

# Tewkesbury Borough Plan

2011-2031

Background  
Paper:

**Approach to rural sites**

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## **1 Introduction**

- 1.1 This paper sets out the approach followed by Tewkesbury Borough Council (TBC) in the preparation of the draft Tewkesbury Borough Plan (TBP) for:
- disaggregating the quantum of development between rural service centres and service villages; and
  - undertaking site selection.

## **2 Background**

- 2.1 The TBP will form part of the ‘local plan’ for Tewkesbury borough. It will sit underneath the Joint Core Strategy (JCS, being prepared by Gloucester City, Cheltenham Borough and Tewkesbury Borough Councils) in a hierarchy of planning policy for the borough and will provide additional detail on locally important planning issues. It must be prepared in general conformity with both the JCS and the overarching National Planning Policy Framework.

### **Strategic policy preparation**

- 2.2 The JCS was submitted to the Secretary of State on 20 November 2014. The JCS sets out the spatial strategy for development in the borough and there is currently no intention to revisit that spatial strategy.
- 2.3 The JCS identifies that Tewkesbury Borough Council will need to accommodate new development during the life of the Plan up to 2031. Development is focussed at Cheltenham and Gloucester and through urban extensions to those centres. The remainder of Tewkesbury Borough is expected to accommodate a lower level of development to meet local needs. Each of the three councils will prepare a district level plan to identify locations for non-strategic development in its own area (and in conformity with the higher level JCS).
- 2.4 At the time of preparing the draft TBP the JCS had reached ‘submission’ stage with the public examination scheduled for spring 2015. It is recognised that changes could occur to the JCS during and following this examination that may require changes to be made to the approach taken in preparing the TBP. However, until such a time the TBP will follow the strategic direction and overall level of development set out in the submission version of JCS Policy SP2.
- 2.5 The Objectively Assessed Need for housing is identified in the JCS and will be considered as part of the public examination. If housing figures are revised through the examination then, subject to the extent of any changes, this could impact on the preparation of lower level plans such as the TBP, depending on the ability to accommodate the development identified.

### **NPPF requirements for rural development**

- 2.6 With regard to rural areas, the NPPF requires local planning authorities to be responsive to local circumstances and plan housing development to reflect local

needs<sup>1</sup> and to recognise the role of local and neighbourhood plans in supporting sustainable economic growth in rural areas<sup>2</sup>.

2.7 In terms of rural housing the NPPF advises that ‘to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities’ and that ‘local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances’<sup>3</sup>.

2.8 And in terms of supporting a prosperous rural economy the NPPF advises that planning authorities should take a positive approach to the growth and expansion of sustainable rural enterprise and should also seek to ‘promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship’<sup>4</sup>.

***Rural settlements – rural service centres and service villages***

2.9 Government guidance recognises that local plan preparation is important for identifying locations for appropriate housing development within rural areas to reflect the local needs of rural communities. As such, and with this over-arching government guidance in mind, the JCS has created a hierarchy of rural settlements for allocating limited housing.

2.10 The JCS identifies rural service centres and service villages where lower levels of development are expected to be accommodated. The starting point for the distribution of development in the rural areas was drawn from evidence set out within the Settlement Audit.

2.11 Rural service centres are considered to be those settlements within the JCS area that have a wide enough range of existing services and/or facilities, to fulfil most of the day-to-day needs of local residents, surrounding settlements and rural areas. Furthermore, such settlements also benefit from a degree of accessibility to major employment areas, either by road/car and public transport, together with relatively good bus service provision.

2.12 There are two settlements defined in the JCS as rural service centres: Bishop’s Cleeve and Winchcombe, which offer a higher range of services and facilities within the rural areas.

2.13 There are a number of freestanding villages defined in the JCS as service villages, which have some transport accessibility, two or more primary services and two or more secondary services, as identified in the settlement audit. The retention of these services is in part linked to the size and distribution of the resident population, although some are reliant on passing trade, and it is important that these services remain viable.

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<sup>1</sup> NPPF paragraph 54

<sup>2</sup> NPPF paragraph 28

<sup>3</sup> NPPF paragraph 55

<sup>4</sup> NPPF paragraph 28

2.14 The rural service centres and services villages, as categorised in the Submission JCS, are set out in figure 2.1 below. A refresh of the Settlement Audit will be undertaken for the borough during 2015. It is entirely possible that as a consequence some service villages may no longer qualify for such status due to the loss of particular services, however other settlements may have acquired facilities and therefore need to be added onto the list.

**Figure 2.1 Rural service centres and services villages (as set out in the submission JCS)**

Rural Service Centres	Service Villages
<p>Bishop’s Cleeve</p> <p>Winchcombe</p>	<p>Alderton</p> <p>Coombe Hill</p> <p>Gotherington</p> <p>Highnam</p> <p>Maisemore</p> <p>Minsterworth</p> <p>Norton</p> <p>Shurdington</p> <p>Toddington (inc. New Town)</p> <p>Twigworth</p> <p>Twyning</p> <p>Woodmancote</p>

**3 Amount of development**

3.1 The amount of development required to address the ‘objectively assessed needs’ of the borough (along with Cheltenham and Gloucester) over the period up to 2031 is set out in the JCS. There is a need for a lower level of development in the rural parts of the borough to enhance or maintain the vitality of rural communities.

3.2 The amount of non-strategic new housing development needed in Tewkesbury borough over the plan period is set out in the JCS Policy SP2. The JCS identifies that:

***Extract from JCS policy SP2 (submission version, November 2014)***

*Rural service centres and service villages (as identified in table SP.2c below) will accommodate lower levels of development to be allocated through the Tewkesbury Borough Plan and neighbourhood plans, proportional to their size and function and also reflecting their proximity and accessibility to Cheltenham and Gloucester and taking into account the environmental, economic and social impacts. Over the plan period to 2031,*

- *The rural service centres will accommodate 1860 new homes, and*
- *The service villages will accommodate 752 new homes*

*(In the remainder of the rural area, Policy SD11 will apply.)*

- 3.3 The purpose of setting out an overall amount of rural housing in the JCS is to provide strategic direction for preparation of the Tewkesbury Borough Plan and neighbourhood plans, where local level (non-strategic) housing sites will be identified.
- 3.4 In determining how this non-strategic housing development should be disaggregated between settlements the JCS Policy SP2 requires consideration of the size, function, proximity and accessibility to Cheltenham and Gloucester of the borough's rural service centres and service villages, taking into account the environmental, economic and social impacts. It must be stressed that the amount of development relates to the rural service centre/service village as a settlement and NOT to the wider parish area of the same name.
- 3.5 The starting date of both the JCS and the TBP is 2011 and therefore any housing that is permitted or built since then counts towards the level of development to be accommodated to 2031.

#### **4 Disaggregation between settlements - JCS Policy SP2 criteria**

- 4.1 The submission JCS policy SP2 provides a framework to be used in the Tewkesbury Borough Plan and neighbourhood plans in order to determine the appropriate level of development to be accommodated in the rural service centres and at the service villages. The criteria relate to accommodating levels of development proportional to their size and function and also reflecting their proximity and accessibility to Cheltenham and Gloucester taking into account the environmental, economic and social impacts. The way in which this was undertaken is described below.

##### ***Disaggregation between rural service centres***

- 4.2 It is recognised that the two rural service centres of Bishop's Cleeve and Winchcombe have significant existing planning commitments, which make a contribution towards the level of development expected at these two settlements. Additionally, the latter is preparing a neighbourhood plan, which seeks to allocate land for housing and is at a relatively advanced stage (undergoing public consultation at the time of preparing this paper). Notwithstanding this, the same approach to disaggregation that was applied to the service villages (as set out below) was also applied to the two rural service centres.

##### ***Service Village Forum***

- 4.3 In 2014 representatives of the service villages formed a group (the Service Village Forum) to discuss between themselves how development could be appropriately allocated across the rural parts of Tewkesbury Borough. The intention was to help provide evidence for those parishes preparing a neighbourhood plan as to what housing numbers they might reasonably be expected to accommodate, and also to support the local planning authority to prepare the Tewkesbury Borough Plan.
- 4.4 The Service Village Forum met on a number of occasions during 2014 to discuss a method for appropriately distributing new development between settlements. The work of the Forum has been supported administratively by Gloucestershire

Rural Community Council and at a technical level by officers from the Borough Council who attended meetings and undertook mapping and evidence gathering work. The discussions helped to inform the approach taken as set out in this paper.

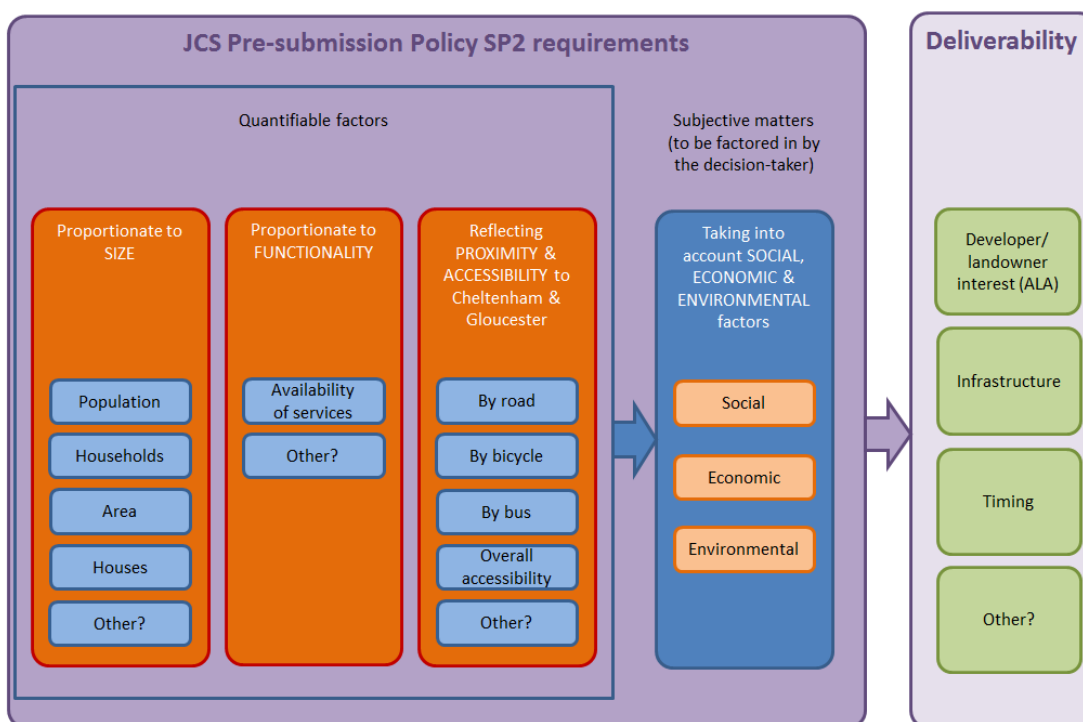
**Applying the submission JCS policy SP2 criteria**

4.5 In accordance with the ‘hierarchy of policy’, explained above, the framework was set out in the submission JCS Policy SP2 for guiding the disaggregation. The levels of development for each service village should be proportional to its:

- **size**;
- **function**;
- reflecting the **proximity** and **accessibility** to Cheltenham and Gloucester; and
- taking into account the **environmental**, **economic** and **social** impacts.

**Deliverability** of a site is a critical factor and thus needed to be considered as part of the process. The way in which these various elements fit together as part of the disaggregation methodology are illustrated in the diagram below.

**Figure 4.2: Diagram illustrating the JCS submission Policy SP2 requirements**



4.6 The size, function, proximity and accessibility of settlements can all be measured in some tangible or objective way (i.e. distance by road, journey time in minutes, area of land covered by buildings/gardens in each village etc.). An amount/figure can thus be attributed to each aspect accordingly, which allows each service village to be considered proportionate to the others. Conversely, the social, economic and environmental aspects require more of a subjective consideration

and as such a balance needs to be struck between these objectives and subjective factors.

***Determining the current ‘size’ of each service village***

- 4.7 Size is the relative extent of something; how big or small something is. For size to have tangible meaning the relative extent of the thing being measured requires comparison with another entity. The same method of measurement therefore needs to be used for each service village so that the initial outcomes are proportional, comparing like with like. Before any meaningful calculations can be made in terms of ‘size’, it is first necessary to define the parameters (the extent) of the thing being measured.
- 4.8 A number of different ways were considered for defining the CURRENT extent (or boundary) of each service village so that what’s in it can be measured. Note that ‘extent’ is different to ‘size’. Options for determining this include:
- A. Using the residential development boundaries set out in the saved policies of the Tewkesbury Borough Local Plan to 2011, which provide a clear extent for measurement via the council’s digital mapping system. Though in this context, as these relate to the supply of housing land, they may be regarded as out of date as per recent appeal decisions. Additionally, not all service villages have a delineated residential development boundary.
  - B. Using the residential development boundaries and expanding them to include other houses/buildings that are adjacent to the settlement, for example new development permitted since adoption of the Tewkesbury Borough Local Plan but before 2011.
  - C. Using the residential development boundaries and including any houses/buildings outside of that boundary that are proximate (i.e. within a pre-defined distance - factors such as location, topography, pedestrian facilities, trip purpose and cultural factors will affect the ‘reasonability’ of the walking distance).
  - D. Drawing a line around all contiguous developed land relating to a settlement, noting that some settlements have a more sporadic development pattern, whilst others forms a nucleus around a village centre.
- 4.9 Following discussion with the Service Village Forum it was decided that the extent of each service village would most appropriately be delineated on a map using the latter approach set out in D. The extent of each service village was delineated by incorporating all built development reasonably closely related to that settlement, including the curtilage of dwelling houses (i.e. gardens) but excluding extensive tracts of recreational land (such as golf courses) and farm buildings that aren’t closely related to the built form of the settlement. These maps were circulated to the Forum.
- 4.10 Representatives from each service village, where they wished to be involved, outlined on their map what they considered to be the extent of the service village within their parish. For consistency and objectivity officers visited each service



village and undertook the same activity. The maps were compared during ‘surgery’ sessions (15 May 2014). Any differences in approach, for example some included allotments and playing fields on the edge of their settlement whereas others did not<sup>5</sup>, were standardised so that the proportionality exercise could be undertaken comparing like with like.

- 4.11 Once the current extent of each service village was established then their size relative to each other can be measured. Factors that were considered include: land area within that boundary; resident population; housing units; number of buildings. Other less tangible measures of size could include factors such as level of economic output, however, the difficulty of obtaining such data resulted in it being discounted at an early stage.
- 4.12 Initial consideration of each settlement population by the Service Village Forum resulted in an unsatisfactory outcome, with a mis-match between the available data on population and the delineated extent of the service village. Whilst population data is available at the wider parish level, and in more detail at Census Output Area level, there is difficulty aggregating it down to specific settlement (service village) level. It was therefore necessary to consider how population could be counted in such a way that it can be readily checked and updated as necessary – for example undertaking a door-to-door count is very resource intensive, is unlikely to yield an accurate result and would be difficult to check/update). It was subsequently decided that population was not an appropriate measure given the difficulties in obtaining satisfactory data.
- 4.13 Calculations of size based on area caused major discrepancies in the final disaggregation outcome due to the significantly different built densities of settlements. The number of residential properties in each Service Village was considered to offer the most prudent measure of its size. However, readily available data is not available due to the bespoke nature of each Service Village’s boundary. A count of property addresses contained on the Council’s GIS database cross referencing property locations with the Service Village boundary maps was undertaken.

***Considering the ‘functionality’ of each service village***

- 4.14 The functionality of a service village largely relates to the availability of services (such as for example, a shop, doctor’s surgery, primary school, post office etc.). The updated Rural Settlement Audit provides information in respect of these and provides a weighting for the relative importance of the services available. The scores set out in the Settlement Audit have been used as the basis for this calculation.

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<sup>5</sup> It was agreed at the forum meeting on 12 June that we should not include playing fields and allotments which are on the edge of the village; include them only if surrounded by housing (on at least 3 sides).

***Determining ‘proximity and accessibility’ to Cheltenham and Gloucester***

- 4.15 Cheltenham and Gloucester are the county’s main urban centres, in which the main service functions and shopping destinations are located. The focus of the JCS is to meet the need where it arises<sup>6</sup> so the proximity of service villages to the area’s two main urban centres is an important factor to consider.
- 4.16 Proximity involves a measure of ‘nearness’, which has been taken to relate to distance. However, a direct line measurement ‘as the crow flies’ from service village to principal urban area does not reflect the true journey path needed to be taken. Therefore, when measuring proximity it is necessary to consider distance by road so that physical barriers such as rivers, railway lines and motorways are appropriately factored into the calculation.
- 4.17 This calculation was undertaken, using the government’s Transport Direct website to measure the distance from each service village to the centre of Cheltenham and the centre of Gloucester. The benefit of such a tool is that it gives both distance and estimated journey time.
- 4.18 The creation of a ‘proportionate’ score for each service village, as required by Policy SP2, was discussed at the Service Village Forum (12 June 2014). It was agreed that, for this aspect, the actual distance in miles should be used to generate the proportional figure rather than a ranking 1-12 (where 12 is the nearest).

***Accessibility of service villages to Cheltenham and Gloucester***

- 4.19 The **accessibility** of each service village to Cheltenham and Gloucester is different to proximity. Accessibility relates to whether a person can get from one destination to another by means other than private motor car.
- 4.20 The potential for people to walk to Cheltenham and Gloucester from each of the service villages was considered unreasonable and, although calculations were undertaken, as a measure of accessibility this factor was discounted.
- 4.21 Gloucestershire County Council’s MAIDeN<sup>7</sup> team were commissioned to prepare a new piece of work considering bus service frequency for commuting and also for shopping/leisure/recreation purposes to Cheltenham and Gloucester. The two specific urban destinations used are their respective bus stations. The intention is to categorise services using accessibility to enable the service villages to be proportionately considered in terms of their bus accessibility: service frequency – for example is there a bus every 15 minutes, or every hour or only a couple a day or none at all.
- 4.22 The ability to get to the main urban areas to undertake a 9am-5pm job during the week was an important factor, as were services at particular points during the day (notably at weekends for leisure/recreation and shopping trips) including in

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<sup>6</sup> Pre-submission JCS paragraph 3.2.4

<sup>7</sup> MAIDeN is a collection of resources to support the planning and management of public services in Gloucestershire. MAIDeN complements Neighbourhood Statistics, with the addition of local data, analysed for our communities. These communities include wards, parishes, community areas and children’s centre areas.

the evenings. The table in Appendix A indicates the times that were factored into the ranking as per discussion at the Service Village Forum (12 June 2014).

- 4.23 The outcome of the MAIDeN research into bus accessibility involved looking into the frequency of services, the number of changes required and the proximity of the bus stop to the service village (a distance of 800m is considered acceptable by the Institute for Highways and Transport Guidance for Journeys by Foot See Appendix B). Each of those categories is given a 'score' out of 3 (with 3 the best and 0 being the worst i.e. no bus service at all – see Appendix C). These are then added together to generate a score for each time period in each day. The weekday scores are multiplied by 5 to give a working week score and then added to those for the weekend to provide a 7-day bus accessibility score.

***Weighting between the JCS Policy SP2 elements***

- 4.24 The JCS Submission Policy SP2 does not 'weight' each of the elements that need to be taken into account. This provides flexibility in how the matter can be approached in the Tewkesbury Borough plan and Neighbourhood Plans.

- 4.25 Given the importance that has been placed on the character of settlements and social cohesion during discussion at the Service Village Forum and in representations to the TBP scoping consultation, and in responses made to recent planning applications in the borough, it was felt that 'size' was the most critical factor in determining the character of the service village and as such should be afforded the greatest weight. Accordingly it was decided that 'size' should be weighted at 80% with 'proximity/accessibility' and 'function' both at 10%. The same factors were applied to the rural service centres.

- 4.26 The outcome of the disaggregation process outlined above is set out in Appendix D.

***Consideration of sustainability factors***

- 4.27 The level of development needs to be considered alongside the practicalities of its implementation and delivery. The National Planning Policy Framework is clear that there is a presumption in favour of 'sustainable development'<sup>8</sup>. The achievement of sustainable development requires consideration of the **environmental, economic** and **social** impacts of development and this is also a requirement of the submission JCS policy SP2.

- 4.28 The allocation of land for future development is reliant on a balance being struck between the need for the development, contributing to a strong economy and the constraints on the land. Planning policies do not prohibit development per se and therefore weight has to be attributed to the various aspects in order for this balance to be achieved. Each of the policies in the JCS would therefore need to be considered when considering the appropriateness for each parcel of land.

- 4.29 Environmentally the impact of proposed development on the existing service village and surrounding area needs to be considered in terms of the land-use constraints that may affect the potential for planning permission to be obtained. It will be necessary to take into account any physical issues (for example flooding,

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<sup>8</sup> NPPF paragraph 14

historic assets, biodiversity) and policy constraints (for example Green Belt) that may apply to the land in and around service villages.

- 4.30 There will also be social impacts from new development, for example: meeting people’s housing needs; supporting village services and shops; improving physical and mental health through creating a high quality built environment<sup>9</sup>. The inspector’s appeal decision for a housing site in Alderton<sup>10</sup> states, *‘Substantially increasing the number of dwellings in a settlement without proportionate increases in infrastructure, employment opportunities and other local services risks eroding community cohesion, and the fact that 47 dwellings have now been allowed on appeal will be a consideration to be weighed in the balance when considering any future proposals.’*
- 4.31 The economic implications of new development, such as: job creation; contributing to growth; supporting the rural economy and facilities/services; agricultural diversification; and sustainable rural tourism, need to be taken into account in determining what development occurs and where it is located.
- 4.32 All of these factors require subjective judgements to be made and will be considered through the use of the Sustainability Appraisal process, which is being undertaken by independent consultants ‘Enfusion’ appointed by the Borough Council. The Sustainability Appraisal draws on the draft vision and objectives prepared following consideration of representations made during the scoping stage of the Tewkesbury Borough Plan (October – November 2013):

**“Tewkesbury Borough, a place where a good quality of life is open to all, where our environment and historic assets are cherished, and where a thriving economy supports healthy and happy communities.”**

**This will be achieved by ensuring that development is directed away from land at risk of flooding and high quality landscapes/heritage assets and towards locations where the mix of land uses and proximity to existing facilities minimises travel whilst maximising transport choice.**

- 4.33 The strategy for finding sites follows the vision and its objectives (these are set out in the ‘Regulation 18 Scoping Summary Response Report (August 2014)’ available on the Council’s website), whilst noting that these are currently in draft form and will be subject to formal public consultation as part of the draft Tewkesbury Borough Plan. The disaggregation process is complicated, as each settlement does not function in isolation of the wider borough and beyond. There are many interrelated factors requiring consideration: flooding; landscape impact; Green Belt; historic and natural environment etc. all inform decision-making and consequently it is recognised that the process will necessarily be iterative.

### ***The disaggregation process***

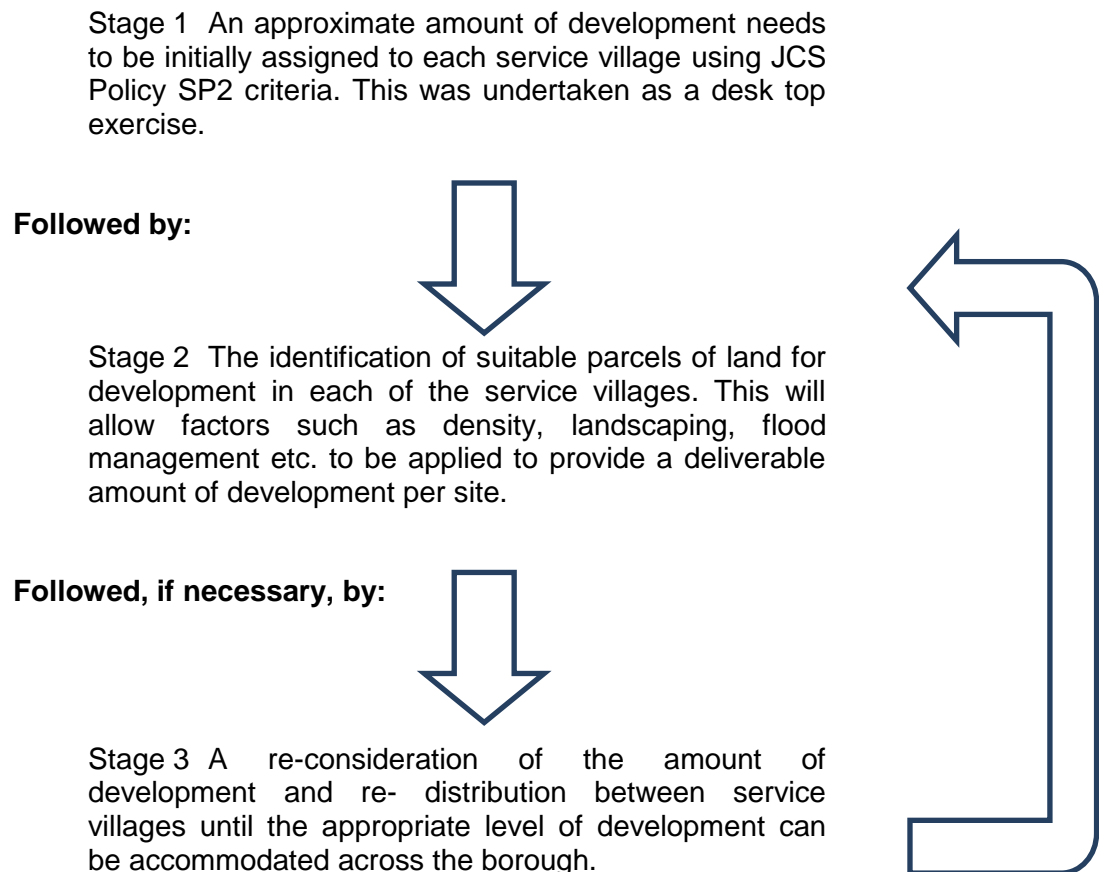
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<sup>9</sup> NPPF paragraph 7

<sup>10</sup> Appeal Ref: APP/G1630/A/13/2209001, 22 May 2014, Land to the South of Beckford Road, Alderton

- 4.34 The level of development to be accommodated in each service village is likely to involve an iterative process, as noted above, which involves reappraising both the numbers and land suitability/availability so that the appropriate level of development across the borough can be delivered. This is set out in Figure 4.1 below:

**Figure 4.1: The disaggregation process**



## **5 Identification of sites**

- 5.1 In order to identify all reasonable sites, which could come forward to meet the requirements of JCS Policy SP2, all land adjacent to rural service centres and service villages was initially considered. A sieving process was then followed as there are many land-use factors, some more restrictive than others, that will influence whether a particular site is suitable for development and the type of development that may be appropriate. This was based upon the factors set out in the National Planning Policy Framework (2012), the draft vision and objectives for the TBP (prepared following the scoping consultation in 2013) and the

deliverability of land as set out in the TBC Assessment of Land Availability<sup>11</sup> (2014).

### ***Deliverability***

- 5.2 The potential for a development plan's allocated sites to be delivered needs to be factored into decision making. Deliverability means that a site is '*available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable*'<sup>12</sup>. This is important because if a site is unlikely to come forward within the initial part of the plan period (i.e. in the first 5 years), it will not be contributing to the 5 year housing land supply. However, it must be noted that the TBP has an end date of 2031 and not all of the housing requirements will need to be met at the start of the plan period.
- 5.3 The Borough Council is expected to regularly consider the potential for development of any site submitted to the council by landowners/developers. The National Planning Policy Framework suggests that a housing land assessment should be prepared in combination with a review of land for economic development. In order to conform with JCS policy SP2 only those sites that are adjacent to either a rural service centre or service village were considered.
- 5.4 Whilst the Assessment of Land Availability forms an important part of the evidence base supporting the preparation of the TBP, it does not make policy or allocate sites. Its purpose is to provide background evidence on the potential availability of land within Tewkesbury Borough for housing and employment, based on the guidance set out by the National Planning Policy Framework and the Department for Communities and Local Government. The assessment does not determine whether a site should be allocated for development, as it is the role of the local plan and neighbourhood plans to consider a range of policy approaches to deliver Tewkesbury Borough's housing land requirements. These considerations, as related to the site selection methodology for the TBP, are set out in the sections below.

### ***Stakeholders' feedback on locations for development***

- 5.5 Representations to the TBP scoping consultation were received from people across the borough and covered a range of factors that they considered important as set out below (see Regulation 18 Summary Response Report August 2014). Many of these are of particular relevance when allocating levels of development around the borough.

#### **Locations at which to put development:**

- a) Brownfield and derelict sites

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<sup>11</sup> Tewkesbury Borough's Assessment of Land Availability is available on the council's website providing a comprehensive review of sites within the borough for both housing and employment development.

<sup>12</sup> NPPF paragraph 47 footnote

- b) Under used employment sites
- c) Supporting the Tewkesbury town centre masterplan and its role as a market town

**Places to avoid:**

- a) Areas at risk of flooding (and ensuring new development does not increase flood risk elsewhere)
- b) Green Belt land
- c) Important open space
- d) Protecting the sense of community, character and architecturally 'valuable' villages
- e) Protecting and enhancing important wildlife habitats and the natural landscape

**Site visits**

- 5.6 Officers visited all service villages and rural service centres to assess 'on the ground' factors that might affect site suitability. All parcels of land adjacent to the built element of each settlement were initially considered. Where higher ground in the vicinity of a particular settlement made it possible to gain long distance views back into the settlement these were also visited.

**Sequential sieving**

- 5.7 The suitability of each site was then assessed using the following sequential site sieving process:

**1. STRATEGY**

The site needs to fit within the broad strategy for locating development as required in the Submission JCS Policy SP2 - Is the site well related to (adjacent or within) a rural service centre or service village?

**2. DELIVERABLE**

The site needs to be available and deliverable within the plan period – has the site been put forward to the local planning authority as a potential site for future development? Is it an Assessment of Land Availability submitted site? (i.e. is there landowner/developer interest that makes it available, deliverable, achievable within the plan period?). If enough such sites cannot be found then sites falling outside this category will need to be considered.

**3. INTERNATIONAL/NATIONAL ENVIRONMENTAL DESIGNATIONS**

Firstly, is the site affected by internationally or nationally designated environmental constraints (these are set out below) in such a way as to make development of the land unacceptable? If enough suitable sites cannot be found then sites initially excluded under this category will need to be revisited to see if any tests set out in National Planning Policy Framework can be addressed.

**4. POLICY CONSTRAINTS**

Is the site designated as Green Belt land, or is it designated in an adopted plan as a Protected Open Space, Local Green Space, or is it a playing field? If enough suitable sites cannot be found then sites initially excluded under this

category will need to be revisited to see if any tests set out in National Planning Policy Framework can be addressed.

#### **5. LOCAL POLICY CONSTRAINTS**

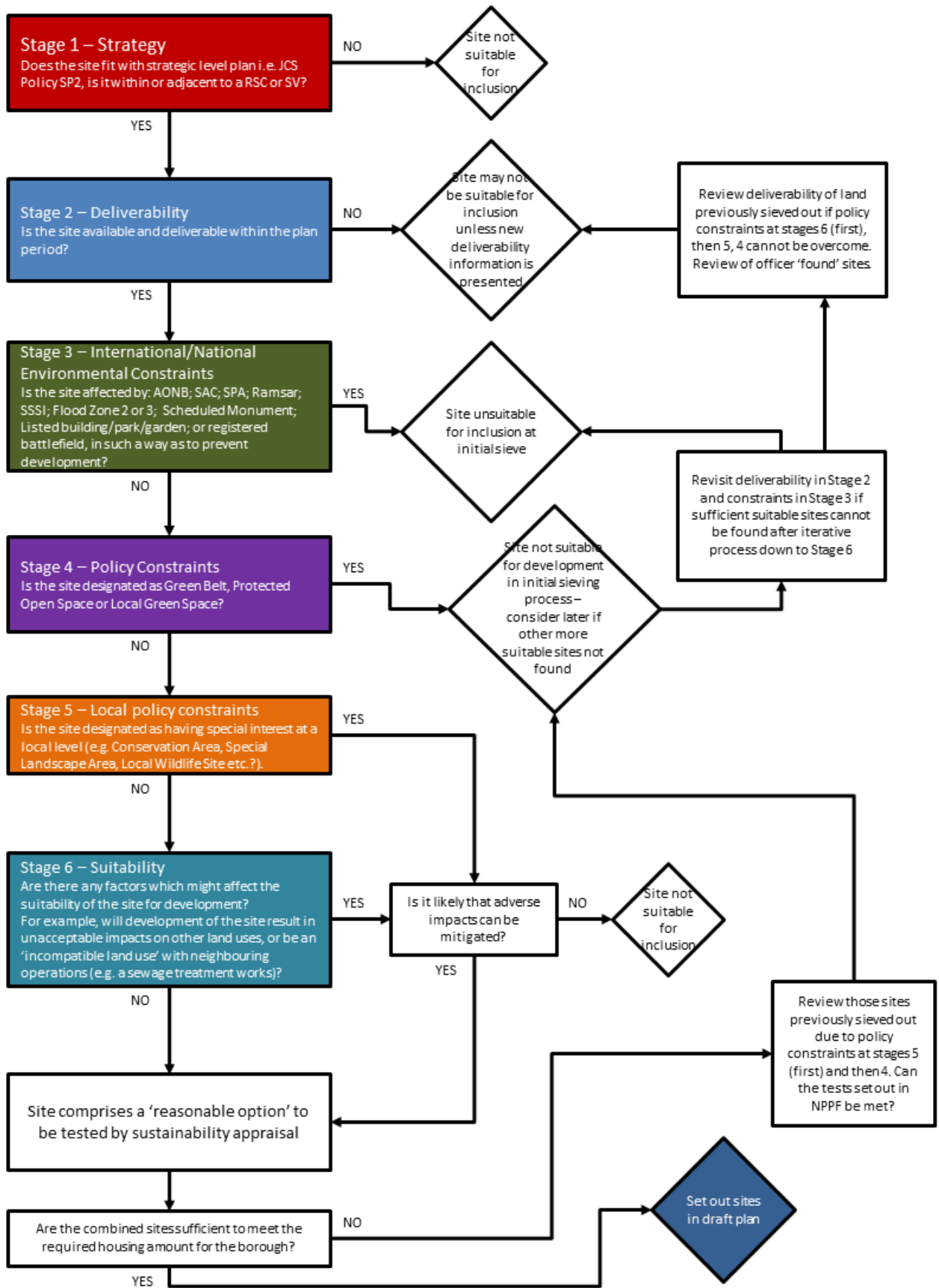
Is the site designated as having special interest at a local level (e.g. Conservation Area, Special Landscape Area or a Local Wildlife Site?). If enough suitable sites cannot be found then sites initially excluded under this category will need to be revisited to see if any tests set out in National Planning Policy Framework can be addressed.

#### **6. SUITABILITY**

Will the development of the site result in unacceptable impacts on other land uses, or be an 'incompatible land use' with neighbouring operations (e.g. a sewage treatment works). Are there any other factors, which might affect the suitability of the site for development? Are the impacts capable of mitigation?

- 5.8 If enough suitable sites were not able to be found following the complete first sieve, then sites falling within previous categories (firstly Stage 5, followed by Stage 4, then Stage 3) were revisited. The process is indicated in the flow diagram below. Please note that it has been necessary to follow an iterative process to attain sufficient land to be able to demonstrate that the requirements of JCS Policy SP2 can be met.





5.9 The National Planning Policy Framework (NPPF) sets out the factors to be considered in respect of identifying sites for development. Paragraph 113 of the Framework sets out an approach whereby a distinction should be made between the ‘hierarchy’ of international, national and locally designated areas. This is reflected in the sieving process identified above.

5.10 The internationally or nationally designated environmental constraints are:

<b>Table 3.1 International/National Environmental Policy Constraints</b>	
Is the site outside of the AONB	NPPF:115 great weight should be given to conserving... AONB
Is the site outside of nationally designated historic assets? (Designated battlefield, scheduled monuments, Grade I and II* listed buildings and historic parks/gardens)	NPPF:132 substantial harm or loss... should be wholly exceptional
Is the site outside flood zone 2 or 3?	NPPF:100 direct development away from areas at highest risk. Apply a sequential and risk-based approach to the location of development.
Is the site outside of internationally/nationally designated nature conservation sites? (SAC/SPA/SSSI/Ramsar Site)	NPPF:113

5.11 In the first instance land designated as any of the above was sieved out of the site selection process. These designations constitute those having greatest weight in terms of conserving/preserving/avoiding adverse impacts.

5.12 Flooding is a significant issue in the borough. Consequently only sites which provide developable areas within flood zone 1 were considered suitable for inclusion in the draft TBP. Whilst TBC’s Assessment of Land Availability deemed sites within flood zone 2 as suitable for some development (subject to further flood risk assessment), for the purposes of identifying suitable sites for the TBP those sites have been sieved out at an early stage. If however sufficient sites cannot be found in flood zone 1, then those lying in zone 2 will be re-considered as part of a sequential approach. Technical Guidance to the National Planning Policy Framework makes clear that, where there are no reasonably available sites in flood zone 1, local authorities may consider sites in flood zone 2.

5.13 Sites have been assessed as unsuitable if they fall entirely within flood zones 3a or 3b. This has been informed by the Environment Agency Flood Zone Map, Strategic Flood Risk Assessment Level 1 (2008), Level 2 (2010) and Level 2 Additional Assessments (2013) where applicable. A site’s capacity has been adjusted where part of the site falls within flood zone 3a or 3b. Consideration has

also been given to whether the site includes a watercourse, culverted watercourse, or a planned scheme to mitigate flood risk.

- 5.14 Following the first sieve for international/national environmental constraints the locally adopted restrictive policy constraints were then considered. These are:

<b>Table 3.2 Policy Constraints</b>	
Is the site outside of Green Belt designation?	NPPF:83 – alteration only in exceptional circumstances
Is the site outside of Local Green Space designation?	NPPF: 76-78, where designated in an adopted local plan
Is the site outside of Protected Open Space designation?	Tewkesbury Borough Local Plan saved policy LND5

- 5.15 Land designated as comprising a policy constraint, as set out above, would be sieved out at this stage. However, if sufficient land could not be identified following the next stage, then a review of land falling within these policy constraint areas would need to be undertaken.

- 5.16 The local policy constraints which may affect individual sites are set out in the table below:

<b>Table 3.3 Local Policy Constraints</b>	
Is the site outside of a Special Landscape Area?	NPPF:113, Tewkesbury Borough Local Plan saved policy LND2
Is the site outside of a Landscape Protection Zone?	NPPF:113, Tewkesbury Borough Local Plan saved policy LND3
Is the site outside of best and most versatile agricultural land?	NPPF:112 seek to use areas of poorer quality land in preference to that of a higher quality
Is the site unaffected by a locally designated wildlife/nature conservation/geological RIGS sites?	NPPF:117
Is the site outside of a locally identified ecological network/corridor?	NPPF: 117
Is the site free from a tree preservation order affecting deliverability of the site?	NPPF:114 JCS Policy INF Green Infrastructure
What is the local landscape and visual sensitivity impact – high, medium, low	As evidenced in the Landscape Assessment (November 2014)

Is the site free from use as a playing field?	NPPF: 74 – but needs to be supported by a robust and up to date assessment of need
Will development have a zero or positive impact on a Conservation Area or Grade II Listed Building?	NPPF:137 look for opportunities within Conservation Areas to enhance or better reveal their significance. NPPF:138 not all elements within a Conservation Area will contribute to its significance.
Will development have a zero or positive impact on a Public Rights of Way?	NPPF:75 protect PROW and access

- 5.17 When assessing the suitability of sites there are a number of factors that require consideration ‘on the ground’ as part of officer site visits. These are outlined in the table below.

<b>Table 3.4 Suitability</b>	
Can development take place without loss of any mature hedgerows on or around the site?	NPPF:109 JCS policy INF4
Is the site brownfield (previously developed) land?	Review planning history
Is the site free from contaminated land issues?	NPPF:121
Can access to/from site onto public highway be satisfactorily created?	NPPF:32 JCS policy INF2
Is there reasonable potential to integrate the site with existing settlement?	NPPF:58
Is development of the site for housing compatible with adjacent land uses?	JCS policy SD15
Does the site's topography make it realistic to develop (e.g. land levels and slope)?	
Will the site impact adversely on a watercourse on or adjacent to site?	NPPF:100

- 5.18 The way in which the site is capable of integrating with the existing settlement has particular relevance when considering the ‘social’ aspect of the site’s sustainability credentials.
- 5.19 The use of a staged hierarchy of constraints for sieving sites allows land of lower sensitivity to be identified ahead of that of greater significance. However, this process is iterative. If sufficient land cannot be found that falls outside of designated areas, or within the lower tier of impacts, which is capable of satisfactory mitigation, then land in a higher tier stage will need to be re-considered. The deliverability of sites may also need to be investigated further – for example through discussions with parish councils to determine possible land ownership and potential willingness for the land to be released for development during the plan period, or through public consultation processes.

## 6 Presentation of site assessment data

- 6.1 All land parcels around each rural service centre and service village were considered in turn, using a matrix of questions derived from the tables in section 5 above. To help in identifying at a glance which are the best sites, the questions posed in the matrix were phrased such a way that a positive ‘YES’ response denotes the site is acceptable under that criteria. For example, rather than asking - *Is the site Green Belt?* The question asked – *Is the site outside of Green Belt designation?* That way the better sites will have columns of YES ‘ticks’ rather than NO ‘crosses’. A colour coding system, set out below, was used to further highlight where potential issues were identified.
- 6.2 Table 6.1 sets out the deliverability coding, Table 6.2 provides the constraints and suitability coding.

<b>Table 6.1 Site Sieving Deliverability Coding</b>	
<b>Code</b>	<b>Assessment Definition</b>
✓	Site is submitted as ALA/SHLAA/SELAA
PA	Planning application pending or imminent
?	Possible development interest (e.g. through neighbourhood plan)
x	There is no current landowner/developer interest

<b>Table 6.2 Site Sieving Matrix Coding for Constraints and Suitability</b>	
<b>Code</b>	<b>Assessment Definition</b>
✓✓	No constraints of this type identified, development acceptable in principle
?□	There may be constraints of this type, but mitigation is possible
x?	There are constraints of this type, mitigation may be possible
xx	There are significant constraints of this type and mitigation is unlikely to be possible

6.3 Sites that did not accord with the strategy set out in JCS Policy SP2; and/or international/national constraints where mitigation is unlikely to be possible and development is probably unacceptable in the assessment, were not considered further.

## 7 Site capacity

7.1 When assessing the potential capacity of sites, the land needed for the provision of infrastructure, open space and community facilities has to be taken into account. A density multiplier has been applied to achieve a net developable area based on the assumptions set out in TBC's Assessment of Land Availability work in Table 7.1.

<b>Table 7.1 Assessment of Land Availability Density Calculations</b>		
Site Size (ha)	Discounted site area	Area for housing
0-0.4	10%	90%
0.4 - 2	17%	83%
2 +	37%	63%

7.2 The Assessment of Land Availability used densities of 20 and 30 dwellings per hectare for land outside urban areas. This density is higher in comparison with the current density of the majority of service villages, which will be required to accommodate the new development. A figure of 30dph should therefore be seen as comprising the highest density (and thus the minimum amount of land needed).

7.3 The capacity of each site has been identified in the first instance by using existing information. Where information on site capacity does not exist, an

estimate based on the density multiplier calculation has been used in the majority of cases. In arriving at these densities, officers have taken into account location and sustainability factors, along with issues around local character and general views on the site. The density and design of sites would need to be assessed through the normal planning process when submitting a planning application.

- 7.4 Each site was assessed using a combination of desktop analysis and site visits in order to identify constraints and potential impacts. Each site was then visited and a qualitative assessment undertaken, in order to identify further site specific issues and circumstances that might affect identification of the site; for example, where a site had the potential to integrate well with the existing settlement, or where it might provide other community benefits.
- 7.5 In accordance with the TBP Scoping consultation responses and draft aims/objectives for the TBP as set out in the Summary Response Report, priority was given to brownfield sites within or adjacent to each settlement, and the overall best sites were put forward for inclusion in the TBP and accompanying sustainability appraisal.

## **8 Sustainability Appraisal**

- 8.1 The site options that were determined to be suitable and available for development through the site sieving process were progressed forward for further consideration through the Sustainability Appraisal (SA) as part of Integrated Assessment (IA) incorporating the Strategic Environmental Assessment, Health Impact Assessment and Equality Impact Assessment. The SA provided an assessment of the economic, environmental and social sustainability for each site option, judging them against the objectives contained within the sustainability framework of the Integrated Appraisal Draft Scoping Report. The SA provided further detailed analysis of the suitability of sites and enabled the further filtering of less sustainable options. The findings of the SA have informed the refined site options that have been included in the Draft Borough Plan.

## **9 Conclusion**

- 9.1 The approach to rural sites detailed in this Background Paper has provided the basis for selecting rural site options which are presented in the Draft Tewkesbury Borough Plan. The Draft Plan presents a number of site options at the Rural Service Centres and Service Villages and invites comments on these through public consultation.
- 9.2 It is acknowledged that these options would collectively provide far in excess of the total numbers sought for the rural areas. However, their inclusion at this consultation stage is intended to enable a wider consideration of the potential development alternatives for all of the settlements. The Draft Plan also identifies, for each rural option, the total area and indicative capacity could be achieved; at 20 dwellings per hectare and at 30 dwellings per hectare. Where a site has been submitted for consideration through the Council's Assessment of Land Availability and includes a proposed capacity, this has also been shown for illustration. It is recognised that some of these options are considerably larger

than the proposed need identified for a settlement. In some cases a much smaller proportion of the area would be required for development.

- 9.3 Following the consultation of the Draft Plan the Council will refine potential options before narrowing the number of proposed allocations, which will then be included in the next stage of the plan.



## Appendices

### Appendix A

#### Bus service times factored into accessibility criteria

<b>Table 4.1: Bus service times factored into accessibility criteria</b>
<b>Monday to Friday Services</b>
7am – 9am commuting outward journey
4pm – 6pm commuting return journey
11am – 1pm outward journey
3pm – 4pm return journey
7pm - 8pm evening outward journey
10pm - 11pm evening return journey
<b>Saturday</b>
11am – 1pm outward journey
3pm – 4pm return journey
7pm - 8pm evening outward journey
10pm - 11pm evening return journey
<b>Sunday</b>
11am – 1pm outward journey
3pm – 4pm return journey

## Appendix B

### Institute for Highways and Transport suggested acceptable walking distances

	Town centres (m)	Commuting/School Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred maximum	800	2000	1200

Source: The Institute for Highways and Transport (IHT) Guidance for Journeys by Foot (pg.49)

## Appendix C

### MAIDeN scoring criteria for bus accessibility

<b>Table 4.2: Scoring criteria for bus accessibility</b>			
<b>Journey time</b>	<b>Frequency</b>	<b>Changes</b>	<b>Score*</b>
No bus	No bus	No bus	0
60+	1 service	1+ change	1
30-60	2 - 4 services	1 change	2
<30	5 or more	No change	3

\* Please note that the scores in the table do not equate to the number of buses there are in that time period.

Tewkesbury Borough Plan Background Paper – Approach to Rural Sites

Appendix D

Outcome of the disaggregation process

Weighting	80%		10%		10%			10%			HOUSING BALANCE		
Factor	SIZE		FUNCTION		ACCESSIBILITY			DISAGGREGATION			Commitments	Remaining Balance	
	No. of houses within the SV area as defined by each parish	(A) SIZE Score	Functionality	(B) FUNCTION Score	Combined PROXIMITY by road to Cheltenham AND Gloucester	Combined ACCESSIBILITY by bicycle - quickest route to Cheltenham AND Gloucester	Combined 7 day bus service ACCESSIBILITY scores to Cheltenham AND Gloucester (the higher the number the more accessible the location)	(C) PROXIMITY & ACCESSIBILITY Score	Aggregate of the three main elements (A+B+C) factoring in the weighting	Minimum houses required by applying first part of the disaggregation process	Percentage increase in size of SV if allocation built as indicated		
<b>SERVICE VILLAGES</b>										752			
Alderton	277	5.9%	17	9.0%	4.5%	4.7%	4.5%	4.6%	6.1%	46	17%	48	-2
Coombe Hill	39	0.8%	11	5.9%	11.7%	10.5%	13.1%	11.8%	2.4%	18	47%	2	16
Gotherington	463	9.9%	16	8.5%	5.4%	7.0%	8.0%	6.8%	9.4%	71	15%	22	49
Highnam	720	15.4%	22	11.7%	8.5%	8.5%	9.8%	8.9%	14.4%	108	15%	93	15
Maisemore	165	3.5%	11	5.9%	10.7%	9.6%	6.5%	8.9%	4.3%	32	20%	4	28
Minsterworth	174	3.7%	11	5.9%	7.8%	7.1%	10.1%	8.4%	4.4%	33	19%	2	31
Norton	61	1.3%	12	6.4%	11.7%	10.5%	8.1%	10.1%	2.7%	20	33%	7	13
Shurdington	765	16.3%	21	11.2%	13.1%	12.6%	14.0%	13.2%	15.5%	117	15%	6	111
Toddington (inc New Town)	174	3.7%	14	7.4%	3.9%	4.3%	5.3%	4.5%	4.2%	31	18%	1	30
Twigworth	193	4.1%	15	8.0%	11.5%	12.6%	8.0%	10.7%	5.2%	39	20%	1	38
Twynning	446	9.5%	19	10.1%	4.1%	4.8%	1.4%	3.4%	9.0%	67	15%	25	42
Woodmancote	1210	25.8%	19	10.1%	7.0%	7.7%	11.1%	8.6%	22.5%	169	14%	7	162
<b>TOTAL</b>	<b>4687</b>	<b>100%</b>	<b>188</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>752</b>	<b>21%</b>	<b>218</b>	<b>534</b>
<b>RURAL SERVICE CENTRES</b>										1860			
Bishops Cleeve	4843	71.5%	32	50%	58.9%	59.7%	88.8%	69.1%	67.9%	1263	28%	1494	-231
Winchcombe	1931	28.5%	32	50%	41.1%	40.3%	11.2%	30.9%	32.1%	597	31%	252	345
<b>TOTAL</b>	<b>6774</b>	<b>100.0%</b>	<b>64</b>	<b>100%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>1860</b>	<b>59%</b>	<b>1746</b>	<b>114</b>

**Appendix E**  
**Site Sieving Matrices and Maps**

Rural Service Centres:

1. Bishop's Cleeve
2. Winchcombe

Service Villages:

3. Alderton
4. Coombe Hill
5. Gotherington
6. Highnam
7. Maisemore
8. Minsterworth
9. Norton
10. Shurdington
11. Toddington
12. Twigworth
13. Twyning
14. Woodmancote

Name of Service Village / Rural Service Centre		1	2	3	4	5	6	7			
<b>BISHOP'S CLEEVE</b>											
<b>Stage 1 STRATEGY</b>	Is the site within or adjacent to a Rural Service Centre or Service Village? YES or NO	YES	YES	YES	YES	YES	YES	YES			

Do not proceed to Stage 2 unless box above is a YES

Site is submitted as ALA/SHLAA/SELAA
Planning application pending or imminent
Possible development interest (e.g. through neighbourhood plan)
There is no current landowner/developer interest

<b>Stage 2 DELIVERABILITY</b>	Is the site available, achievable and deliverable within the plan period?	?	x	x	x	✓	?	?			
	ALA/SHLAA/SELA reference	SUB35, 36 (Part)				SUB49, 31(part)	SUB32	SUB48			

For initial sieve do not proceed to Stage 3 if box above is a cross

No constraints of this type identified, development acceptable in principle
There may be constraints of this type, but mitigation is possible
There are constraints of this type, mitigation may be possible
There are significant constraints of this type and mitigation is unlikely to be possible

**Constraints and suitability**

<b>Stage 3 - INTERNATIONAL/NATIONAL POLICY CONSTRAINTS</b>	Is the site outside of the AONB	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	Is the site outside of nationally designated historic assets?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	Is the site outside flood zone 2 or 3?	✓✓	✓✓	✓✓	✓✓	✓✓	?	?			
	Is the site outside of internationally/nationally designated nature conservation sites?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			

For initial sieve do not proceed to Stage 4 unless boxes above are all green ticks

<b>Stage 4 POLICY CONSTRAINTS</b>	Is the site outside of Green Belt designation?	✓✓	xx	xx	xx	✓✓	✓✓	✓✓			
	Is the site outside of Local Green Space designation?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	Is the site outside of Protected Open Space designation?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			

For initial sieve do not proceed to Stage 5 unless boxes above are all green ticks

<b>Stage 5 LOCAL POLICY CONSTRAINTS</b>	Is the site outside of a Landscape Protection Zone and/or a Special Landscape Area?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	What is the LANDSCAPE sensitivity impact – high, medium, low	Med	Med	Med	Low	Med	N/A	N/A			
	What is the VISUAL sensitivity impact – high, medium, low	High	Low	Med	Low	High	N/A	N/A			
	Is the site outside of best and most versatile agricultural land?	?	xx	?	?	xx	?	?			
	Is the site unaffected by a locally designated wildlife/nature conservation/geological RIGS sites?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	Is the site free from a tree preservation order affecting deliverability of the site?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	Is the site free from use as a playing field?	✓✓	x?	✓✓	✓✓	✓✓	✓✓	✓✓			
	Will development have a zero or positive impact on a Conservation Area or Grade II Listed Building?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	Will development have a zero or positive impact on a Public Rights of Way?	?	✓✓	?	✓✓	✓✓	✓✓	✓✓			

<b>Stage 6 SUITABILITY</b>	Is the site brownfield (previously developed) land?	xx	xx	xx	xx	xx	xx	xx			
	Is the site free from contaminated land issues?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	Can access to/from site onto public highway be satisfactorily created?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	Is there reasonable potential to integrate the site with existing settlement?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	Is development of the site for housing compatible with adjacent land uses?	✓✓	✓✓	x?	x?	x?	✓✓	✓✓			
	Is the site's orientation acceptable (e.g. will it be overshadowed)?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	Does the site's topography make it realistic to develop (e.g. land levels and slope)?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓			
	Will the site impact adversely on a watercourse on or adjacent to site?	✓✓	✓✓	✓✓	✓✓	✓✓	?	?			

<b>Other Comments</b>											
				Employment site adjacent. Potential conflicting use.							
				Site is adjacent to Wingmore Farm waste site. Probable conflicting use.							

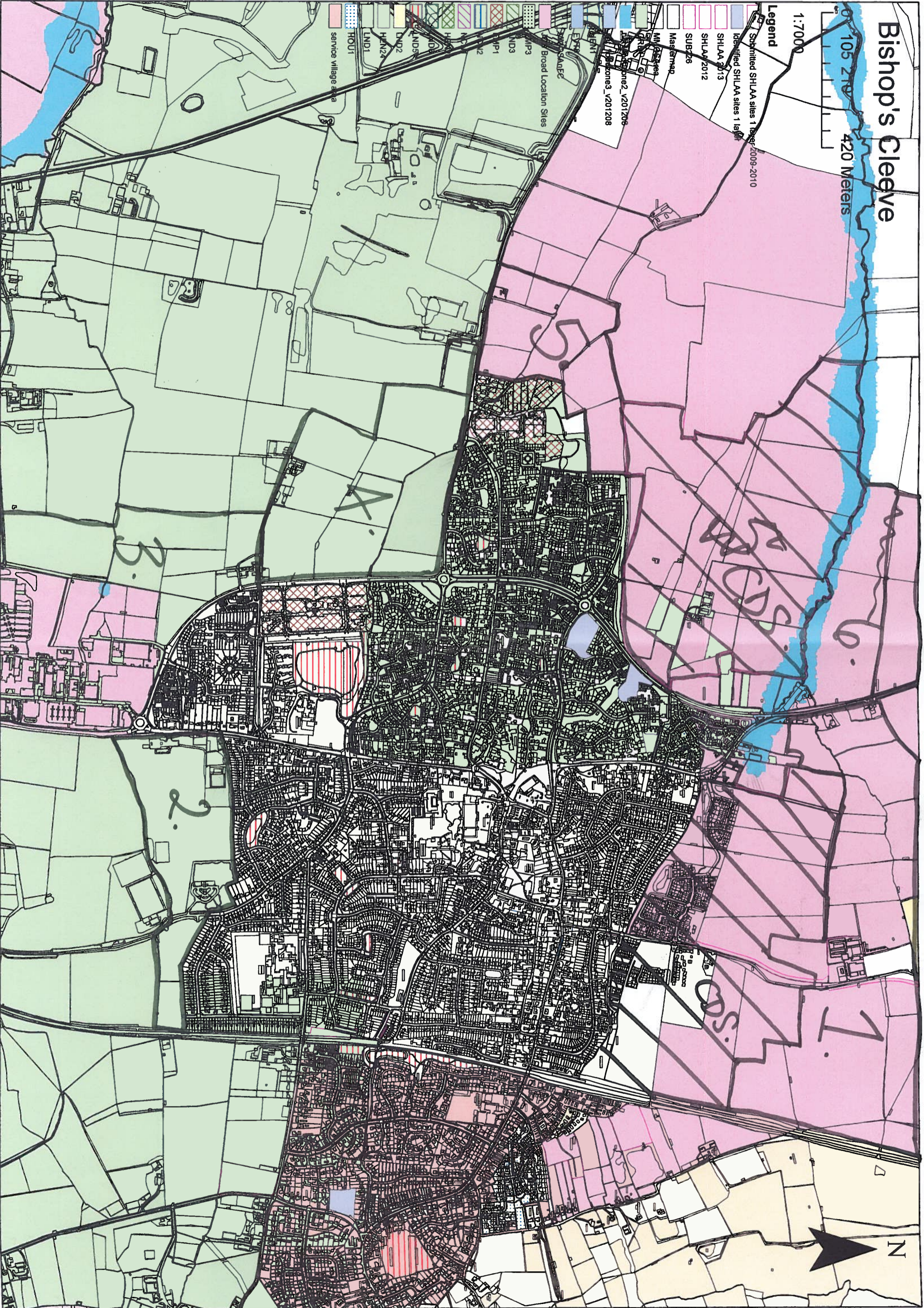
# Bishop's Cleeve

105 219 420 Meters

1:7000

## Legend

- Substituted SHLAA sites 1 (map: 2009-2010)
- Identified SHLAA sites 1 (map)
- SHLAA 2013
- SHLAA 2012
- SUB 206
- Mastermap
- MAN 2010
- CH 2010
- LA 2010
- LA 2010 zone3\_Y201208
- LA 2010 zone2\_Y201208
- LA 2010 zone1\_Y201208
- LA 2010 zone0\_Y201208
- LA 2010 zone4\_Y201208
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- LA 2010 zone151\_Y201208
- LA 2010 zone152\_Y201208
- LA 2010 zone153\_Y201208
- LA 2010 zone154\_Y201208
- LA 2010 zone155\_Y201208
- LA 2010 zone156\_Y201208
- LA 2010 zone157\_Y201208
- LA 2010 zone158\_Y201208
- LA 2010 zone159\_Y201208
- LA 2010 zone160\_Y201208
- LA 2010 zone161\_Y201208
- LA 2010 zone162\_Y201208
- LA 2010 zone163\_Y201208
- LA 2010 zone164\_Y201208
- LA 2010 zone165\_Y201208
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- LA 2010 zone168\_Y201208
- LA 2010 zone169\_Y201208
- LA 2010 zone170\_Y201208
- LA 2010 zone171\_Y201208
- LA 2010 zone172\_Y201208
- LA 2010 zone173\_Y201208
- LA 2010 zone174\_Y201208
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- LA 2010 zone190\_Y201208
- LA 2010 zone191\_Y201208
- LA 2010 zone192\_Y201208
- LA 2010 zone193\_Y201208
- LA 2010 zone194\_Y201208
- LA 2010 zone195\_Y201208
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- LA 2010 zone198\_Y201208
- LA 2010 zone199\_Y201208
- LA 2010 zone200\_Y201208



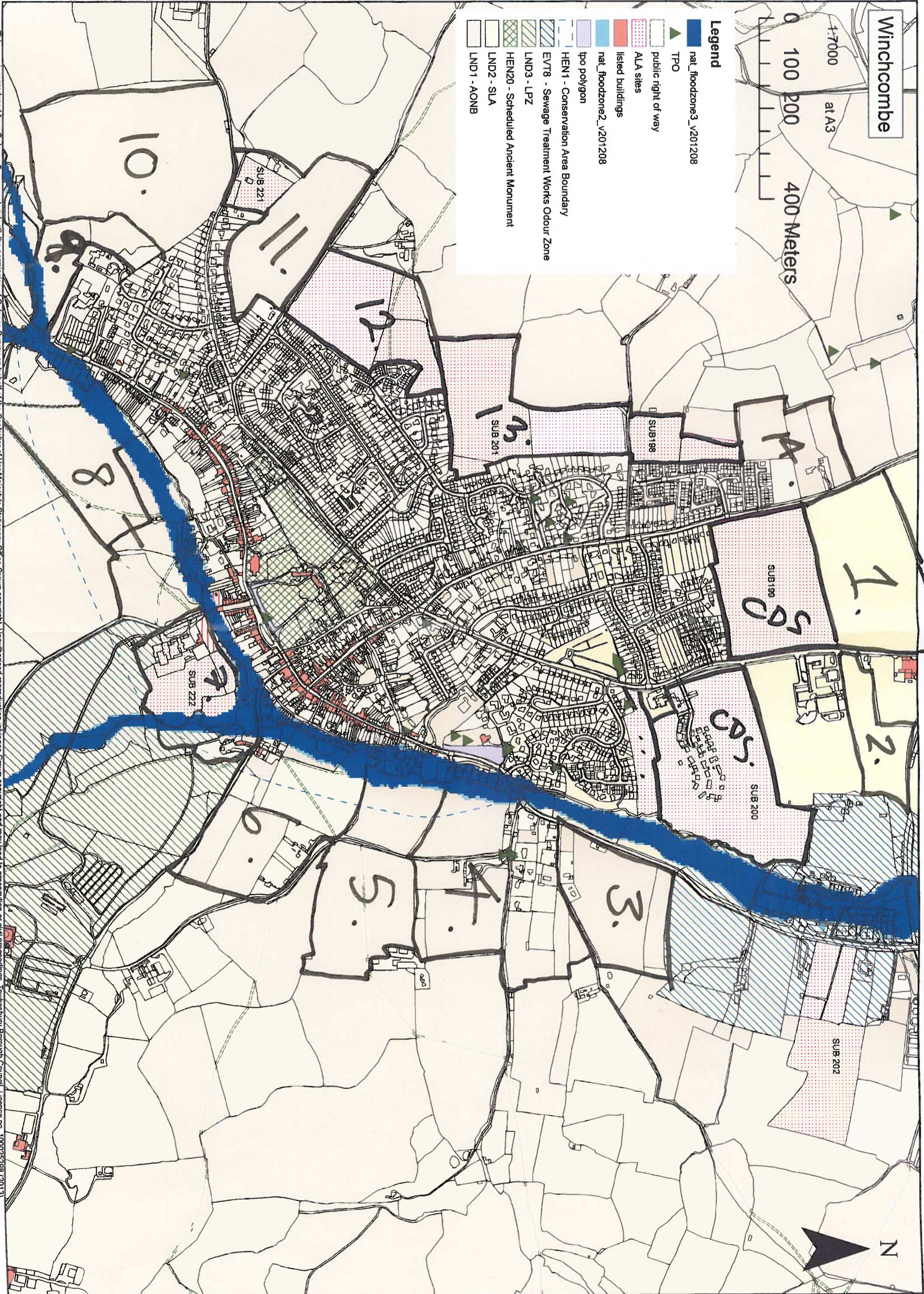


# Winchcombe

1:7000 at A3

0 100 200 400 Meters

- Legend**
- nat\_floodzone3\_v201208
  - TPO
  - public right of way
  - ALA sites
  - listed buildings
  - nat\_floodzone2\_v201208
  - tpo polygon
  - HEN1 - Conservation Area Boundary
  - EVT8 - Sewage Treatment Works Odour Zone
  - LND3 - LPZ
  - HEN20 - Scheduled Ancient Monument
  - LND2 - SLA
  - LND1 - AONB



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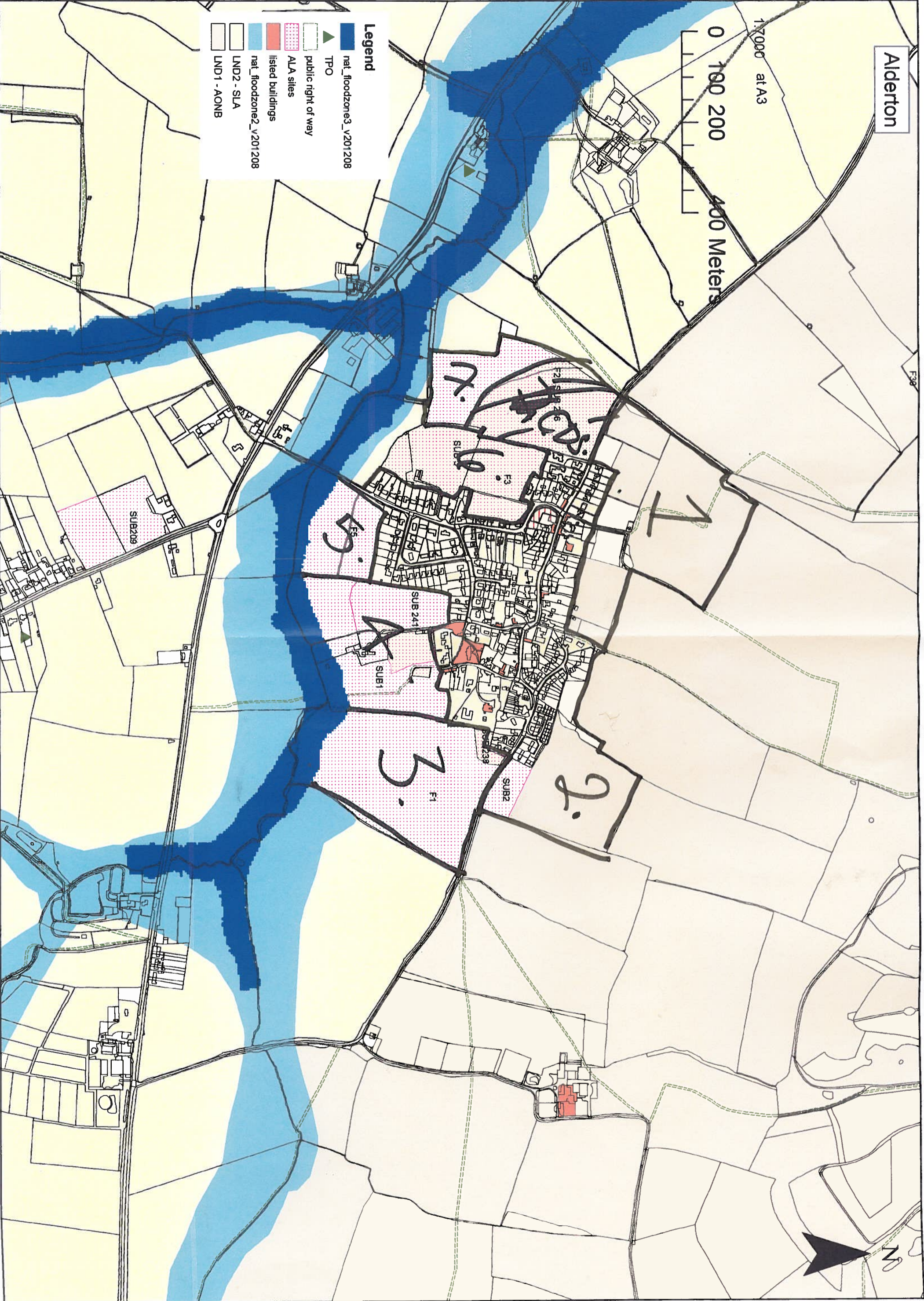


Alderton

1:7000 at A3



- Legend**
- nat\_floodzone3\_v201208
  - TPO
  - public right of way
  - ALA sites
  - listed buildings
  - nat\_floodzone2\_v201208
  - LND2 - SLA
  - LND1 - AONB





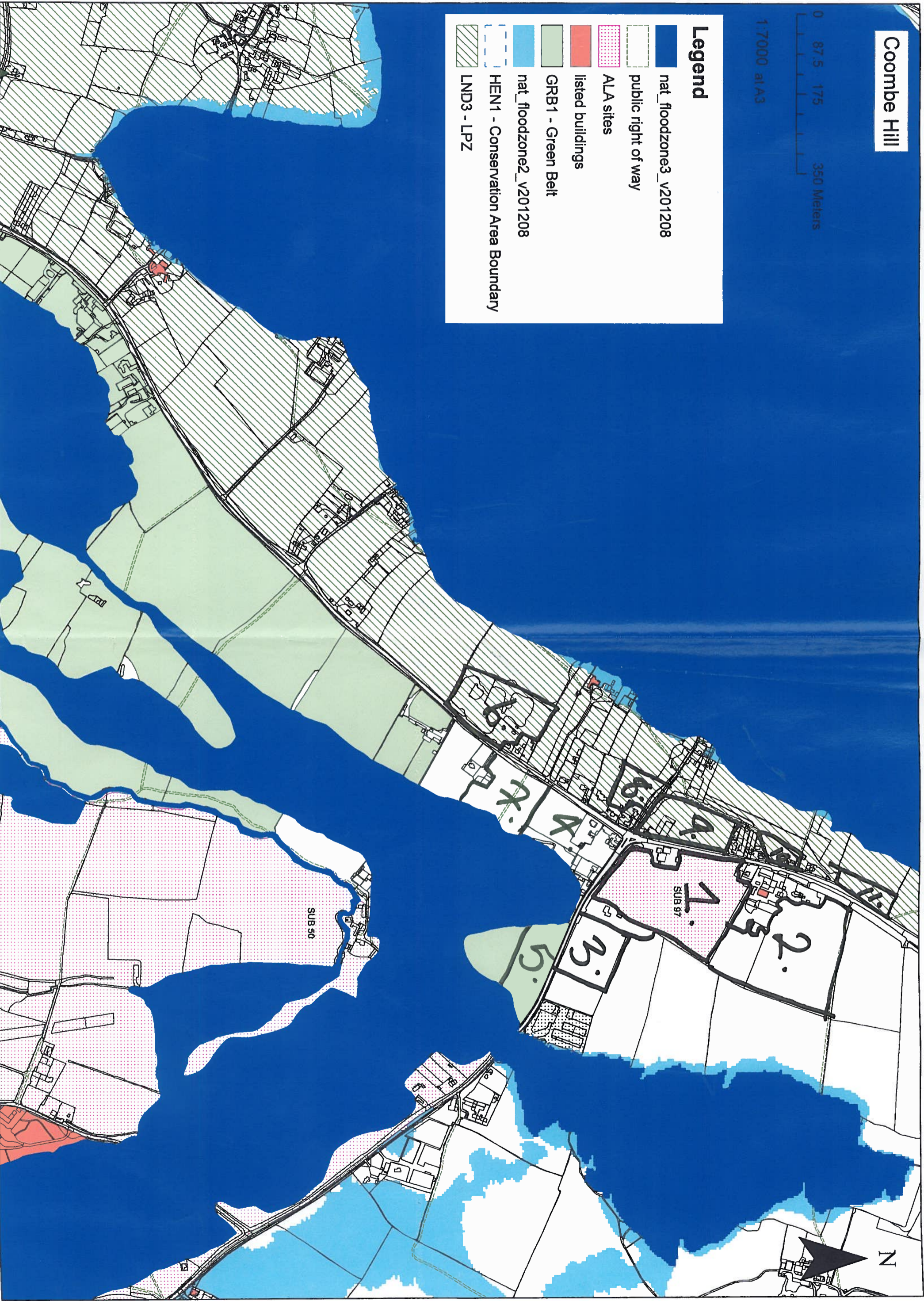
# Coombe Hill



1:7000 at A3

### Legend

- nat\_floodzone3\_v201208
- public right of way
- ALA sites
- listed buildings
- GRB1 - Green Belt
- nat\_floodzone2\_v201208
- HEN1 - Conservation Area Boundary
- LND3 - LPZ



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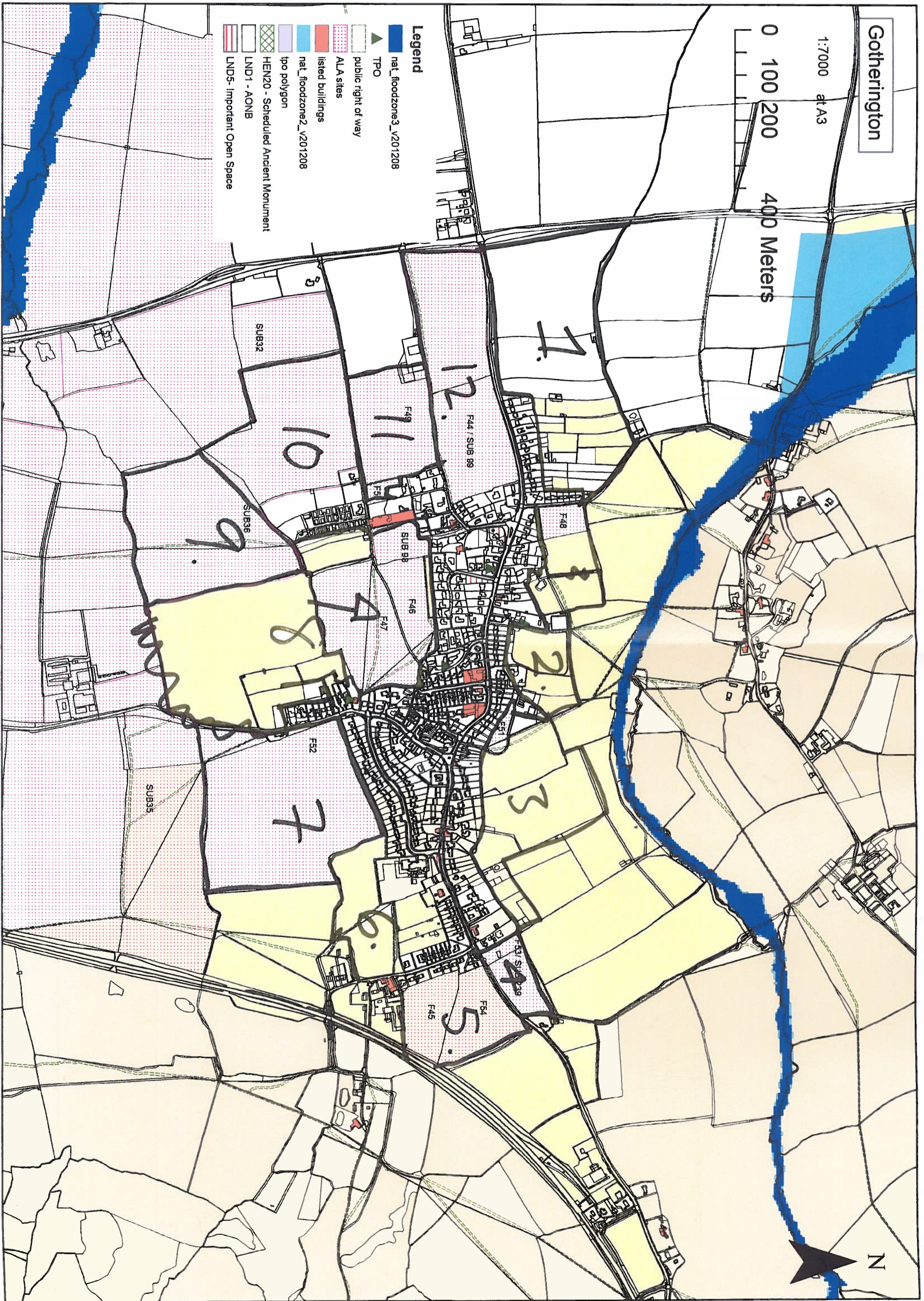
# Gotherington

1:7000 at A3

0 100 200 400 Meters

N

- Legend**
- nat\_floodzone3\_v201208
  - TPO
  - public right of way
  - ALA sites
  - listed buildings
  - nat\_floodzone2\_v201208
  - ipo polygon
  - HEN20 - Scheduled Ancient Monument
  - LND1 - AONB
  - LND5 - Important Open Space



Name of Service Village / Rural Service Centre											
<b>HIGHNAM</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>			
<b>Stage 1 STRATEGY</b>	Is the site within or adjacent to a Rural Service Centre or Service Village? YES or NO	YES	YES	YES	YES	YES	YES	YES	YES		

Do not proceed to Stage 2 unless box above is a YES

Site is submitted as ALA/SHLAA/SELAA
Planning application pending or imminent
Possible development interest (e.g. through neighbourhood plan)
There is no current landowner/developer interest

<b>Stage 2 DELIVERABILITY</b>	Is the site available, achievable and deliverable within the plan period?	?	?	?	?	?	?	?	✓	?		
	ALA/SHLAA/SELA reference	F59 (part)	F60, 61, 62	F63	F64, 65	F66	F57, S103	SUB101, 215, 100, 102	F58 (part)			

For initial sieve do not proceed to Stage 3 if box above is a cross

No constraints of this type identified, development acceptable in principle
There may be constraints of this type, but mitigation is possible
There are constraints of this type, mitigation may be possible
There are significant constraints of this type and mitigation is unlikely to be possible

**Constraints and suitability**

<b>Stage 3 - INTERNATIONAL/NATIONAL POLICY CONSTRAINTS</b>	Is the site outside of the AONB	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Is the site outside of nationally designated historic assets?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Is the site outside flood zone 2 or 3?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Is the site outside of internationally/nationally designated nature conservation sites?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		

For initial sieve do not proceed to Stage 4 unless boxes above are all green ticks

<b>Stage 4 POLICY CONSTRAINTS</b>	Is the site outside of Green Belt designation?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Is the site outside of Local Green Space designation?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Is the site outside of Protected Open Space designation?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		

For initial sieve do not proceed to Stage 5 unless boxes above are all green ticks

<b>Stage 5 LOCAL POLICY CONSTRAINTS</b>	Is the site outside of a Landscape Protection Zone and/or a Special Landscape Area?	✓✓	?✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	What is the LANDSCAPE sensitivity impact – high, medium, low	High	N/A	Med	Med	N/A	Med	Med	High		
	What is the VISUAL sensitivity impact – high, medium, low	High	N/A	Med	Med	N/A	Med	Med	High		
	Is the site outside of best and most versatile agricultural land?	?✓	?✓	?✓	?✓	xx	xx	xx	xx		
	Is the site unaffected by a locally designated wildlife/nature conservation/geological RIGS sites?	✓✓	?✓	?✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Is the site free from a tree preservation order affecting deliverability of the site?	?✓	?✓	✓✓	✓✓	✓✓	?✓	✓✓	✓✓		
	Is the site free from use as a playing field?	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Will development have a zero or positive impact on a Conservation Area or Grade II Listed Building?	✓✓	✓✓	✓✓	?✓	✓✓	?✓	?✓	✓✓		
	Will development have a zero or positive impact on a Public Rights of Way?	?✓	?✓	?✓	✓✓	✓✓	?✓	✓✓	?✓		

<b>Stage 6 SUITABILITY</b>	Is the site brownfield (previously developed) land?	xx	xx	xx	xx	xx	xx	xx	xx		
	Is the site free from contaminated land issues?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Can access to/from site onto public highway be satisfactorily created?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Is there reasonable potential to integrate the site with existing settlement?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Is development of the site for housing compatible with adjacent land uses?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Is the site's orientation acceptable (e.g. will it be overshadowed)?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Does the site's topography make it realistic to develop (e.g. land levels and slope)?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		
	Will the site impact adversely on a watercourse on or adjacent to site?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓		









<b>Other Comments</b>		F59 only covers part of the site			F64 and F65 only cover part of the site.				Committed scheme on part of SUB101		F58 only covers a small part of the site.	
-----------------------	--	----------------------------------	--	--	--	--	--	--	------------------------------------	--	---	--

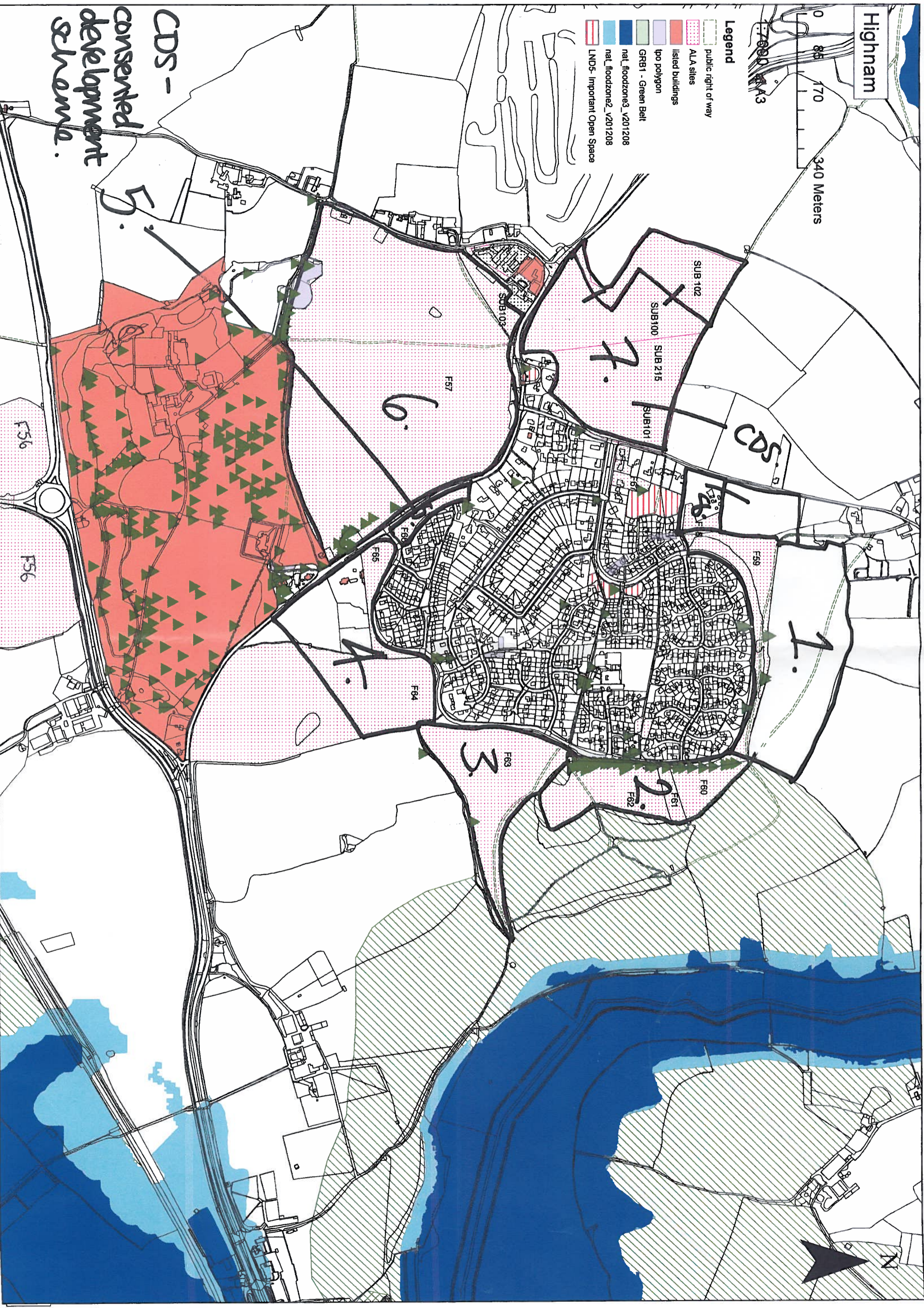
Highnam

0 85 170 340 Meters

17000 AA3

Legend

-  public right of way
-  ALA sites
-  listed buildings
-  tpo polygon
-  GRB1 - Green Belt
-  nat\_floodzone3\_v201208
-  nat\_floodzone2\_v201208
-  LND5- Important Open Space



CDS -  
consented  
development  
scheme.



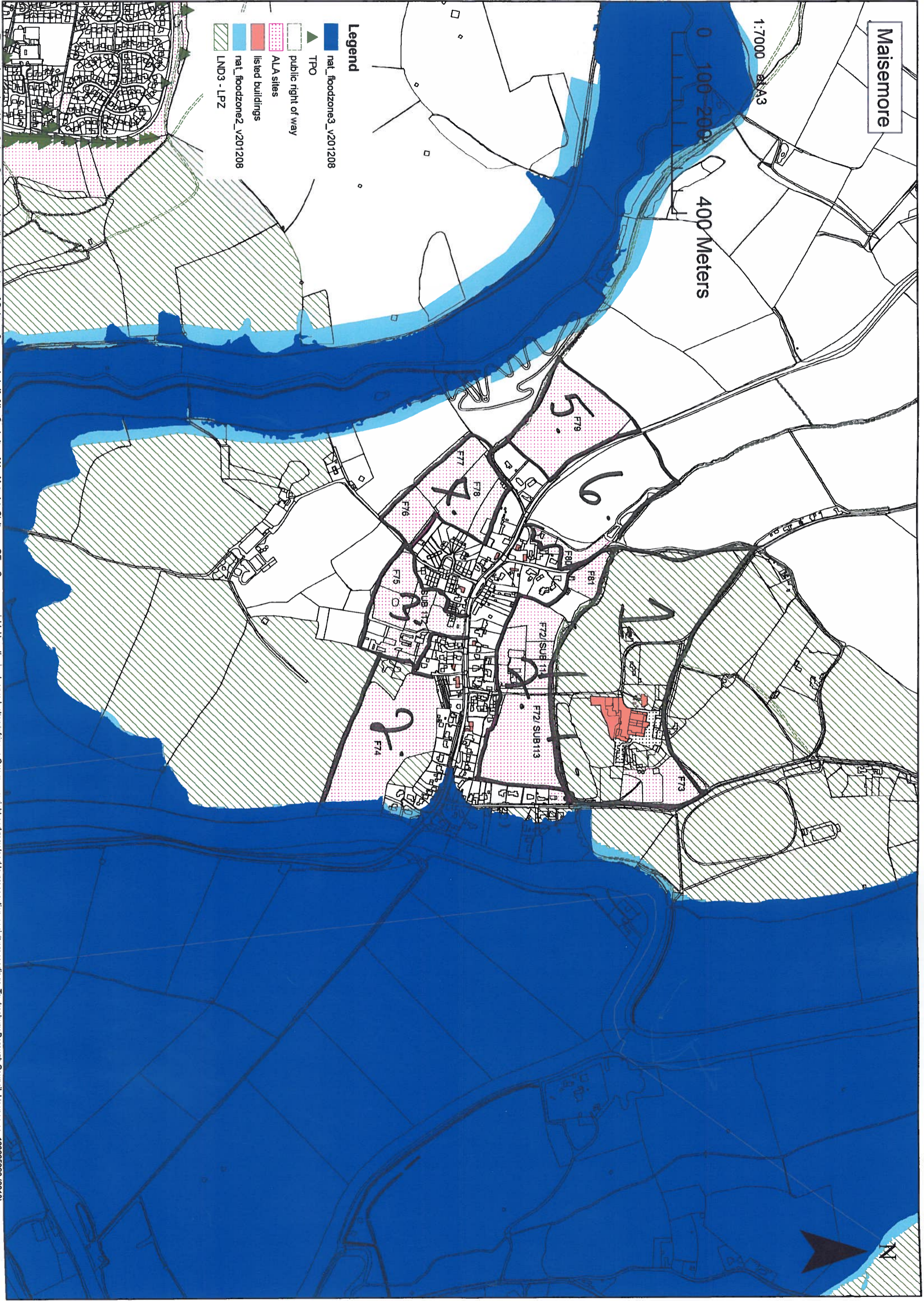


# Maisemore

1:7000  
SIA3

0 100 200 400 Meters

- Legend**
- nat\_floodzones3\_v201208
  - TPD
  - public right of way
  - ALA sites
  - listed buildings
  - nat\_floodzone2\_v201208
  - LND3 - LPZ



Name of Service Village / Rural Service Centre		1	2	3	4	5	6	7	8	9	10
<b>MINSTERWORTH</b>											
<b>Stage 1 STRATEGY</b>	Is the site within or adjacent to a Rural Service Centre or Service Village? YES or NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

Do not proceed to Stage 2 unless box above is a YES

Site is submitted as ALA/SHLAA/SELAA
Planning application pending or imminent
Possible development interest (e.g. through neighbourhood plan)
There is no current landowner/developer interest

<b>Stage 2 DELIVERABILITY</b>	Is the site available, achievable and deliverable within the plan period?	x	x	x	x	x	x	x	x	x	?
	ALA/SHLAA/SELA reference										SUB115 (part)

For initial sieve do not proceed to Stage 3 if box above is a cross

No constraints of this type identified, development acceptable in principle
There may be constraints of this type, but mitigation is possible
There are constraints of this type, mitigation may be possible
There are significant constraints of this type and mitigation is unlikely to be possible

**Constraints and suitability**

<b>Stage 3 - INTERNATIONAL/ NATIONAL POLICY CONSTRAINTS</b>	Is the site outside of the AONB	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Is the site outside of nationally designated historic assets?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Is the site outside flood zone 2 or 3?	✓✓	✓✓	?✓	?✓	?✓	?✓	x?	?✓	?✓	✓✓
	Is the site outside of internationally/nationally designated nature conservation sites?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓

For initial sieve do not proceed to Stage 4 unless boxes above are all green ticks

<b>Stage 4 POLICY CONSTRAINTS</b>	Is the site outside of Green Belt designation?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Is the site outside of Local Green Space designation?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Is the site outside of Protected Open Space designation?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓

For initial sieve do not proceed to Stage 5 unless boxes above are all green ticks

<b>Stage 5 LOCAL POLICY CONSTRAINTS</b>	Is the site outside of a Landscape Protection Zone and/or a Special Landscape Area?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	?✓	✓✓	✓✓	✓✓
	What is the LANDSCAPE sensitivity impact – high, medium, low	Low	High	High	High	High	N/A	High	High	Med	Med
	What is the VISUAL sensitivity impact – high, medium, low	Med	Med	Med	Med	Med	N/A	High	High	High	High
	Is the site outside of best and most versatile agricultural land?	?✓	?✓	xx	?✓	?✓	?✓	?✓	?✓	?✓	?✓
	Is the site unaffected by a locally designated wildlife/nature conservation/geological RIGS sites?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Is the site free from a tree preservation order affecting deliverability of the site?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	?✓	✓✓	✓✓	✓✓
	Is the site free from use as a playing field?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Will development have a zero or positive impact on a Conservation Area or Grade II Listed Building?	✓✓	✓✓	✓✓	✓✓	✓✓	?✓	?✓	✓✓	x?	✓✓
Will development have a zero or positive impact on a Public Rights of Way?	?✓	?✓	?✓	?✓	?✓	✓✓	?✓	?✓	?✓	?✓	








<b>Stage 6 SUITABILITY</b>	Is the site brownfield (previously developed) land?	xx	xx	xx	xx	xx	xx	xx	xx	xx	xx
	Is the site free from contaminated land issues?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Can access to/from site onto public highway be satisfactorily created?	✓✓	?✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	?✓
	Is there reasonable potential to integrate the site with existing settlement?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Is development of the site for housing compatible with adjacent land uses?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Does the site's topography make it realistic to develop (e.g. land levels and slope)?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Will the site impact adversely on a watercourse on or adjacent to site?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	?✓	?✓	?✓	✓✓

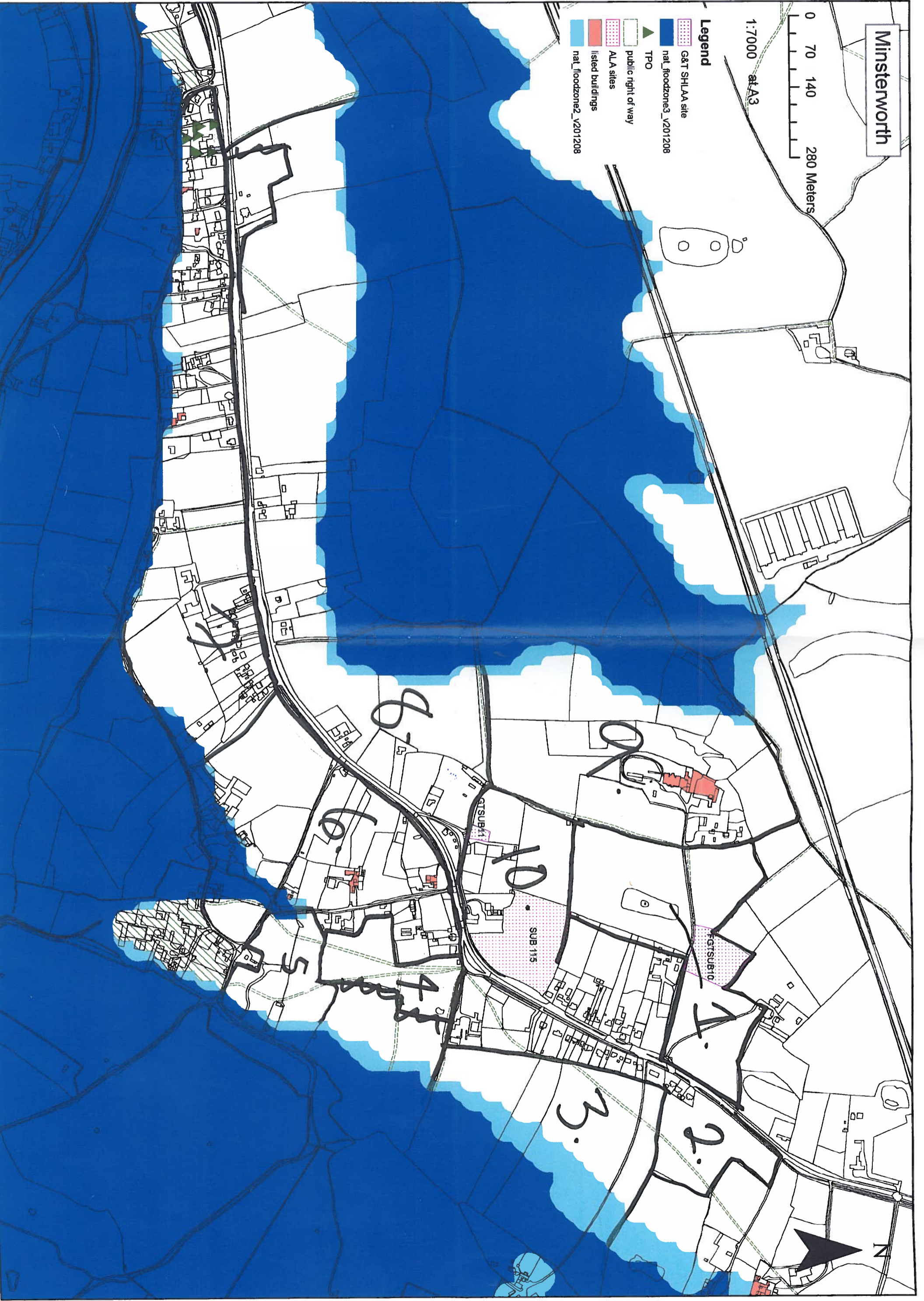
<b>Other Comments</b>								Northern part of site, outside of Flood Zone 2 or 3 may be suitable for development.			
-----------------------	--	--	--	--	--	--	--	--	--	--	--

Minsterworth

0 70 140 280 Meters

1:7000 at A3

- Legend**
-  G&T SHLAA site
  -  nat\_floodzone3\_v201208
  -  TPO
  -  public right of way
  -  listed buildings
  -  ALA sites
  -  nat\_floodzone2\_v201208



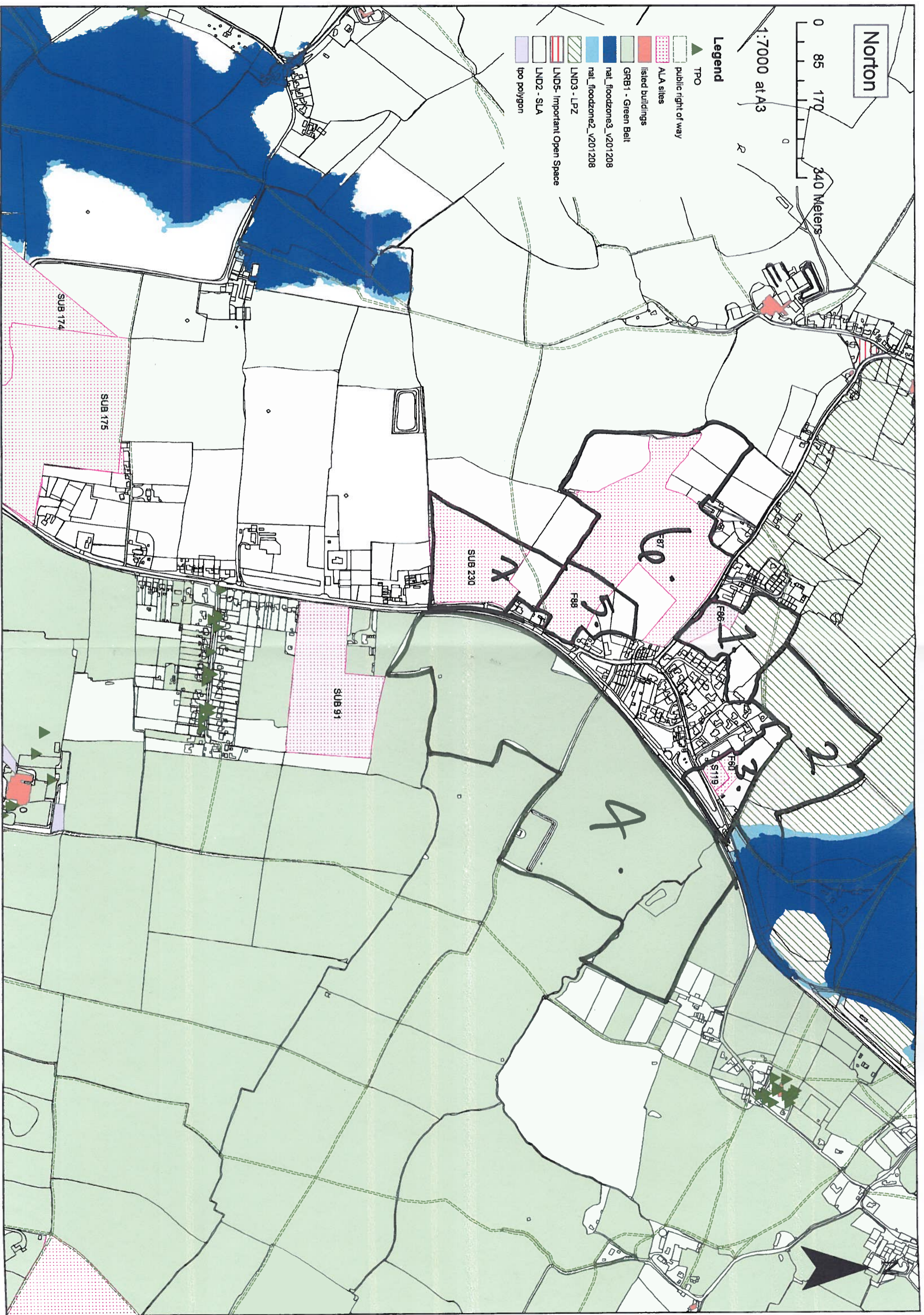


Norton



1:7000 at A3

- Legend**
- ▲ TPO
  - ▭ public right of way
  - ▭ ALA sites
  - ▭ listed buildings
  - ▭ GRB1 - Green Belt
  - ▭ nat\_floodzone3\_v201208
  - ▭ nat\_floodzone2\_v201208
  - ▭ LND3 - LPZ
  - ▭ LND5 - Important Open Space
  - ▭ LND2 - SLA
  - ▭ tpo polygon





# Shurdington

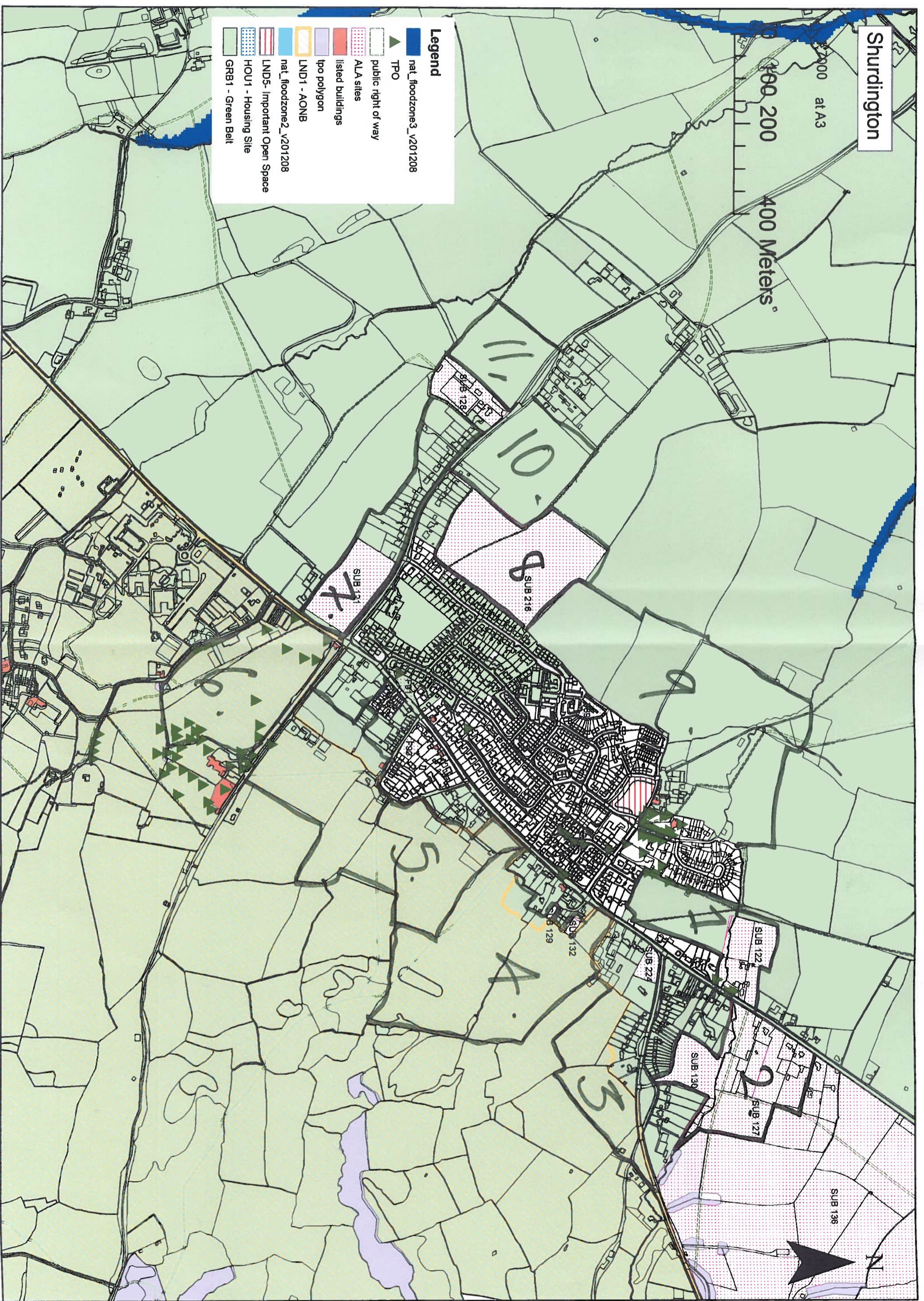
27000 at A3

100 200

400 Meters

**Legend**

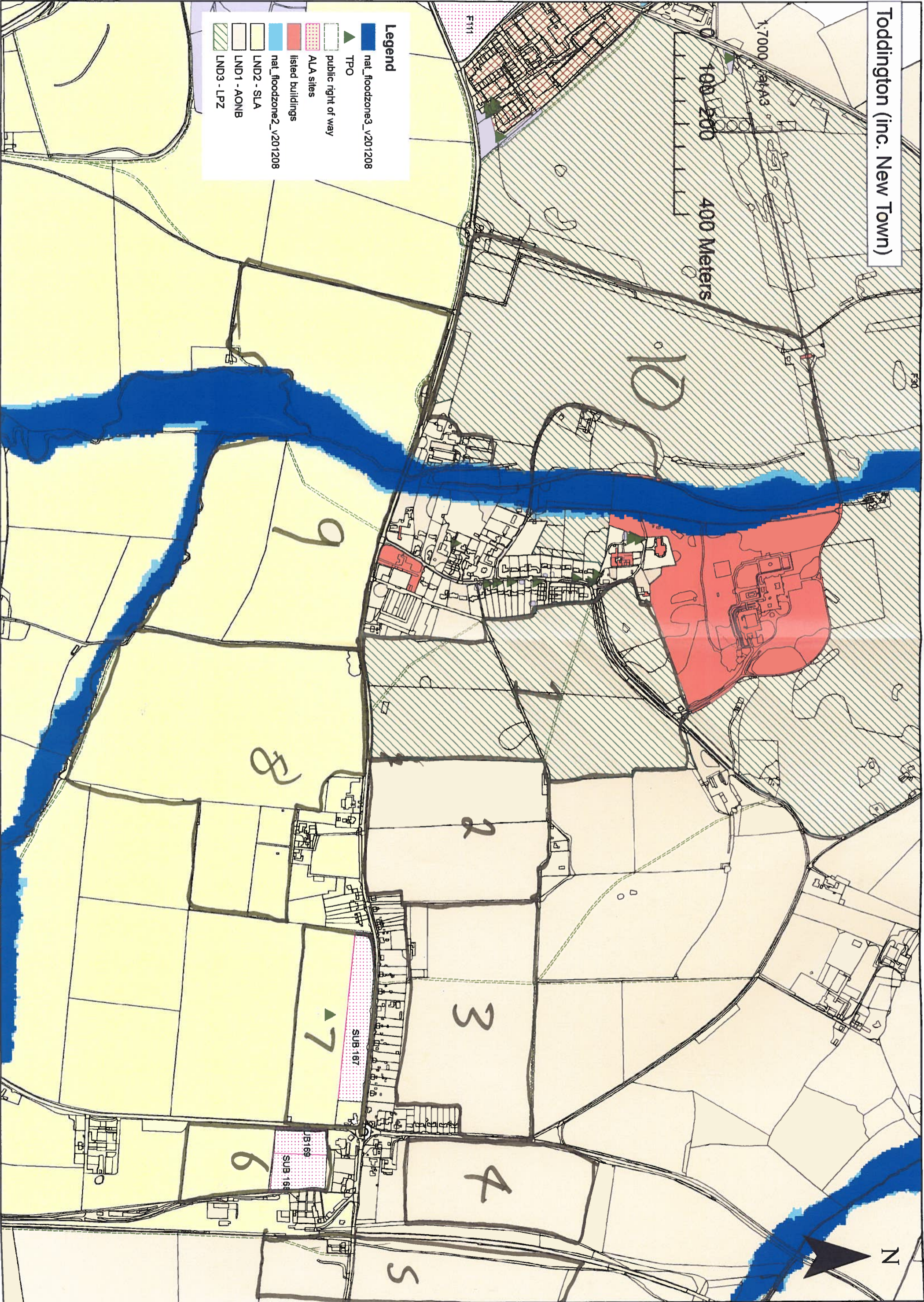
- nat\_floodzone3\_v201208
- TPO
- public right of way
- ALA sites
- listed buildings
- tpo polygon
- LND1 - AONB
- nat\_floodzone2\_v201208
- LND5- Important Open Space
- HOU1 - Housing Site
- GRB1 - Green Belt







Toddington (inc. New Town)



Name of Service Village / Rural Service Centre		1	2	3	4	5	6				
<b>TWIGWORTH</b>											
<b>Stage 1 STRATEGY</b>	Is the site within or adjacent to a Rural Service Centre or Service Village? YES or NO	YES	YES	YES	YES	YES	YES				

Do not proceed to Stage 2 unless box above is a YES

Site is submitted as ALA/SHLAA/SELAA
Planning application pending or imminent
Possible development interest (e.g. through neighbourhood plan)
There is no current landowner/developer interest

<b>Stage 2 DELIVERABILITY</b>	Is the site available, achievable and deliverable within the plan period?	?	✓	✗	✗	?	?				
	ALA/SHLAA/SELA reference	SUB175	SUB177			SUB174	SUB174				

For initial sieve do not proceed to Stage 3 if box above is a cross

No constraints of this type identified, development acceptable in principle
There may be constraints of this type, but mitigation is possible
There are constraints of this type, mitigation may be possible
There are significant constraints of this type and mitigation is unlikely to be possible

**Constraints and suitability**

<b>Stage 3 - INTERNATIONAL/NATIONAL POLICY CONSTRAINTS</b>	Is the site outside of the AONB	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				
	Is the site outside of nationally designated historic assets?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				
	Is the site outside flood zone 2 or 3?	✓✓	✓✓	✓✓	?✓	✓✓	?✓				
	Is the site outside of internationally/nationally designated nature conservation sites?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				

For initial sieve do not proceed to Stage 4 unless boxes above are all green ticks

<b>Stage 4 POLICY CONSTRAINTS</b>	Is the site outside of Green Belt designation?	✓✓	✗✗	✗✗	✓✓	✓✓	✓✓				
	Is the site outside of Local Green Space designation?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				
	Is the site outside of Protected Open Space designation?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				

For initial sieve do not proceed to Stage 5 unless boxes above are all green ticks

<b>Stage 5 LOCAL POLICY CONSTRAINTS</b>	Is the site outside of a Landscape Protection Zone and/or a Special Landscape Area?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				
	What is the LANDSCAPE sensitivity impact – high, medium, low	Med	Low	Low	Med	Med	Med				
	What is the VISUAL sensitivity impact – high, medium, low	Low	Low	Low	Low	Low	Low				
	Is the site outside of best and most versatile agricultural land?	?✓	✗✗	✗✗	?✓	?✓	?✓				
	Is the site unaffected by a locally designated wildlife/nature conservation/geological RIGS sites?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				
	Is the site free from a tree preservation order affecting deliverability of the site?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				
	Is the site free from use as a playing field?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				
	Will development have a zero or positive impact on a Conservation Area or Grade II Listed Building?	✓✓	✓✓	?✓	?✓	?✓	✓✓				
Will development have a zero or positive impact on a Public Rights of Way?	?✓	✓✓	?✓	?✓	?✓	?✓					

<b>Stage 6 SUITABILITY</b>	Is the site brownfield (previously developed) land?	✗✗	✗✗	✗✗	✗✗	✗✗	✗✗				
	Is the site free from contaminated land issues?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				
	Can access to/from site onto public highway be satisfactorily created?	✓✓	✓✓	✓✓	✓✓	✓✓	?✓				
	Is there reasonable potential to integrate the site with existing settlement?	✓✓	✓✓	✓✓	?✓	✓✓	✓✓				
	Is development of the site for housing compatible with adjacent land uses?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				
	Is the site's orientation acceptable (e.g. will it be overshadowed)?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				
	Does the site's topography make it realistic to develop (e.g. land levels and slope)?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				
	Will the site impact adversely on a watercourse or adjacent to site?	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓				

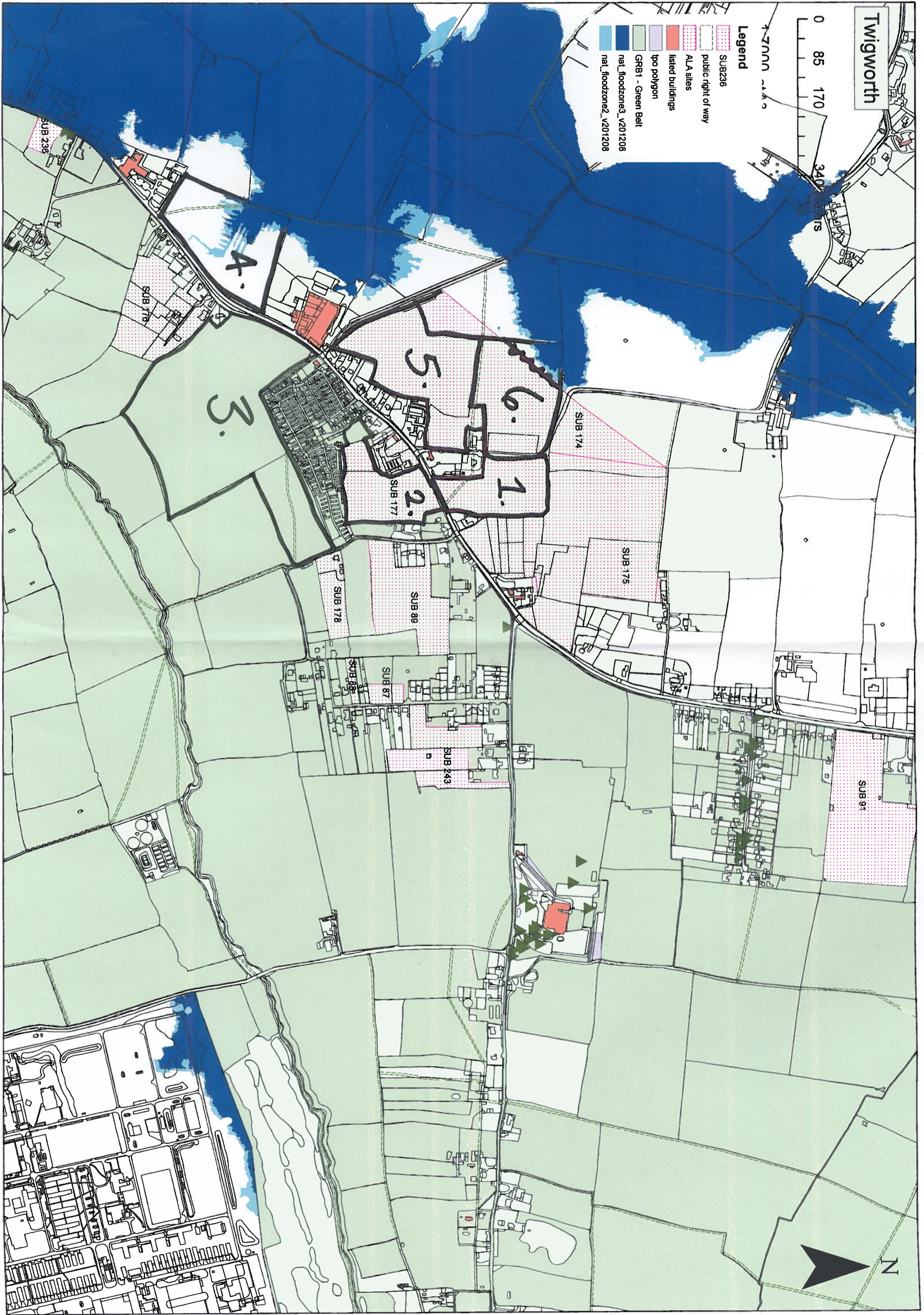
<b>Other Comments</b>					Potential expansion to rural business centre						
-----------------------	--	--	--	--	--	--	--	--	--	--	--

# Twigworth

0 85 170

340 METERS

- Legend**
- SUB236
  - public right of way
  - ALA sites
  - listed buildings
  - top polygon
  - GRB1 - Green Belt
  - nal\_floodzone3\_v201208
  - nal\_floodzone2\_v201208





Twyrning

SUB 184

1:700

100 200

400 meters

SUB 185

F113

SUB 185

F114

F116

F115 / SUB 237

SUB 187

1.18

F119

SUB 179

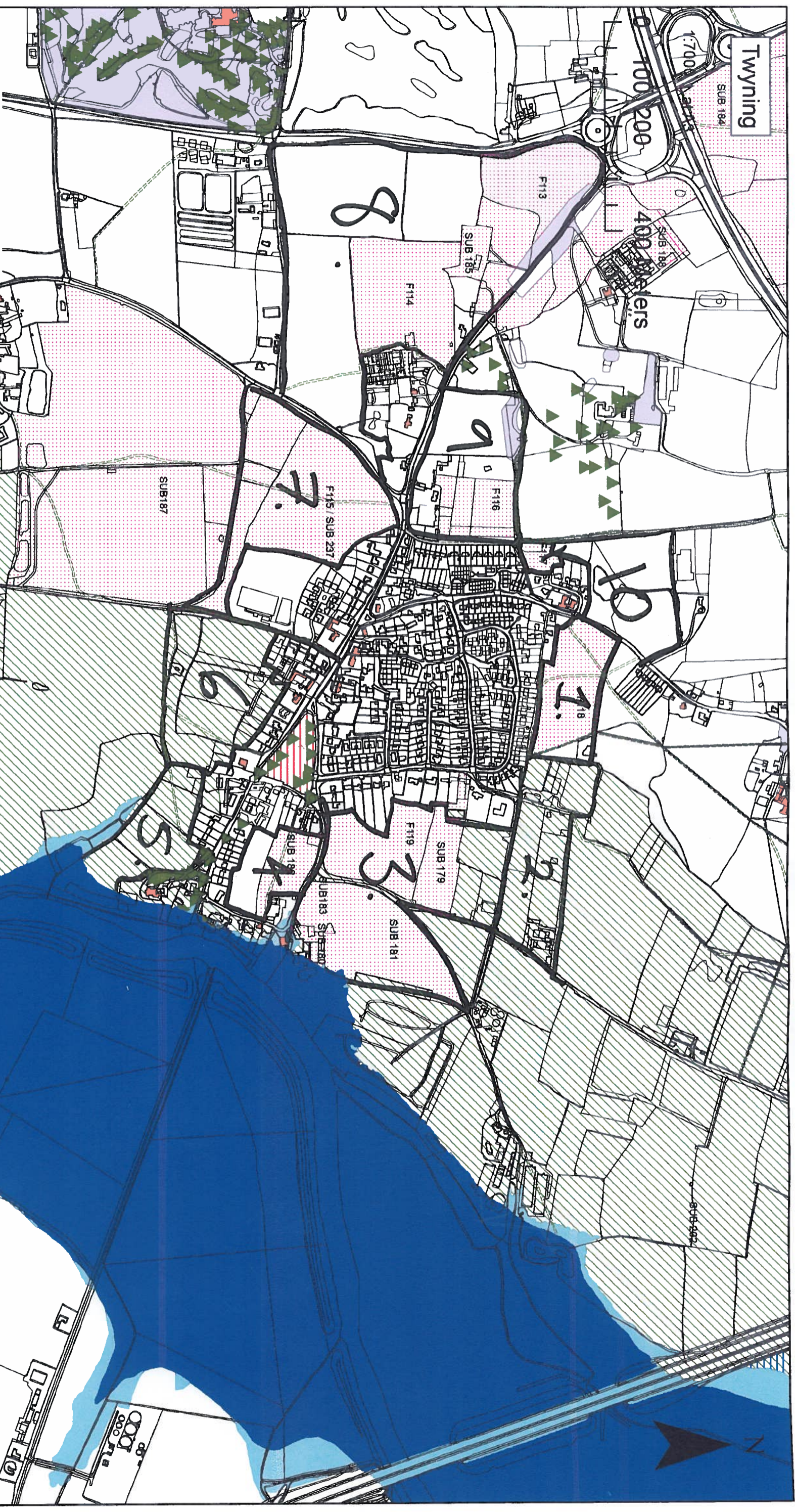
2.1

SUB 181











SUB 183

SUB 183

SUB 202



**Legend**

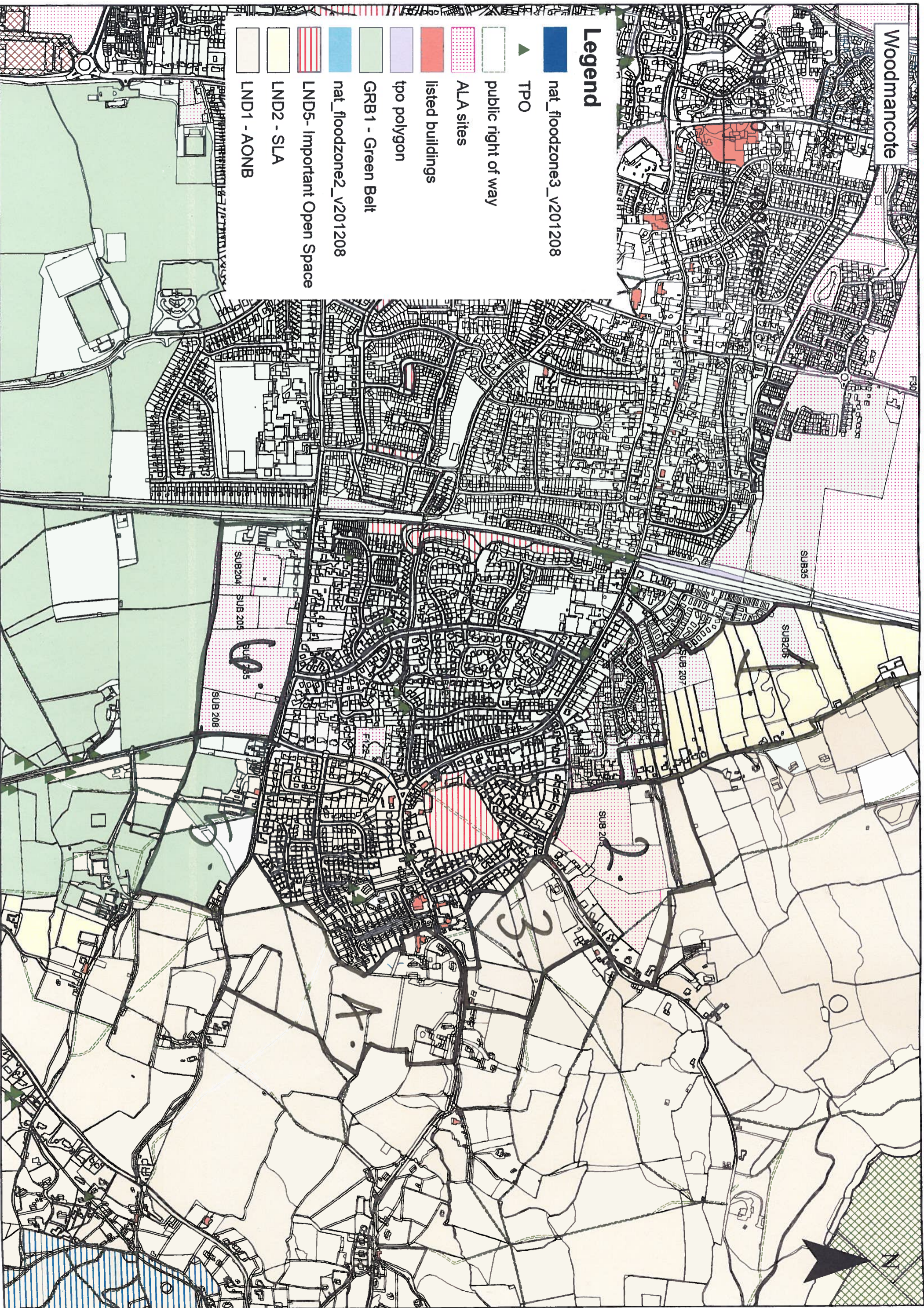
-  nat\_floodzone3\_v201208
-  TPO
-  public right of way
-  ALA sites
-  listed buildings
-  nat\_floodzone2\_v201208
-  tpo polygon
-  HEN1 - Conservation Area Boundary
-  LND3 - LPZ
-  LND5 - Important Open Space

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# Woodmancote

- ### Legend
- nat\_floodzone3\_v201208
  - TPO
  - public right of way
  - ALA sites
  - listed buildings
  - tpo polygon
  - GRB1 - Green Belt
  - nat\_floodzone2\_v201208
  - LND5- Important Open Space
  - LND2 - SLA
  - LND1 - AONB



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