development harm or enhance the character of the area?
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?

The assessment of the sites was undertaken by officers of the council with local knowledge and has been subject to a peer review including the following people:

1. Forward Plans Manager
2. 4 x Planning Policy Officers
3. Housing Strategy & Enabling Officer
4. Sustainability Team Leader
5. Development Manager

A rapid and simple “traffic light” assessment of each site is made based against each of the sustainability criteria, on the following ratings:

Sustainability criterion	>800m	800-1500m	>1500m
Distance to Health Service	>800m	800-1500m	>1500m
Distance to Primary School	>800m	800-1500m	>1500m
Distance to GP surgery	>800m	800-1500m	>1500m
Distance to Town Centre	>800m	800-1500m	>1500m
Distance to Bus &/or Train Station	>800m	800-1500m	>1500m
Distance to Employment Site	>1000m	1000-2000m	>2000

3 .Assessing Potential Sites and Assessment criteria

++	Double positive
+	Positive
0	Neutral
-	Negative
--	Double negative

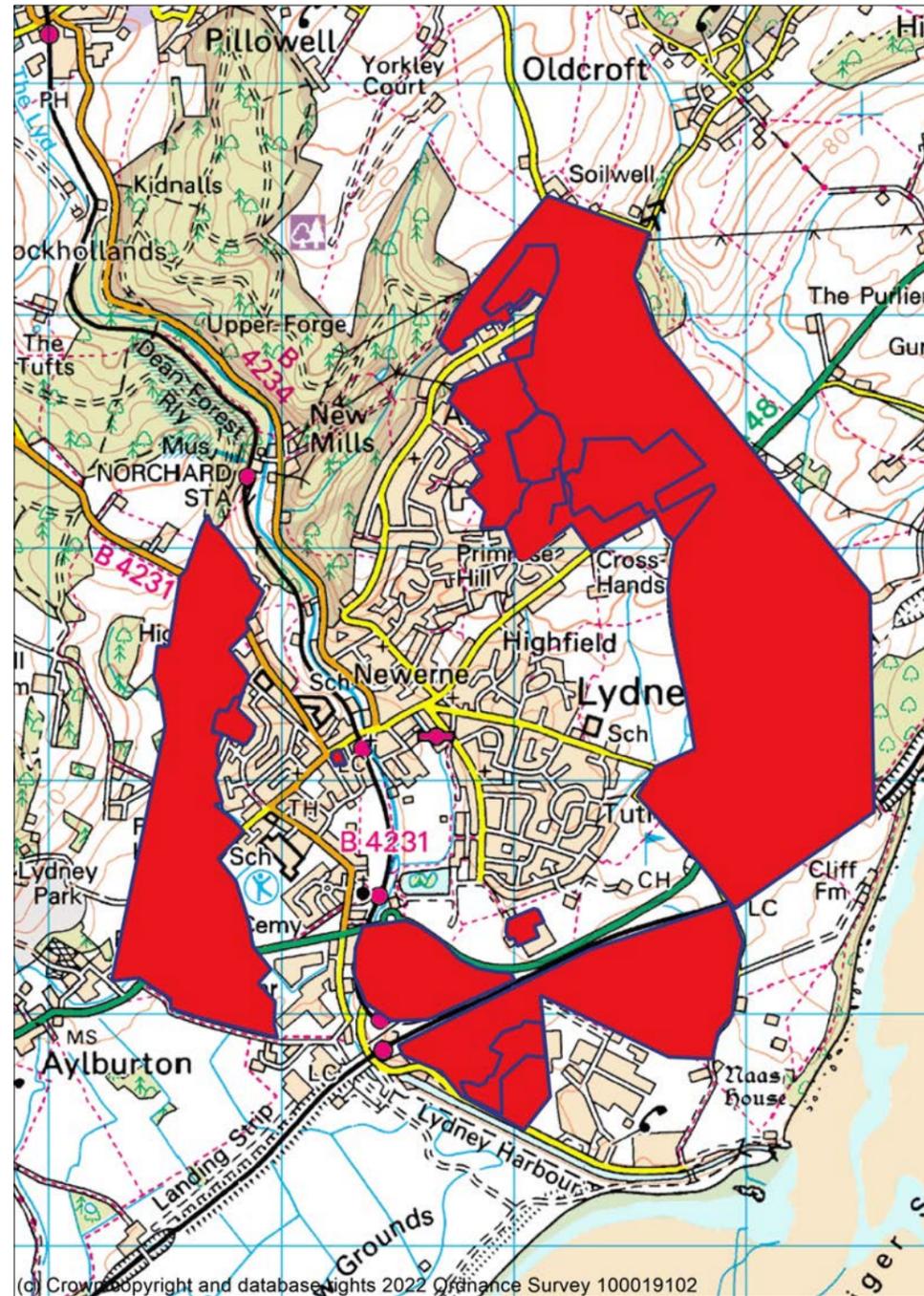
Each site has a final conclusion and is rated with a colour. This is based on whether the site is acceptable in SA terms only (green acceptable, red not acceptable in SA terms). It **does not** automatically result in the site being allocated for development.

4 . Lydney

4 Lydney

LYDNEY 1	Holms Farm, Temple Way
LYDNEY 2	Augustus Way, Allaston
LYDNEY 3	Driffield Road
LYDNEY 4	Driffield Farm
LYDNEY 5	JD Normans Factory, Tutnalls Road, Lydney
LYDNEY 6	Land to the west of Lydney Industrial Estate
LYDNEY 7	Moorlands, High Street
LYDNEY 8	Land at Rock House
LYDNEY 9	Land at Augustus Way (Larger Area)
LYDNEY 10	Land at Highfield Lane
LYDNEY 11	Land West of Allaston Road
LYDNEY 12	Lydney West Expansion
LYDNEY 13	Lydney East Expansion
LYDNEY 14	Land at Lydney Marsh
LYDNEY 15	Land on South Side of A48

4 . Lydney



Picture

4 . Lydney

Site policy reference	LYDNEY 1
Site Name	Holm Farm, Temple Way
Parish	Lydney
Existing Use	Traditional farmstead with ancillary sheds
Site Area	1.8439 ha
Potential capacity	At 30 dwellings per ha, the site can fit approx. about 30 new dwellings, plus conversion of farm buildings
Relevant Planning History	The site is already allocated (AP 53) but has not been developed. CONSENT: P1889/15- Outline/ hybrid application for residential redevelopment of the site 29 dwellings inc open space permitted June 2021.



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	382m to Lydney town centre
Primary School by road	900m by road to Lydney C of E community school.
GP by road	Adjacent to Lydney district hospital.
Bus/Train Station (direct line)	78 m from bus stop
Employment Area (direct line)	1.07km -Lydney Ind Est.

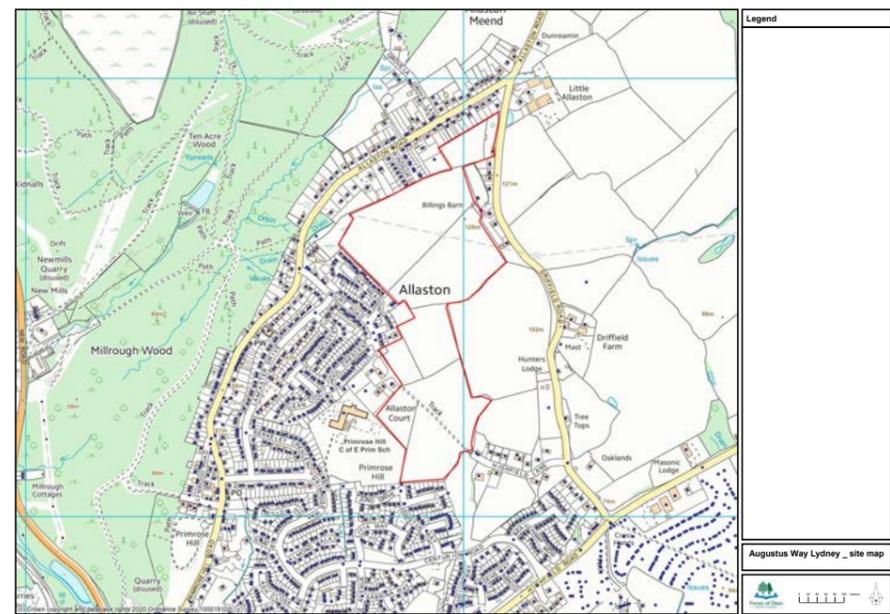
4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site is accessible via Templeway West, vehicular access from Grove Rd.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is bisected by a public footpath, and 382m from the Lydney town centre. The site is 234m from the nearest public open space.	++
Climate Change and Carbon	Flood risk?	The site is not mapped as flood risk.	++
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site contains an old farmhouse with a bat roost in the roof. There are many mature trees on site, including some covered by Tree Protection orders. Important site for bats.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site could be incorporated into a GI on the west edge of Lydney.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Includes former farmyard and associated buildings.	0
Character	Could development harm or enhance the character of the area?	The site will impact on the original setting of a traditional farm house.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 330m from Highbury house, which is the nearest listed building.	0
Conclusion			
Sustainable access to services and is partially brownfield. Already has permission. Important to carefully consider biodiversity.			
Acceptable under SA criteria. Site has a valid planning permission.			

4 . Lydney

Site policy reference	LYDNEY 2
Site Name	Augustus Way, Allaston
Parish	Lydney
Existing Use	Greenfield
Site Area	15.16ha
Potential capacity	200 dwellings under current consent but may have some flexibility
Relevant Planning History	SHLAA site #45 & #143 (combined). Site has outline permission for up to 200 dwellings and part approval for a first phase-P1284/13/OUT etc, except for a small section in extreme NE

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

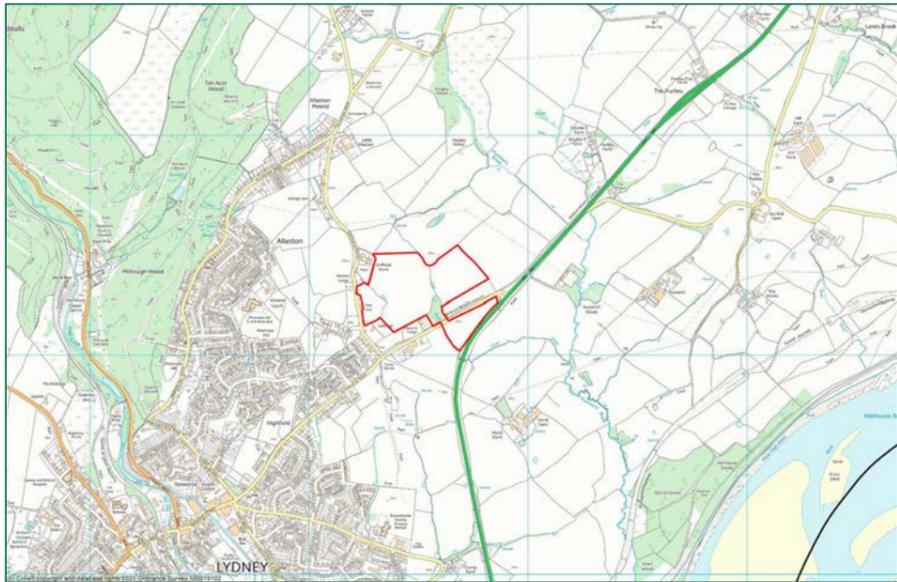
Filter 2: Distance to services rating

Town centre by road	755m from Lydney town centre
Primary School by road	243m to Primrose Hill C of E primary school.
GP by road	1.77km to Lydney Health Centre
Bus/Train Station (direct line)	440m bus stop/ Lydney train station is 2.4km from the site.
Employment Area (direct line)	1.75km from Lydney industrial area

4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site is in close proximity to Driffield Rd, Allaston Rd and Augustus Way- Access via existing estate roads.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is 1.6km from the Lydney town centre (in a straight line) and two public footpaths dissect the site. The site adjoins a public open space.	+
Climate Change and Carbon	Flood risk?	The site is not within an area mapped for Flood risk.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is agricultural fields and several hedgerows and several large mature trees which are under Tree Protection Orders.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The existing hedgerows and trees could provide a basis for recreational GI corridors.	++
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The site would impact on the open countryside character in this location though contiguous with existing urban edge.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 311m from the Rocklands, which is a listed building but intervening development negates any impact	+
Conclusion			
Full permission for 19 dwellings- within an outline consent for up to 200 with related uses which covers almost all of the site. Ecology will be a consideration. May consider modest additional development within the permitted area. Expansion to the NE may be less suitable but OK within area of current permission. In a sustainable location with access to services and usable access routes. Relief and open views a constraint and asset.			
Acceptable under SA evaluation- Retain permitted site as a commitment.			

4 . Lydney

Site policy reference	LYDNEY 3	Site map	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Driffield Road		Is the site SAC?	No
Parish	Lydney		Is the site SSSI?	No
Existing Use	Greenfield/agricultural		Filter 2: Distance to services rating	
Site Area	16.81ha		Town centre by road	1.23km from the Lydney town centre
Potential capacity	About 500 at 30 per ha		Primary School by road	261m from Primrose Hill Church of England Primary school (direct line).
Relevant Planning History	SHLAA site #165 & #124 (combined)		GP by road	The site is 1.45km by road to Lydney practice.
			Bus/Train Station (direct line)	The site is 1.45km by road to Lydney practice.
		Employment Area (direct line)	2.7km to Lydney's main employment area.	

4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site is in close proximity to the A48, via Highfield Rd.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is dissected by a public footpath and is 1.3km from Lydney town centre. The site is 234m from the nearest public open space.	++
Climate Change and Carbon	Flood risk?	The site is not in an area mapped as flood risk.	++
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There is a small copse of trees at the frontage of site, and scattered mature trees over the balance of the sites. None of these are covered by Tree Protection Orders.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	May have GI potential, and possibly enhancement.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The site is on the urban edge and adjoins new residential development in Lydney east. The development of this site will impact on the character of the open countryside, extending the built envelope though it adjoins the areas of present growth of the town.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is within 742m from the Rocklands, which is the nearest listed building.	+
Conclusion			
Location with potential access on to A48. Driffield Road almost acts as a barrier between town and open countryside. Ecology may be prevalent. Very much a peripheral site, not well related to existing town and potentially large. Not unduly (physically) constrained but not readily accessible to town centre due to relief etc. Not well related to existing development, although close to the settlement and some services. Harm to landscape and character of the areas.			
Does not meet SA criteria.			

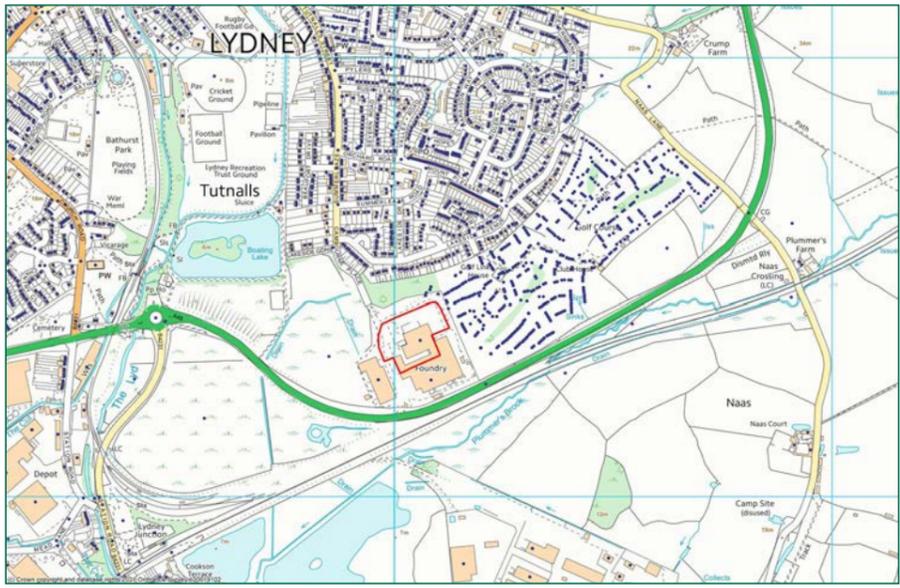
4 . Lydney

Site policy reference	LYDNEY 4	Site map	Filter 1: Potential conflicts with international or national planning policy		
Site Name	Driffield Farm		Is the site SAC?	No	
Parish	Lydney		Is the site SSSI?	No	
Existing Use	Greenfield/agricultural		Filter 2: Distance to services rating		
Site Area	5.3744ha		Town centre by road	1.0km from the Lydney town centre	
Potential capacity	160 new dwellings at a density of 30 per ha.		Primary School by road	194m from Primrose Hill C of E primary school (in a direct line).	
Relevant Planning History	SHLAA site #614 (2017)	GP by road	1.6km (by road) from Lydney practice from site.		
		Bus/Train Station (direct line)	593m from closest bus stop (in a straight line) on Allaston Rd. 2.245km from Lydney train station.		
		Employment Area (direct line)	2.43km from Lydney's main industrial area		

4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Vehicle access is via Driffield Rd which has good access via Highfield Rd onto the A48.	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is bisected by a public footpath and is 1.01km from the Lydney town centre.	+
Climate Change and Carbon	Flood risk?	The site is not mapped as flood risk	++
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is open space/ agricultural land bordered by hedgerows.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	There is limited GI potential on this site.	-
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Development of the site may impact on Driffield farm house and the open countryside character of the area though defined by existing road to east and adjoins allocated site to west and northwest	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	532m to the nearest listed site which is Rocklands separated by areas already developed.	+
Conclusion			
Could be developed in association with land to west but otherwise separate and part of open countryside. May be harder to access so Would need to be developed at the same time/ in conjunction with Allaston in order to have good access. Not good access along Driffield Rd. risk of separation from the existing settlement unless developed as part of adjoining land or having access through it. Loss of greenfield and harm to landscape.			
Acceptable in SA terms, preferably to be considered in conjunction with adjoining land.			

4 . Lydney

Site policy reference	LYDNEY 5	Site map	Filter 1: Potential conflicts with international or national planning policy
Site Name	JD Normans Factory, Tutnalls Road		Is the site SAC? No
Parish	Lydney		Is the site SSSI? No
Existing Use	Industrial/employment use		Filter 2: Distance to services rating
Site Area	1.6200 ha at 30 per ha		Town centre by road 2.74km to Lydney town centre.
Potential capacity	Conversion of existing buildings or as a cleared site could accommodate up to 50 dwellings. SHLAA site #189 P1476/08/OUT Outline application for mixed use development to include up to 180 residential units, 4.2 hectares of employment land, including erection of a new finishing shop with office space. Construction of new vehicular access, parking, open space, landscaping and associated works. Demolition of existing Foundry 1 buildings and structures.		Primary School by road 4.99km from Severnbanks primary school GP by road 4.34km to Lydney practice.
Relevant Planning History	Presently allocated for employment uses (AP)	Bus/Train Station (direct line) There is a bus stop in front of the site on Lydney Park Boulevard. The site is 694m from Lydney train station.	
		Employment Area (direct line) 362m to Lydney industrial estate	

4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site has direct frontage onto the A48.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The is 1.1km distance from Lydney town centre there are existing cycle/ walk connections	+
Climate Change and Carbon	Flood risk?	The site is not mapped as flood risk.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site does not include any environmental features.	+
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site does not have obvious GI potential.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The site adjoins the A48 and an employment use (former foundry). However, as an employment site this wouldn't be an issue.	0
Character	Could development harm or enhance the character of the area?	The site is an industrial building next to new residential area, so development of the site is unlikely to impact adversely on the character of the area.	+
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	0
Conclusion			
Constrained by neighbouring uses at present but could be identified for some form of development, currently identified for employment uses, retain or consider mixed use. Preferable to use brownfield land as opposed to greenfield. Take forward if employment no longer active/ viable. Would be an improvement to the appearance of the site.			
Retain allocation, acceptable in SA terms.			

4 . Lydney

Site policy reference	LYDNEY 6
Site Name	Land to the west of Lydney Industrial Estate
Parish	Lydney
Existing Use	Greenfield/lake side
Site Area	1.6200 ha
Potential capacity	50 dwellings at 30 per ha
Relevant Planning History	SHLAA site #166 mixed use

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	1.52km from Lydney's town centre.
Primary School by road	3.7km by road to the Severnbanks primary school.
GP by road	3.2km from Lydney practice.
Bus/Train Station (direct line)	530m from Lydney station which is also the location of the nearest bus stop.
Employment Area (direct line)	The site adjoins Lydney's main employment area.

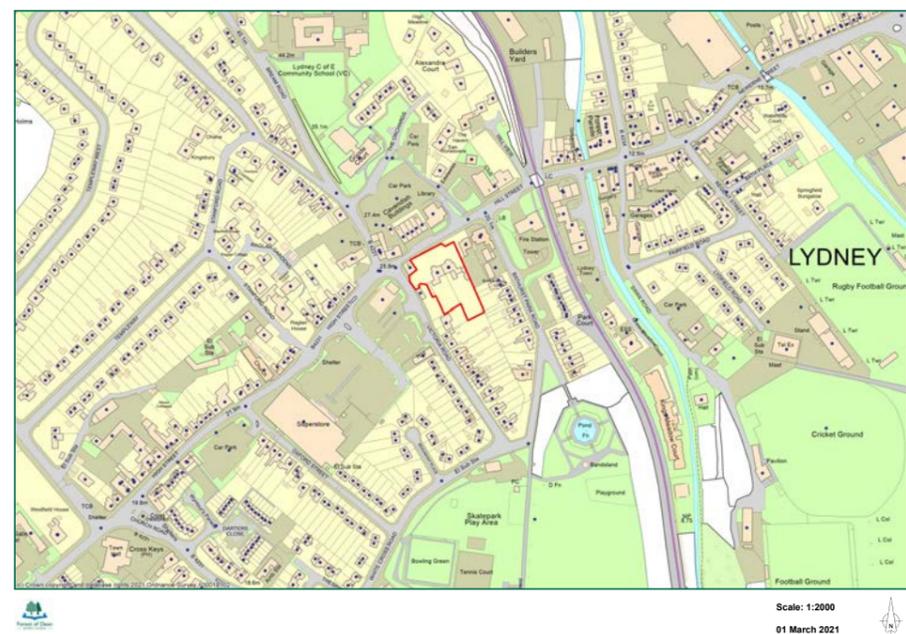
4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site has a direct frontage onto Harbour Road.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	There is a public footpath to the rear of the site.	++
Climate Change and Carbon	Flood risk?	The site is mapped as Flood risk almost all in FZ3	--
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is notable for being in a water edge location. Otherwise the site is covered by cleared land with a few hedgerows.	+
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site could form a GI corridor from the lake to the Severn river.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No.	0
Character	Could development harm or enhance the character of the area?	Development would not impact adversely on the character of the site.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 363m from the nearest listed buildings, which are the terrace of houses - Cookson Terrace.	0
Conclusion			
Site could be considered for limited recreation based uses only. Not suitable for most built uses. Adjoins possible waste site and within floodplain possible recreation allocation along with lakes to west. The only benefit of this site being residential is its close relationship to the railway station and would create a good GI location improving quality of life with the lake. Otherwise it is highly constrained by floodzone, the industrial estate and being greenfield in an area which is disconnected from the rest of the residential built areas in the town. Would be ecologically sensitive.			
Not suitable for development under SA criteria, potential for recreational use in conjunction with adjoining lake and greenspace.			

4 . Lydney

Site policy reference	LYDNEY 7
Site Name	Moorlands, High Street
Parish	Lydney
Existing Use	Residential
Site Area	0.26ha
Potential capacity	8 dwellings at 30 per ha
Relevant Planning History	Within town centre

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	The site is within the Town Centre boundary of Lydney
Primary School by road	0.3km from Lydney community school.
GP by road	0.8km from Lydney Practice.
Bus/Train Station (direct line)	This is 0.8km from Lydney bus station and 1.9km from Lydney train station.
Employment Area (direct line)	The site is within Lydney which offers employment opportunities.

4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected to the high street which leads to the A48. Development of the assessment area would also only lead to a small number of houses therefore this is unlikely to put undue pressure on the transport network.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the town providing pedestrian access to services and there is a cycle lane in the town.	++
Climate Change and Carbon	Flood risk?	There are no areas of flood zone close to or within the site. Surface water drainage measures will need to be considered.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Some hedgerow. TPO trees a feature	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Very limited opportunities owing to the built up town centre location- small site already developed	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Adjoins the Lydney AQMA.	-
Character	Could development harm or enhance the character of the area?	Development of the assessment area is likely to harm the character of the existing building on the site which is set within a large plot existing building suitable for a variety of uses	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The existing buildings on the site are considered to be worthy of non designated heritage asset status. Althorpe House a Grade II Listed Building is north west of the site.	-
Conclusion			
Acceptable in SA terms, potential to conserve and re use existing buildings and retain.			

4 . Lydney

Site policy reference	LYDNEY 8
Site Name	Land at Rock House
Parish	Lydney
Existing Use	Partially residential, the majority agricultural
Site Area	0.99
Potential capacity	30 dwellings at 30 per ha.
Relevant Planning History	None adjoins and assessed as part of Lydney 2 SHLAA 2020 (45)



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	2.1km from town centre
Primary School by road	1.3km from Primrose C of E Primary School
GP by road	2.1km from Lydney Practice Surgery
Bus/Train Station (direct line)	Lydney bus station is 2.1km from the site and Lydney train station is 4.3km away.
Employment Area (direct line)	2.1 km from Lydney town centre which offers employment opportunities.

4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Access for the assessment area would be from Driffield Road unless integrated with Lydney 2.	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	A public right of way crosses the site and there are pavements in the surrounding area to give pedestrian access. There are cycle paths in the town.	++
Climate Change and Carbon	Flood risk?	There are no areas of floodzone on or close to the site. However, there are reported issues with flooding in the east of Lydney which have been exacerbated by development.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Some trees. Located on high rising land.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	In close proximity to the open countryside with existing trees therefore would be able to link to wildlife corridors.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Is attached to existing development therefore subject to an appropriate design could blend into the character of the area. Is on high rising ground therefore landscape will be key to consider.	+
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	++
Conclusion			
Acceptable in SA terms, potentially retain as open area or integrate with adjoining development allocation/ permission.			

4 . Lydney

<p>Site policy reference</p>	<p>LYDNEY 9</p>	<p>Site map</p>	<p>Filter 1: Potential conflicts with international or national planning policy</p>		
<p>Site Name</p>	<p>Augustus Way (Larger area)</p>		<p>Is the site SAC?</p>	<p>No</p>	
<p>Parish</p>	<p>Lydney</p>		<p>Is the site SSSI?</p>	<p>No</p>	
<p>Existing Use</p>	<p>Mostly agricultural, small area of residential</p>		<p>Filter 2: Distance to services rating</p>		
<p>Site Area</p>	<p>26.3ha</p>		<p>Town centre by road</p>	<p>1.6km to Lydney Town Centre</p>	
<p>Potential capacity</p>	<p>789 dwellings at 30 per ha. This is a composite of several areas some of which are allocated or have potential.</p>		<p>Primary School by road</p>	<p>0.16km from Primrose Hill C of E Primary School</p>	
<p>Relevant Planning History</p>	<p>P1591/18/APP-Approval of Reserved Matters following outline permission P1284/13/OUT for the erection of 200 dwellings including 20 serviced self-build plots and up to 37 retirement apartments, affordable housing, community building (up to 186sq m).</p>	<p>GP by road</p>	<p>1.9km to Lydney practice</p>		
		<p>Bus/Train Station (direct line)</p>	<p>1.9km to Lydney bus station, 4.2km to Lydney train station</p>		
		<p>Employment Area (direct line)</p>	<p>1.9km from Lydney town centre offering a variety of employment opportunities.</p>		

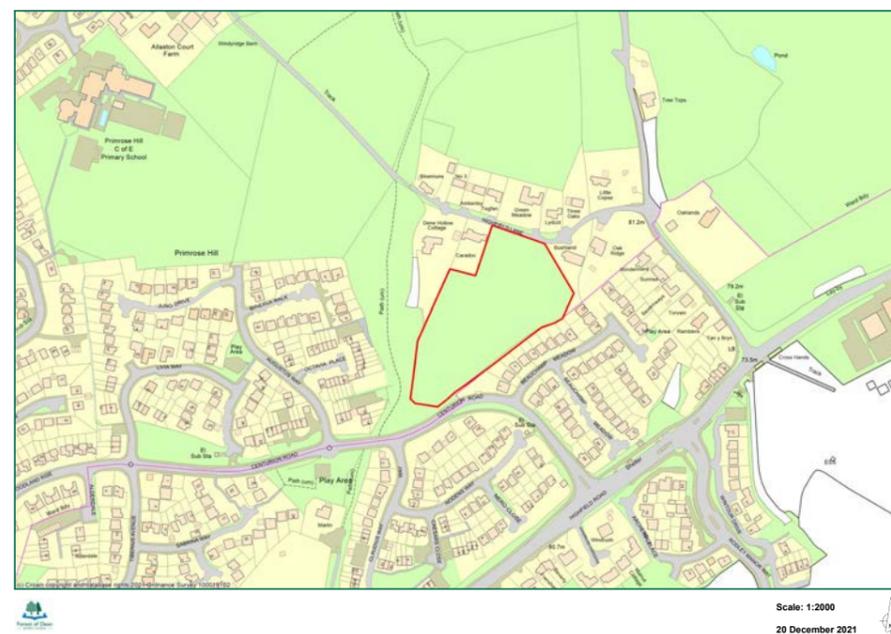
4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Access would be from Driffield Road, Allaston Road or from estate roads within existing development. This leads towards the A48 which suffers pinch points at Tutshill and Highnam.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Multiple public rights of way cross the site and there are pavements in the surrounding area providing access to the towns services. Cycling is possible on the roads in the surrounding area. The site is 1.6km from the Lydney town centre (in a straight line).	+
Climate Change and Carbon	Flood risk?	There are no areas of floodzone on the site, however floodzone 2 and 3 are approximately 580m south west of the site.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Mature hedgerows, trees and rising ground levels. The site is agricultural fields and several hedgerows and several large mature trees which are under Tree Protection Orders.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The existing hedgerows already act as a wildlife corridor. needs open areas and trees require protection	++
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No.	0
Character	Could development harm or enhance the character of the area?	The site is on rising ground therefore there may be landscape issues. The site would impact on the open countryside character in this location though contiguous with existing urban edge.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None	+
Conclusion			
Acceptable in SA terms, large composite site with potential includes existing commitments.			

4 . Lydney

Site policy reference	LYDNEY 10
Site Name	Highfield Lane
Parish	Lydney
Existing Use	Agricultural/ paddock
Site Area	1.3ha
Potential capacity	39 dwellings at 30 per ha.
Relevant Planning History	None

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	1.1km to Lydney Town Centre
Primary School by road	1.8km to Primrose Hill C of E Primary School.
GP by road	1.1km to Lydney Practice.
Bus/Train Station (direct line)	1.1km to Lydney bus station, 3.2km to Lydney train station.
Employment Area (direct line)	1.2km to Lydney Town Centre which offers a variety of employment opportunities.

4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Access for the assessment area would be from Highfield Lane or Centurion Road. This leads towards the A48 which suffers pinch points at Tutshill and Highnam.	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Pavements lead to the town and cycling is possible on surrounding roads.	++
Climate Change and Carbon	Flood risk?	There are no areas of floodzone on the site, however there are areas of floodzone in the town and there are reported issues with flooding in the east of Lydney which have been exacerbated by development.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Some mature boundary hedgerows.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Boundary hedgerows currently act as a wildlife corridor, if the site is developed however there is limited green open spaces in the area which the hedgerows would act as a corridor for. Adjoins Public Open Space to west.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The site has some landscape value. A suitable design of dwellings could however blend into the immediate character of the site.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Rocklands Grade II Listed Building approximately 230m south west.	0
Conclusion			
Acceptable in SA terms potential to include as part of allocations.			

4 . Lydney

Site policy reference	LYDNEY 11
Site Name	Land west of Allaston Road
Parish	Lydney
Existing Use	Agricultural
Site Area	4.9ha
Potential capacity	147 dwellings at 30 per ha.
Relevant Planning History	SHLAA 2022 (007)

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	2km to Lydney Town Centre
Primary School by road	1.1km from Primrose Hill C of E Primary school
GP by road	2.4km to Lydney Practice.
Bus/Train Station (direct line)	The site is 5.8km from Lydney train station and 2.25km from Lydney bus station.
Employment Area (direct line)	2km to Lydney Town Centre which offers a variety of employment opportunities.

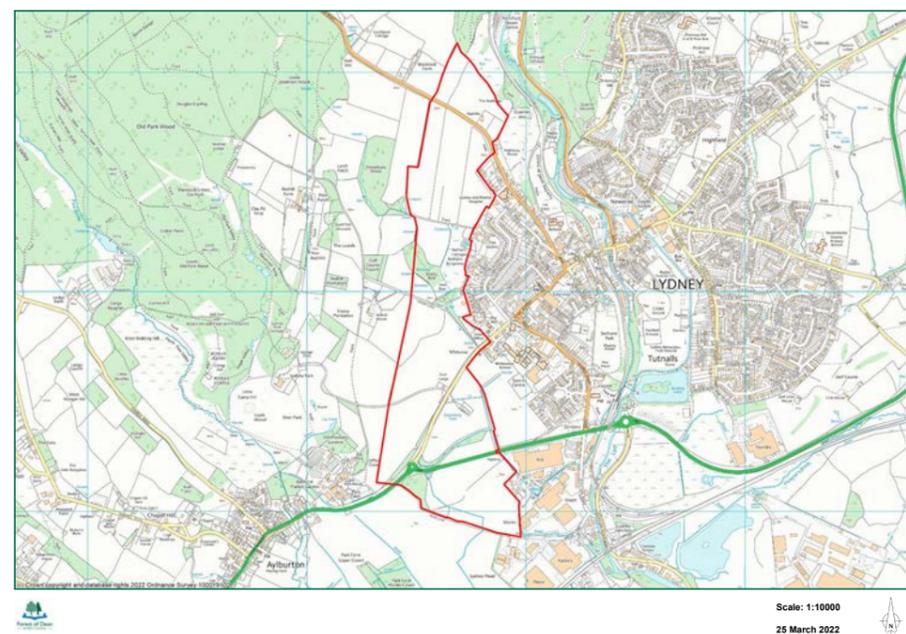
4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Access for the assessment area would be from Allaston Road. This leads towards the A48 which suffers pinch points at Tutshill and Highnam.	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	A public right of way passes near the site and there are some pavements in the surrounding area which provide pedestrian access to the surrounding area. Cycling is possible on the roads around the town.	+
Climate Change and Carbon	Flood risk?	There are no areas of floodzone on the site, however there are areas of floodzone in the town and there are reported issues with flooding in the east of Lydney which have been exacerbated by development.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Some mature hedgerows and trees. Immediately adjacent to a significant cluster of trees. Is located in a prominent landscape on rising land.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Existing hedgerows/ boundaries may already function as wildlife corridors.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	This is an open agricultural field located at the highest point in Lydney. The site expands into the open countryside separating the town from the surrounding settlement. The development of the site is likely to have some landscape impact which would be harmful to the character of the area.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None	0
Conclusion			
Open and largely exposed landscape, part less so but not well connected to existing town although accessible by existing road network.			
Does not meet SA criteria, not well related to remainder of town nor easily accessible, open rural landscape.			

4 . Lydney

Site policy reference	LYDNEY 12
Site Name	Lydney West Expansion
Parish	Lydney
Existing Use	Agricultural
Site Area	76 ha
Potential capacity	Evaluation for mixed development site
Relevant Planning History	Wide area includes variety of uses and past considerations, part allocated (southern area Mead Lane)

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	100m to Lydney town centre.
Primary School by road	1.1km to Lydney Community school
GP by road	1.6km to Lydney Practice
Bus/Train Station (direct line)	2km
Employment Area (direct line)	100m from Lydney town centre

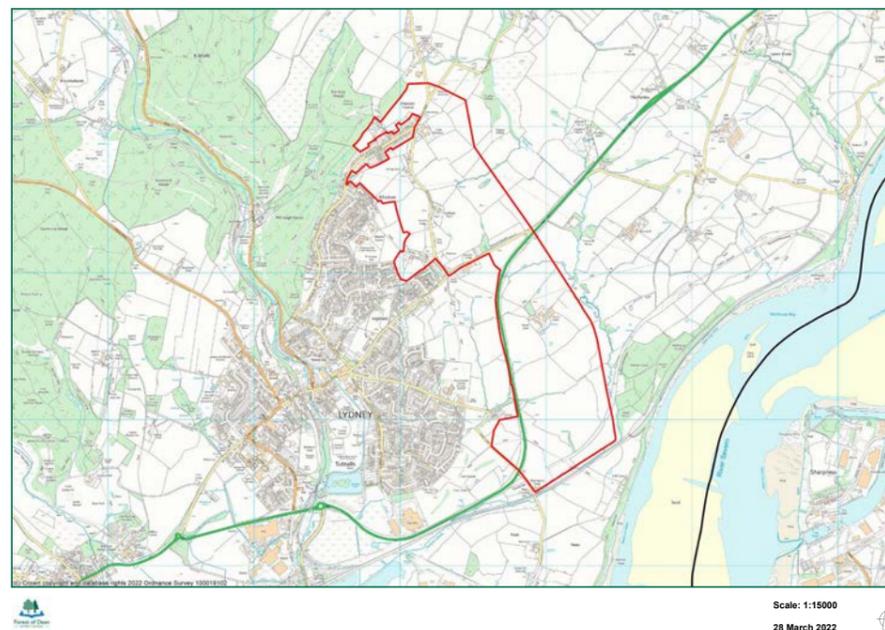
4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Access for the assessment area would be from the B4231 or the A48. The A48 suffers pinch points at Tutshill and Highnam.	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	A public right of way crosses the site and there are pavements in the surrounding area which provide pedestrian access to the surrounding area. Cycling is possible on the roads within and around the town. Access to existing urban edge in several locations.	+
Climate Change and Carbon	Flood risk?	There are areas of Floodzone 2 and 3 in the Southern boundary of the site.	--
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Some mature hedgerows and large clusters of trees. Is located in a prominent landscape on rising land especially prominent in north.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Existing hedgerows on the site already function as wildlife corridors into the surrounding open countryside. These should be maintained and enhanced. There are Local Wildlife sites within 2km of the site.	-
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	This is a large open area of land with the North of the site being located on rising land and therefore visually prominent. While it adjoins the settlement on the eastern boundary it expands into the open countryside towards the next settlement. The development of the site is likely to have some landscape impact which would be harmful to the character of the area. The southern part of the site (S of A48) is allocated and much less prominent.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 82m from Lydney Conservation area which contains a number of Listed buildings.	-
Conclusion			
Large site with several different sub areas. Land to south includes existing allocation, and some low lying areas. Further north very prominent and open.			
Most of site does not meet SA criteria. Potential may be limited to within existing allocation which could be retained.			

4 . Lydney

Site policy reference	LYDNEY 13
Site Name	Lydney East Expansion
Parish	Lydney
Existing Use	Agricultural
Site Area	183.3ha
Potential capacity	Evaluation for mixed development potential
Relevant Planning History	Includes allocated area for employment, established PV installation and existing permissions as well as several site assessed above- assessed for general potential for eastern expansion of town.

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating (typical)

Town centre by road	930m from Lydney Town Centre
Primary School by road	2.6km from Primrose Hill C of E
GP by road	1.6km from Lydney practice
Bus/Train Station (direct line)	3.8km from Lydney Train station
Employment Area (direct line)	930m from Lydney Town Centre

4 . Lydney

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Access for the assessment area would be from Driffield Road, Allaston Road, from estate roads within existing development and from the bypass. major development could affect the A48 which suffers pinch points at Tutshill and Highnam. Due to number of services available within the town, it is hoped that individuals would not need to travel to these pinch points.	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Public rights of way cross the site and there are pavements in the surrounding area which provide pedestrian access to the surrounding area from some parts of the site. Cycling is possible on the roads within and around the town. Areas east of bypass are much less accessible as this forms a partial barrier and distance is also greater to the town centre from some parts of the assessment site.	+
Climate Change and Carbon	Flood risk?	There are areas of Floodzone 2 and 3 in the Southern boundary of the site.	--
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Some mature hedgerows and some clusters of trees. Is located in part in a prominent landscape on rising land. Variety of landscape considerations apply- some land already allocated and developed.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Existing hedgerows on the site already function as wildlife corridors into the surrounding open countryside. These should be maintained and enhanced. There are ecological sites within 2km of the site.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No.	0
Character	Could development harm or enhance the character of the area?	This is a large open area of land with the North of the site being located on rising land and therefore visually prominent. While it adjoins the settlement on the western boundary it expands into the open countryside. The development of the site is likely to have some landscape impact which would be harmful to the character of the area. Impact varies across the site.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site contains a Grade II Listed Building as well as others being close to the southern and western boundaries.	-
Conclusion			
These areas will need to be considered as part of the revised LP strategy. Current allocations and developed areas are included in this broad assessment.			

4 . Lydney

Part acceptable in SA terms, requires consideration as smaller parcels. Some areas with potential, some developed or allocated at present but distance and accessibility to remainder of town are important considerations.

4 . Lydney

Site policy reference	LYDNEY 14	Site map	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Lydney Marsh		Is the site SAC?	No
Parish	Lydney		Is the site SSSI?	No
Existing Use	Agricultural		Filter 2: Distance to services rating	
Site Area	ca. 18ha		Town centre by road	1.3km from Lydney Town Centre
Potential capacity	Limited by history as municipal tip	Primary School by road	1.3km from Lydney C of E primary school	
Relevant Planning History	Historic use as a municipal tip	GP by road	1.85km from Lydney Health Centre	
		Bus/Train Station (direct line)	Adjacent to Lydney Train station	
		Employment Area (direct line)	300m from Station Road/Mead Lane industrial estate.	



Site Location Plan - Land at Lydney Marsh
Scale: 1:5000
17 June 2022

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability

SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is adjacent and accessible off Station Road and the A48. The A48 is nearing capacity. The A48 suffers pinch points at Tutshill and Highnam.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The town of Lydney is served by a frequent bus service leading to Gloucester City Centre and Chepstow. The assessment area is adjacent to the train station. Cycling is possible on the roads within and around the town. Pedestrians could walk into the town centre and nearby Industrial Estates.	++
Climate Change and Carbon	Flood risk?	There is a Floodzone 3 within the site. Much of the site has flooded in the past. There are also reported issues of flooding within Lydney which have been exacerbated by development.	--

4 . Lydney

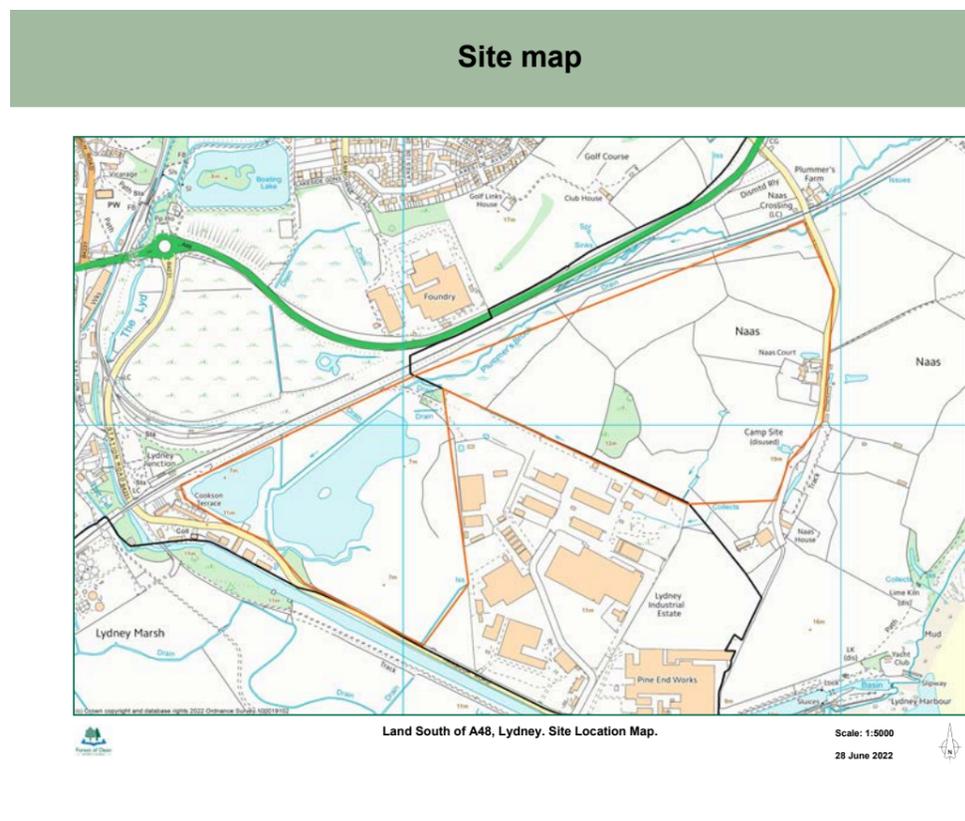
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	This is an open parcel previously a marsh and former tip, located on the by-pass at the roundabout leading to the Harbour in a highly prominent location. The site is bounded by mature hedgerow. The development of the site is likely to have some landscape impact which would be harmful to the character of the area. Potential likely to be confined to open uses including recreation. Any development would need to consider its impact upon the LWS within the assessment site, as well as the LWS, SSSI, SAC and SPA which is within the 2km of the site.	—
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Existing vegetation on the site and the site itself is a Local Wildlife Site (Lydney Town Marsh & Sidings LWS). These aspects should be maintained and enhanced. There are also other LWS, SSSI, SAC and SPA within 2km.	--
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The site is in close proximity Lydney Railway Station and railway line.	0
Character	Could development harm or enhance the character of the area?	This is an open parcel of land (former tip) located on the by-pass at the roundabout leading to the Harbour in a highly prominent location. The site is bounded by mature hedgerow. The development of the site is likely to have some landscape impact which would be harmful to the character of the area.	—
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The Lydney Conservation Area is some 30m. to the north of the site. The Church and listed monuments/stones are some 150m. to the north of the site. Grade II pedestrian bridge over the former railway track is some 115m. to the north of the site. Grade II tramway bridge is adjacent to the western boundary of the site. Grade II Cookson Terrace, some 100m. to the south of the site. Development of the assessment area could have impacts on the nearest listed structures, so any impacts on the setting of the heritage assets would need to be assessed.	—

Conclusion

Does not meet SA criteria for built development, but has potential as open area with ecological and recreational uses.

4 . Lydney

Site policy reference	LYDNEY 15
Site Name	Land south of the A48
Parish	Lydney
Existing Use	Agricultural
Site Area	ca. 59.4 ha
Potential capacity	Largely recreational
Relevant Planning History	Mainly golf course with history of importing materials for defining areas within



Filter 1: Potential conflicts with international or national planning policy	
Is the site SAC?	No
Is the site SSSI?	No
Filter 2: Distance to services rating	
Town centre by road	ca. 1.9km to the town centre
Primary School by road	2.km from Lydney C of E primary school.
GP by road	2.48km from Lydney Health Centre
Bus/Train Station (direct line)	Adjacent to Lydney Train station
Employment Area (direct line)	The site is adjacent to Harbour Road Industrial Estate.

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability

SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is adjacent and accessible off Station Road and the A48. The A48 suffers pinch points at Tutshill and Highnam.	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The town of Lydney is served by a frequent bus service leading to Gloucester City Centre and Chepstow. The assessment area is adjacent from the train station. Cycling is possible on the roads within and around the town. Pedestrians could walk into the town centre and nearby Industrial Estates.	+
Climate Change and Carbon	Flood risk?	The site includes an area within floodzone 3.	-
Landscape, Soils and Geology, Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	There are lakes within the site as well as a landscaped golf course. Lydney Town Marsh and Sidings LWS is adjacent to the site and within 2km radius of the site are Warren Grove LWS, ca. 758m to the northeast, Naas Cliff LWS, ca. 380m. to the east, Severn Estuary SPA, SAC, SSSI, ca. 400m. to the south, Lydney Cliff SSSI, ca. 400m. to the east and Old Park & Old Bargains Wood LWS, ca. 1.9km to the northwest. Any development would need to consider its impact upon the LWS, SPA, SAC and SSSI sites which is within 2km of the assessment area.	-

4 . Lydney

Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Existing vegetation on the site may aid wildlife and link to the surrounding open countryside. This role should be maintained and enhanced. The lakes and the golf course itself contain important habitats.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	This is a large open parcel of land with large lakes in the western section and a golf course and listed building to the east. The site sits with a backdrop of industrial estate buildings and is located off the by-pass in a highly prominent location. The site is bounded by mature hedgerow and the golf course is landscaped. The development of the site is likely to have some landscape impact which would be harmful to the character of the area as well as harm to heritage assets.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Naas Court, Grade II is within the assessment site, Naas House Grade II* is adjacent to the assessment site and Cookson Terrace, Grade II, terrace of dwellings are adjacent to the site. Development of the assessment area highly likely to impact heritage assets within and adjacent to the site.	-

Conclusion

Large site includes golf course and areas of flood storage. Generally not suitable for built development, but adjoins established industrial area which is.

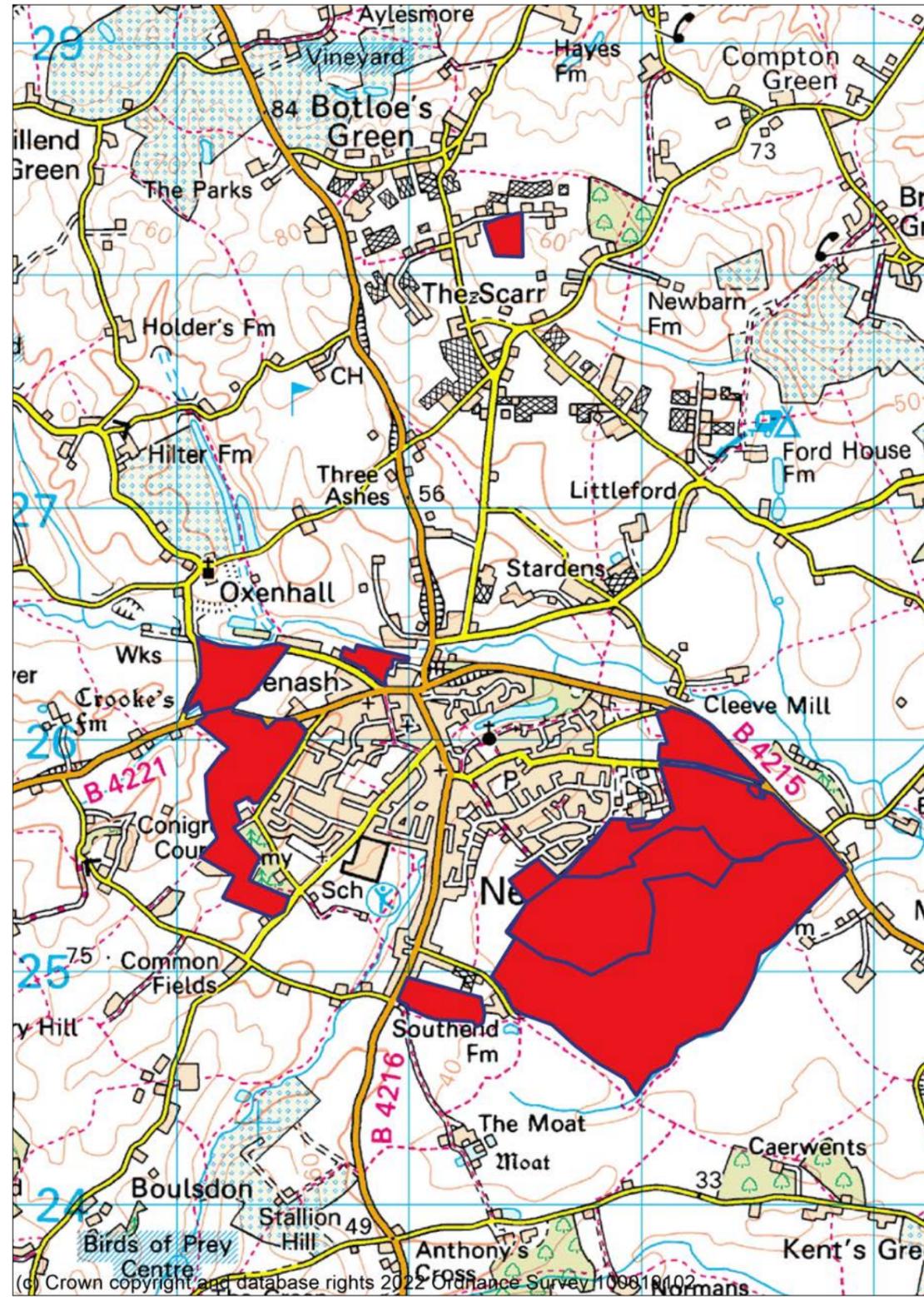
Does not meet SA criteria for built development- potential for enhanced and retained recreation/ natural uses.

5 .Newent

5 Newent

NEWENT 1	Land south east of Newent
NEWENT 2	Water Works Site
NEWENT 3	Factory, Horsehair Lane
NEWENT 4	Ross Rd/Horsefair Lane site
NEWENT 5	Culver Street site
NEWENT 6	17 The Scarr
NEWENT 7	Land West of Newent (Larger Site)
NEWENT 8	South east of Newent (smaller site 1)
NEWENT 9	South east of Newent (smaller site 2)

5 .Newent



5 .Newent

Site policy reference	NEWENT 1	Site map	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south east of Newent		Is the site SAC? No	
Parish	Newent		Is the site SSSI? No	
Existing Use	Greenfield		Filter 2: Distance to services rating	
Site Area	114 ha		Town centre by road	655m (from closest point)
Potential capacity	Large area assessed generally for potential mixed use allocations within		Primary School by road	3.54km by road to Picklenash primary school
Relevant Planning History	None	GP by road	1.44km to Newent medical centre	
		Bus/Train Station (direct line)	321m from closest bus station on Onslow Road	
		Employment Area (direct line)	355m to Newent business park.	

5 .Newent

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected to the B4215 which leads to the A40. The A40 is nearing capacity however it is hoped that future residents would make use of services within the town not putting unbearable pressure on the highway network. Potential for improved public transport.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The town of Newent is served by a frequent bus service leading to Gloucester City Centre. Public Rights of Ways cross the assessment area.	++
Climate Change and Carbon	Flood risk?	There is a small amount of floodzone 2 and 3 land in the north eastern corner of the site due to a passing brook therefore there are potential but limited constraints.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is mainly cleared agricultural land with some large mature trees- some of which are covered by Tree protection orders- and protected hedgerows.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site could include a GI corridor for recreational uses and active transport- focused on a protected hedgerow/ watercourse through the site.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is much new development which separates the assessment area from the conservation area in the town centre. To avoid impacting these sensitive areas development could be concentrated around the western boundary next to more recent development or northern boundary near to the main road and industrial units.	+
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to the south western boundary of the assessment area are 3 grade II listed buildings. Approximately 550m west of the assessment area is the Newent Conservation Area. A significant number of properties within this area are listed. The majority are Grade II with one Grade I Church 2.2km from the site is a Medieval Defensive and settlement complex located North West of Moorfields Farm. Nellfields Farm (Listed) within site These listed buildings have a high probability of being harmed if their settings are changed due to being agricultural buildings with surrounding rural land which contribute to their setting.	-

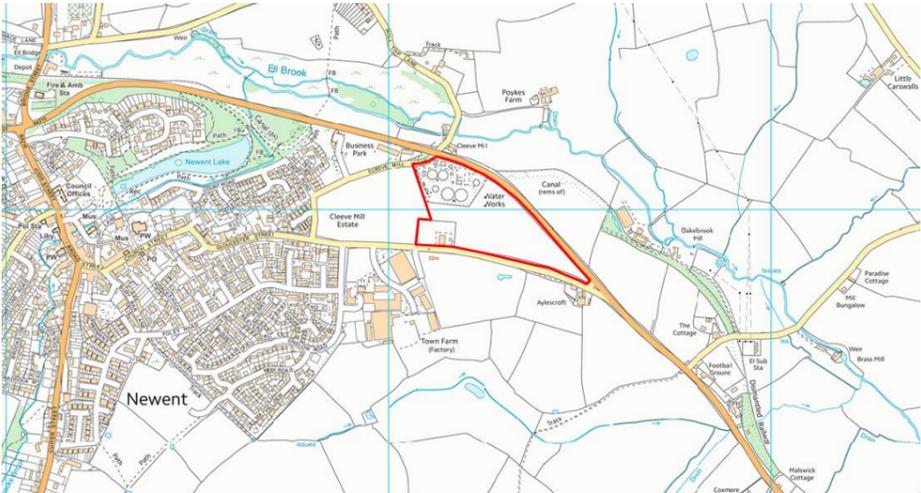
5 .Newent

Conclusion

Sensitive landscape with some flood issues and listed buildings however balanced against potential for development in support of the town. No major constraints but design and site area of any allocated area needs careful definition and green areas within- area needs further study in order to refine potential areas for allocation etc. Design of the site would need to be careful because this is an open area near to some Listed Buildings. Is a sustainable location with the potential to fund highway improvements for the town. Flood zone is small so could accommodate development outside. Ecology may be an issue, significant potential for GI/ biodiversity improvements on and off site. An area where a masterplanned approach would be essential.

Acceptable for SA to consider potential for allocations.

5 .Newent

Site policy reference	NEWENT 2	Site map	Filter 1: Potential conflicts with international or national planning policy
Site Name	Water Treatment Works Site		Is the site SAC? No
Parish	Newent		Is the site SSSI? No
Existing Use	Greenfield		Filter 2: Distance to services rating
Site Area	6.817ha		Town centre by road 1.12km from Newent town centre.
Potential capacity	Approx 204 dwellings at 30 per ha. Nb - limited by STW in area		Primary School by road 2.41km from Picklenash primary school.
Relevant Planning History	N/A area to east allocated for development	GP by road 1.28km to Newent medical centre.	
		Bus/Train Station (direct line) The site adjoins Gloucester Road which is a bus route.	
		Employment Area (direct line) The site adjoins Newent business park (separated only by Gloucester Road).	

5 .Newent

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected by the B4215 which leads to the A40 towards Gloucester. Residents of the site have access to a variety of services in the town therefore should not lead to overly increased pressure to the highway network.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The town of Newent is served by a frequent bus service leading to Gloucester City Centre. A Public Rights of Way crosses the assessment area leading into the town	++
Climate Change and Carbon	Flood risk?	There are areas of floodzone adjacent to the northern boundary of the assessment area.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Some hedgerows around boundaries.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is a high amount of new development which separate the assessment area from the conservation area in the town centre. Framed by sewage works.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 2 listed buildings close to the northern boundary of the assessment area with little development separating them.	-
Conclusion			
Local landscape site not well related to existing town, but could be better related to larger expansion. Sewage treatment works is a limiting constraint. Site is potentially sustainable location which may bring some local harm to landscape but separated from countryside by bypass.			
Acceptable in SA terms, consider but note constraints.			

5 .Newent

Site policy reference	NEWENT 3
Site Name	Factory, Horsefair Lane
Parish	Newent
Existing Use	Factory
Site Area	1.69ha
Potential capacity	Approx. 57 dwellings
Relevant Planning History	SHLAA 160 but currently protected as an employment site



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

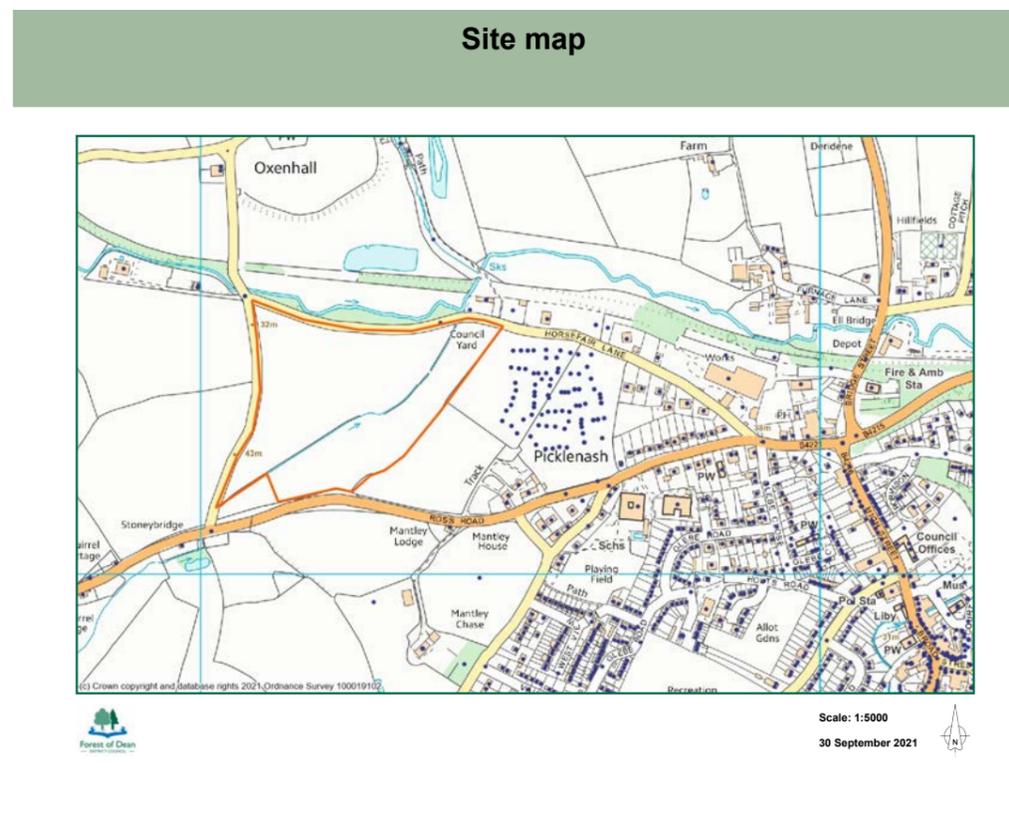
Town centre by road	1.12km from Newent town centre
Primary School by road	804m from Picklenash primary school
GP by road	800m from Newent medical centre
Bus/Train Station (direct line)	The closest bus route is on Ross Rd, which is adjacent to the site
Employment Area (direct line)	1.07km from Newent business park

5 .Newent

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected by the B4215 which leads to the A40 towards Gloucester. Residents of the site have access to a variety of services in the town therefore should not lead to overly increased pressure to the highway network.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The town of Newent is served by a frequent bus service leading to Gloucester City Centre.	++
Climate Change and Carbon	Flood risk?	There are areas of floodzone adjacent to the northern boundary of the assessment area.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is a brownfield site in use as an employment site.	+
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is some development which separates the assessment area from the conservation area in the town centre. This is a brownfield site.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 3 listed buildings close to the northern boundary of the assessment area and 3 close to the southern. A former railway separates those to the north while a road and some housing development separates those to the south.	0
Conclusion			
Suitable development could enhance area and relate to canal and nearby housing but loss of employment site would need to be compensated for. Potentially could become a mixed use site. Good location for development considering its location and an improvement to the appearance of the site. Good opportunities for GI improvement along canal border. Need for ecological surveys and safeguard.			
Acceptable for SA to consider but significant employment site.			

5 .Newent

Site policy reference	NEWENT 4
Site Name	Ross Road/Horsefair Lane site
Parish	Newent
Existing Use	Greenfield
Site Area	8.146ha
Potential capacity	Approx. 244 dwellings
Relevant Planning History	SHLAA 2020 109



Filter 1: Potential conflicts with international or national planning policy	
Is the site SAC?	No
Is the site SSSI?	No
Filter 2: Distance to services rating	
Town centre by road	1.2km to Newent town centre
Primary School by road	449m to Picklenash primary school
GP by road	965m to Newent medical centre
Bus/Train Station (direct line)	Ross Rd is a bus route
Employment Area (direct line)	1.76km to Newent business park.

5 .Newent

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected by the B4215 which leads to the A40 towards Gloucester. Residents of the site have access to a variety of services in the town therefore should not lead to overly increased pressure to the highway network.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The town of Newent is served by a frequent bus service leading to Gloucester City Centre. A Public Rights of leads from the assessment area into the town.	+
Climate Change and Carbon	Flood risk?	Floodzone 3 is adjacent to the northern boundary of the assessment area.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is cleared agricultural land bordered by trees. There are no TPOs or protected hedgerows on site. Any development would need to consider its impact upon the LWS which are within 200m to the south of the assessment area. There would need to be mitigation due to the floodplain to the north of the assessment area. The site is formed by Grade 1 agricultural land. There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil through development.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No.	-
Character	Could development harm or enhance the character of the area?	The listed buildings nearby are sensitive to changes to their setting, and the site is in an open landscape which is vulnerable to change.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are Listed Buildings within 200m of the assessment area separated by open fields. Development has the potential to harm the open setting of these.	-
Conclusion			
Rural character in contrast to some other sites being evaluated on edge of town albeit adjoins current development site. Disconnected from the town, near to Listed Buildings. Almost Open countryside in this position but would be adjacent to Ross Road site lessening impact. Sustainable location but ecology may be prevalent. Ecology issues and harm to landscape.			

5 .Newent

Not likely to meet SA criteria- not well related to existing town less suitable for development.

5 .Newent

Site policy reference	NEWENT 5	Site map	Filter 1: Potential conflicts with international or national planning policy
Site Name	Culver Street site		Is the site SAC? No
Parish	Newent		Is the site SSSI? No
Existing Use	Greenfield		Filter 2: Distance to services rating
Site Area	4.6ha		Town centre by road 1.28km to Newent town centre.
Potential capacity	Approx. 138 dwellings at 30 per ha		Primary School by road 1.98km to Picklenash primary school
Relevant Planning History	SHLAA 2017 608		GP by road 1.28km to Newent medical centre Bus/Train Station (direct line) The closest bus route is to Newent town centre (1.28km to the site). Employment Area (direct line) 1.03km to Newent business park.

5 .Newent

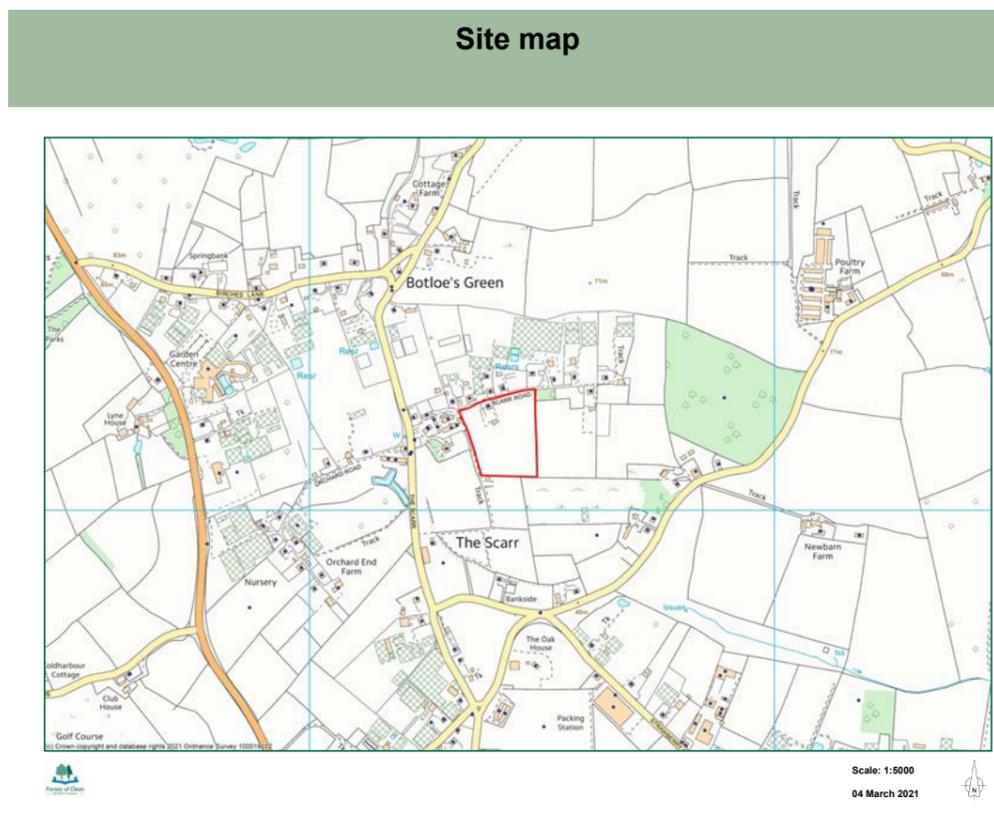
Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected by the B4216 which leads to the A40 towards Gloucester. Residents of the site have access to a variety of services in the town therefore should not lead to overly increased pressure to the highway network.	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The town of Newent is served by a frequent bus service leading to Gloucester City Centre. Public Right of way of leads indirectly from the assessment area into the town, narrow street (B4216) without footway in places.	+
Climate Change and Carbon	Flood risk?	Floodzone 3 is 160m away from the western boundary of the assessment area.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is cleared land bordered by hedgerows and trees, there is only 1 TPO on the site boundary with Southend lane nursery. Any development would need to consider its impact upon the LWS which are within 2km of the assessment area. There would need to be mitigation due to the floodplain to the north of the assessment area. Half the site is Grade 1 while the other is Grade 3 agricultural land. There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil through development. The site crosses into a source protection zone for water quality.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	There is limited GI potential on site.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No.	0
Character	Could development harm or enhance the character of the area?	The character is presently a rural one separated from the town, albeit adjoining some recent development.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are three listed buildings close to the eastern boundary of the assessment area and one to the west. This could also limit the number of houses which can be built on the site.	-
Conclusion			
Peripheral site with possibly difficult access. Site seems disconnected from the rest of the town therefore could be encroachment into the open countryside. Culver Street is not a good access for more traffic or pedestrians/ cyclists.			

5 .Newent

Not likely to meet SA criteria, neither well related to town nor easily accessible

5 .Newent

Site policy reference	NEWENT 6
Site Name	17 The Scarr
Parish	Newent
Existing Use	Greenfield/ agricultural
Site Area	2.48ha
Potential capacity	74.4
Relevant Planning History	N/A



Filter 1: Potential conflicts with international or national planning policy	
Is the site SAC?	No
Is the site SSSI?	No
Filter 2: Distance to services rating	
Town centre by road	3km to Newent Town Centre
Primary School by road	2.7km to Picklenash Junior School
GP by road	2.7km to Holts Health Centre
Bus/Train Station (direct line)	A bus service operates from Newent 3km away in the town centre.
Employment Area (direct line)	Newent Business Park is 4.8km away

5 .Newent

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability

SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is accessed via narrow lanes which leads to the B4215 and the town of Newent. The site has poor access which prevents a large development on the site.	-
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	While there are some Public Rights of Way there are no pavements or lighting in the area which will prevent walking in darker hours. Lanes are narrow which may deter cyclists.	-
Climate Change and Carbon	Flood risk?	There are no areas of floodzone within or close to the area.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site has hedges and tress along with grass coverage.	+
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Yes. It is a green field with hedges leading into further agricultural land which acts as a linkage.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	This is an agricultural area	0
Character	Could development harm or enhance the character of the area?	A small number of buildings could be accommodated on the site with relevant use in relation to agriculture/ horticulture or other appropriate purpose. A large development will however be harmful.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	0

Conclusion

Unique area to FoDD, business uses and horticulture etc would be expected. Origins in Land Settlement Assn.

Not likely to meet SA criteria as isolated from the town but in an area where there may be potential for appropriate business uses.

5 .Newent

<p>Site policy reference</p>	<p>NEWENT 7</p>	<p>Site map</p>	<p>Filter 1: Potential conflicts with international or national planning policy</p>
<p>Site Name</p>	<p>Land West of Newent</p>		<p>Is the site SAC? No</p>
<p>Parish</p>	<p>Newent</p>		<p>Is the site SSSI? No</p>
<p>Existing Use</p>	<p>Agricultural/ greenfield</p>		<p>Filter 2: typical distance to services</p>
<p>Site Area</p>	<p>28ha</p>		<p>Town centre by road 1.6km from Newent town centre</p>
<p>Potential capacity</p>	<p>840</p>		<p>Primary School by road 0.6km from Picklenash Community School</p>
<p>Relevant Planning History</p>	<p>Large mixed area includes some new development but chiefly rural undeveloped to the west of the town</p>		<p>GP by road 1.3km from Holts Health Centre</p>
			<p>Bus/Train Station (direct line) A bus service operates in Newent town centre, 1.6km from the site.</p>
			<p>Employment Area (direct line) 2.25km from Newent Business Park</p>

5 .Newent

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Much of the assessment area is close to the B4215 which leads to the A40. The A40 is nearing capacity however it is hoped that future residents would make use of services within the town not putting undue pressure on the highway network. The M50 is also accessible leading to other towns and cities.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross the site and some nearby highways include pavements and street lighting providing quick and safe access to the town by foot.	+
Climate Change and Carbon	Flood risk?	Floodzone 3 runs along the northern boundary. Development will therefore require mitigation to avoid increasing this risk.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site contains two Local Wildlife Sites, Mantley Chase Orchard and Stonybridge Cottage Meadows, which are daffodil meadows. The entire site is greenfield with some significant hedges and trees.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Hedges and Local Wildlife Sites act as habitat linkages to the surrounding countryside.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	N/A	0
Character	Could development harm or enhance the character of the area?	Due to the size of the site this will have an impact upon the landscape. Significant spread into the countryside should however be avoided therefore it would be more appropriate for a smaller area or areas within the site to be developed.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are some Listed Buildings in close proximity of the site therefore development would need to be appropriately designed.	-
Conclusion			
Landscape is complex but vulnerable to change. Contains sites considered above, and one now being developed.			
Overall not acceptable for SA but potential may be for smaller areas well related to existing town- such as current development underway.			

5 .Newent

Site policy reference	NEWENT 8
Site Name	South East of Newent (smaller area 1)
Parish	Newent
Existing Use	Agricultural/ greenfield
Site Area	45ha
Potential capacity	1350
Relevant Planning History	2020 and 2021 SHLAA- see Newent 1

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	1.3km from Newent Town Centre
Primary School by road	1.9km from Picklenash Primary School
GP by road	1.4km from Holts Health Centre
Bus/Train Station (direct line)	A bus service operates in Newent Town centre 1.3km away.
Employment Area (direct line)	Newent Business Park is 0.6km

5 .Newent

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is connected to Gloucester Street and the B4215. The town of Newent suffers from some congestion due to parking situations therefore development would need to consider different ways of accessing the town and encourage pedestrian access to avoid increasing this issue.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Public Rights of way cross the site leading into the town centre. Lighting would need to be considered ensuring access is safe and secure. The short distance from the town makes a cycle route a possibility.	++
Climate Change and Carbon	Flood risk?	The assessment area is all greenfield. While there are no areas of floodzone directly on the assessment area, there are floodzones 2 and 3 close to the eastern boundary. Suitable drainage solutions will therefore be required to avoid impacting the floodzone.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is open green field with boundary hedges.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Boundary hedges and grass may act as habitat links.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No.	0
Character	Could development harm or enhance the character of the area?	Due to the size of the site there will be an impact upon the landscape. Due to the close relation to the built environment and limited spread into the open countryside this could enhance the area subject to a suitable design.	+
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	A Listed Building is in close proximity to the site on the eastern boundary therefore design would need to consider the impact upon the building.	0
Conclusion			
Large area within which there is potential for mixed development- variation of site assessed above and considered to have potential.			
Acceptable under SA criteria- land within this area is likely to be suitable for mixed development.			

5 .Newent

<p>Site policy reference</p>	<p>NEWENT 9</p>	<p>Site map</p>	<p>Filter 1: Potential conflicts with international or national planning policy</p>
<p>Site Name</p>	<p>Land east of Newent (smaller area 2)</p>	 <p>Scale: 1:5000 04 March 2021</p>	<p>Is the site SAC? No</p> <p>Is the site SSSI? No</p>
<p>Parish</p>	<p>Newent</p>		<p>Filter 2: Distance to services rating</p>
<p>Existing Use</p>	<p>Greenfield/ agricultural</p>		<p>Town centre by road 1.1km to Newent Town Centre</p>
<p>Site Area</p>	<p>21.7ha</p>		<p>Primary School by road Picklenash Primary School is 1.9km away.</p>
<p>Potential capacity</p>	<p>651</p>		<p>GP by road Holts Health Centre is 1.4km away</p>
<p>Relevant Planning History</p>	<p>SHLAA 2020- site within Newent 8</p>		<p>Bus/Train Station (direct line) Newent Town centre is serviced by a bus routes 1.1km away.</p>
			<p>Employment Area (direct line) Newent Business Park is 0.7km away</p>

5 .Newent

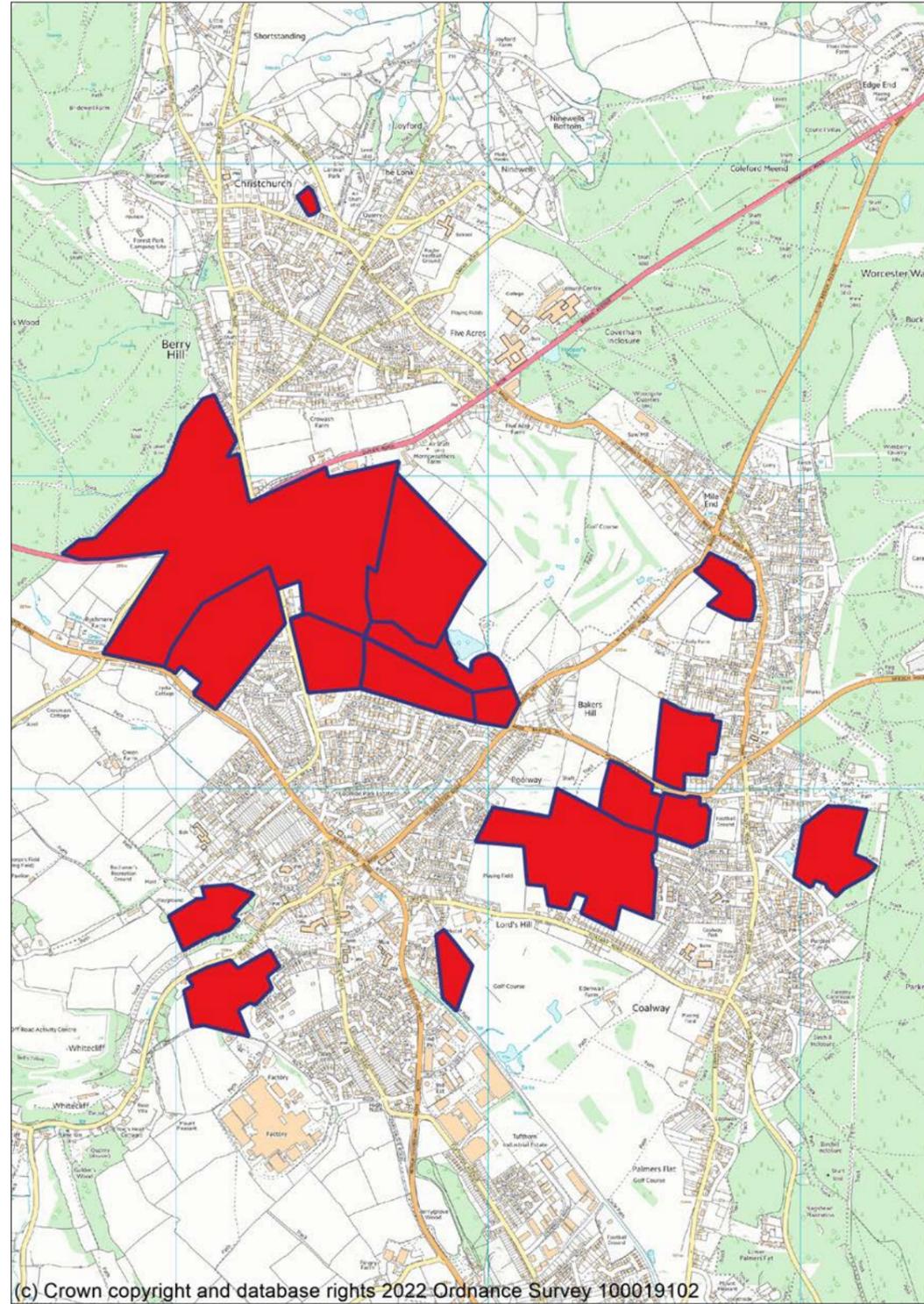
Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is connected to Gloucester Street and the B4215. The town of Newent suffers from some congestion due to parking situations therefore development would need to consider different ways of accessing the town and encourage pedestrian access to avoid increasing this issue.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross the assessment area leading into the town of Newent. Lighting should be considered to ensure this is safe and secure. The distance from the site to the town is also small allowing for the option of a cycle route to be explored.	++
Climate Change and Carbon	Flood risk?	There is no immediate flood risk to the site itself however floodzones 2 and 3 are located a short distance from the south eastern boundary. Drainage will require consideration to avoid a negative impact upon the floodzone. Localised surface water issues.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site contains open green fields with boundary hedges.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Existing boundary hedges can act as wildlife links. Some open space should be retained to create a network.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Due to the size of the site there will be an impact upon the landscape. Due to the close relation to the built environment and limited spread into the open countryside this could enhance the area subject to a suitable design.	+
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	A Listed Building is in close proximity to the site on the eastern boundary therefore design would need to consider the impact upon the building.	0
Conclusion			
Large area within which there is potential for mixed development.			
Acceptable under SA criteria- land within this area is likely to be suitable for mixed development.			

6 . Coleford

6 Coleford

COLEFORD 1	Land north of Coalway Rd, Coalway
COLEFORD 2	Lower Berry Hill
COLEFORD 3	Land at Ellwood Road, Milkwall
COLEFORD 4	Land at Poolway Farm
COLEFORD 5	Kings Meade
COLEFORD 6	North Road, Broadwell
COLEFORD 7	Bixhead Walk/Jugshole Pool
COLEFORD 8	Site at the end of Victoria Road,
COLEFORD 9	Newland St
COLEFORD 12	Staunton Road, larger site (Adjacent to Buchanan Avenue)
COLEFORD 13	The Great Oaks
COLEFORD 14	Land south of Poolway Road
COLEFORD 15	Maze Walk, Berry Hill
COLEFORD 16	Poolway Farm Extension
COLEFORD 17	Poolway Farm and Land to the North
COLEFORD 18	Broadwell Farm

6 . Coleford



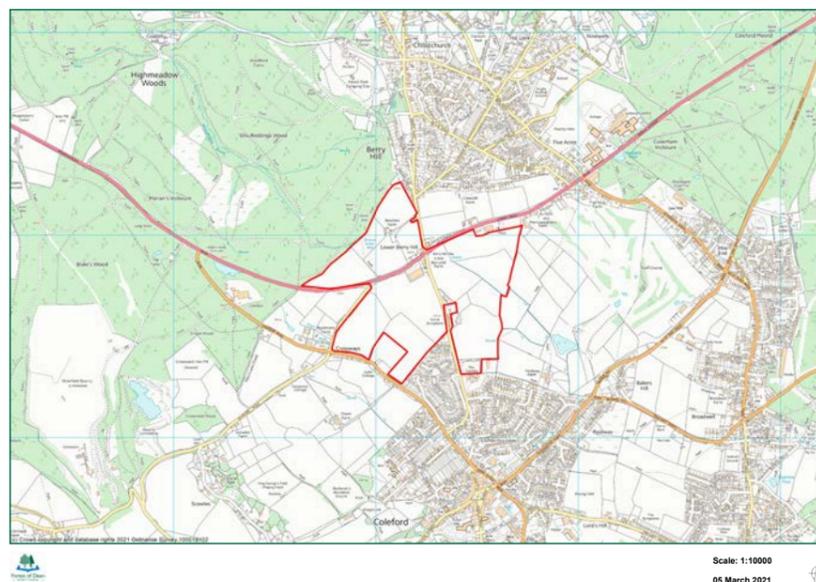
Site policy reference	COLEFORD 1	Site map	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land North of Coalway Rd, Coalway		Is the site SAC? No	
Parish	Coleford		Is the site SSSI? No	
Existing Use	Greenfield		Filter 2: Distance to services rating	
Site Area	14.1852ha		Town centre by road	Approx. 600m from Coleford town centre
Potential capacity	423 dwellings at 30 per ha		Primary School by road	The site is approx. 700m from Coalway community infant school and Coalway junior school.
Potential capacity		GP by road	The site is 0.8km (0.5 miles) from Coleford family doctors (1.5km to new site)	
Relevant Planning History	SHELAA 156 (2020). The site has been submitted within the 2020 SHELAA as combination employment and housing site. The site is included in the Coleford Locally Valued Landscape Designation (AP 64) (Former Bells Field), recreation allocation.		Bus/Train Station (direct line)	The site is approx. 600m from Coleford town centre which is well served by public buses.
			Employment Area (direct line)	The site is about 570m from Coleford's main industrial area.

6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site is located between Coalway and Coleford, and could easily be connected into Coleford street network, and utilize the same arterial road network that serves Coleford.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	There are two PRoW running through the site. The site is also well located to access the existing street network of Coalway and Coleford. It also adjoins to recreational playing fields.	++
Climate Change and Carbon	Flood risk?	The site is not mapped as flood risk	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site represents valued open space bounded by built up areas. It is prominent and quite exposed on high ground between Coleford and Coalway.	--
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site already provides a GI link for recreational use, and with some habitat enhancement work could also for biodiversity. It would not provide a linkage between habitat fragments however, as the site is surrounded by built up areas and main roads. SSSI 1.3km	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No.	0
Character	Could development harm or enhance the character of the area?	The site is included in the Coleford Locally valued landscape designation (AP 64), and has been described in the AP as "An area of largely undeveloped land will be protected from development that would detract from the open setting of Coleford".	--
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no listed buildings on site. 213m from the site the Old vicarage, and 500m from the site is the Coleford town centre which contains a variety of listed sites.	0
Conclusion			
Whilst a sustainable location close to services, development of this site would result in loss of high value amenity area. By developing this site you would merge the town of Coleford with Coalway and lose distinctiveness. Landscape and character would be severely affected by development in this area or most other areas in the area between Coleford and its satellites. Whitehall Farm is near (grade II), some mining history.			
Does not meet SA criteria- best retained as existing uses			

Site policy reference	COLEFORD 2
Site Name	Lower Berry Hill
Parish	Coleford
Existing Use	Agricultural/golf course
Site Area	50.15ha
Potential capacity	1504 dwellings at 30 per ha, very large undeveloped area
Relevant Planning History	SHELAA sites 153, 154 & 156. The two eastern parcels fall with the Coleford Locally Valued Landscape, and the western parcel falls within the Wye Valley Area of Outstanding Natural Beauty.

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	The site is 600m from Coleford
Primary School by road	The site is ca. 800m. from Berry Hill primary school
GP by road	At least 900m from existing Coleford family doctors but includes newly permitted replacement site
Bus/Train Station (direct line)	There is a bus stop on Lakers Rd in Berry Hill which 450m from the site.
Employment Area (direct line)	The site is approx. 1200m from Coleford's main employment site.

6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The sites are located directly between Berry Hill and Coleford, in a stretch of open space which separates the two settlements. Development of these sites can connect into the street networks of both, and rely on the arterial road network which services Coleford. A Class 1 road runs through the site, which may need a buffer.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site has PRow's on either side and directly adjoins woodlands to the west. It is close to the new development at Berry Hill which forms a new edge and 900m from Coleford's town centre, which are both walkable distances.	++
Climate Change and Carbon	Flood risk?	The site is not within a designated flood zone.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is in partially within the Wye Valley Area of Outstanding Natural Beauty and the remainder is included in the Coleford Locally Valued Landscape. SSSI within 1.3km	--
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site could achieve GI corridors from wooded areas to the west and east of the site, although the site contains a major road corridor which will be hazardous to migrating wildlife.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No.	0
Character	Could development harm or enhance the character of the area?	The site includes areas covered by two landscape designations (AONB and Locally valued landscape) so it is assumed that development over this site would impact on the values which attracted those designations. The site is very prominent from a number of locations and provides much of the landscape setting for Coleford.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site adjoins the Coombs nursing home on its southernmost boundary, which is a listed building.	-
Conclusion			
Good access to transport and services. However, development would bring harm to landscape, biodiversity and distinctiveness of the area and AONB. Possibly most prominent area of landscape around Coleford adjoins/ includes part of AONB and needs to be seen in context of current Lower Lane development and landscape notes with that appeal. A sustainable location but retaining it undeveloped allows Berry Hill and Coleford to be separate- development of this area would join them and would remove the feel that this is still a rural area. An important open space/ landscape area. Also in AONB near a listed building. Sloping, undulating terrain. Prominent site, Development adjoining/ AONB. May accommodate some minor change but overall is best a strategic open area.			

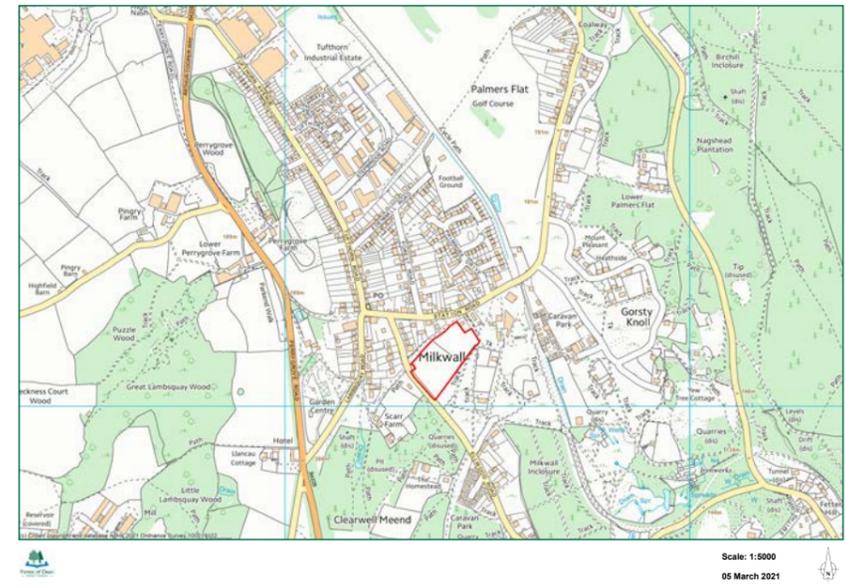
6 . Coleford

Does not meet SA criteria, not appropriate for most forms of development

6 . Coleford

Site policy reference	COLEFORD 3
Site Name	Land at Ellwood Road, Milkwall
Parish	Coleford
Existing Use	Greenfield
Site Area	1.6ha
Potential capacity	About 48 dwellings of mixed types
Relevant Planning History	Allocated in last Local Plan (AP 64). subject of current planning application (P2100/21)

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

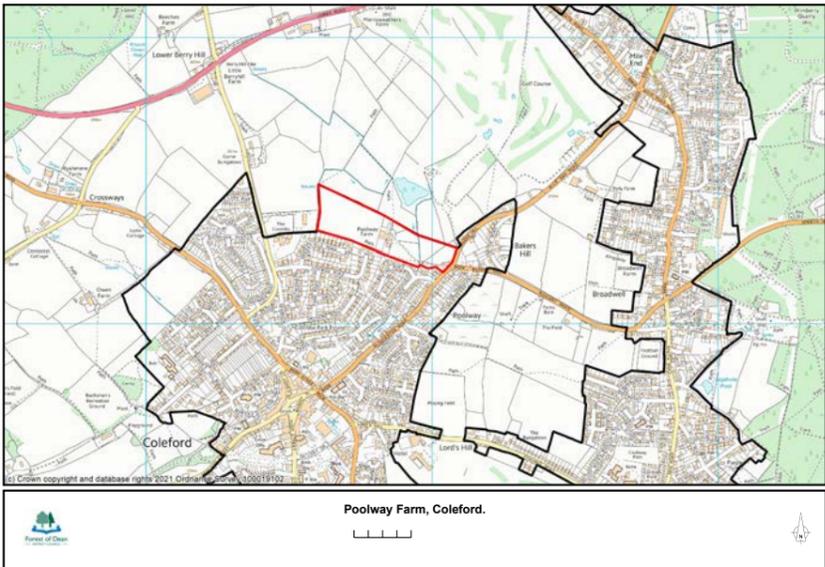
Filter 2: Distance to services rating

Town centre by road	The site is 1.79km from the Coleford town centre.
Primary School by road	The site is within 915m of Ellwood primary school.
GP by road	Existing Coleford Health centre is 2.25km from the site, newly permitted site is 2.8km.
Bus/Train Station (direct line)	The site is within 90km of a bus stop on Station Rd.
Employment Area (direct line)	The site is walking distance (850m) of the Tufthorn Industrial estate, which is one of the largest aggregations of employment uses in Coleford.

6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site is located within convenient distance to Perrygrove Road (B road) via local roads, and could achieve access off both Station Road and Ellwood Road.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is well connected with the surrounding residential area and local street network.	++
Climate Change and Carbon	Flood risk?	The site is not within an area mapped as flood risk.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site has some large trees on its SE border, but none are covered by tree protection orders. SAC within 200m. The proximity to bat sites could affect development possibilities and be a major constraint.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site could preserve a tree line which is linked to a small woodland located directly to the south of the site- important and close to protected bat sites.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No.	0
Character	Could development harm or enhance the character of the area?	Adjacent to existing development on the edge of the settlement.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is not within proximity of any listed buildings.	+
Conclusion			
Acceptable under SA criteria, allocated site with current application.			

6 . Coleford

<p>Site policy reference</p> <p>Site Name</p> <p>Parish</p> <p>Existing Use</p> <p>Site Area</p> <p>Potential capacity</p> <p>Relevant Planning History</p>	<p>COLEFORD 4</p> <p>Land at Poolway Farm, Coleford</p> <p>Coleford</p> <p>Agriculture and farmhouse</p> <p>The site is 5.9ha</p> <p>140 new dwellings</p> <p>The land is allocated for development in the current plan. Pre-application submissions have been received</p>	<p>Site map</p> 	<p>Filter 1: Potential conflicts with international or national planning policy</p> <p>Is the site SAC? No</p> <p>Is the site SSSI? No</p> <p>Filter 2: Distance to services rating</p> <p>Town centre by road The site is within 800m from the Coleford town centre.</p> <p>Primary School by road The site is within 1km of St John's C of E Academy.</p> <p>GP by road Coleford family doctors GP surgery is approx. 1km from the site. Newly permitted site within 400m via paths 1.5km by road</p> <p>Bus/Train Station (direct line) There is a bus stop adjoining the site on B4028.</p> <p>Employment Area (direct line) The site is within 1.2 km of the major employment sites of Coleford.</p>
--	--	---	---

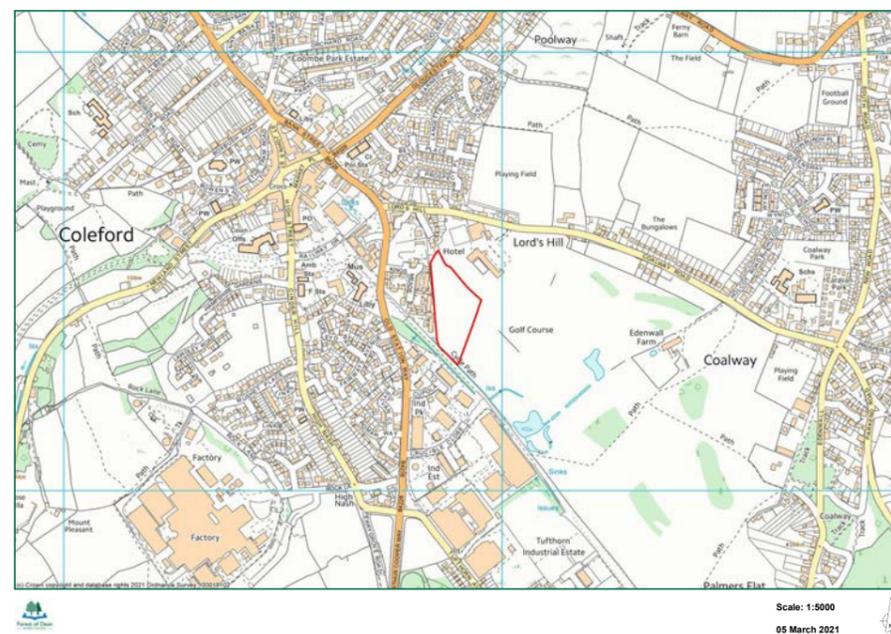
6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site adjoins B4028 which is a class 2 within the district.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is less than 800m from the town centre which is both walkable and cyclable.	++
Climate Change and Carbon	Flood risk?	The site is not include in Zone 2 or 3 flood risk mapping but is potentially affected by surface water flooding from the watercourse which crosses the site.	-
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Agricultural land, dominated by a large farmstead in the centre.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	There are some opportunities for GI on this site. SSSI within 1.2km,	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The site contributes to the aesthetics of the surrounding area but not to a significant extent. Adjoins existing development on the edge of the settlement.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 117m from The Coombs nursing home within is a listed building.	0
Conclusion			
Sustainable location well related to existing town settlement boundary. Good access to services and transport. Limited harm to landscape. Watercourse through site is a constraint and opportunity, prone to SW flooding, site needs to be designed around this and the farm buildings. Hard boundary with modern housing estate. Opportunity for local landscape enhancement.			
Acceptable under SA criteria retain allocation.			

6 . Coleford

Site policy reference	COLEFORD 5
Site Name	Kings Meade, Coleford
Parish	Coleford
Existing Use	Land adjoining golf course
Site Area	1.6ha
Potential capacity	48 dwellings, likely to be smaller dwellings with a proportion of bungalows.
Relevant Planning History	Pre-application enquiry was received in 2019 (potential for sheltered accommodation).

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	Within 400m of the Coleford town centre.
Primary School by road	The site is 950m to Coalway infant and junior school, directly down Coalway Rd.
GP by road	The site is less than 300m from Coleford health centre but 1.3km from its new proposed location.
Bus/Train Station (direct line)	There is a bus stop within 150m of the site on Coalway Rd.
Employment Area (direct line)	The site is within 400m of the Coleford town centre which contains a variety of jobs and services.

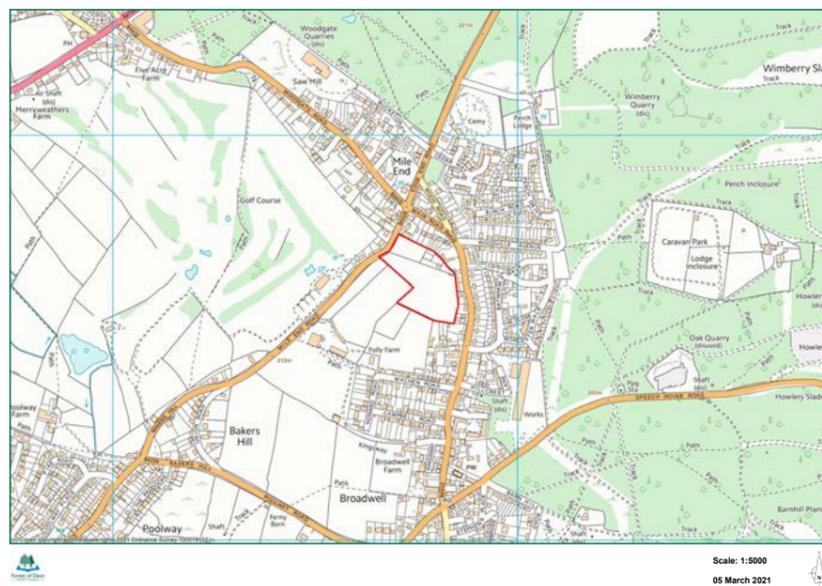
6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site has good vehicular proximity to both the B428 from the town centre to Milkwall as well as Coalway Rd.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is within 400m of the Coleford town centre, which is good walking and cycling distance.	++
Climate Change and Carbon	Flood risk?	The site is not within an identified flood risk area.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site adjoins a golf course and has no significant environmental features.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited potential for accommodating Green Infrastructure.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The site is between the existing Kings Meade residential development and Bells Club and Hotel, and development of the site is unlikely to impact on the character or heritage of either of these sites.	+
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is within 40m from the Old vicarage which is a listed building, & 300m from the Coleford conservation area which contains a variety of listed buildings and heritage features.	0
Conclusion			
Very good access to local services. Would need careful design consideration. Well placed TC site, some constraints but suitable for development OK to take forward. Design and ecology will be important.			
Acceptable under SA criteria, retain allocation.			

6 . Coleford

Site policy reference	COLEFORD 6
Site Name	North Road, Broadwell
Parish	Coleford
Existing Use	Greenfield
Site Area	2.4ha
Potential capacity	70 dwellings at 30 per ha
Relevant Planning History	Outline application for residential development (up to 35 dwellings) with 40% affordable homes. (All Matters Reserved) has been lodged in 2019. This application is awaiting a decision.

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

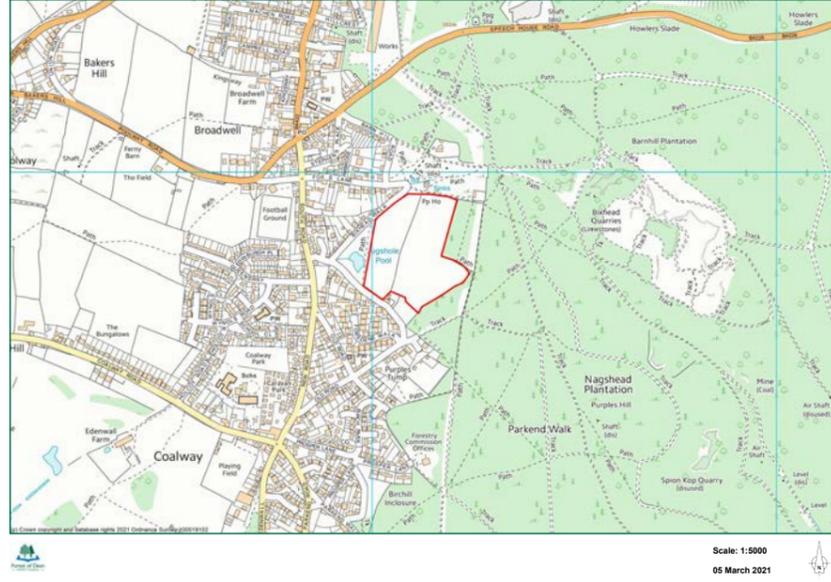
Filter 2: Distance to services rating

Town centre by road	The site is 1.5km from the Coleford town centre down Mile End Rd (B4028)
Primary School by road	The site is 1.6km from the Coalway primary school.
GP by road	The site is approx. 2km from the Coleford Medical Centre and 2.6km from its new proposed location.
Bus/Train Station (direct line)	The site is less than 100m from the nearest bus stop.
Employment Area (direct line)	2km from the main employment sites of Coleford.

6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site is very close to the intersection between B4028 and B43, and has frontage onto B4028.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is 1.5km from the Coleford town centre down Mile end Rd (B4028).	++
Climate Change and Carbon	Flood risk?	The site is not mapped as flood zone.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site does not contain any significant environmental features. SSSI 2.3km. Protected bat sites may affect development potential.	+
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Potential for improved habitat/ landscaping	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The site is not unduly prominent. Development may impact on the scenic values of the area but can provide local landscape features.	+
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is not within proximity of any listed buildings.	+
Conclusion			
Sustainable location with access to services. Little landscape harm subject to careful design. Current allocated area regarded as suitable, subject to landscaping though does represent loss of some of the "gap". Potential for significant GI, requires bat survey to allocate.			
Acceptable under SA criteria, retain as allocation.			

6 . Coleford

Site policy reference	COLEFORD 7	Site map	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Bixhead Walk/Jugshole Pool		Is the site SAC? No	
Parish	Coleford/West Dean		Is the site SSSI? No	
Existing Use	Greenfield		Filter 2: Distance to services rating	
Site Area	3.05 ha		Town centre by road	1.7km from Coleford town centre.
Potential capacity	At a density of 30 dwellings per ha, this site could accommodate around 90 new houses.		Primary School by road	The site is approx. 500m from the nearest primary school, which is Coalway junior school and community infant school.
Relevant Planning History	SHLAA site 505 (2018)	GP by road	Coleford health centre is approx. 2.08km from the site, new site is 2.7km.	
		Bus/Train Station (direct line)	There is a bus stop on South Rd, 260m from the site.	
		Employment Area (direct line)	1.3km from Tufthorn Industrial estate.	

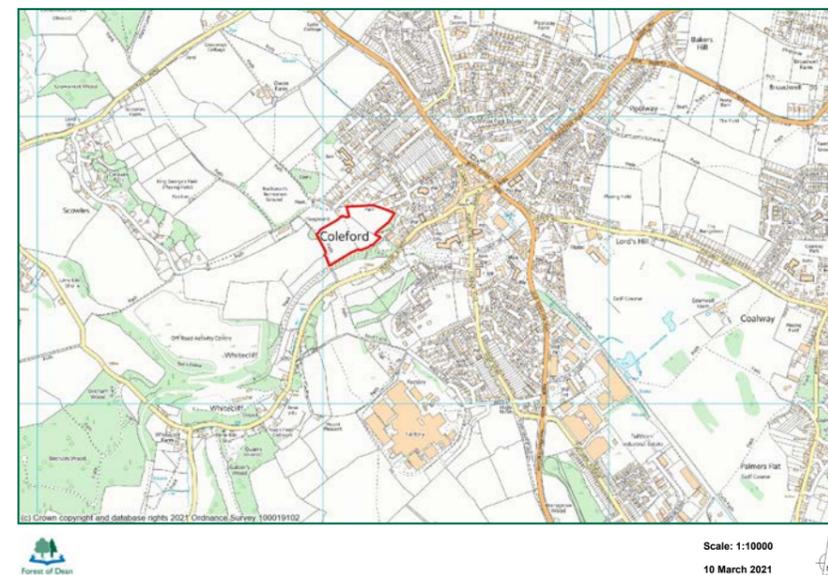
6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Vehicle access is through local streets onto south road, which is the main spine road through Coalway.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site backs directly onto statutory forest with a range of public footpaths. 1.7km from Coleford town centre.	++
Climate Change and Carbon	Flood risk?	The site is not subject to flooding.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site adjoins woodlands and a tree line.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has woodland and a tree line on the north, south and west, so it could have GI potential.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Development of the site would compromise the Forest edge outlook and the linear form of Coalway.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No listed buildings nearby	0
Conclusion			
Whilst a sustainable location in terms of access to services, could have harm to the landscape and biodiversity (woodland). Edge of settlement, not FoD but in a sensitive place. Local character defined by this field and pond. While there are existing dwellings close to the woodland they were built in a time that ecological impacts were not considered in the same manner as today.			
Unlikely to meet SA criteria, allocation not supported.			

6 . Coleford

Site policy reference	COLEFORD 8
Site Name	Site at the end of Victoria Rd
Parish	Coleford
Existing Use	Greenfield, urban edge
Site Area	4.6822 ha
Potential capacity	At an average density of 30 dwellings per ha, the site could accommodate 140 dwellings.
Relevant Planning History	SHLAA 518 (2015) There are no recent planning applications or activity over the site.

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	The site is within 160m of Coleford town centre.
Primary School by road	The site is 375m from St Johns C of E academy.
GP by road	The site is within 720m of Coleford Health centre, 1.4 from newly permitted location
Bus/Train Station (direct line)	There are bus stops within walking distance in Coleford town centre (300m)
Employment Area (direct line)	It is 619m from Tufthorn Industrial estate, which is the main employment site of Coleford.

6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Access to the site is constrained and it has very little frontage onto a public road. New access would need to be created from Angel Field, Victoria St or Newland St.	--
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site adjoins directly onto a play area and Buchanan recreation ground, providing direct access to high quality open space and recreational opportunities.	+
Climate Change and Carbon	Flood risk?	The site is not within an area mapped as Flood zone.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site includes two Tree Preservation Orders for significant trees, and has mature trees around the border and dissecting the site. 1.0km from SSSI.	--
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site could be further developed to provide Green Infrastructure.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Development could harm the character of the adjoining parkland and established residential area which directly adjoins the site. The site is very close to the boundary of the Coleford conservation area (25m at the closest point). The site is mainly on the valley side of a sensitive and important valley.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building?	The site is 13m from Rock Castle which is a listed building. The site is 105m from St Johns Church in Coleford which is listed building.	--
	Is the site likely to have archaeological interest?	The site is 185m from listed shop fronts in the Coleford town centre.	--
Conclusion			
Poor access and harm to local landscape. Prominent on hillside of sensitive valley location, sensitive due to Listed Buildings, CA and this open park setting. Also close to SAC. Huge level changes, would be obtrusive development as approached from Newland St. Doesn't read as part of the urban landscape.			
Unlikely to meet SA criteria, allocation not supported.			

Site policy reference	COLEFORD 9
Site Name	Newland St, Coleford
Parish	Coleford
Existing Use	Greenfield and Woodland
Site Area	4.6822ha
Potential capacity	At 30 dwellings per ha the site can contain approx. 120 new dwellings.
Relevant Planning History	SHLAA submission 518 (2015) 2013 - Pre-application advice enquiry into the possibility of building a family home at the agricultural land near Angel Farm.

Site map



Scale: 1:10000
10 March 2021

Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	The site is only 400m from the Coleford town Centre.
Primary School by road	The site is 948m from St Johns C o E academy by road.
GP by road	The site is 400m from Coleford Health Centre but 1.4km from new location
Bus/Train Station (direct line)	The site is about 200m from the nearest bus stop on Cinder Hill.
Employment Area (direct line)	The site is 873m from Tuffhorn Industrial area, which is the main industrial area of Coleford.

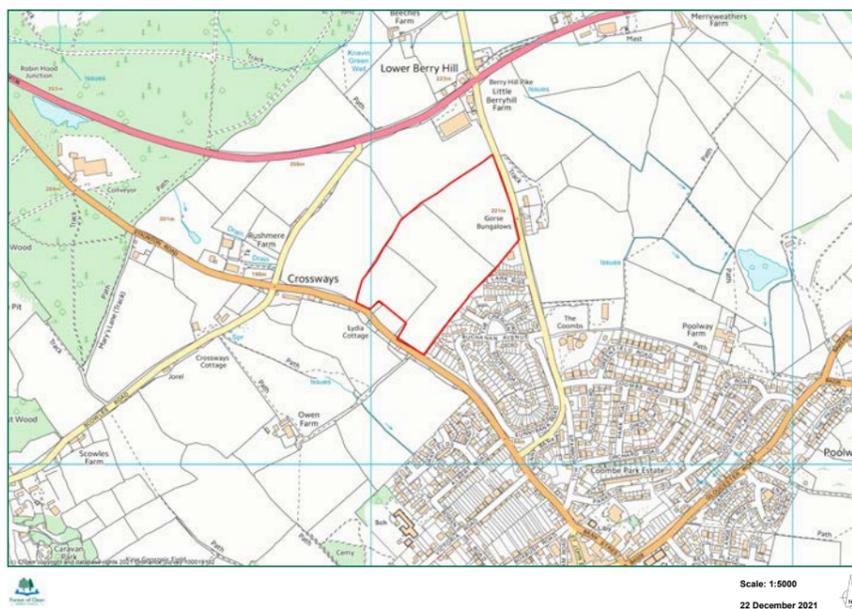
6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site is accessible from Newland Street which is a class 3 road within the district.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is within 400m of the Coleford town centre, which is a practical walking distance. The site is also bordered by one public footpath.	++
Climate Change and Carbon	Flood risk?	The site is affected by flooding at its northern boundary.	-
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site contains some significant fragments of woodland, which are covered by Tree protection orders. Close to SSSI.	--
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has notable ecological value which could be included in a designated GI corridor.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Development would probably result in harm to the character of the area, as the site includes important trees and wooded area close to the Coleford town centre.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building?	The site is within 101m from the Coleford Conservation Area. The site is within proximity to the following listed buildings:	--
	Is the site likely to have archaeological interest?	200m from Forest House Hotel 252m from St Johns Church 222m from several High street shop fronts.	
Conclusion			
Development is likely to cause landscape/biodiversity harm and exacerbate flooding. Generally prominent location and sensitive being part of the Newland/ Whitecliff Valley. Many constraints- Listed Buildings, close to CA, floodzone, TPO and ecological issues. Huge level changes. Was planted out as mitigation for visual impact of development adjacent to it. Wouldn't read as part of the settlement.			
Unlikely to meet SA criteria, allocation not supported.			

6 . Coleford

Site policy reference	COLEFORD 12
Site Name	Staunton Rd, (adjacent to Buchanan Avenue), Coleford
Parish	Coleford
Existing Use	Greenfield/agricultural
Site Area	17.1903ha
Potential capacity	510 dwellings at 30 dwellings per ha.
Relevant Planning History	SHLAA (2008) 154 Half the site is subject to a pre-application enquiry and this site is a larger version of previous entry

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	The site is 730m from the Coleford town centre.
Primary School by road	The site is 614m by road to St Johns C of E academy.
GP by road	The site is 1.146km from Coleford Health Centre and 300m from new location.
Bus/Train Station (direct line)	The site is 85m from the nearest bus stop.
Employment Area (direct line)	1.5km from Coleford's main employment site.

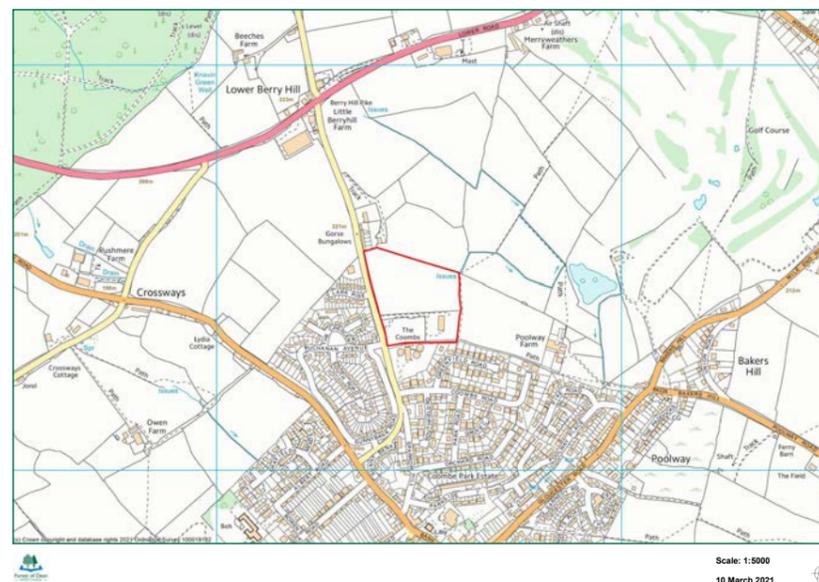
6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site is located on Staunton Rd (B4228) which is a Class 3 highway.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is directly adjoining a residential area off Buchanan Ave, but there are only few pedestrian linkages to this street network. No public footpaths are adjoining the site. Despite being close to the centre of Coleford, it is unlikely that the site will promote pedestrian and cycling activity.	+
Climate Change and Carbon	Flood risk?	The site is not mapped for flood risk	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site is a greenfield site but contains no notable ecological features. It appears to be used intensively for agriculture, though 600m from SSSI. Part of a prominent landscape.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has very little GI potential, as it contains no mature trees.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Site will have an impact on the landscape and setting of the town.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is within 236.4m of the Coombs nursing home which is a listed building.	0
Conclusion			
Good access and links to services, but would need to include more public footpath connections. Part of protected landscape though not as prominent as some areas. On sloping ground and prominent from nearby road. Extends the town onwards into the open countryside. Potential ecological issues. Consider the general location and opportunities for GI based approach (Cycleways). Lies beyond logical urban edge,			
Unlikely to meet SA criteria, allocation not supported.			

6 . Coleford

Site policy reference	COLEFORD 13
Site Name	The Great Oaks
Parish	Coleford
Existing Use	The Great Oaks and grounds and greenfield site (agricultural land).
Site Area	20.0 ha
Potential capacity	Up to 600 dwellings at 30 per ha.
Relevant Planning History	SHLAA site 155 (2008). Planning permissions relate to improvements and changes to the existing building.

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	The site is within 900m of the Coleford town centre.
Primary School by road	The site is within 747m of St Johns C of E academy.
GP by road	The site is approx. 1.1km from Coleford health centre but includes site for replacement which has planning consent
Bus/Train Station (direct line)	The site is 269m from the nearest bus stop, which is located outside of the Coombs.
Employment Area (direct line)	1.1km from the main employment sites of Coleford.

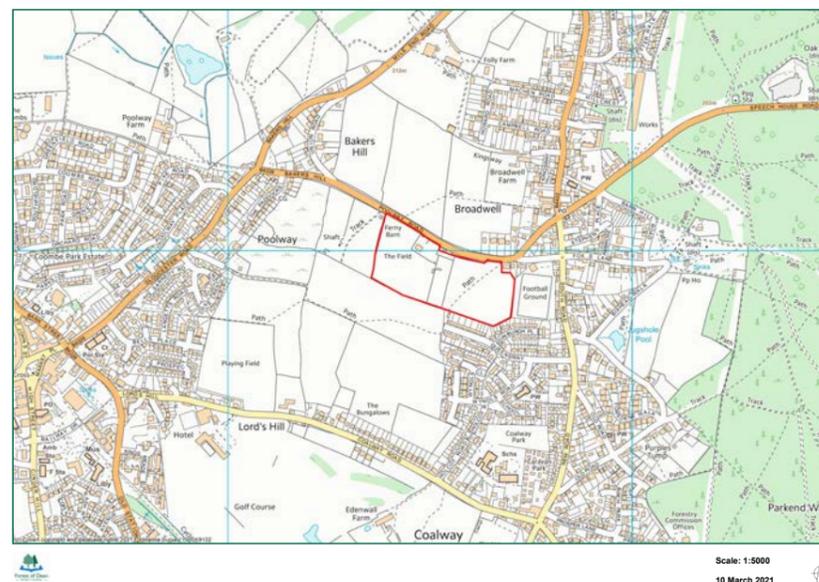
6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site is accessible via the Gorse Rd, which links Staunton Rd (B4228) and A4136.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site has a public footpath on its southern boundary, and is well connected to the residential street network of the area.	+
Climate Change and Carbon	Flood risk?	The site is not located within an area mapped for Flood risk.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is mainly cleared fields but contains a hospice and the site now permitted for a new GP unit. It includes mature trees along its boundaries, including protected trees along the southern boundary. SSSI within 1.0km. Prominent location.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No.	0
Character	Could development harm or enhance the character of the area?	Development of the site could impact on the curtilage of adjoining Coombs (listed building) as well as the Great Oaks hospice itself. Much of the site is high prominent ground lying between Coleford and Berry Hill.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 10m from the Coombs which is a listed building.	-
Conclusion			
Sustainable location with good access to services. Development would need careful consideration with regards to design and impact on the listed building. Location reasonable but landscape and other constraints are limiting- not as prominent as some areas. Would however erode Coleford local landscape. Would negatively impact the open landscape no matter what the use of the site is.			
Unlikely to meet SA criteria for major allocation- exception of now permitted GP unit.			

6 . Coleford

Site policy reference	COLEFORD 14
Site Name	Land South of Poolway Road
Parish	Coleford
Existing Use	Agriculture/greenfield
Site Area	5.1ha
Potential capacity	ca.153 dwellings at 30 per ha.
Relevant Planning History	SHLAA 2020:69 and 2020:123

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	980m to Coleford town centre
Primary School by road	ca.755m to Coalway Primary School
GP by road	1.25km from Coleford Health Centre, 2.1 to site of replacement facility
Bus/Train Station (direct line)	350m to the nearest bus stop and 980m to the main bus stop in the Coleford town centre.
Employment Area (direct line)	ca. 1.8km to the Tuffhorn Industrial Estate, Coleford.

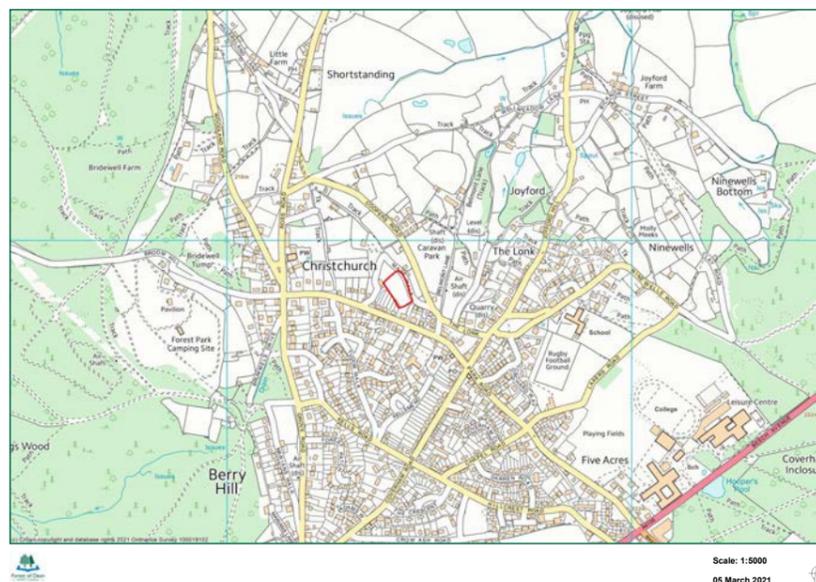
6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is accessed via a class 2 highway. Class 2 highways lead out of Coleford to join the wider road network. The site is within 900m of the Coleford town centre. There are a range of bus services running through Coleford.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Footpaths pass through and run around the the site and through the town of Coleford.	++
Climate Change and Carbon	Flood risk?	The site is not within a floodzone.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is relatively flat though on high ground and is within the Coleford Locally Valued Landscape. There are several ecological sites (RIG, LWS, SAC, SSSI) within 2km. The site is bounded by hedgerow. The land is grade 3 agricultural.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	None.	0
Character	Could development harm or enhance the character of the area?	Site is within the Coleford Locally Valued Landscape, a policy within the current Allocations Plan which seeks to prevent the town of Coleford merging with the settlements which surround it.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets on the site and the nearest listed building is 330m to the south.	+
Conclusion			
Site is quite prominent in part and on high ground. There may however be some potential for development in a manner that would not adversely affect the aims of the local landscape policy on part.			
Acceptable in part under SA criteria (less prominent eastern part of site).			

6 . Coleford

Site policy reference	COLEFORD 15
Site Name	Maze Walk, Berry Hill
Parish	West Dean
Existing Use	Greenfield
Site Area	0.37ha
Potential capacity	11 dwellings at 30 per ha
Relevant Planning History	SHLAA 2020:102

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

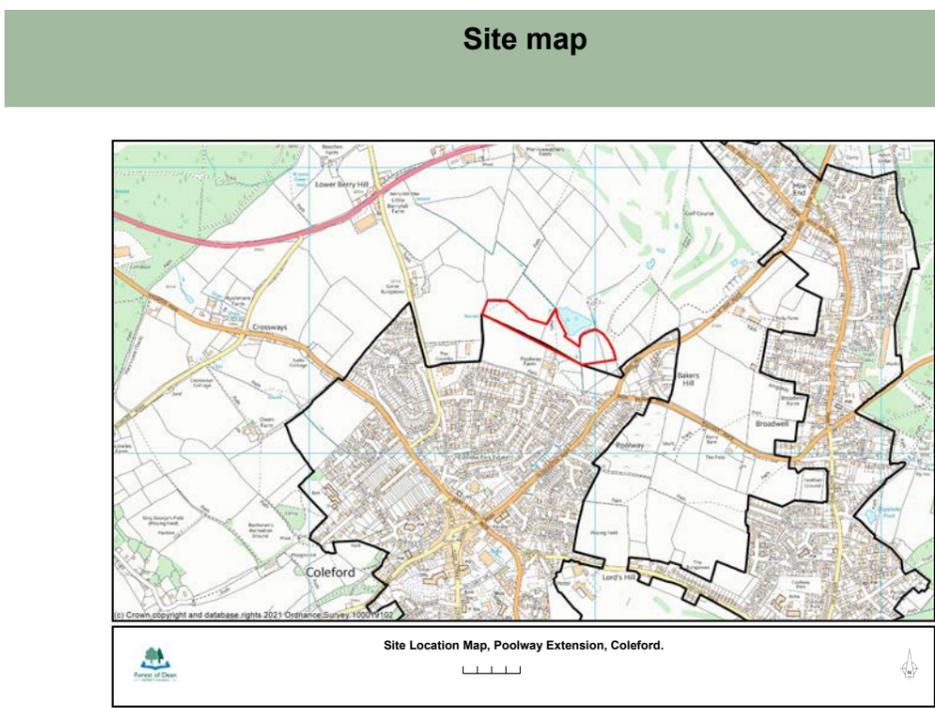
Town centre by road	2.9m to Coleford Town Centre. Although Berry Hill has a handful of smaller services/shops.
Primary School by road	400m to Berry Hill primary school
GP by road	3.1km to Coleford Health Centre, 1.9km to new location
Bus/Train Station (direct line)	240m to the nearest bus stop and 2.9km to the main bus stop in the Coleford town centre.
Employment Area (direct line)	ca. 4.3km to the Tuffthorn Industrial Estate, Coleford.

6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is accessed via a lane which leads to a Class 2 Highway.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	There are daily bus services from Berry Hill which run regularly throughout the working day and evening. There are services in Berry Hill which are within walking distance. There are footpaths in Berry Hill leading to the wider countryside. Pavements provide access to services.	+
Climate Change and Carbon	Flood risk?	The site is not within any floodzones.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	There are several ecological sites (LWS, SSSI) within a 2km radius of the site. The assessment site is classified as urban land despite being open and green. The site is bounded by hedgerow.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential- small site.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	None.	0
Character	Could development harm or enhance the character of the area?	The site is a small paddock which is surrounded by existing residential development and accessed off a minor lane. Harm to local character through infilling.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated (and non-designated) heritage assets on the site. The nearest designated asset is some 222m to the north west.	0
Conclusion			
Small site in sensitive location with access via a narrow lane.			
Unlikely to meet SA criteria, retain as undeveloped.			

6 . Coleford

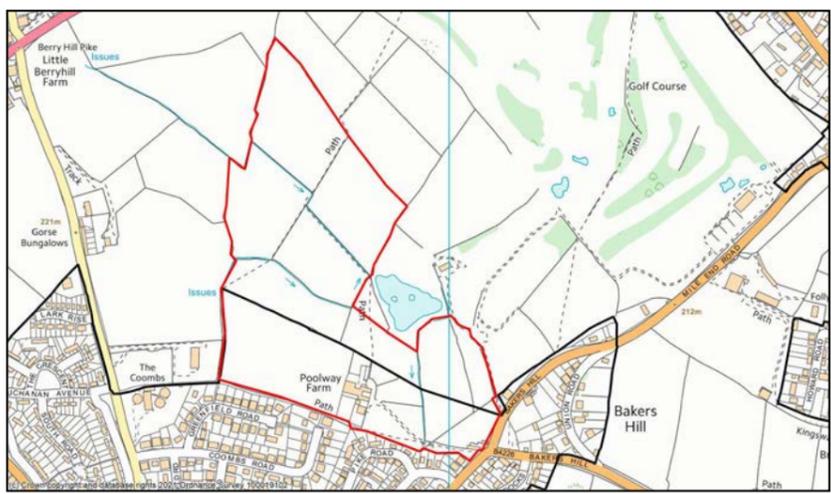
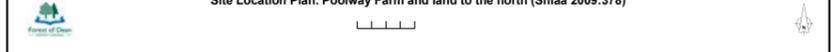
Site policy reference	COLEFORD 16
Site Name	Poolway Farm Extension
Parish	Coleford
Existing Use	Greenfield/agriculture
Site Area	3.34ha
Potential capacity	100 dwellings (at 30 per ha)
Relevant Planning History	Part of SHLAA 2020:202



Filter 1: Potential conflicts with international or national planning policy	
Is the site SAC?	No
Is the site SSSI?	No
Filter 2: Distance to services rating	
Town centre by road	ca.800m. from Coleford town centre
Primary School by road	ca. 1km from St John's CofE primary school
GP by road	ca. 1km from Coleford Health Centre but 600m via footpaths to new site
Bus/Train Station (direct line)	There is a bus stop adjoining the site on B4028
Employment Area (direct line)	The site is ca. 1.2km of the Tuffthorn Ind Est.

6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site adjoins B4028 which is a class 2 within the district.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is less than 800m from the town centre which is both walkable and cyclable.	++
Climate Change and Carbon	Flood risk?	The site is not include in Zone 2 or 3 flood risk mapping but is susceptible to surface water flooding	-
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is unconstrained by environmental features. It is agricultural/greenfield which has different site levels. 1.3km from SSSI. However, this is a prominent green edge to the settlement and the locally protected landscape.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	There is limited potential.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The site is prominent from the B4028. The site contributes to the aesthetics of the surrounding area.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated heritage assets and the site is some 210m. from the Coombs nursing home (Grade II listed building).	0
Conclusion			
Adjoining allocation is considered to represent the logical limits to the town if the local landscape policies (AP and NDP) are to be respected although close to town services etc. Site may have potential for landscaping and recreation use and for possible flood storage.			
Unlikely to meet SA criteria, retain as open space.			

<p>Site policy reference</p>	<p>COLEFORD 17</p>	<p>Site map</p>	<p>Filter 1: Potential conflicts with international or national planning policy</p>
<p>Site Name</p>	<p>Poolway Farm and Land to the North</p>		<p>Is the site SAC? No</p>
<p>Parish</p>	<p>Coleford</p>		<p>Is the site SSSI? No</p>
<p>Existing Use</p>	<p>Greenfield/agriculture</p>		<p>Filter 2: Distance to services rating</p>
<p>Site Area</p>	<p>17.9ha</p>	<p>Site Location Plan. Poolway Farm and land to the north (Shlaa 2009:378)</p>	<p>Town centre by road The site is within 800m of the Coleford town centre.</p>
<p>Potential capacity</p>	<p>537 dwellings at 30 per ha</p>		<p>Primary School by road The site is within 1km of the St Johns CofE primary school</p>
<p>Relevant Planning History</p>	<p>SHLAA 2009:378</p>		<p>GP by road ca. 1km from the Coleford Health Centre but 600 m from new location on existing footpath</p>
			<p>Bus/Train Station (direct line) There is a bus stop adjoining the site on the B4028.</p>
			<p>Employment Area (direct line) ca. 1.2km of the Tufthorn industrial estate.</p>

6 . Coleford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site adjoins B4028 which is a class 2 within the district	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is in part less than 800m from the town centre of Coleford, which is both walkable and cyclable.	++
Climate Change and Carbon	Flood risk?	The site is not within any floodzones but part is potentially affected by surface water flood risk	-
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is unconstrained by environmental features. It is agricultural/greenfield which has different site levels. Protected sites (SSSI, LWS, SSSI) within 2km open and prominent landscape. Makes a major contribution in the open locally designated landscape between Coleford and outlying settlements.	--
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Some opportunities for GI on this site.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The site is prominent from the B4028. Makes a major contribution in the open locally designated landscape between Coleford and outlying settlements.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated heritage assets and the site is some 117m. from the Coombs nursing home (Grade II listed building).	+
Conclusion			
Expansion beyond current allocation is likely to create harm in the landscape, though some land may be suitable for landscaping and flood storage. Relatively close to amenities and services.			
Unlikely to meet SA criteria, retain as part of local landscape and strategic gap.			

6 . Coleford

Site policy reference	COLEFORD 18
Site Name	Broadwell Farm
Parish	Coleford
Existing Use	Greenfield/agriculture
Site Area	4.12ha
Potential capacity	124 dwellings at 30 per ha.
Relevant Planning History	Shlaa 2007

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	The site is within ca.1.13km of the Coleford town centre.
Primary School by road	The site is within 940m. of Coalway Primary School.
GP by road	ca. 1.6km from the Coleford Health Centre, 2.0km from new permitted site
Bus/Train Station (direct line)	There are 4 different bus services running regularly day and evening though Broadwell.
Employment Area (direct line)	The assessment area is within Coleford, which offers various employment opportunities.

6 . Coleford

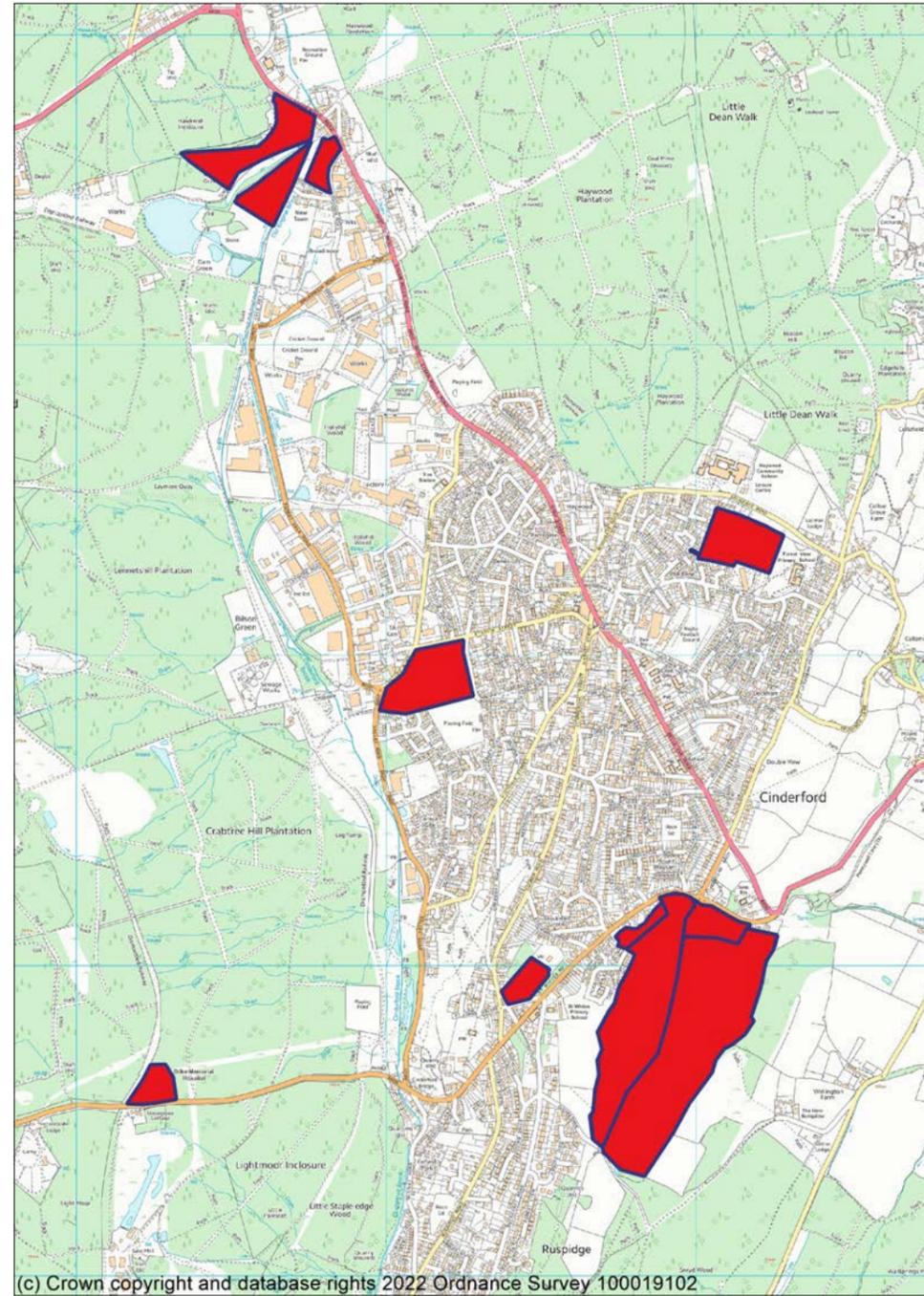
Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is accessed via Howard Road or Poolway Road.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	A public right of way crosses through the area leading to pavements which would allow pedestrian access to the town.	++
Climate Change and Carbon	Flood risk?	No immediate risk to flood on the site	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Open character of the Locally Valued Landscape area, however, the assessment area is connected to existing development therefore would be read in context of this. The site is greenfield which may be ecologically sensitive, as well as ecological sites within 2km. As the entire site is Grade 3 agricultural land, its development will result in the loss of high quality agricultural land.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Open character of the Locally Valued Landscape area, however, the assessment area is connected to existing development therefore would be read in context of this. It is high and consequently visible from a variety of locations	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated heritage assets within 250m. of the site.	+
Conclusion			
Part of site is better related to existing settlement may have less impact on local landscape.			
Majority of site unlikely to meet SA criteria, less prominent part could be considered further.			

7 . Cinderford

7 Cinderford

CINDERFORD 1	St Whites Farm #1
CINDERFORD 2	St Whites Farm #2
CINDERFORD 4	Station St
CINDERFORD 5	Sneyd Wood
CINDERFORD 6	Rear of Colliers Court
CINDERFORD 7	Northern Quarter #1
CINDERFORD 8	Northern Quarter #2
CINDERFORD 9	Newtown Road Steam Mills
CINDERFORD 11	Dilke Site, Cinderford
CINDERFORD 12	St Whites playing field (currently open space)
CINDERFORD 14	Land adjacent to St Whites Farm

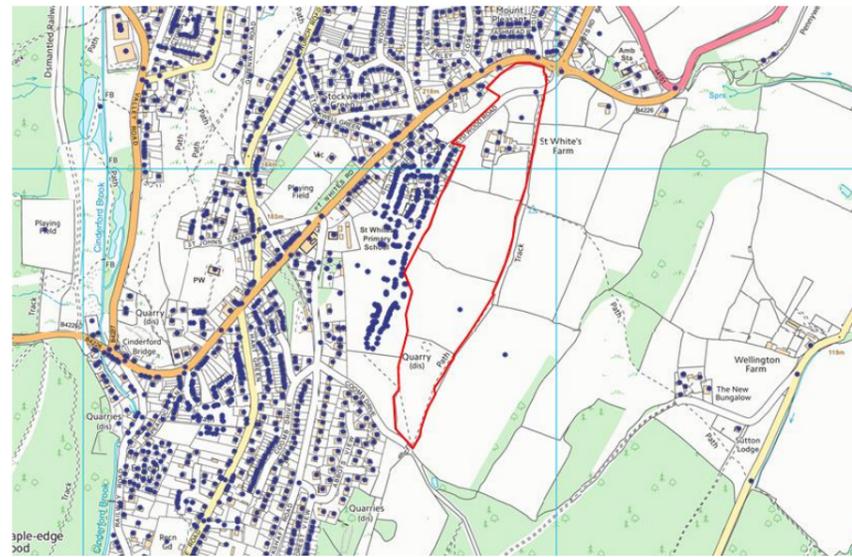
7 . Cinderford



7 . Cinderford

Site policy reference	CINDERFORD 1
Site Name	St Whites Farm #1
Parish	Cinderford
Existing Use	Urban land
Site Area	7.26ha
Potential capacity	217 dwellings at 30 dwellings per ha.
Relevant Planning History	(SHLAA 2020 131, 132,133,134,135)

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	1.14km to Cinderford town centre
Primary School by road	1.12km to St Whites School
GP by road	2.7km to Cinderford Health Centre
Bus/Train Station (direct line)	226m from closest bus stop
Employment Area (direct line)	2.31km to Forest Vale Industrial area

7 . Cinderford

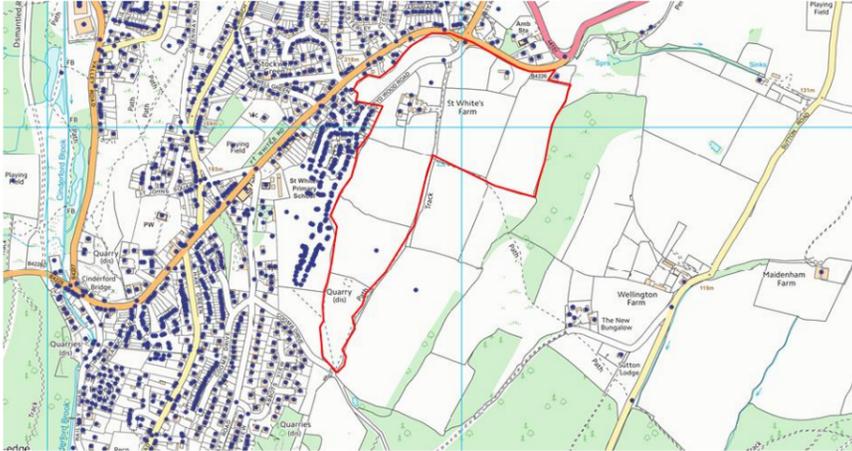
Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via A4151 to the A48 and A4136/A40 which leads to further connections of the M5. The A40/A48 roundabout near Gloucester is considered to be nearing capacity at the peak AM/PM times.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is within the settlement of Cinderford which contains a high amount of key services and facilities. The site is close to a frequent bus service leading to Gloucester City Centre. A public right of way also crosses the area and leads onto the town. Walking and cycle routes are accessible though relief is a constraint.	++
Climate Change and Carbon	Flood risk?	Development would not impact a floodzone however would need to be mindful of surface water run off	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is close to LWS and SAC and is greenfield therefore ecology may be prominent issue to be addressed. Development would need to be careful to avoid impacting water quality due to source protection zone. No significant spatial variation in sensitivity across assessment area- all highly visible. The site area consists of cleared agricultural land bordered by mature trees and includes one group of farm buildings.	--
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has residential development on one side and cleared agricultural land on the other side.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Development of site could impact on the urban edge of Cinderford and view sheds in this direction. Would have a far reaching landscape impact as it is a prominent site.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The proposal is unlikely to have an impact upon the historic environment. There is only a non -designated heritage asset nearby but this is a distance away from the site separated by existing development.	+
Conclusion			

7 . Cinderford

Access is available and it would be related to the existing settlement/development. Would have sustainable transport options. This is however a prominent greenfield site therefore there are landscape issues. Landscape with ecology would form main constraints. There may be parts of the site that could be developed around/ at former Farm.

Unlikely to meet SA criteria, retain as undeveloped.

7 . Cinderford

Site policy reference	Cinderford 2	Site map	Filter 1: Potential conflicts with international or national planning policy
Site Name	St Whites Farm #2		Is the site SAC? No
Parish	Cinderford		Is the site SSSI? No
Existing Use	Greenfield		Filter 2: Distance to services rating
Site Area	17.8ha		Town centre by road 1.14km to Cinderford town centre
Potential capacity	534 dwellings at a density of 30 dwellings per ha (larger version of above site)		Primary School by road 1.12km to St Whites School
Relevant Planning History	SHLAA 131-135, 95, 161, 2008 236	GP by road 2.7km to Cinderford Health facility Valley Rd	
		Bus/Train Station (direct line) 226m from closest bus stop	
		Employment Area (direct line) 2.31km to Forest vale industrial area	

7 . Cinderford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via the A48 which leads to further connections of the M5. The A40/A48 roundabout is considered to be nearing capacity at the peak AM/PM times	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is close to a frequent bus service leading to Gloucester City Centre. A public right of way also crosses the area and leads onto the town. Connects to town centre	++
Climate Change and Carbon	Flood risk?	Development would not impact a floodzone however would need to be mindful of surface water run off.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is close to SAC LWS and is greenfield land therefore ecology may be prominent on the site. Development would need to be careful to avoid impacting water quality (source protection zone). No significant spatial variation in sensitivity across assessment area. The site area consists of cleared agricultural land bordered by mature trees.	--
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has residential development on one side and cleared agricultural land on the other side.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Development of site would impact on the urban edge of Cinderford and view sheds in this direction.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The proposal is unlikely to have an impact upon the historic environment. There is only a single non -designated heritage asset nearby but this is a distance away from the site separated by existing development.	+
Conclusion			
As above but potentially greater landscape impact and also ecology. Access is good, however, but landscape and ecology issues are likely to bring major constraints as this is probably the highest point in Cinderford.			
Unlikely to meet SA criteria, retain as undeveloped, except for existing buildings.			

7 . Cinderford

<p>Site policy reference</p> <p>Site Name</p> <p>Parish</p> <p>Existing Use</p> <p>Site Area</p> <p>Potential capacity</p> <p>Relevant Planning History</p>	<p>CINDERFORD 4</p> <p>Station Street</p> <p>Cinderford</p> <p>Brownfield</p> <p>5ha</p> <p>Approx 150 dwellings</p> <p>Existing Allocation AP.33</p>	<p>Site map</p> 	<p>Filter 1: Potential conflicts with international or national planning policy</p> <p>Is the site SAC? No</p> <p>Is the site SSSI? No</p> <p>Filter 2: Distance to services rating</p> <p>Town centre by road 447m to Cinderford town centre</p> <p>Primary School by road 1.07ha from Forest view primary school</p> <p>GP by road 470m to the new Cinderford health centre</p> <p>Bus/Train Station (direct line) Station St is a bus route</p> <p>Employment Area (direct line) 332m to Forest vale industrial area</p>
--	--	--	---

7 . Cinderford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected to the town and links to the wider area	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is close to a frequent bus service leading to Gloucester City Centre.	++
Climate Change and Carbon	Flood risk?	Development would need to be mindful possible surface water flooding. .	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is a former industrial site with no significant environmental features.	++
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has no obvious GI potential.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Redevelopment of the site would improve its character, as it is currently derelict.	++
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No Listed Building, possible historic interest from past uses	+
Conclusion			
Would be an improvement in the appearance of the site, and remediation of the land is positive. Access and potential sustainable transport options are good. Useful to see developed the big issue will be viability- retain allocation but needs support to develop. Access to service and transport is good. Biodiversity needs to be taken into account. Potential loss of employment site but alternatives close by.			
Acceptable under SA criteria, retain allocation and commitment			

7 .Cinderford

Site policy reference	CINDERFORD 5	Site map	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Sneyd Wood Road		Is the site SAC? No	
Parish	Cinderford		Is the site SSSI? No	
Existing Use	Greenfield		Filter 2: Distance to services rating	
Site Area	0.579ha		Town centre by road	981m to Cinderford town centre
Potential capacity	17 dwellings at a density of 30ha per ha		Primary School by road	0.16km to St Whites primary school
Relevant Planning History	1883/21 application for 11 dwellings	GP by road	2.6km to Cinderford Health Centre	
		Bus/Train Station (direct line)	23m to St Whites Rod which is a bus route	
		Employment Area (direct line)	1.22km to Forest Vale industrial area	

7 . Cinderford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	small site well connected to remainder of town	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is close to a frequent bus service leading to Gloucester City Centre. Accessible by foot and cycle	++
Climate Change and Carbon	Flood risk?	There are no floodzones within or close to the assessment area.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is cleared and bordered by two roads. It contains a few trees.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	There is no obvious GI potential but on site ecology is an issue requiring retention and enhancement of green areas.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The site is in an elevated, visible site- development will impact on the appearance of this area, but could be mitigated through quality design.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The proposal is unlikely to have an impact upon the historic environment though some archaeological investigation may be needed	+
Conclusion			
Site has access and sustainable transport options. Well connected to existing residential development. Small allocated site could be prominent and could also form better entrance to estate. Good access to transport and services. Design needs to be carefully considered, as does biodiversity and landscaping.			
Acceptable under SA criteria, retain as allocation/commitment.			

7 . Cinderford

Site policy reference	CINDERFORD 6
Site Name	Rear of Colliers Court (including former football ground)
Parish	Cinderford
Existing Use	Playing Field
Site Area	2.47ha
Potential capacity	74 dwellings at a density of 30 dwellings per ha
Relevant Planning History	AP.34 allocated for housing and to allow FC to relocate

Site map



Filter 1: Potential conflicts with international or national planning policies

Is the site SAC?	No
Is the site SSSI?	No

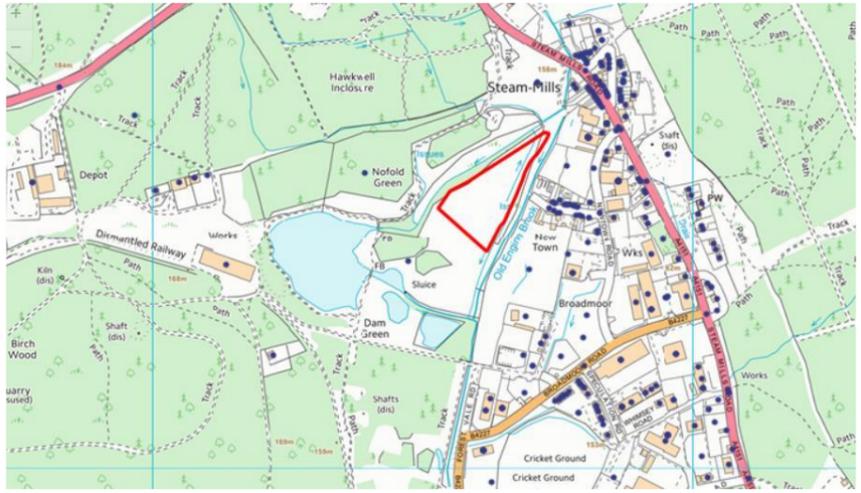
Filter 2: Distance to services rating

Town centre by road	432m to Cinderford town centre
Primary School by road	118m to Forest View primary school
GP by road	1.6km to Cinderford new Health Centre
Bus/Train Station (direct line)	Bus station located 85m away on Lattin Rd
Employment Area (direct line)	1.32km from Forest Vale industrial area

7 . Cinderford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Well connected to remainder of town and then to wider network	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is close to a frequent bus service leading to Gloucester City Centre.	+
Climate Change and Carbon	Flood risk?	None identified	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Amenity grass land/ recreational playing field	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site could accommodate wildlife linkages between residential area, but contains no other GI potential.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The development of this site would remove a playing field from community use which would need to be replaced elsewhere.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The proposal is unlikely to have an impact upon the historic environment.	+
Conclusion			
Loss of a recreational area. Good access to transport and services. Sustainable location. Needs some open space in recognition of current use, also FC to be replaced if moved. could form mixed use site...some housing and some recreational land. Expands that site to the west. Land to the south which is Causeway Rd, housing potential for housing site to the south.			
Acceptable under SA criteria, retain for potential to develop.			

7 . Cinderford

<p>Site policy reference</p>	<p>CINDERFORD 7</p>	<p>Site map</p>	<p>Filter 1: Potential conflicts with international or national planning policy</p>
<p>Site Name</p>	<p>Northern Quarter 1, Steam Mills</p>		<p>Is the site SAC? No</p> <p>Is the site SSSI? No</p>
<p>Parish</p>	<p>Cinderford</p>		<p>Filter 2: Distance to services rating</p>
<p>Existing Use</p>	<p>Greenfield and some woodland</p>		<p>Town centre by road 1.6968km from Cinderford to town centre</p>
<p>Site Area</p>	<p>1.64ha</p>		<p>Primary School by road 346m from Steam Mills primary school</p>
<p>Potential capacity</p>	<p>Approx 50 dwellings</p>	<p>GP by road 2.092km from Valley Rd Health Centre</p>	
<p>Relevant Planning History</p>	<p>Area covered by the Cinderford Northern Quarter Area Action Plan</p> <p>Housing allocation 18- now with partly implemented permission:</p> <p>P0663/14/OUT: demolition of existing buildings and structures and mixed use development and associated infrastructure and works to include: i) Full details of new highway infrastructure and a new education campus and up to 195 dwellings, a hotel and 18,800 sq.m. for employment uses.</p>	<p>Bus/Train Station (direct line) The site benefits from a bus stop at adjoining Gloucestershire College campus.</p>	
		<p>Employment Area (direct line) 271 from adjoining industrial area.</p>	

7 . Cinderford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	connected to remainder of town and close to main routes beyond	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is within the settlement of Cinderford, which contains a high amount of key services and facilities. The site is close to a frequent bus service leading to Gloucester City Centre.	+
Climate Change and Carbon	Flood risk?	There is an area of Floodzone 2 and 3 passes around the east and west boundaries of the assessment area.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site contains some woodland and trees and is highly vegetated.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site does have the potential to join woodland areas to the east and west of the site.	++
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Requires careful development and landscaping.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated assets in close proximity to the assessment area.	+
Conclusion			
Design and inclusion of excellent landscaping and biodiversity enhancements are essential. The site has the potential to enhance but needs to be of a high standard must fit NQ ecology, open space and other requirements. Sustainable location but high likelihood of ecology issues.			
Likely to meet SA criteria, retain as committed site by way of valid permission .			

7 . Cinderford

<p>Site policy reference</p> <p>Site Name</p> <p>Parish</p> <p>Existing Use</p> <p>Site Area</p> <p>Potential capacity</p> <p>Relevant Planning History</p>	<p>CINDERFORD 8</p> <p>Northern Quarter 2, Steam Mills</p> <p>Cinderford</p> <p>Greenfield with some woodland</p> <p>7.697ha</p> <p>Approx. 230 dwellings</p> <p>Area covered by the Cinderford Northern Quarter Area Action Plan</p> <p>Housing allocation - valid partially implemented permission</p> <p>P0663/14/OUT: demolition of existing buildings and structures and mixed use development and associated infrastructure and works to include: i) Full details of new highway infrastructure and a new education campus and up to 195 dwellings, a hotel and 18,800 sq.m. for employment uses.</p>	<p>Site map</p> 	<p>Filter 1: Potential conflicts with international or national planning policy</p> <p>Is the site SAC? No</p> <p>Is the site SSSI? No</p> <p>Filter 2: Distance to services rating</p> <p>Town centre by road 1.7km from Cinderford town centre</p> <p>Primary School by road 346m from Steam Mills primary school</p> <p>GP by road 2.1km from Valley Rd Health Centre</p> <p>Bus/Train Station (direct line) The site benefits from a bus stop at adjoining Gloucestershire College campus also on Steam Mills Rd</p> <p>Employment Area (direct line) 271m from adjoining industrial area.</p>
--	--	--	--

7 . Cinderford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	connected to remainder of town and wider networks	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is close to a frequent bus service leading to Gloucester City Centre.	+
Climate Change and Carbon	Flood risk?	There is an area of Floodzone 2 and 3 that passes close to the eastern boundary of the site. It would be possible to accommodate the proposals outside the floodzone. Development would need to be mindful of not increasing the risk.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site contains some woodland and trees. Will need to accommodate natural features.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site does have the potential to join woodland areas to the east and west of the site.	++
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Requires careful development and landscaping.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated assets in close proximity to the assessment area. The proposal is unlikely to have an impact upon the historic environment. There is only a non -designated heritage asset nearby but this is a distance away from the site separated by existing development.	+
Conclusion			
In a sustainable location, but major ecological issues. Must be developed as an enhancement or change to the NQ character - will need high standard of design and use of open space.			
Likely to meet SA criteria, retain as committed site by way of existing permission.			

7 . Cinderford

<p>Site policy reference</p>	<p>CINDERFORD 9</p>	<p>Site map</p>	<p>Filter 1: Potential conflicts with international or national planning policy</p>
<p>Site Name</p>	<p>Newtown Road, Steam Mills</p>		<p>Is the site SAC? No</p>
<p>Parish</p>	<p>Cinderford</p>		<p>Is the site SSSI? No</p>
<p>Existing Use</p>	<p>Brownfield/Industrial</p>		<p>Filter 2: Distance to services rating</p>
<p>Site Area</p>	<p>1ha</p>		<p>Town centre by road 1.698km from Cinderford Town Centre</p>
<p>Potential capacity</p>	<p>30 dwellings</p>		<p>Primary School by road 346m from Steam Mills primary school</p>
<p>Relevant Planning History</p>	<p>Existing Allocation in Northern Quarter</p>		<p>GP by road 2.092km from Valley Road health centre</p>
			<p>Bus/Train Station (direct line) The site benefits from a bus stop at adjoining Gloucestershire College campus</p>
			<p>Employment Area (direct line) Adjoins industrial area</p>

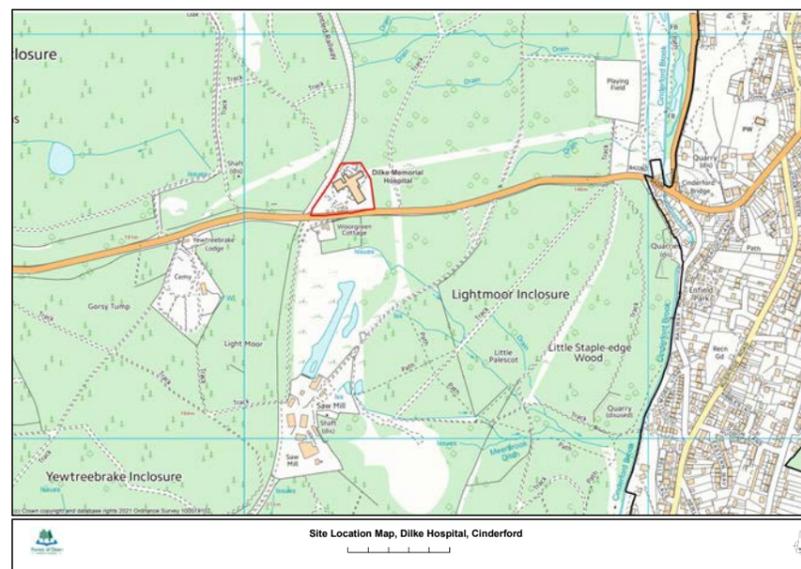
7 . Cinderford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Connected to remainder of town	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is within the settlement of Cinderford which contains a high amount of key services and facilities. The site is close to a frequent bus service leading to Gloucester City Centre.	+
Climate Change and Carbon	Flood risk?	There is an area of Floodzone 2 and 3 which adjoins the assessment area. It would be possible to accommodate the proposals outside the floodzone. Development would need to be mindful of not increasing the risk.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is cleared of most natural features.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	As the site is currently brownfield/ industrial, but adjoined by a mix of uses, it is considered that development of the site would improve its character.	++
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The proposal is unlikely to have an impact upon the historic environment. There is only a non-designated heritage asset nearby but this is a distance away from the site separated by existing development.	+
Conclusion			
Sustainable location and it is preferable to develop brownfield land as opposed to greenfield. Viability may be an issue. Whatever end use the site needs to improve the east edge of the NQ and accommodate the retention of the Mill building and probably access to the rest of the NQ. Would be a great visual improvement to the appearance of this brownfield site and opportunity to incorporate landscaping and biodiversity enhancement.			
Likely to meet SA criteria, retain, potential for development as part of northern quarter.			

7 . Cinderford

Site policy reference	CINDERFORD 11
Site Name	Dilke site, Cinderford
Parish	Cinderford
Existing Use	Community hospital, brownfield
Site Area	1.301 ha
Potential capacity	39 dwellings (at 30 per ha)
Relevant Planning History	N/A hospital to be replaced by new facility under construction

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	2.9km to Cinderford town centre (next to bus station)
Primary School by road	1.5km to St Whites primary school
GP by road	2.7km to Valley Road Health Centre, Cinderford
Bus/Train Station (direct line)	On bus route (but this might not be retained if no longer a hospital).
Employment Area (direct line)	2.1km to Forest Vale Industrial Estate, Cinderford

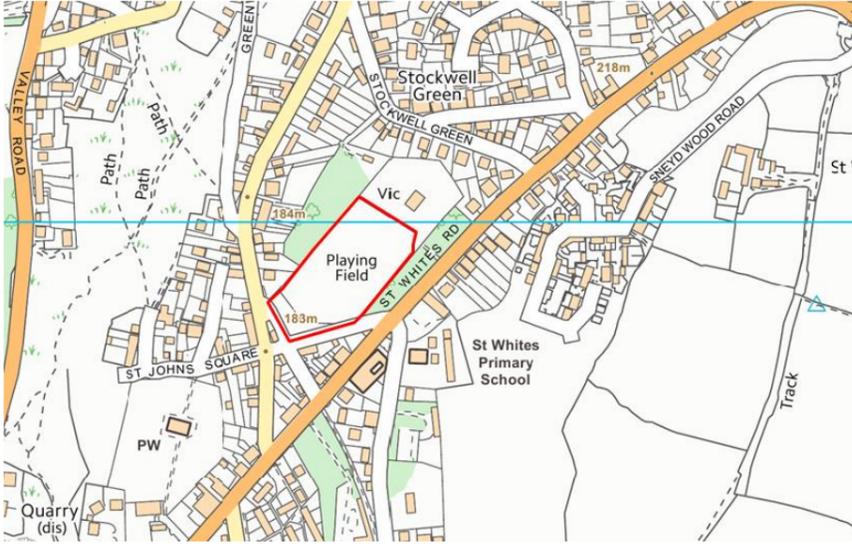
7 . Cinderford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The site has very good transport access. It is accessed via a combination of class 3 and class 2 highways. The site is adjacent to the B4226 running between Coleford and Cinderford and beyond but isolated from both	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Good public transport links, but this is because the bus stops there regularly as it is a hospital (this might change when the hospital use ceases). Adjoins recreational cycle route.	0
Climate Change and Carbon	Flood risk?	There is no risk from floodzone or surface water flooding, however, suitable SUDS would still be implemented.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site is currently a hospital and therefore sits on existing hardstanding, however, it is surrounded by woodland. Due to the fact, that this land is classed as Non-Agricultural, it is unlikely that effects will vary based on developing different areas within it. The site is not within a designated ecological/geological site, however, there are multiple LWS, RIGs, SSSI within a 2km. radius. As such, the development of this site would have a moderate-high impact on ecology, and enhancement/mitigation measures would be required.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	There could be some potential to link the site to the woodland beyond.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The site is currently a built development (hospital). The main building has some attractive historical features, but has been extended significantly with modern less attractive constructions. There could be some potential to improve the overall character of the site with sensitive design and landscaping.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The proposal may have an impact on the setting of the nearest listed structure (the bridge) as it is adjacent to the site. However, it is borne in mind that the listed building is a bridge. An assessment will still need to be carried out.	0
Conclusion			
Building and curtilage will need to find suitable alternative use appropriate to location.			

7 . Cinderford

Likely to meet SA criteria with appropriate use, consider dedicated LP policy.

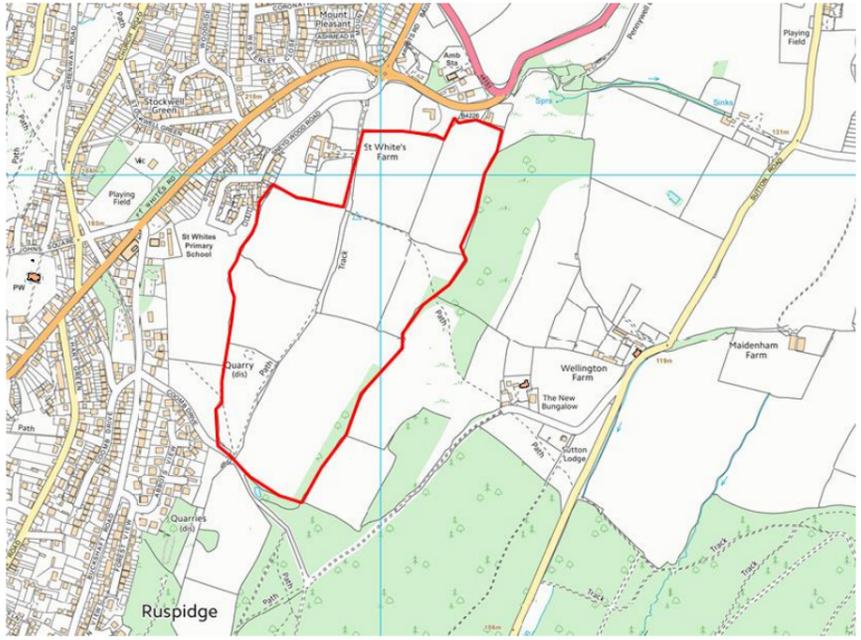
7 . Cinderford

Site policy reference	CINDERFORD 12	Site map	Filter 1: Potential conflicts with international or national planning policy	
Site Name	St Whites playing field (currently open space)		Is the site SAC? No	
Parish	Cinderford		Is the site SSSI? No	
Filter 2: Distance to services rating				
Existing Use	Playing field		Town centre by road	1.29km to Cinderford town centre
Site Area	1.232ha		Primary School by road	111m to St Whites primary school
Potential capacity	37 dwellings (at 30 dwellings per ha)	GP by road	2.3km to Valley Road Health Centre, Cinderford	
Relevant Planning History	SHLAA 2008:208	Bus/Train Station (direct line)	1.29km to Cinderford bus station adjoins bus route	
		Employment Area (direct line)	1.97km to Forest Vale Industrial Estate, Cinderford	

7 . Cinderford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected . The site is close to a frequent bus service leading to Gloucester City Centre.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Good foot and cycle access for location	+
Climate Change and Carbon	Flood risk?	There are no floodzones within the site.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is currently an open flat green area within close proximity to designated ecological sites (LWS within 170m and several LWS, SSI and SAC within 2km). It is protected by current LP.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The loss of an open recreation area would adversely impact on the character of the area.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No designated sites in the assessment area and the nearest designated heritage asset is some 90m away (St Johns Church). No archaeological interest.	0
Conclusion			
Semi formal open space within town of considerable visual and functional value.			
Unlikely to meet SA criteria retain/protect as open area.			

7 . Cinderford

<p>Site policy reference</p>	<p>CINDERFORD 14</p>	<p>Site map</p>	<p>Filter 1: Potential conflicts with international or national planning policy</p>
<p>Site Name</p>	<p>Land adjacent to St Whites Farm</p>		<p>Is the site SAC? No</p> <p>Is the site SSSI? No</p>
<p>Parish</p>	<p>Cinderford</p>		<p>Filter 2: Distance to services rating</p>
<p>Existing Use</p>	<p>Greenfield/agricultural land.</p>		<p>Town centre by road 1km to Cinderford town centre.</p>
<p>Site Area</p>	<p>25.350ha</p>		<p>Primary School by road Adjacent to St White Primary School</p>
<p>Potential capacity</p>	<p>ca. 760 dwellings (at 30 per ha)</p>	<p>Relevant Planning History</p> <p>SHLAA 2020:161</p> <p>SHLAA 2020:133</p> <p>SHLAA 2020:134</p> <p>SHLAA 2020:135</p> <p>P0932/08/FUL Erection of a new rugby clubhouse - Withdrawn. Site is a larger version of others assessed. Partly implemented.</p>	<p>GP by road ca. 2.7km to the Valley Road Health Centre, Cinderford</p>
<p>Relevant Planning History</p>	<p>SHLAA 2020:161</p> <p>SHLAA 2020:133</p> <p>SHLAA 2020:134</p> <p>SHLAA 2020:135</p>		<p>Bus/Train Station (direct line) 1km to Cinderford Bus Station bus route near adjoining B4226</p>
<p>Relevant Planning History</p>	<p>P0932/08/FUL Erection of a new rugby clubhouse - Withdrawn. Site is a larger version of others assessed. Partly implemented.</p>		<p>Employment Area (direct line) ca.2.8km to the Forest Vale Industrial Estate</p>
<p>Relevant Planning History</p>	<p>P0932/08/FUL Erection of a new rugby clubhouse - Withdrawn. Site is a larger version of others assessed. Partly implemented.</p>		<p></p>

7 . Cinderford

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	<p>The assessment area would gain access from Sneyd Wood Road and onto the B4226. This is a small estate road therefore may need improvements for additional traffic. More remotely, the A40/A48 roundabout near Gloucester is considered to be nearing capacity at the peak AM/PM times.</p> <p>The site is close to Cinderford, which contains a high amount of key services and facilities but relief and distance may reduce accessibility. The site is close to a frequent bus service leading to Gloucester City Centre.</p>	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	A public right of way crosses the area and leads onto the town.	++
Climate Change and Carbon	Flood risk?	The site is not within any floodzones.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site is very open agricultural land. It is within a LWS and is within 2km of several other LWS and RIG. Close to SAC The site consists of grade 4 land (not high value). The site features changes in ground level, as it is on a hillside.	--
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential for connections and enhancement	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No. The site adjoins agricultural fields and residential development.	0
Character	Could development harm or enhance the character of the area?	The site has an open character on a prominent hillside. It is visually prominent especially when travelling towards Cinderford from the South. Extension of development in this manner would cause serious harm to the character of the area, particularly affecting views towards Cinderford.	--
Heritage	<p>Does the site include a listed building or fall within the setting of a listed building?</p> <p>Is the site likely to have archaeological interest?</p>	No designated or non-designated assets nearby.	+
Conclusion			
This larger version of sites evaluated above is very prominent. It is connected to the town and includes an area laid out for a replacement sports pitch. More suited to open uses than development, possibly constrained by ecology and landscape.			

7 . Cinderford

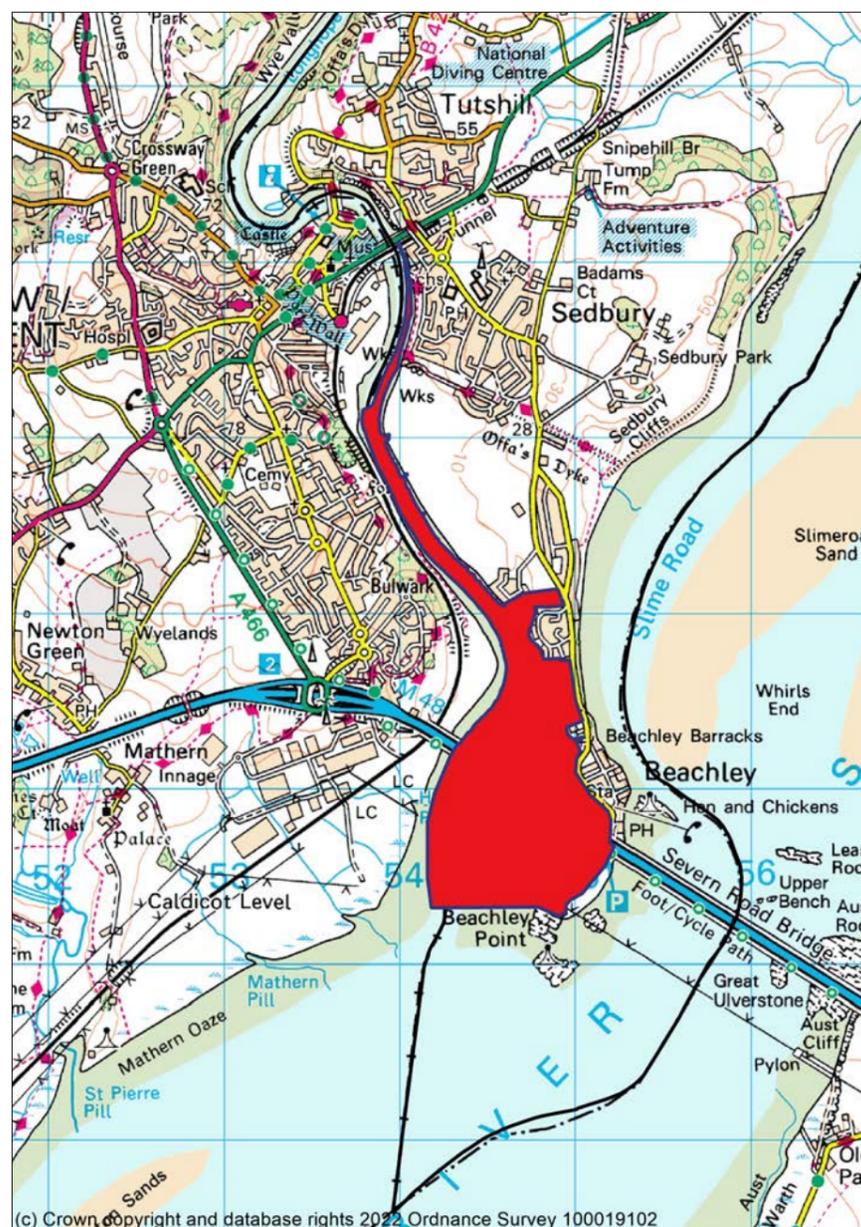
Unlikely to meet SA criteria for extensive built development retain as largely undeveloped.

8 . Beachley Camp

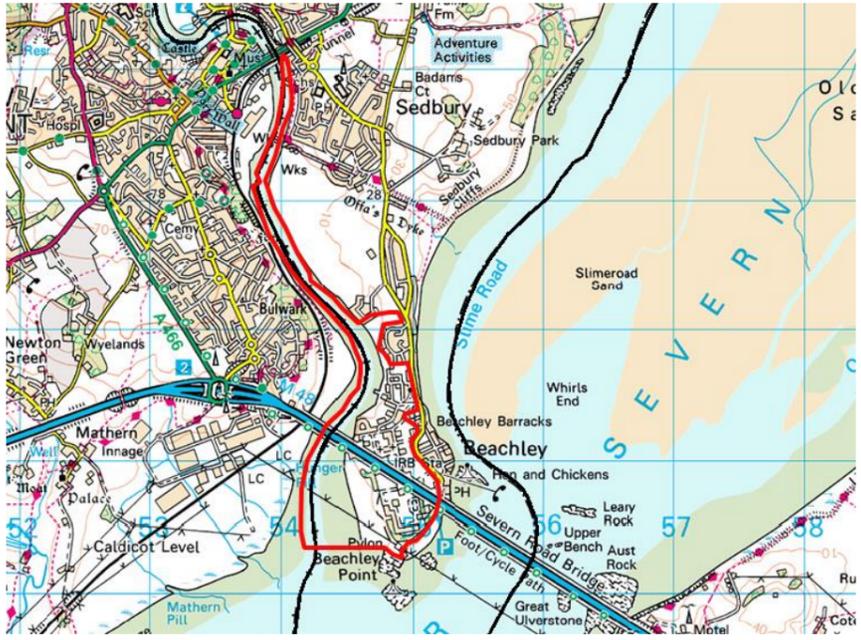
8 Beachley Camp

TIDENHAM 1

Beachley Barracks



8 . Beachley Camp

<p>Site policy reference</p>	<p>TIDENHAM 1</p>	<p>Site map</p>	<p>Filter 1: Potential conflicts with international or national planning policy</p>
<p>Site Name</p>	<p>Beachley Barracks</p>		<p>Is the site SAC? Yes - Severn Estuary SAC & River Wye SAC</p>
<p>Parish</p>	<p>Tidenham</p>		<p>Is the site SSSI? Yes - Severn Estuary SSSI</p>
<p>Existing Use</p>	<p>Army barracks</p>		<p>Filter 2: Distance to services rating</p>
<p>Site Area</p>	<p>132ha</p>		<p>Town centre by road 3km to Sedbury village centre</p>
<p>Potential capacity</p>	<p>Current pop. 250</p>		<p>Primary School by road 3km to Offa's Dyke Mead Primary School</p>
<p>Relevant Planning History</p>	<p>As this is crown land, it is exempt from the planning system as applied by the local authority. It is however likely to become surplus and will then form a large "brownfield site" Within the larger ownership, probably 20+ha could be suitable for development</p>		<p>GP by road 3km to Towngate surgery</p>
			<p>Bus/Train Station (direct line) The site is on Beachley Road, which is an existing bus route.</p>
			<p>Employment Area (direct line) 2.88km to the Sedbury business park.</p>

8 . Beachley Camp

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability

SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is accessed solely via Beachley Road which leads to the A48 providing access to Chepstow leading on to the Severn Bridge and M4. The A48 suffers from congestion at the core AM/PM hours. The proposal has the potential to make this worse.	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	There are a no public rights of way near the site (MoD land). Cycling is possible on the surrounding roads. Relatively isolated for walking.	0
Climate Change and Carbon	Flood risk?	Floodzone 2 and 3 is immediately adjacent to the eastern, southern and western boundaries of the assessment area due to the River Severn. This also encroaches the western boundary of the assessment area.	-
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site includes 2 x SAC and 1 x SSSI. Any development will need to avoid building within these designations and incorporate measures that may arise from appropriate assessments. Existing development is very close to these designations therefore any redevelopment has the potential to impact upon these areas. This will require mitigation and enhancements. Development on this site will be constrained.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site would contain some valuable GI opportunities due to its riverfront location on two sides, and extensive tree cover.	++
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The redevelopment of the site should take advantage of the current assets such as the main open areas and buildings to be retained. Development must be planned to create/ retain the existing character. The previously development area of the site has potential to be enhanced.	+
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 3 listed buildings within the assessment area all Grade II. These are a former house, former school rooms and church. The Old Severn Bridge, Grade I Listed, also passes over the top of the site. The site is 1.5km from the assessment area of the Sedbury Park complex which has large surrounding gardens. Wye Valley AONB 1km from site These listed buildings have the potential to be harmed if development takes place in close proximity due to surrounding space which adds to their settings.	-

Conclusion

8 . Beachley Camp

Site will be constrained for development owing to its potential harm to traffic congestion, habitat, listed buildings and drainage. However, there are good access routes to services and main highways, provided that it can be demonstrated that any increase in traffic can be satisfactorily accommodated or mitigated by alternative provision. Need to find a good use for this site once MOD abandons it. Brownfield development is generally preferable to greenfield as is the use of already developed (hard surfaced) areas within the site. Need to ensure good sustainable access to services. Appropriate for a mixed use. It cannot be developed without being able to demonstrate that travel can be properly provided for, and that the adjoining SACs are properly protected. The potential is the previously developed element and the LP will need to propose a good mixed development of a high standard. Site is not well located for cycle and pedestrian/bus travel (relatively remote) . Potential for significant effects on designated sites and species. Site would require comprehensive plan to demonstrate issues can be addressed and how the necessary infrastructure can be provided.

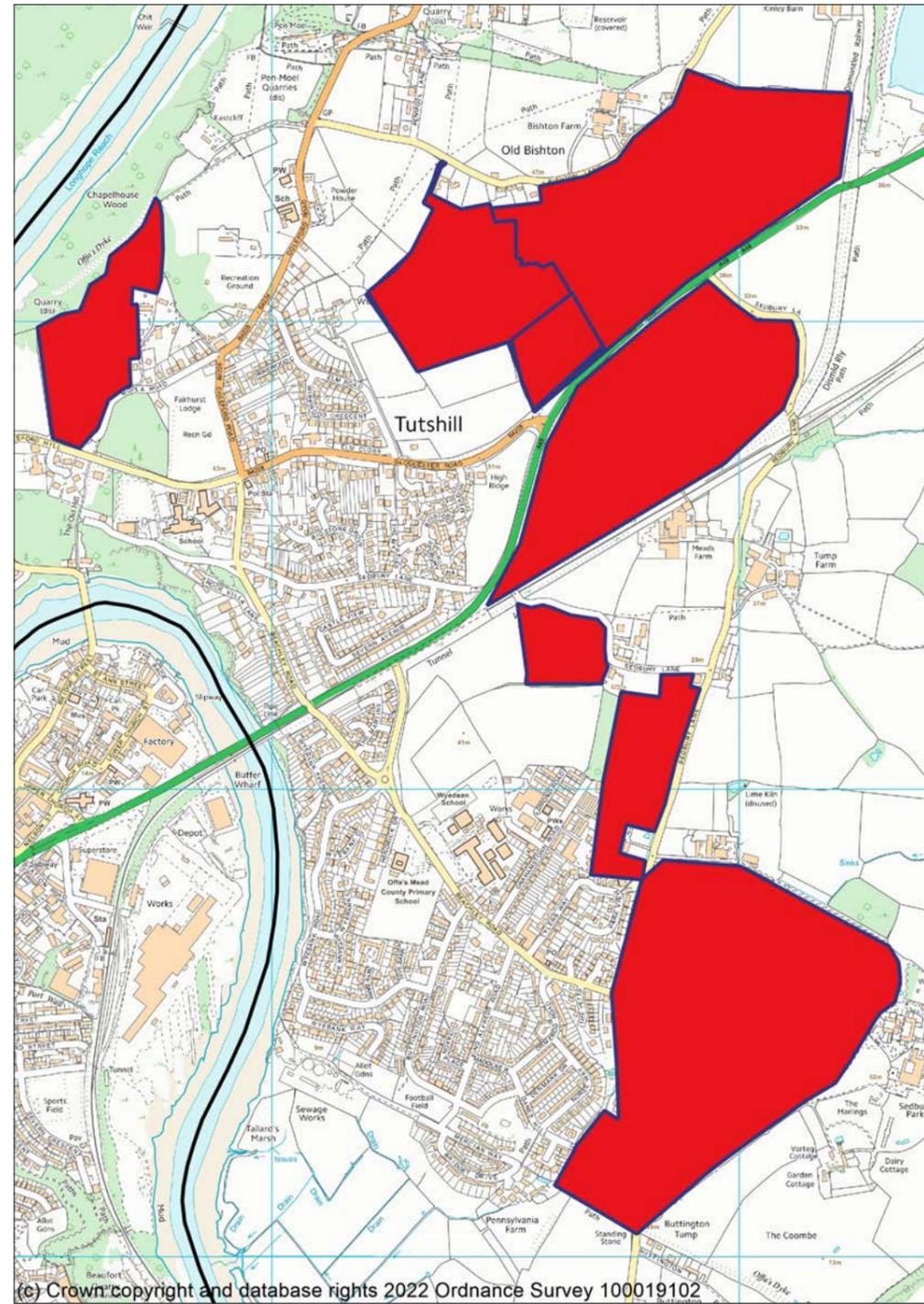
Likely to meet SA criteria with appropriate policy envelope. Requires further evaluation in the context of potential new development based uses.

9 . Tutshill & Sedbury

9 Tutshill & Sedbury

TIDENHAM 2	Sedbury Park
TIDENHAM 3	Land south of A48, Tutshill
TIDENHAM 4	Land off Sedbury Lane
TIDENHAM 5	Land north of A48, Tutshill
TIDENHAM 7	By the Lookout Tower
TIDENHAM 9	Land Adjacent to Wyedean School (Smaller area)
TIDENHAM 11	Land north of A48 (smaller area)
TIDENHAM 12	Land east of Tutshill

9 . Tutshill & Sedbury



9 . Tutshill & Sedbury

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability

SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected to Buttington Road which links to the A48. The A48 is congested at peak AM/PM times therefore a development is likely to impact or worsen this.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is within walking distance of a frequent bus service leading to Chepstow. Chepstow Train Station is 2km away. A Public Rights of Way crosses the site which would allow pedestrian access to the village centre.	+
Climate Change and Carbon	Flood risk?	Some surface water vulnerability in Sedbury Lane	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>Most of the site is grade 3 agricultural land. There is a potential for development to result in the loss of high quality agricultural land. Significant negative effects may occur in relation to soil quality at the development site. The effects are uncertain as there is no data outlining whether the grade 3 land is grade 3a or lower quality grade 3b.</p> <p>The development is close to Local Wildlife Sites and the Severn Estuary SAC therefore there would need to be appropriate mitigation and enhancement in order to avoid adverse effects. Hedgerows and woodland are an important asset therefore should be safeguarded.</p>	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	There is GI potential in this site, particularly in allowing recreational access from existing residential areas of Sedbury with the riparian areas of the Severn.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Open visible landscape with heritage assets close by.	-
Heritage	<p>Does the site include a listed building or fall within the setting of a listed building?</p> <p>Is the site likely to have archaeological interest?</p>	The assessment area is adjacent to the Ancient Monument, Offas Dyke, and Sedbury Park a Grade II* Listed Building. Development of the assessment area is likely to have a large impact upon the heritage assets as the open character and rural nature is highly sensitive to change. This may require a buffer.	-
Conclusion			

9 . Tutshill & Sedbury

Sustainable location, as close to services. Site could have an adverse impact on traffic congestion, so that aspect would need to be well considered before development. Could harm the setting of listed buildings, thus constraining site and needing high regard to design and layout. Transport and infrastructure also need to be addressed. Greenfield area that feels like it encroaches into open countryside. This could have a major effect on Offas Dyke which is the start of a well walked National trail also an Ancient Monument. Undeveloped open part of the landscape

Unlikely to meet SA criteria, retain as undeveloped.

9 . Tutshill & Sedbury

Site policy reference	TIDENHAM 3	Site map	Filter 1: Potential conflicts with international or national planning policy
Site Name	Land south of A48, Tutshill		Is the site SAC? No
Parish	Tidenham		Is the site SSSI? No
Existing Use	Greenfield/agricultural		Filter 2: Distance to services rating
Site Area	18.9402ha		Town centre by road 1.03km to Sedbury village and 1.3km from Chepstow town centre.
Potential capacity	567 dwellings		Primary School by road 1km from Offas Mead school.
Relevant Planning History	SHLAA site 2020 P1574/19/OUT: Outline planning application for the erection of up to 185 dwellings with public open space, landscaping and sustainable drainage system (SUDS) and primary vehicular access point from the A48. (All matters reserved except for means of access).- Withdrawn		GP by road 751m to Tutshill surgery
			Bus/Train Station (direct line) The site adjoins Gloucester Rd, Tutshill, which is an existing bus route.
			Employment Area (direct line) 462m to the Sedbury Business Park.

9 . Tutshill & Sedbury

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability

SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via the A48 leading onto the M48. Development has the potential to exacerbate congestion issues during peak AM/PM travel times.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is within walking distance of a bus service which leads to Chepstow and Cinderford. Chepstow train station is 1.6km away providing access to Bristol, Gloucester and Cardiff. A Public Rights of Way crosses the site which would allow pedestrian access into the village centre.	+
Climate Change and Carbon	Flood risk?	Some possible surface water flooding on site	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	<p>The assessment area is mostly grade 2 with a small area grade 3 agricultural land in the eastern area of the assessment area.</p> <p>There is a potential for development to result in the loss of high quality agricultural land. Significant negative effects may occur in relation to soil quality at the development site.</p> <p>The site is also close to a Local Wildlife Site therefore there would need to be appropriate mitigation and enhancement in order to maintain this. Also close to Severn estuary SAC.</p> <p>Hedgerows and woodland are an important asset therefore should be safeguarded.</p>	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site may have some GI potential with hedgerows and trees adjoining	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Reasonably enclosed landscape, but can be seen from certain viewpoints.	0
Heritage	<p>Does the site include a listed building or fall within the setting of a listed building?</p> <p>Is the site likely to have archaeological interest?</p>	There are a small number of Listed Buildings adjacent to the assessment area on the opposite side of the railway line including Meads Farm (II*). Others further away will need to be taken into account. Development of the assessment area is unlikely to have a large impact upon heritage assets except potentially Meads farm. A buffer may be required between the assessment area and the closest Listed Buildings.	0
Conclusion			

9 . Tutshill & Sedbury

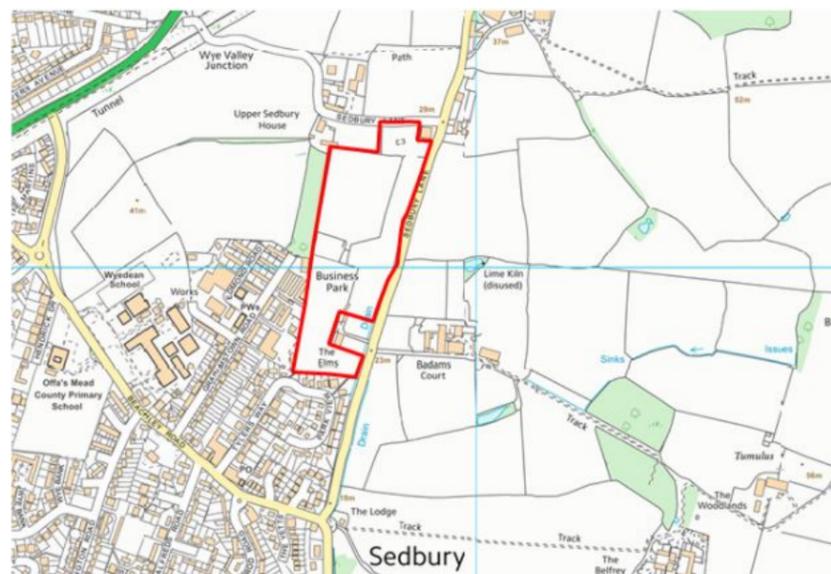
Sustainable location, close to good access routes and services, though close to highway pinchpoint. Mitigation may be necessary. There are green Infrastructure possibilities and link to cycle route. Reasonably enclosed landscape.

Likely to meet SA criteria.

9 . Tutshill & Sedbury

Site policy reference	TIDENHAM 4
Site Name	Land off Sedbury Lane
Parish	Tidenham
Existing Use	Greenfield/agricultural
Site Area	5.5300 ha
Potential capacity	Around 165 dwellings at 30 per ha.
Relevant Planning History	SHLAA site #167 (2020)

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	465m to Sedbury Village centre.
Primary School by road	704m from Offa's Mead primary school.
GP by road	505m from Towngate surgery (Sedbury)
Bus/Train Station (direct line)	The site is adjacent to Beachley Rd, which is an existing bus route.
Employment Area (direct line)	The site adjoins Sedbury business park.

9 . Tutshill & Sedbury

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability

SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via local roads to the A48 which leads onto the M48. The A48 is known to be congested at the main peak AM PM times therefore development could exacerbate this. Sedbury Lane is very narrow and access along it is poor.	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is within walking distance of a frequent bus service leading to Cinderford and Chepstow. Chepstow Train Station is 2.4km away. There is a Public Right of Way near the site which would allow pedestrian access into the village centre.	+
Climate Change and Carbon	Flood risk?	There are no floodzones within or close to the assessment area though surface water flooding in Sedbury Lane is mapped.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The assessment area is close to Local Wildlife Sites and the SAC therefore there would need to be appropriate mitigation and enhancement. Hedgerows and woodland are an important asset therefore should be safeguarded.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	No significant spatial variation in sensitivity across assessment area.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	No significant spatial variation in sensitivity across assessment area. Open agricultural landscape, locally visible.	0
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are Listed Buildings north of the assessment area. Development of the assessment area is unlikely to harm heritage assets due to the distance between. Any issues could be overcome by a buffer.	0

Conclusion

Although it has access onto the A48 and beyond, Sedbury Lane is narrow and poor. Active transport could be encouraged owing to the proximity of the site to services.

Likely to meet SA criteria.

9 . Tutshill & Sedbury

Site policy reference	TIDENHAM 5
Site Name	Land north of A48 Tutshill
Parish	Tidenham
Existing Use	Greenfield/agricultural
Site Area	11.5779 ha
Potential capacity	Around 347 dwellings at 30 per ha.
Relevant Planning History	SHLAA site #28 (2019)

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	1.68km to Sedbury town centre (2km to Chepstow town centre)
Primary School by road	649m to St Johns on the Hill school
GP by road	571m to Tutshill surgery
Bus/Train Station (direct line)	264m to Gloucester Rd
Employment Area (direct line)	999m to Sedbury Business Park

9 . Tutshill & Sedbury

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability

SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via the A48 which leads onto the M48. The A48 is however congested at the peak AM/PM times therefore the development of this large assessment area could exacerbate this.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is within walking distance of a frequent bus service leading to Chepstow and Cinderford. Chepstow train station is 1 Mile away. Public Rights of Way pass near the site which would allow pedestrian access into the village centre.	+
Climate Change and Carbon	Flood risk?	There are no areas of floodzone close to the assessment area.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Due to the high proportionate coverage of the grade 2 agricultural land within the assessment area, it is unlikely that effects will vary based on developing different areas within it. The assessment area is close to Key Wildlife Sites therefore there would need to be appropriate mitigation and enhancement in order to maintain this.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Open visible landscape. No significant spatial variation in sensitivity across assessment area. Could cause harm.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are a small number of listed buildings around the assessment area. Development of the assessment area may harm heritage assets. This may require a buffer and development to be located away from the assets. The rural nature and open character of the heritage assets are highly susceptible to change.	-

Conclusion

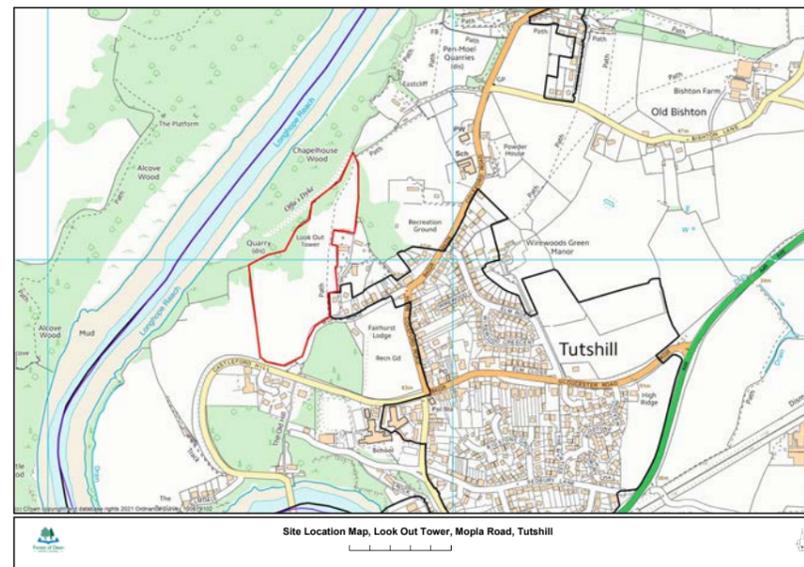
Sustainable location and good access to the south of the site. Bishton Lane is poor, so would not encourage further use of this. Site could be quite prominent and disconnected to rest of settlement- extends outwards awkwardly. Considerably potential at cost to local more prominent than adjoining Bellway site.

Unlikely to meet SA criteria due to landscape setting.

9 . Tutshill & Sedbury

Site policy reference	TIDENHAM 7
Site Name	Land near the Lookout Tower
Parish	Tidenham
Existing Use	Greenfield (however, the land is graded as Non Agricultural/Urban)
Site Area	6.78 ha
Potential capacity	203 dwellings (at 30 per ha)
Relevant Planning History	None

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	1.54km to Sedbury town centre (ca. 2.5km to Chepstow town centre)
Primary School by road	The site is ca.300m from the Tutshill primary school.
GP by road	Ca. 1.7km to Tutshill GP surgery
Bus/Train Station (direct line)	The site is 180m. from the B4228 Coleford Rd, which is an existing bus route
Employment Area (direct line)	1.3km to Sedbury Business Park

9 . Tutshill & Sedbury

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability

SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Good public transport links. Mopla Road is not a good access point for a lot more traffic, but there is good connectivity for the highway and access to larger towns, especially Chepstow, Lydney and beyond.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Good public transport links. A footpath runs adjacent to the site.	+
Climate Change and Carbon	Flood risk?	There is no floodzone within or near the assessment area.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site is within a designated AONB and close to multiple ecological/geological sites (SAC, SSSI some 98m to the west).	--
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has potential to form a GI link.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	The site has moderate-high ecological sensitivity and therefore development could harm the current character of the area. High landscape and heritage (setting of Offa's Dyke) impact and ecological impact.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The proposal may have an impact on the setting of the Scheduled Ancient Monument (Offa's Dyke) which is within and adjacent to the site. Archaeology could be an issue with development.	--

Conclusion

Site is a very sensitive location unlikely to be developable to any significant degree, landscape and designations count against its use for most purposes.

Unlikely to meet SA criteria, retain as undeveloped land.

9 . Tutshill & Sedbury

<p>Site policy reference</p>	<p>TIDENHAM 9</p>	<p>Site map</p>	<p>Filter 1: Potential conflicts with international or national planning policy</p>
<p>Site Name</p>	<p>Land adjacent to Wydean School</p>		<p>Is the site SAC? No</p>
<p>Parish</p>	<p>Tidenham</p>		<p>Is the site SSSI? No</p>
<p>Existing Use</p>	<p>Agricultural</p>		<p>Filter 2: Distance to services rating</p>
<p>Site Area</p>	<p>2.57ha</p>		<p>Town centre by road Chepstow town centre is located 1.28km.</p>
<p>Potential capacity</p>	<p>77 dwellings (at 30 per ha)</p>		<p>Primary School by road 1.6km to Offa's Mead school</p> <p>GP by road 1.1km to nearest surgery</p>
<p>Relevant Planning History</p>	<p>P1119/13/EIA - Screening Option</p>	<p>Scale: 1:5000 17 December 2021</p>	<p>Bus/Train Station (direct line) A train station and bus station is 1.12km away in Chepstow.</p> <p>Employment Area (direct line) Chepstow is located 1.28km away.</p>

9 . Tutshill & Sedbury

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability

SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	Access is currently only available by Sedbury which is narrow and inappropriate for the development of a site this size. There may be possibility of access through the adjacent development site. Access from Sedbury connects to the A48 which leads onto the M48. The A48 is considered to be congested at the peak AM PM times therefore development could exacerbate these issues.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	A public right of way crosses the site providing access to the village centre. Cycling is possible on roads within the settlement and onto the A48.	++
Climate Change and Carbon	Flood risk?	There is no immediate risk of flood identified	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Some trees and mature boundary hedgerow on the site.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Boundary hedgerow already acts as a wildlife corridor.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Adjacent to railway, so noise may need to be assessed.	-
Character	Could development harm or enhance the character of the area?	Development is attached to existing development therefore could be accommodated subject to appropriate design.	+
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Meads Farmhouse (II* and C15 Barn (II), both Grade II* are located 260m north east of the site. The buildings are located with a large area of open space therefore further encroachment towards these buildings could be harmful to their settings.	-

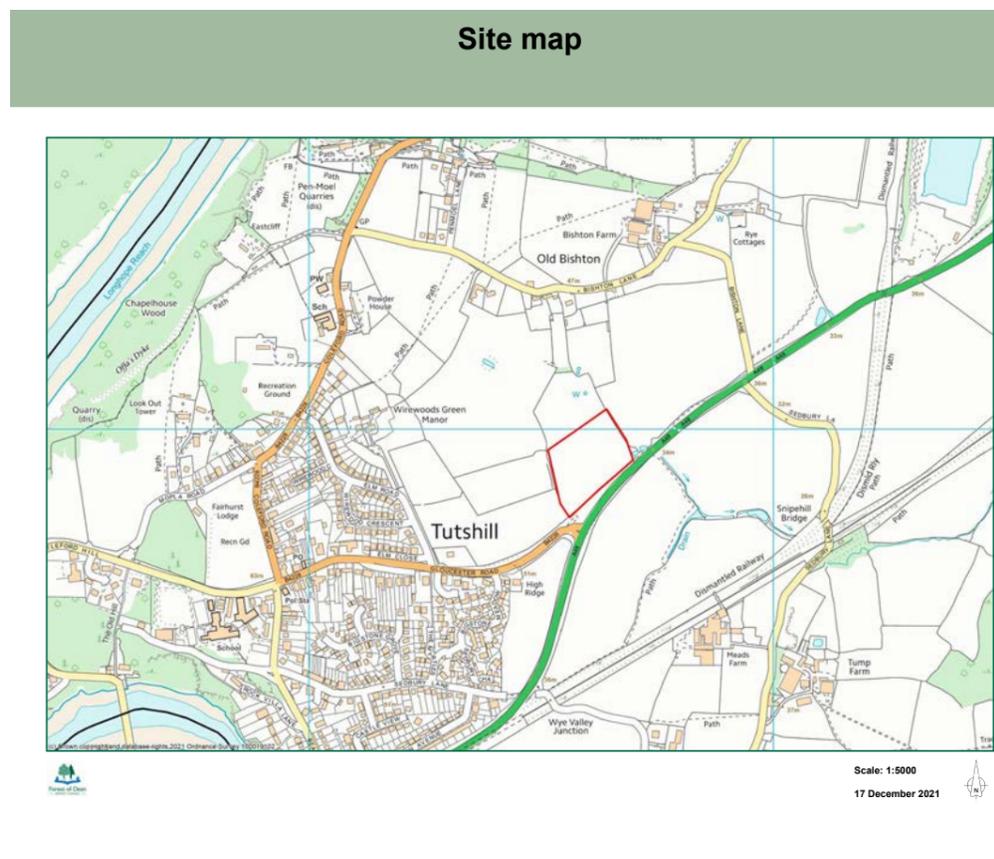
Conclusion

Site could form extension of area currently being developed, lies within area that is mainly developed.

Likely to meet SA criteria.

9 . Tutshill & Sedbury

Site policy reference	TIDENHAM 11
Site Name	Land north of A48
Parish	Tidenham
Existing Use	Agricultural
Site Area	2.35ha
Potential capacity	70.5
Relevant Planning History	Part of SHLAA submitted in 2019, ref 27



Filter 1: Potential conflicts with international or national planning policy	
Is the site SAC?	No
Is the site SSSI?	No
Filter 2: Distance to services rating	
Town centre by road	The site is 1.77km from Chepstow Town Centre.
Primary School by road	1.1km to Offas Mead school.
GP by road	0.9k to Tutshill Surgery
Bus/Train Station (direct line)	There is a bus and train service in Chepstow, 1.77km away.
Employment Area (direct line)	Chepstow offers some employment opportunities, 1.77km away.

9 . Tutshill & Sedbury

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability

SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via the A48 which leads onto the M48.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Cycling/ walking access is possible on the former A48 and roads around the settlement.	+
Climate Change and Carbon	Flood risk?	There are no areas of flood zone close to the assessment area but surface water drainage will still need to be considered..	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Some mature boundary hedgerows and trees.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential. Some existing hedgerows.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	This site is attached to existing development but extends the settlement further in to the open countryside. Open visible landscape. No significant spatial variation in sensitivity across assessment area. Likely to cause harm.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Wirewoods Green Manor, Grade II, 380m north west. Bishton Farm and attached barn Grade II 400m north east.	-

Conclusion

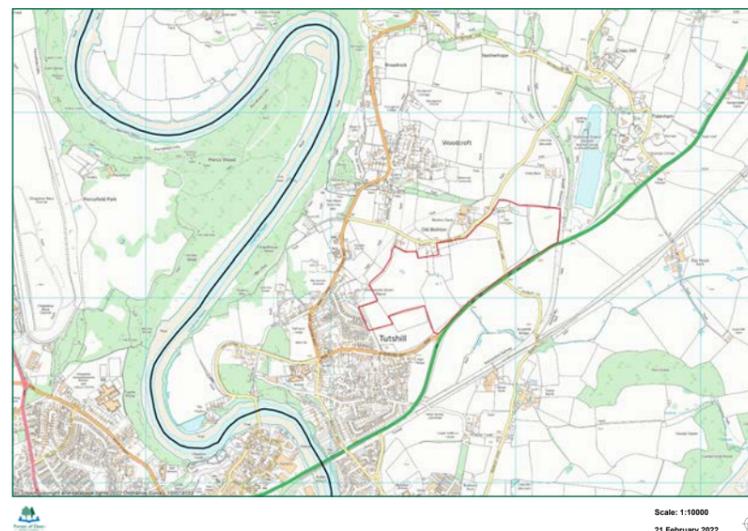
In prominent landscape and less well related to remainder of settlement.

Unlikely to meet SA criteria.

9 . Tutshill & Sedbury

Site policy reference	TIDENHAM 12
Site Name	Land east of Tutshill
Parish	Tidenham
Existing Use	Agricultural
Site Area	34.8ha
Potential capacity	1044
Relevant Planning History	Part of SHLAA submitted in 2019, ref 27

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	The site is 1.77km from Chepstow Town Centre.
Primary School by road	1.1km to Offas Mead school.
GP by road	0.9k to Tutshill Surgery
Bus/Train Station (direct line)	There is a Bus and train service in Chepstow, 1.77km away.
Employment Area (direct line)	Chepstow offers some employment opportunities, 1.77km away. Additionally Bristol, located 29.9km away offers further opportunities.

9 . Tutshill & Sedbury

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via the A48 which leads onto the M48. The A48 is however congested at the peak AM/PM times therefore the development of area could exacerbate this.	++
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross through the site which would allow pedestrian access into the village centre. Cycling is possible on the A48 and roads around the settlement, but long distances for walking.	0
Climate Change and Carbon	Flood risk?	There are no areas of flood zone close to the assessment area but surface water drainage will still need to be considered.	+
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Some mature boundary hedgerows and trees. Large site close to AONB and prominent. Near SACs (Wye valley and Severn)	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Boundary hedgerows on the site already act as wildlife corridors.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	This site is attached to existing development but extends the settlement considerably into the open countryside. This has the potential to harm the rural landscape.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are a small number of listed buildings around the assessment area.	-
Conclusion			
Large site extending into rural landscape. Likely to have an effect on SACs and be prominent. Alternatives appear to perform better.			
Unlikely to meet SA criteria.			

10 . New settlement - potential sites

10 New settlement - potential sites**BROMSBERROW 3**

Land West of Bromsberrow Heath

CHURCHAM 1

Land south of A40 Churcham

CHURCHAM 2

Birdwood Farm and Birdwood House Farm

CHURCHAM 3

Ley Court Farm and Sainthill

CHURCHAM 4

Land south of A40 (Larger area)

KEMPLEY 1

Fishpool

REDMARLEY 1

Glynchbrook

WESTBURY ON SEVERN 1

Lower Ley

WESTBURY ON SEVERN 5

Land adjoining Chaxhill Hall, Stantway

WESTBURY ON SEVERN 6

Stantway Farm

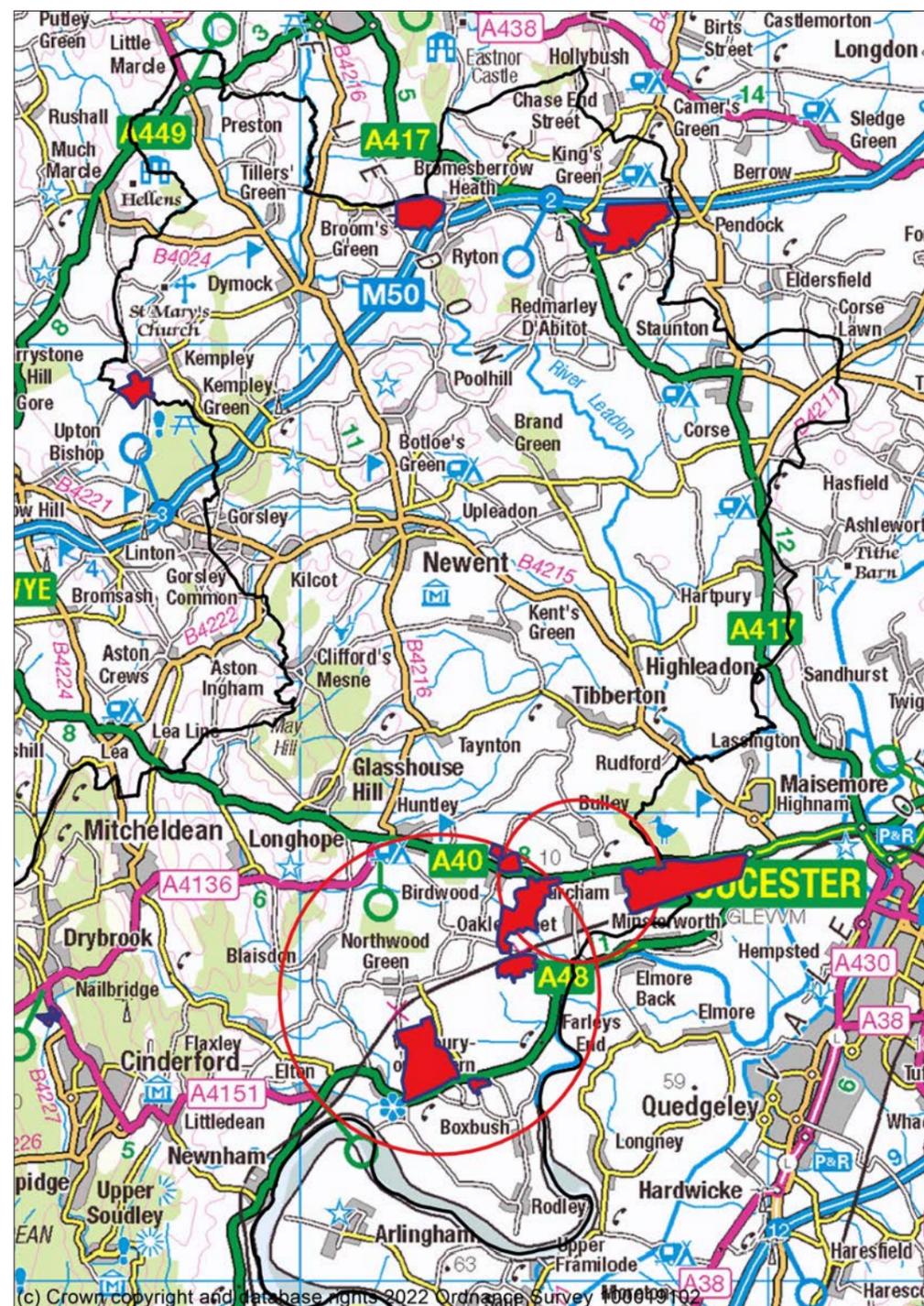
WESTBURY ON SEVERN 7

Grange Court

WESTBURY ON SEVERN 11

'New Town' at Chaxhill

10 . New settlement - potential sites



The above sites have been considered in the same manner as those elsewhere in this document, however it is important to note that major allocations in areas that are presently undeveloped such as these are unlikely to be well supported by current services. This is a reflection that they are in the most part greenfield sites often containing little or no existing settlement. This may be an advantage in that there is scope for a new comprehensive approach to their development. Conversely with little or no existing facilities, more will need to be provided. These can however be planned in a manner that ensures good access. The assessments below do reflect this and therefore comments about the proximity of existing services need to be seen in the context that the development under consideration could not

10 . New settlement - potential sites

proceed without considerable change. The assessment needs to be considered in the context of those aspects that will not change such as surrounding landscape, proximity to protected sites, potential for transport linkages to other centres and flood risk as well as the potential to provide the services that will be needed. All of these potentially large developments will have an impact on the landscape, though the degree to which they may be accommodated will vary.

This assessment is an initial evaluation intended to guide the LP process. As these sites represent major aspects of the overall strategy their consideration will need to be a comprehensive one taking into account a variety of factors including their economic impact, travel and transport implications and overall deliverability within an appropriate timeframe. Sites which may be suitable in SA terms may not be allocated in the LP for a variety of reasons. The SA is an assessment of their likely performance against certain criteria and aids the LP process both in terms of the overall strategy and in the selection of individual sites.

10 . New settlement - potential sites

Site policy reference	BROMSBERROW 3	Site map	Filter 1: Potential conflicts with international or national planning policy
Site Name	Land West of Bromsberrow Heath		Is the site SAC? No
Parish	Bromsberrow		Is the site SSSI? No
Existing Use	Agriculture/ Greenfield		Filter 2: Distance to services rating
Site Area	58ha		Town centre by road 547m to Bromsberrow Heath general store and business park.
Potential capacity	1,740 dwellings at 30 dwelling p/ha		Primary School by road 2.6km to Bromsberrow Heath primary school
Relevant Planning History	SHLAA 2020 #47	GP by road 7.7km to Ledbury surgeries	Bus/Train Station (direct line) 1.2km to Ledbury Rd which is an existing bus route
			Employment Area (direct line) 547m to Bromsberrow Heath general store and business park.

10 . New settlement - potential sites

This is a site of about 58ha situated west of the village of Bromsberrow Heath. It has been suggested for development on behalf of the owner, and is considered as a whole or in part. This evaluation considers the potential for a large single development.

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	<p>The assessment area is well connected to the M50 (3.0km) which leads to Tewkesbury and Ross on Wye. There are no significant traffic issues in this area. It is not directly linked to the primary or secondary road network.</p> <p>The assessment area is approximately 11km from Newent via the B4215, 23km from Ross on Wye via the M50 while the Tewkesbury is 22km away via the M50. These areas have some employment opportunities however not as many as a city would offer. Gloucester is approximately 22km away along the A417. These connections could encourage private transport or be used by public provision.</p>	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	There are bus services in the area leading to nearby towns as well as Public Rights of Way passing through and around the site.	0
Climate Change and Carbon	Flood risk?	A very small area along with southern boundary contains Floodzone 2 and 3 land. Development could be accommodated outside these areas of floodzone. Any development would require appropriate mitigation and enhancement to avoid increasing flood risk to the surrounding area.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The assessment area is Grade 2 agricultural land. Development would therefore result in the loss of high quality agricultural land. Significant negative effects may occur in relation to soil quality at the development site. Any development will need to avoid harming the LWS immediately adjacent to the assessment area and a further LWS to the southeast. A buffer may need to be created. Mitigation and enhancement will be required. Development on other areas of the site can be undertaken without harming designated ecological and geological sites	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	A site of this scale if allocated would be required to provide considerable green areas including connected GI though the immediate surroundings appear mainly open agricultural land.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	<p>Historic character of nearby Listed Buildings and AONB, Local wildlife site and other habitats, open character</p> <p>The main change would be to the open character of the landscape. The AONB is well distanced away and the number of heritage assets is limited therefore could be addressed with appropriate mitigation.</p>	-

10 . New settlement - potential sites

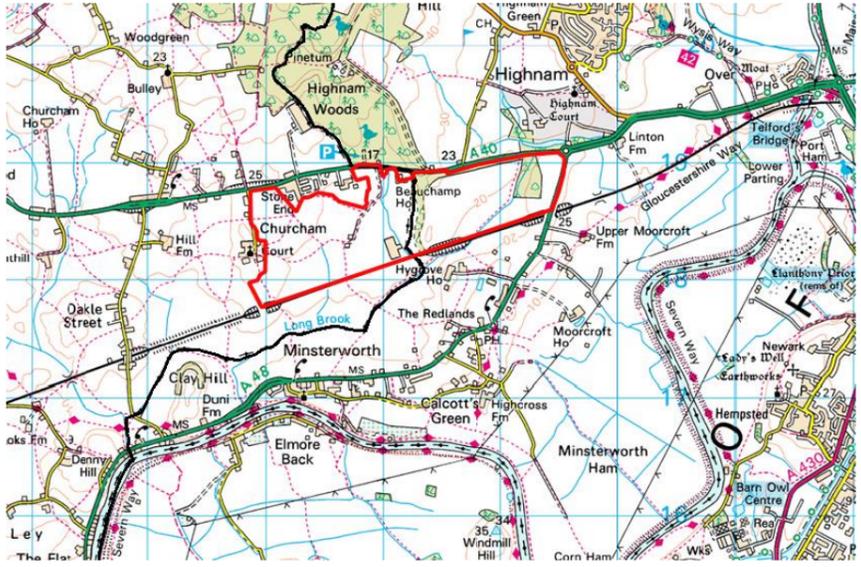
Heritage	<p>Does the site include a listed building or fall within the setting of a listed building?</p> <p>Is the site likely to have archaeological interest?</p>	<p>No significant spatial variation in sensitivity across assessment area</p> <p>One Grade II Listed Building is adjacent to the site with a further Grade II building being located 500m north east, located on the other side of the settlement. There is also a Grade II building 500m to the west. 3 further listed buildings are located 500m south west.</p> <p>The Malvern Hills AONB is located 1km north west of the assessment site.</p> <p>The listed buildings are highly susceptible to change due to being located in rural locations which contribute to their setting.</p> <p>Large scale development immediately adjacent to the one Listed Building could cause harm to its setting therefore development should be avoided on this side of the assessment area or a buffer introduced. The other listed buildings are at a further distance therefore development is unlikely to have such a negative impact upon these. Development should however be assessed for individual impacts upon these buildings and the AONB.</p>	-
----------	--	--	---

Conclusion

Separated from main settlement which is in any event a modest village. The site could form part of Bromsberrow or something in its own right but would be relatively small to be self contained even if a substantial area were to be developed. It is considered that the potential harm to the landscape, the lack of connectivity and the scale proposed make the site unsuitable for the location when applying the SA criteria.

Unlikely to meet SA criteria.

10 . New settlement - potential sites

Site policy reference	CHURCHAM 1	Site map	Filter 1: Potential conflicts with international or national planning policy
Site Name	Land south of A40 Churcham		Is the site SAC? No Is the site SSSI? No
Parish	Greenfield/ agricultural. Site includes 6 large poultry sheds		Filter 2: Distance to services rating
Existing Use	Agriculture/greenfield		Town centre by road 3km to Gloucester city
Site Area	177ha		Primary School by road 790m to Churcham primary school
Potential capacity	3000+ dwellings as part of mixed development including greenspace (30%)		GP by road 7.5km to Gloucester Royal Hospital
Relevant Planning History	SHLAA site #137 (2020) Combination housing and employment land with supporting services and other facilities.	Bus/Train Station (direct line) The site is located on the A40 which is an existing bus route.	
			Employment Area (direct line) The site adjoins Churcham business park other opportunities nearby

10 . New settlement - potential sites

This site is evaluated following a SHLAA submission suggesting a single large development which would occupy land in FoDD and neighbouring Tewkesbury. It is evaluated as a potential location for a new settlement under this SA process.

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via the A40 and A48 which leads to further connections. In addition a railway line lies adjacent to the site therefore there may be capacity to create a new station. The A40/A48 roundabout is considered to be nearing capacity at the peak AM/PM times therefore a development is likely to impact or worsen this without mitigation. The site is in 3km away from the city of Gloucester along the A40 which contains a full range of services.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is close to a frequent bus service leading to Gloucester City Centre. After the roundabout next to the site is a cycle lane and there are Public Rights of Way passing over the site. In addition, GCC LTP have plans for a public transport interchange at Highnam which could also be utilised.	++
Climate Change and Carbon	Flood risk?	<p>The assessment area is greenfield. There is a very small area along the southern boundary of the site which is within Floodzone 2. There is floodzone 2 and 3 land adjoining the site to the southern boundary and just over 100m away from the western boundary.</p> <p>There are however some areas at risk of surface water flooding on various areas of the site due to ponds and streams. This will likely require mitigation.</p>	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	<p>The assessment area is grade 3 agricultural land.</p> <p>There is a potential for development to result in the loss of high quality agricultural land. Significant negative effects may occur in relation to soil quality at the development site. The effects are uncertain as there is no data outlining whether the grade 3 land is grade 3a or lower quality grade 3b.</p> <p>The site is presently largely undeveloped and in agricultural use and forms part of a wider agricultural landscape which would be fundamentally changed if development took place.</p> <p>The development is adjacent to floodplain therefore development should ensure that this is maintained. It is also adjacent to a Local Wildlife Site therefore there would need to be appropriate mitigation and enhancement in order to maintain this. Development close to the LWS will be highly constrained.</p> <p>Hedgerows and woodland are an important asset therefore should be safeguarded.</p> <p>Development in or adjacent to floodplain will be tightly constrained. Avoidance is the best method of defence although there is opportunity for enhancement.</p>	-

10 . New settlement - potential sites

<p>Biodiversity</p>	<p>Could the site form a Green Infrastructure linkage between habitat fragments?</p>	<p>The site is connected to Highnam woods, Corseleas Brake, and has an avenue of woodland bisecting it from north to south, so the site has many GI opportunities. It is also large enough to accommodate quality open space and recreation corridors integrated through the site improving access and contribution to nature recovery/ BNG.</p>	<p>++</p>
<p>Community wellbeing - Air</p>	<p>Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?</p>	<p>No</p>	<p>0</p>
<p>Character</p>	<p>Could development harm or enhance the character of the area?</p>	<p>Key landscape sensitivities:</p> <p>Historic character of Minsterworth, Highnam Court Gardens and Church Lane</p> <p>Local wildlife site and other habitats</p> <p>Open character</p> <p>Landscape is sensitive to a high amount of change, such as a new settlement. Would require appropriate mitigation and design taking account of landscape and nearby settlements.</p> <p>No significant spatial variation in sensitivity across assessment area.</p>	<p>-</p>
<p>Heritage</p>	<p>Does the site include a listed building or fall within the setting of a listed building?</p> <p>Is the site likely to have archaeological interest?</p>	<p>There are 5 listed buildings adjacent to the assessment area within the district. 4 are Grade II the other Grade II*. These are all located along church lane and the A40. In addition to the Grade II * church, there are 16 other listings within the grave yard consisting of tombs and other monuments.</p> <p>There are 29 Listed Buildings within the nearby settlement of Minsterworth which is within another District Boundary. There are also 3 listed buildings immediately adjacent to the site within the neighbouring district. Highnam Court Park and Garden a designated heritage asset also adjoins the site along with a large number of listed buildings such as the main court house which is Grade I, walls and stables.</p> <p>The listed buildings are highly susceptible to change due to being located in rural locations which contribute to their setting. The grade II* St Andrew Church has an important relationship with listed monuments within the churchyard. The historic park and gardens at Highnam also share an important relationship with the surrounding listings.</p>	<p>--</p>

10 . New settlement - potential sites

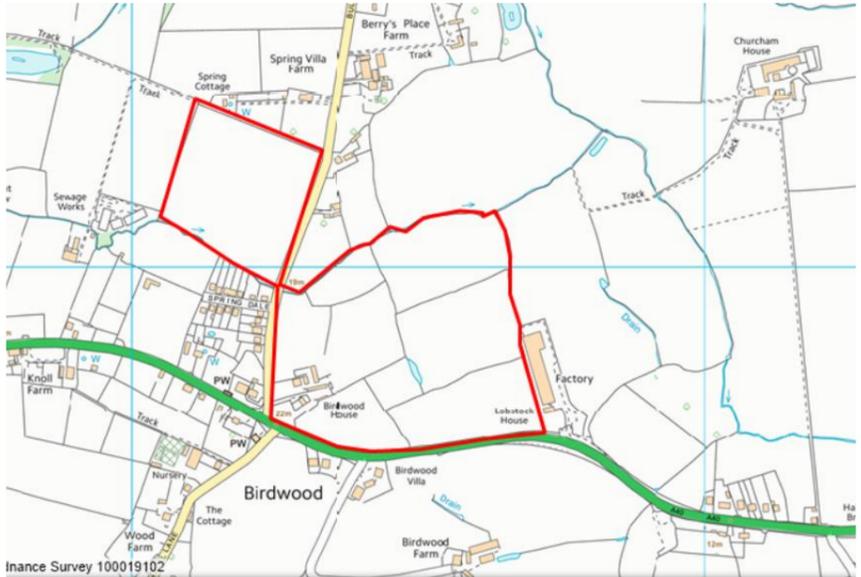
These are likely to prevent large scale development in close proximity therefore would require development either to be located away from these assets or some form of buffer to be put in place. Development could possibly take place in the centre southern area of the site away from the listed assets which are located to the north, east and west.

Conclusion

Accessible location. Access a major issue alongside the potential impacts on the existing network of a development at this location- so would need in depth consideration in this respect. Needs strategic consideration of transport including public transport and active travel potential. Would need to ensure high level of GI and open green space, which would affect densities and form of development. Consideration of flood risk needed including future increased risk (if likely) as areas presently at risk adjoin the site. Potentially a major site bringing with it very significant infrastructure requirements and a need to address many potential impacts. Well located for travel if it can provide a basis for improved public transport. Landscape, ecology and flood risk are other areas for study both for potential impacts and possible enhancements. In principle the location has some advantages as well as likely adverse impacts. This site could be further considered along with other options for a NS and also against the strategy which does not include a NS. Can only proceed if it is demonstrated to be a sustainable option, must bring transport solutions, GI planned Nature recovery areas biodiversity gain etc. from an SA point of view could form part of a plan strategy. Development would need to bring potential for self containment (on site services and employment). Part of the site lies in a neighbouring district (Tewkesbury).

Development of this nature likely to meet SA criteria if masterplanned.

10 . New settlement - potential sites

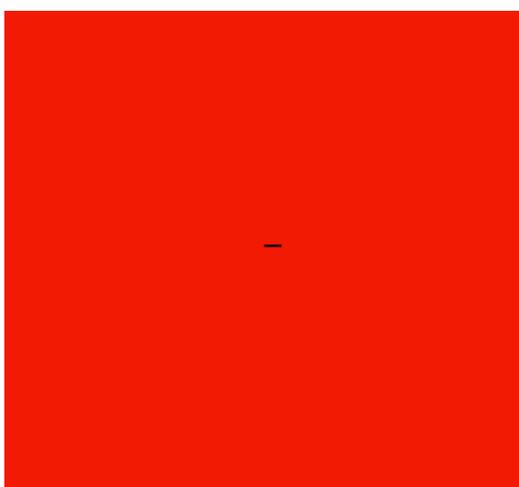
Site policy reference	CHURCHAM 2	Site map	Filter 1: Potential conflicts with international or national planning policy
Site Name	Birdwood Farm and Birdwood Farm House		Is the site SAC? No
Parish	Churcham		Is the site SSSI? No
Existing Use	Greenfield/agricultural		Filter 2: Distance to services rating
Site Area	20ha (5.31ha + 15.089ha)		Town centre by road 2.2025km from services in Huntley.
Potential capacity	Mixed Development site, approx 500 houses		Primary School by road 1.41km to Churcham primary school.
Relevant Planning History	SHLAA 193 and 194 (2020)	GP by road 10km to Gloucester Royal Hospital.	Bus/Train Station (direct line) The site is located on A40 which is an existing bus route.
			Employment Area (direct line) 2.73km to Churcham business park.

10 . New settlement - potential sites

This site is evaluated as a large site suggested for development or as part of a larger area.

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via the A40 which leads to further connections of the M5. The A40/A48 roundabout is considered to be nearing capacity at the peak AM/PM times therefore a development is likely to impact or worsen this without mitigation. The assessment area is in 6.5 miles away from the city of Gloucester along the A40.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is along a frequent bus service leading to Gloucester City Centre. In addition, GCC Highways have plans for a public transport interchange at Highnam.	+
Climate Change and Carbon	Flood risk?	The assessment area is greenfield. There are areas of Floodzone 2 and 3 close to the site.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>The assessment area is grade 3 agricultural land. There is a potential for development to result in the loss of high quality agricultural land. Significant negative effects may occur in relation to soil quality at the development site. The effects are uncertain as there is no data outlining whether the grade 3 land is grade 3a or lower quality grade 3b.</p> <p>The development is adjacent to floodplain therefore development should ensure that this is maintained. It is also adjacent to a Local Wildlife Site therefore there would need to be appropriate mitigation and enhancement in order to maintain this. Development close to the LWS will be highly constrained.</p> <p>Hedgerows and woodland are an important asset therefore should be safeguarded.</p>	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site contains a small pond and some isolated trees, but has limited GI potential.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	-
Character	Could development harm or enhance the character of the area?	<p>Key landscape sensitivities:</p> <p>Historic character of Listed Buildings in Birdwood</p> <p>Local wildlife site and other habitats</p>	-

10 . New settlement - potential sites

<p>Heritage</p>	<p>Does the site include a listed building or fall within the setting of a listed building?</p> <p>Is the site likely to have archaeological interest?</p>	<p>Open character</p> <p>Landscape is sensitive to a high amount of change. No significant spatial variation in sensitivity across assessment area.</p> <p>There is a Grade II chapel adjacent to the assessment area.</p> <p>The listed buildings are highly susceptible to change due to being located in rural locations which contribute to their setting.</p> <p>Any development would need to take place away from these Listed Buildings which are located in the south western areas and may require a buffer.</p>	
-----------------	--	--	---

Conclusion

Close to Huntley, could lead to an area of almost continuous development along the A 40. Very small for a new settlement. Could be assessed as part of a larger proposal. It is remote from some areas where services are. It could be included in a wider assessment of landscapes and opportunities but as a stand alone prospect it should not be taken forward. Less well connected to Gloucester.

Unlikely to meet SA criteria.

10 . New settlement - potential sites

Site policy reference	CHURCHAM 3	Site map	Filter 1: Potential conflicts with international or national planning policy		
Site Name	Ley Court Farm and Sainthill		Is the site SAC?	No	
Parish	Churcham		Is the site SSSI?	No	
Filter 2: Distance to services rating					
Existing Use	Greenfield/agriculture		Town centre by road	14km to Gloucester city centre	
Site Area	80ha		Primary School by road	7.2km to Westbury primary school	
Potential capacity	Mixed development site including employment and services approx. 1600 homes	GP by road	7.2km to Westbury on Severn surgery		
Relevant Planning History	SHLAA 196 (Ley Court farm) and 197 (Sainthill) 2020	Bus/Train Station (direct line)	1.9km from A48 which is an existing bus route		
		Employment Area (direct line)	6.43km to Churcham business park		

10 . New settlement - potential sites

This site is evaluated as a large site suggested for development or as part of a larger area.

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	<p>The assessment area is well connected via the A40 which leads to further connections of the M5. The A40/A48 roundabout is considered to be nearing capacity at the peak AM/PM times therefore a development is likely to impact on and may worsen this.</p> <p>The assessment area is in 9km away from the city of Gloucester along the A40. The site is 11 minutes away from the city of Gloucester which contains a high amount of services.</p>	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is along a frequent bus service leading to Gloucester City Centre. In addition, GCC Highways have plans for a public transport interchange at Highnam.	0
Climate Change and Carbon	Flood risk?	The assessment area is greenfield and there are areas of Floodzone 2 and 3 within the site which comprise more than 50% of the site.	--
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>The assessment area is grade 3 agricultural land. There is a potential for development to result in the loss of high quality agricultural land. Significant negative effects may occur in relation to soil quality at the development site. The effects are uncertain as there is no data outlining whether the grade 3 land is grade 3a or lower quality grade 3b.</p> <p>A high amount of the assessment area is within a floodplain. This should be maintained however it would not be possible to accommodate the development within areas which are not floodplain. There are no wildlife sites within or adjacent to the site however hedgerows and woodland are an important asset therefore should be safeguarded.</p>	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site directly adjoins Ley Court wood, which could be extended across the site as a GI contribution.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Open landscape and sensitive to a high amount of change. Would require appropriate mitigation to blend into area.	-

10 . New settlement - potential sites

<p>Heritage</p>	<p>Does the site include a listed building or fall within the setting of a listed building?</p> <p>Is the site likely to have archaeological interest?</p>	<p>There are two Grade II Listed Buildings close to the assessment area.</p> <p>The listed buildings are highly susceptible to change due to being located in rural locations which contribute to their setting.</p> <p>The development of the site would need to take place away from these Listed Buildings which are located in the south and western sides just outside the boundary of the assessment area and may require a buffer.</p>	<p>0</p>
-----------------	--	---	----------

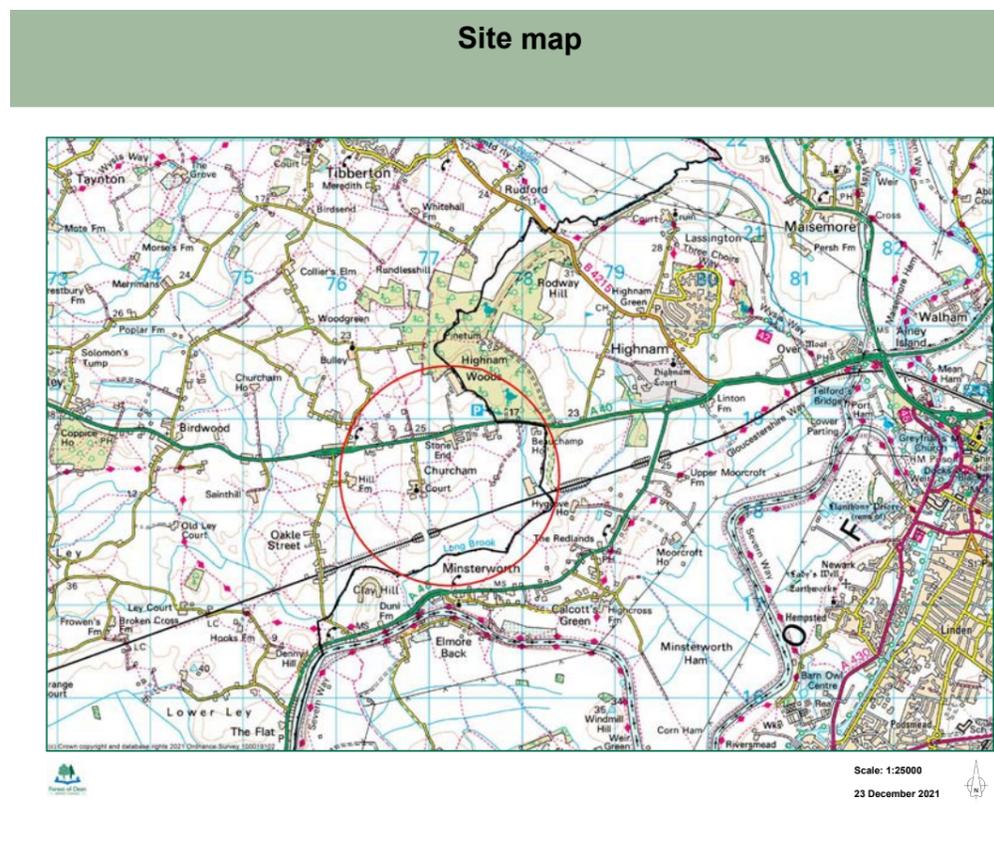
Conclusion

Access would be poor as it is just lanes in this area at the moment. Site is defined but not a logical development parcel, part of the open countryside. Remote from other areas and affected by flooding, could contribute as GI for another development but not for built development- consider only as potential Green Infrastructure.

Unlikely to meet SA criteria as assessed.

10 . New settlement - potential sites

Site policy reference	CHURCHAM 4
Site Name	Land south of A40 Churcham (larger area)
Parish	Churcham
Existing Use	Agricultural. Some areas of residential.
Site Area	445.5ha
Potential capacity	Area of search for potential mixed development opportunity.
Relevant Planning History	SHLAA site #137 (2020) Combination housing and employment land partly within an area of search.



Filter 1: Potential conflicts with international or national planning policy	
Is the site SAC?	No
Is the site SSSI?	No
Filter 2: Distance to services rating	
Town centre by road	3km to Gloucester city
Primary School by road	790m to Churcham primary school
GP by road	7.5km to Gloucester Royal Hospital
Bus/Train Station (direct line)	The site is located on the A40 which is an existing bus route.
Employment Area (direct line)	The site adjoins Churcham business park

10 . New settlement - potential sites

This evaluation considers the general aspects of a possible development in a wide area of search

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via the A40 and A48 which leads to further connections of the M5. In addition a railway line lies adjacent to the site therefore there may be capacity to create a new station. The A40/A48 roundabout is considered to be nearing capacity at the peak AM/PM times therefore a development is likely to impact or worsen this without mitigation. The site is in 3km away from the city of Gloucester along the A40. The site is 4 minutes away from the city of Gloucester which contains a high amount of services.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	After the roundabout next to the site is a cycle lane and there are Public Rights of Way passing over the site. GCC LTP have plans for a public transport interchange at Highnam which could also be utilised.	++
Climate Change and Carbon	Flood risk?	The assessment area is greenfield. The southern site abuts or includes areas within flood zones 3 and 2. There are also areas at risk of surface water flooding on various areas of the site due to ponds and streams. This will likely require mitigation.	-
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site contains mature hedgerows, trees and some streams and ponds. The assessment area is mainly grade 3 agricultural land. There is a potential for development to result in the loss of high quality agricultural land. Significant negative effects may occur in relation to soil quality at the development site. The effects are uncertain as there is no data outlining whether the grade 3 land is grade 3a or lower quality grade 3b. The site is presently largely undeveloped and in agricultural use and forms part of a wider agricultural landscape which would be fundamentally changed if development took place. Hedgerows and woodland are an important asset therefore should be safeguarded. Development in or adjacent to floodplain will be tightly constrained. Avoidance is the best method of defence although there is opportunity for enhancement.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site is connected to Highnam woods, Corseleas Brake, and has an avenue of woodland bisecting it from north to south, so the site has many GI opportunities. It is also large enough to accommodate quality open space and recreation corridors integrated through the site.	++

10 . New settlement - potential sites

Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Landscape is sensitive to a high amount of change, such as a new settlement, however it is in close proximity to an existing settlement (Minsterworth) therefore would not look overly out of place. Would require appropriate mitigation to blend into area.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	<p>There are 5 listed buildings in the assessment area. 4 are Grade II the other Grade II*. These are all located along church lane and the A40. In addition to the Grade II * church, there are 16 other listings within the grave yard consisting of tombs, naves and other monuments.</p> <p>There are 29 Listed Buildings within the nearby settlement of Minsterworth which is within another Tewkesbury BC Boundary. There are also 3 listed buildings immediately adjacent to the site within the neighbouring district. Highnam Court Park and Garden a designated heritage asset also adjoins the site along with a large number of listed buildings such as the main court house which is Grade I, walls and stables.</p> <p>The listed buildings are highly susceptible to change due to being located in rural locations which contribute to their setting. The grade II* St Andrew Church at Churcham has an important relationship with the site and there are listed monuments within the churchyard. The historic park and gardens at Highnam also share an important relationship with the surrounding landscape and other listings.</p> <p>These are likely to prevent large scale development in close proximity therefore would require development either to be located away from these assets or some form of buffer to be put in place. Further consideration required of the impact of these constraints.</p>	--

Conclusion

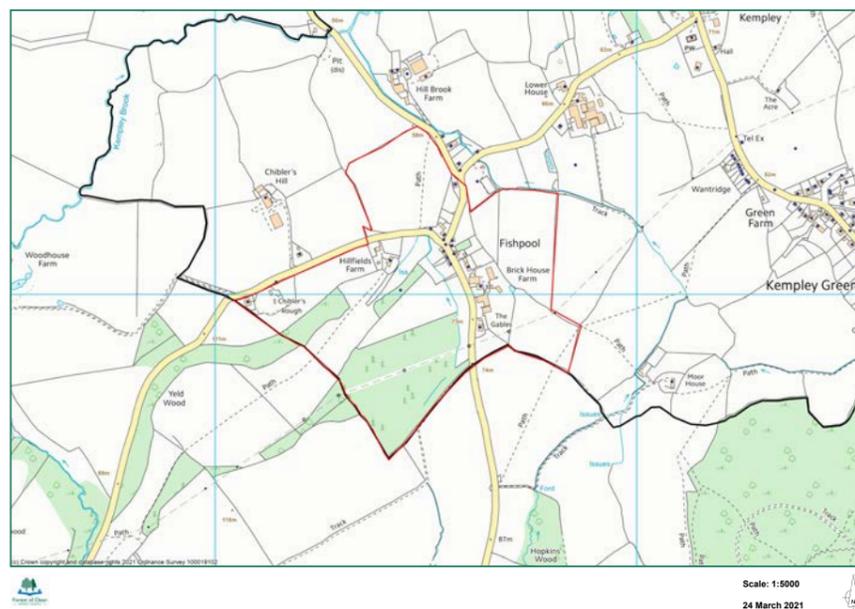
Accessible location. Access a major issue alongside the potential impacts on the existing network of a development at this location- so would need in depth consideration in this respect. Needs strategic consideration of transport including public transport and active travel potential. Would need to ensure high level of GI and open green space, so not a dense development. Consideration of flood risk including future increased risk, if likely, as areas presently at risk adjoin the site. Potentially a major site bringing with it very significant infrastructure requirements and a need to address many potential impacts. Well located for travel if it can provide a basis for improved public transport. Landscape, ecology and flood risk are other areas for study both for potential impacts and possible enhancements. In principle the location has some advantages as well as likely adverse impacts. This site could be further considered along with other options for a NS and also against the strategy which does not include a NS. Can only proceed if it is demonstrated to be a sustainable option, must bring transport solutions, GI planned Nature recovery areas biodiversity gain etc. from an SA point of view could form part of a plan strategy. Part of the site lies in a neighbouring district (Tewkesbury) and co operation/ joint discussion would be needed.

Potential to meet SA criteria as assessed.

10 . New settlement - potential sites

Site policy reference	KEMPLEY 1
Site Name	Fishpool
Parish	Kempley
Existing Use	Greenfield/agricultural
Site Area	30.45ha
Potential capacity	913 dwellings at 30 per ha.
Relevant Planning History	None. This site has been identified through the Preferred Option consultation.

Site map



Filter 1: Potential conflicts with international or national planning policy

Is the site SAC?	No
Is the site SSSI?	No

Filter 2: Distance to services rating

Town centre by road	9.97km to Newent town
Primary School by road	3km to Dymock Primary School
GP by road	Some 10km to Newent Practice
Bus/Train Station (direct line)	ca. 50m. from the north of the site, on a bus route to Dymock and beyond.
Employment Area (direct line)	ca. 10km to Newent, where there are various opportunities.

This site is evaluated as a single large proposed development.

10 . New settlement - potential sites

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	<p>The assessment area is accessed via narrow class 3 highways. These eventually lead to the M50, B4215 and A449 leading to locations such as Newent, Ross on Wye and Ledbury.</p> <p>Access onto the M50 is 3.86 km away and there are no known congestion issues. The main issues would be the narrow access roads which may have difficulty coping with a large development.</p> <p>There is a bus service on a Monday and a Thursday which travels between Much Marcle and Gloucester. Residents would rely on the private car.</p>	--
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Footpaths pass through the site giving access to the surrounding countryside and nearby village of Kempley.	-
Climate Change and Carbon	Flood risk?	Although there is no risk from floodzones on the immediate site sustainable drainage measures would still need to be implemented in the interest of climate change and water run off. The Environment Agency would need to advise in respect of the culverts.	0
Landscape, Soils and Geology, Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	<p>The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.</p> <p>Due to the high proportionate coverage of the grade 'Grade 3' land within the assessment area, it is unlikely that effects will vary based on developing different areas within it</p>	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	There is some potential to link with nearby copse (Yeld).	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	<p>Key landscape sensitivities:</p> <p>Local wildlife sites and other woodland and agricultural/woodland habitats within 2km.</p> <p>Low to moderate sensitivity to ecology, site is likely to require mitigation and enhancements, as it is currently a greenfield site.</p>	--

10 . New settlement - potential sites

Open Character in an area of sporadic development and open agricultural fields. Has the potential to completely change the character of the area.

Heritage

Does the site include a listed building or fall within the setting of a listed building?

Grade II Listed Farmhouse within the area

Is the site likely to have archaeological interest?

Grade II barn some 200m north east and Grade II Star Church of St Edward the Confessor 470m south east

The proposal may have an impact on the setting of the Listed buildings within and around the site. An assessment will need to be carried out.

Conclusion

Isolated site in agricultural landscape poorly connected.

Unlikely to meet SA criteria as assessed.

10 . New settlement - potential sites

Site policy reference	REDMARLEY 1	Site map	Filter 1: Potential conflicts with international or national planning policy
Site Name	Glynchbrook		Is the site SAC? No
Parish	Redmarley D'Abitot		Is the site SSSI? No
Existing Use	Greenfield		Filter 2: Distance to services rating
Site Area	113.8 ha		Town centre by road 9km to Ledbury town centre
Potential capacity	Mixed development with 2000+ dwellings		Primary School by road 2.12km to Redmarley primary school
Relevant Planning History	SHLAA 2020 site #190	GP by road 9km to Ledbury surgeries	
		Bus/Train Station (direct line) The site adjoins Ledbury Rd which is an existing bus route.	
		Employment Area (direct line) 9km to Ledbury town centre.	

10 . New settlement - potential sites

This site is evaluated as a single large new settlement (proposed during the consultation process).

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is adjacent to the M50. Development of the assessment site would need assessment of transport and travel. The assessment area is 11.9 miles from the city of Gloucester and 10.7 miles from Tewkesbury.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	There are Public Rights of way around the site. Otherwise occupiers may rely on the use of the private car to travel along the M50.	0
Climate Change and Carbon	Flood risk?	Floodzone 2 and 3 pass from the top western corner of the site, through the centre and passes out the bottom western corner. It also occupies the top eastern corner of the site.	-
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The entire assessment area is Grade 3 Agricultural Land. There is no way of determining whether this is 3a or 3b until investigation takes place on site. Some designated assets within 2km of the site, but none within 250m of the site.	0
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site is large and contains a stream which could provide the basis of a GI corridor.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	Key landscape sensitivities: Historic character of nearby heritage assets Open nature of site but not always visible from distance Habitats/ AoNB nearby The main impact will be on the open character of the area. Heritage assets and habitats are well distanced away therefore can be appropriately mitigated. There is no real variation over the assessment area which is relatively flat.	--
Heritage	Does the site include a listed building or fall within the setting of a listed building?	<i>Designated</i> Four Listed Buildings adjacent to the site along with those further out within Redmarley and Lowbands	-

10 . New settlement - potential sites

Is the site likely to have archaeological interest?	<p>Malvern Hills AONB on the opposite side of the M50, site is within setting</p> <p>Lowbands Conservation Area to the South. Redmarley Conservation Area South West</p> <p>Moated Enclosure and Fishpond Ancient monument to the south</p> <p>These listed buildings have the potential to be harmed if development takes place in close proximity due to surrounding space which adds to their settings.</p>
---	--

Conclusion

Although in close proximity to the M50, site could cause landscape harm and potential harm to heritage assets. Could lead to high reliability on transport by car. Poorly located for low carbon access to services. Evaluate against other potential new settlement sites. Near AoNB. Development would need to demonstrate a high degree of self containment in respect of services and employment. Potential may be limited as a new settlement.

Unlikely to meet SA criteria as assessed.

10 . New settlement - potential sites

Site policy reference	WESTBURY ON SEVERN 1	Site map	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lower Ley	 <p style="font-size: small;">Scale: 1:10000 06 July 2022</p>	Is the site SAC? No	
Parish	Westbury on Severn		Is the site SSSI? No	
Existing Use	Greenfield/agricultural		Filter 2: Distance to services rating	
Site Area	29.427ha		Town centre by road	6.145km to Westbury on Severn village centre
Potential capacity	Mixed site including employment and services. 600 houses.		Primary School by road	4.5km to Churcham primary school
Relevant Planning History	Lower Ley SHLAA 198 and 199 P1578/14/PREAPP - camping and caravan site.	GP by road	6.145km to Westbury on Severn surgery	
		Bus/Train Station (direct line)	1.35km to A48 which is an existing bus route	
		Employment Area (direct line)	4.5km to Churcham business park.	

Evaluated as a single large site proposed during consultation process.

10 . New settlement - potential sites

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is connected via the A48 but relies on a smaller existing road. The A40/A48 roundabout is considered to be nearing capacity at the peak AM/PM times therefore a development is could worsen this. The assessment area is in 7.5 miles away from the city of Gloucester along the A40.	0
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Frequent bus service leading to Gloucester City Centre on A48 but not easily accessed. In addition, GCC Highways have plans for a public transport interchange at Highnam which could also be utilised.	-
Climate Change and Carbon	Flood risk?	The assessment area is greenfield. There are areas of Floodzone 2 and 3 close to the site.	-
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	Isolated trees and hedgerows over the site. The assessment area is grade 3 agricultural land. There is a potential for development to result in the loss of high quality agricultural land. Significant negative effects may occur in relation to soil quality at the development site. The effects are uncertain as there is no data outlining whether the grade 3 land is grade 3a or lower quality grade 3b. There are wildlife sites and floodplain close to the site however none within the assessment area. It is likely the site is ecologically diverse requiring assessment and enhancements. The proposed development could be accommodated without being within these areas. Additionally hedgerows and woodland are an important asset therefore should be safeguarded.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has some GI potential.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Note that railway is to the north.	0
Character	Could development harm or enhance the character of the area?	Key landscape sensitivities: Historic character of Listed Buildings Local wildlife site and other habitats Open character	-

10 . New settlement - potential sites

Heritage	Does the site include a listed building or fall within the setting of a listed building?	There are two Grade II Listed Buildings close to the assessment area. Further away from the assessment area are a high amount of Listed Buildings within Minsterworth.	-
	Is the site likely to have archaeological interest?	The listed buildings are highly susceptible to change due to being located in rural locations which contribute to their setting.	
		Any development would need to take place away from these Listed Buildings which are located to the north and south just outside the boundary of the assessment area and may require a buffer. The buildings in Minsterworth are fairly distanced away therefore there will be limited impact upon these assets.	

Conclusion
 Not well related to main travel links and an isolated site with potential landscape and heritage harm.
Unlikely to meet SA criteria as assessed.

Site policy reference	WESTBURY ON SEVERN 5	Site map	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Chaxhill Hall, Stantway		Is the site SAC? No	
Parish	Westbury on Severn		Is the site SSSI? No	
Existing Use	Greenfield		Filter 2: Distance to services rating	
Site Area	8.09ha		Town centre by road	2.061km to the Lyon Inn
Potential capacity	242 dwellings at 30 dwelling per ha.		Primary School by road	2.162km to Westbury primary school
Relevant Planning History	SHLAA 2020:70	GP by road	2.66km to Westbury surgery	
		Bus/Train Station (direct line)	The site is located on A48 which is an existing bus route	
		Employment Area (direct line)	11km to Forest vale industrial area, Cinderford	

Site evaluated as a single development.

10 . New settlement - potential sites

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via the A48. The A40/A48 roundabout is considered to be nearing capacity at the peak AM/PM times therefore a development is likely to impact or worsen this without mitigation. The site is 18 minutes away from the city of Gloucester which contains a high amount of services.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is within walking distance of a frequent bus service leading to Gloucester City Centre. Public Rights of Way cross the site which would allow pedestrian access to the bus service.	+
Climate Change and Carbon	Flood risk?	Floodzone 2 and 3 is 200m east of the site.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	<p>Hedgerows and woodland are an important asset therefore should be safeguarded.</p> <p>Development in or adjacent to floodplain will be tightly constrained. Avoidance is the best method of defence although there is opportunity for enhancement.</p> <p>The assessment area is grade 3 agricultural land.</p> <p>There is a potential for development to result in the loss of high quality agricultural land. Significant negative effects may occur in relation to soil quality at the development site. The effects are uncertain as there is no data outlining whether the grade 3 land is grade 3a or lower quality grade 3b.</p> <p>It is also close to SPA Walmore Common therefore there would need to be appropriate mitigation and enhancement in order to maintain this. Development will be highly constrained.</p>	--
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The site has some GI potential.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	-
Character	Could development harm or enhance the character of the area?	<p>Key landscape sensitivities:</p> <p>Local wildlife site and other habitats</p> <p>Heritage assets</p> <p>Open character</p>	-

10 . New settlement - potential sites

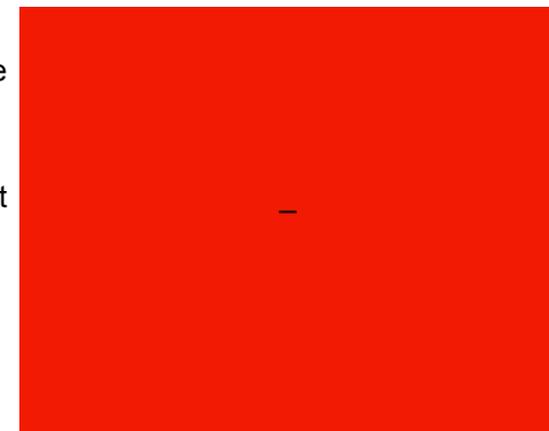
The assessment area only has sporadic development surrounding it therefore development of this open area could be harmful. Heritage assets are susceptible to change and ecology may be prevalent.

Heritage

Does the site include a listed building or fall within the setting of a listed building?

There are a small number of listed buildings in close proximity to the assessment area to the east. Development of the assessment area is likely to have a large impact upon the Conservation as the open character and rural nature is highly sensitive to change.

Is the site likely to have archaeological interest?

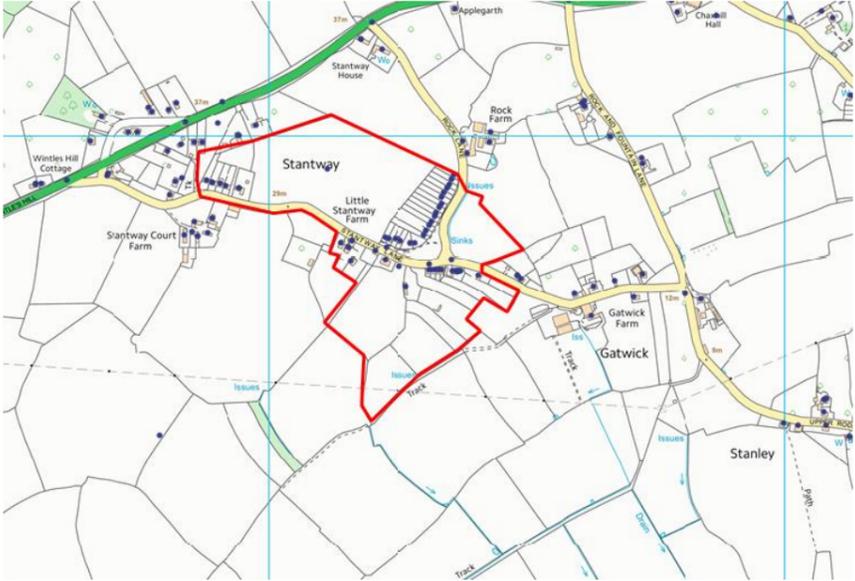


Conclusion

Site in open area between settled areas and functions as part of open countryside, relatively small site in countryside setting. Proximity to Walmore Common may preclude development.

Unlikely to meet SA criteria as assessed

10 . New settlement - potential sites

Site policy reference	WESTBURY ON SEVERN 6	Site map	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Stantway Farm		Is the site SAC? No	
Parish	Westbury on Severn		Is the site SSSI? No	
Existing Use	Mixed residential/greenfield		Filter 2: Distance to services rating	
Site Area	16.303ha		Town centre by road	1.37km to Lyon Inn
Potential capacity	489 dwellings at 30 dwellings p/ha		Primary School by road	1.4806km to Westbury primary school
Relevant Planning History	SHLAA 2020 121, 108, 82, 72 and 2019 35	GP by road	1.411km to Westbury surgery	
		Bus/Train Station (direct line)	360m to A48 which is an existing bus route	
		Employment Area (direct line)	11.42km to Forest vale industrial area, Cinderford	

Site evaluated as a single large development.

10 . New settlement - potential sites

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via the A48. The A40/A48 roundabout is considered to be nearing capacity at the peak AM/PM times therefore a development is likely to impact or worsen this without mitigation. The site is 20 minutes away from the city of Gloucester which contains a high amount of services.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is within walking distance of a frequent bus service leading to Gloucester City Centre. Public Rights of cross the site which would allow pedestrian to the bus service.	+
Climate Change and Carbon	Flood risk?	There are areas of floodzone to the south, east and west of the development area which could be impacted.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	<p>Hedgerows and woodland are an important asset therefore should be safeguarded.</p> <p>The assessment area is grade 3 agricultural land.</p> <p>There is a potential for development to result in the loss of high quality agricultural land. Significant negative effects may occur in relation to soil quality at the development site. The effects are uncertain as there is no data outlining whether the grade 3 land is grade 3a or lower quality grade 3b.</p> <p>The assessment area is close to Wildlife Sites (Walmore Common SPA) therefore there would need to be appropriate mitigation and enhancement in order to maintain this if it can be achieved.</p>	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	0
Character	Could development harm or enhance the character of the area?	<p>Key landscape sensitivities:</p> <p>Local wildlife site and other habitats</p> <p>Historic Character</p> <p>Open Character</p>	-

10 . New settlement - potential sites

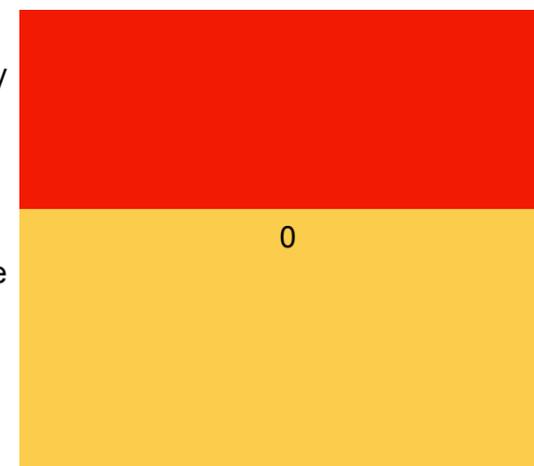
The assessment area is surrounded by sporadic development therefore development of the assessment area may cause harm. Listed Buildings are highly susceptible to change and ecology may be prevalent on the site. No significant spatial variation in sensitivity across assessment area.

Heritage

Does the site include a listed building or fall within the setting of a listed building?

There are Listed Buildings in close proximity to the north and south boundary. Development of the assessment area may harm heritage assets. This may require a buffer and development to be located away from the assets.

Is the site likely to have archaeological interest?

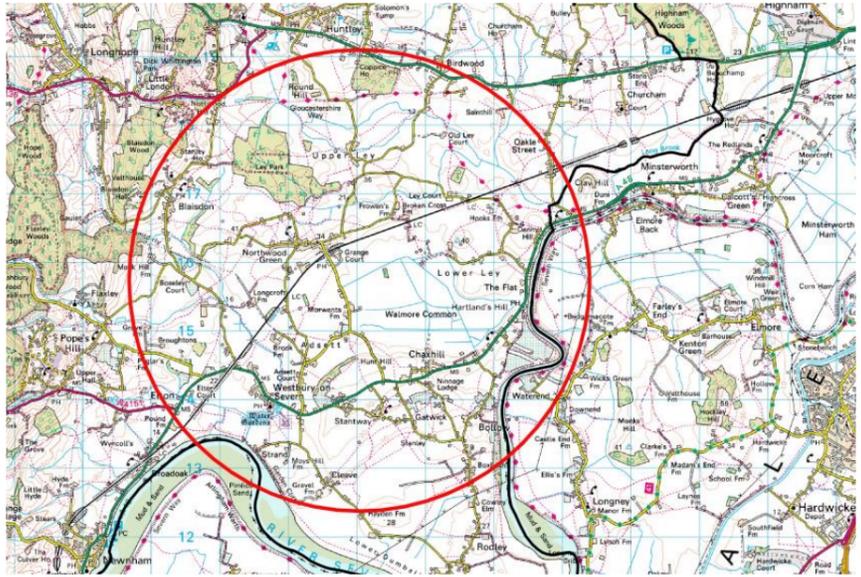


Conclusion

Relatively undeveloped area of smaller settlements in the countryside- location with poor access to all but some local services. Past development of small exceptions (housing) site unlikely to be suitable for larger scale change.

Unlikely to meet SA criteria as assessed.

10 . New settlement - potential sites

<p>Site policy reference</p> <p>Site Name</p> <p>Parish</p> <p>Existing Use</p> <p>Site Area</p> <p>Potential capacity</p> <p>Relevant Planning History</p>	<p>WESTBURY ON SEVERN 7</p> <p>Grange Court</p> <p>Westbury on Severn</p> <p>Greenfield</p> <p>3158ha</p> <p>Many small planning applications over the entire site.</p>	<p>Site map</p> 	<p>Filter 1: Potential conflicts with international or national planning policy</p> <p>Is the site SAC? No</p> <p>Is the site SSSI? No</p> <p>Filter 2: Distance to services rating</p> <p>Town centre by road 5.63km to Westbury village centre</p> <p>Primary School by road 5.31km to Westbury primary school</p> <p>GP by road 5.31km to Westbury surgery</p> <p>Bus/Train Station (direct line) 2.255km to A48 which is an existing bus route</p> <p>Employment Area (direct line) 6.43km to Churcham business park.</p>
--	--	--	---

Site evaluated as a potential area of search for new settlement.

10 . New settlement - potential sites

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is well connected via the A40 and A48 which leads to further connections of the M5. In addition a railway line lies adjacent to the site therefore there may be capacity to create a new station. The A40/A48 roundabout is considered to be nearing capacity at the peak AM/PM times therefore a development is likely to impact or worsen this without mitigation. The assessment area is 6 minutes away from the city of Gloucester which contains a high amount of services.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	The site is along a frequent bus service leading to Gloucester City Centre. Along the A40 and A48 there are areas of cycle lane. In addition, GCC Highways have plans for a public transport interchange at Highnam which could also be utilised. Documents submitted during the consultation also suggested a new settlement could facilitate a new railway station serving the line that crosses the site.	+
Climate Change and Carbon	Flood risk?	There are large areas of Floodzone 2 and 3 land within the assessment area due to the River Severn.	-
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	<p>Hedgerows and woodland are an important asset therefore should be safeguarded.</p> <p>Development in or adjacent to floodplain will be tightly constrained. Avoidance is the best method of defence although there is opportunity for enhancement.</p> <p>The assessment area contains Grade 3 and 4 agricultural land.</p> <p>There is a potential for development to result in the loss of high quality agricultural land. Significant negative effects may occur in relation to soil quality at the development site. The effects are uncertain as there is no data outlining whether the grade 3 land is grade 3a or lower quality grade 3b.</p> <p>There are also Local Wildlife Sites, a SPA and SSSI within the assessment area therefore there would need to be appropriate mitigation and enhancement in order to maintain this. Development close to these will be highly constrained or not possible.</p>	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	Large site, potentially many GI opportunities.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No	-

10 . New settlement - potential sites

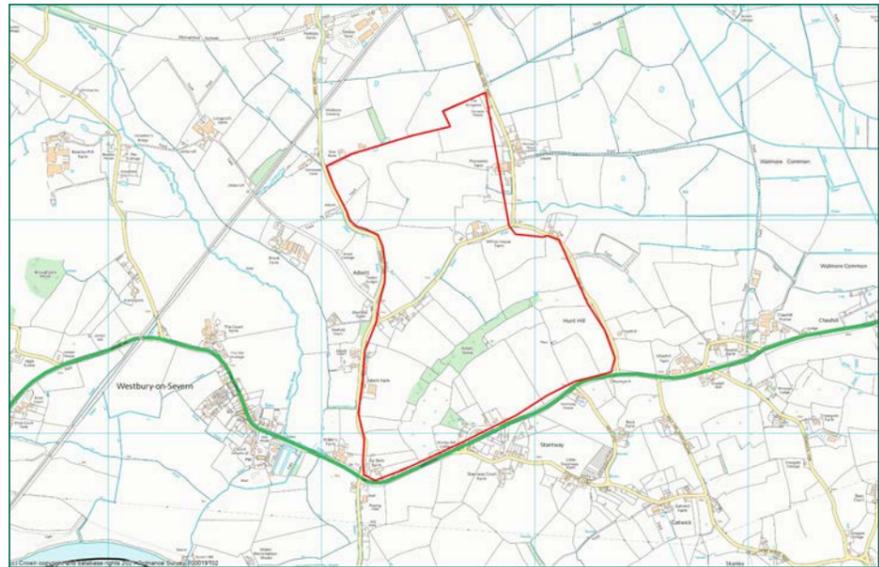
<p>Character</p>	<p>Could development harm or enhance the character of the area?</p>	<p>Key landscape sensitivities:</p> <p>Historic character of Minsterworth, Westbury on Severn</p> <p>Local wildlife site, SPAs, SSSIs and other habitats</p> <p>Open character</p> <p>Landscape is sensitive to a high amount of change, such as a new settlement. Would require appropriate mitigation to and avoid harming ecological habitats.</p> <p>This is a large assessment area therefore there is some variation. The areas east and west of the site closer to Minsterworth and Westbury on Severn have higher risk of harming the historic landscape however, these areas are also less open. Meanwhile LWS are fairly evenly dispersed therefore any development location has the potential to impact the ecological environment. Walmore Common SPA may be impacted.</p>	<p>--</p>
<p>Heritage</p>	<p>Does the site include a listed building or fall within the setting of a listed building?</p> <p>Is the site likely to have archaeological interest?</p>	<p>There are 29 Listed Buildings within the nearby settlement of Minsterworth which is within Tewkesbury BC area</p> <p>The nearby settlement of Westbury on Severn has a conservation area, a number of Listed Buildings and the Westbury Court historic garden.</p> <p>The listed buildings are highly susceptible to change due to being located in rural locations which contribute to their setting.</p> <p>These are likely to prevent large scale development in close proximity therefore would require development either to be located away from these assets or some form of buffer to be put in place. The assessment area is large in size therefore there is some land which could be developed without harming these assets.</p>	

Conclusion

This indicative refers to the previous submission made at the I & O stage of the LP. No additional material has been received and the site may not be one the proposer wishes to pursue. Whether or not it is the case a broad evaluation of the proposal is provided for comparative purposes. Parts of the area are considered to be affected by severe constraints which may rule them out as a development prospect. Flooding and ecology issues are apparent and proximity to Walmore Common may preclude development. Any major development would need to demonstrate a degree of self containment with services, employment and other provision on site as well as compatibility with landscape and ecology. Overall the constraints are considered too great for this SA stage to support further consideration

Unlikely to meet SA assessment criteria- wide area covers some very sensitive landscapes and major constraints

10 . New settlement - potential sites

<p>Site policy reference</p> <p>Site Name</p> <p>Parish</p> <p>Existing Use</p> <p>Site Area</p> <p>Potential capacity</p> <p>Relevant Planning History</p>	<p>WESTBURY ON SEVERN 11</p> <p>"New Town" at Chaxhill</p> <p>Westbury on Severn</p> <p>Agricultural</p> <p>132.5 ha</p> <p>Mixed development</p> <p>None</p>	<p>Site map</p>  <p>Scale: 1:10000 03 March 2021</p>	<p>Filter 1: Potential conflicts with international or national planning policy</p> <p>Is the site SAC? No</p> <p>Is the site SSSI? No</p> <p>Filter 2: Distance to services rating</p> <p>Town centre by road 9.65km from Cinderford town centre.</p> <p>Primary School by road Westbury on Severn C of E Primary school 1.77km away</p> <p>GP by road 1.6km from Westbury Surgery</p> <p>Bus/Train Station (direct line) 16.6 km from Gloucester. A bus service serves the site</p> <p>Employment Area (direct line) 16.6km from Gloucester and 9.65km from Cinderford.</p>
--	--	---	---

Site evaluated as a single large development proposal.

10 . New settlement - potential sites

Filter 2: Sustainability Appraisal and Qualitative Assessment of Deliverability			
SA Objective	Assessment Criteria	Comments	Aggregate Rating
Transport and Infrastructure	Can access for vehicles be achieved efficiently?	The assessment area is accessed directly via the A48 highway. The A48 runs between Chepstow (where it joins up to the motorways for access to Bristol and beyond) and Gloucester. It is a major route for commuters to larger towns and cities. Congestion is a problem in both Chepstow and Gloucester, particularly at rush-hour times. Unless self contained, a development of this type and potential scale could put pressure on the network. On public transport route.	+
Transport and Infrastructure Community Wellbeing	Can walking and cycling connections with the surrounding area be achieved?	Rights of way cross the site and cyclists can make use of the A48 which leads to a cycle land in Highnam.	+
Climate Change and Carbon	Flood risk?	A small area of floodzone 2 crosses onto the site on the eastern boundary, and there are areas of Floodzone 3 in close proximity of the site, most immediately on the western boundary and close to the east. There is also an area to the south due to the River Severn.	0
Landscape, Soils and Geology Biodiversity	Does the site include any significant physical features such as trees, rivers/ streams or changes in ground level?	The site contains mature hedgerows and trees, and is an open rural landscape. Site is within 1km of Walmore Common Special Protection Area could accommodate GI but important as is.	-
Biodiversity	Could the site form a Green Infrastructure linkage between habitat fragments?	The assessment area contains open green areas with mature hedgerows in the open countryside therefore already acts as a wildlife corridor.	+
Community wellbeing - Air	Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The railway is nearby therefore the noise of this needs to be considered.	0
Character	Could development harm or enhance the character of the area?	The site is a large expansion in the open countryside where there is minimal development therefore development of the site would have a major impact on the character of the area.	-
Heritage	Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are Grade II Listed Buildings close to the South, East and western boundaries.	-
Conclusion			
Potentially a large site with major landscape impact. Close to Walmore Common with potential adverse impact if changed (developed). Open largely undeveloped area not well connected to existing settlement though close to some transport connections.			

10 . New settlement - potential sites

Unlikely to meet SA assessment criteria

