

## APPENDIX V: SA OF SETTLEMENT BOUNDARIES

Integrated Appraisal: Categories of Significance		
Symbol	Meaning	Sustainability Effect
- -	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
+?	It is also possible to have two symbols for an SA Objective. For example, A development could have the potential for a minor positive effect against SA Objective 12 (Cultural Heritage); however, there is an element of uncertainty until lower level assessments have been carried out.	

SUMMARY TABLE													
SA Objectives	Housing	Economy & Employment	Healthy Communities	Access to Services, Facilities and Employment	Access to Public Transport	Traffic	Air Quality and Climate Change	Water Quality	Flooding	Biodiversity	Landscapes	Cultural Heritage	Land and Soils
	1	2	3	4	5	6	7	8	9	10	11	12	13
Settlement Boundary	Site Appraisal Findings												
Tewkesbury	++	+	+	+	+	+	+	0	+	+	+	0	++
Bishop's Cleeve	++	+	+	+	+	+	+	0	0	+	+	0	+
Winchcombe	++	+	+	+	+	+	+	0	0	+	-	0	+
Alderton	++	+	+	+	+	+	+	0	0	+	+	0	+
Coombe Hill	++	+	-	-	+	0	-	0	0	+	-	0	+
Gotherington	++	+	+	+	+	+	+	0	0	+	+	0	+
Highnam	++	+	+	+	+	+	+	0	0	+	+	0	+
Maisemore	++	+	+	-	+	0	-	0	0	+	+	0	-

Minsterworth	++	+	-	-	+	0	-	0	0	+	+	0	+
Norton	++	+	+	-	+	0	-	0	0	+	+	0	+
Shurdington	++	+	+	+	+	+	+	0	0	+	-	0	+
Stoke Orchard	++	+	-	-	+	0	-	0	-	+	+	0	+
Toddington	++	+	-	-	+	0	-	0	0	+	+	0	+
Twyning	++	+	+	+	+	0	-	0	0	+	+	0	+
Woodmancote	++	+	+	+	+	+	+	0	0	+	-	0	+

<b>TEWKESBURY SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Tewkesbury by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by Tewkesbury residents, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	Important Open Spaces and recreational facilities will be accessible as a result of development within the settlement boundary, and there is the opportunity for large scale development to address any existing shortfalls within Tewkesbury, with a potential minor positive effect.	<b>+</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	The settlement boundary will ensure that development within Tewkesbury is well located to the existing urban area. Therefore, this will prevent development from being isolated from the main settlement and the associated services/facilities. New housing development within the settlement boundary will have access to employment, and services/facilities available within Tewkesbury, with a minor positive effect.	<b>+</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary encompasses the main urban settlement of Tewkesbury. By defining the settlement boundary new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>
<b>6</b>	<b>Traffic</b>	<p>The settlement boundary has the potential to result in an increase in traffic within the settlement of Tewkesbury, which could have associated negative effects. However, by locating development within the settlement boundary new development will have better access to services/facilities, employment opportunities and public transport links, and will therefore help reduce the reliance on the private vehicle.</p> <p>Development outside of the settlement boundary is less likely to reduce the reliance on the use of private vehicles as there will be reduced access to services/facilities and public transport links. Therefore, it is considered there is the potential for a minor positive effect on Traffic.</p>	<b>+</b>

<b>7</b>	<b>Air Quality and Climate Change</b>	The settlement boundary does encompass an Air Quality Management Area. However, as discussed above, the settlement boundary will reduce the reliance on private vehicle use which will result in fewer emissions than if development was allowed outside of the settlement boundary, and therefore a minor positive effect is considered.	<b>+</b>
<b>8</b>	<b>Water Quality</b>	The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones <sup>1</sup> , and therefore development is not likely to have a significant effect on water quality. Potential negative effects have been mitigated through avoidance and neutral effect likely.	<b>0</b>
<b>9</b>	<b>Flooding</b>	The settlement boundary largely excludes Flood Zones which dominate the land in and around Tewkesbury. This will prevent development from being built on Flood Zone land and exacerbating existing flooding issues, with associated positive effects. Mitigation is available for the small areas of the settlement boundary that are within Flood Zone.	<b>+</b>
<b>10</b>	<b>Biodiversity</b>	The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values <sup>2</sup> . Furthermore, there are very limited areas of Priority Habitat within the boundary. Therefore, by promoting development within the boundary this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.	<b>+</b>
<b>11</b>	<b>Landscapes</b>	The settlement boundary is not within the AONB or within the Green Belt <sup>3</sup> . The boundary is mostly the existing urban area of Tewkesbury, and development within the boundary will predominantly not result in the loss of greenfield land, and there is the opportunity to promote the redevelopment of brownfield land, with a long-term minor positive effect.	<b>+</b>
<b>12</b>	<b>Cultural Heritage</b>	The settlement boundary encompasses much of the designated heritage assets within Tewkesbury, including Listed Buildings, Conservation Areas, Scheduled Monuments and a Registered Battlefield <sup>4</sup> . Therefore, development within the boundary could have an effect on the setting of the heritage assets, or the assets themselves. However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.	<b>0</b>

<sup>1</sup> Environment Agency [online] <http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=e> [accessed December 2017]

<sup>2</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>3</sup> Ibid.

<sup>4</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<b>13</b>	<b>Land and Soils</b>	The settlement boundary is predominantly existing developed land. Therefore, there will be no hindrance to future mineral extraction. Furthermore, the boundary does not contain any best and most versatile agricultural land <sup>5</sup> . The boundary has the opportunity to promote the redevelopment of brownfield land within the settlement, with potential major positive effects.	++
-----------	-----------------------	--	----

<sup>5</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

## RURAL SERVICE CENTRES

<b>BISHOP'S CLEEVE SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Bishop's Cleeve by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by Bishop's Cleeve residents and will support the settlements vitality as a Rural Service Centre, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	Important Open Spaces and recreational facilities will be accessible as a result of development within the settlement boundary, and there is the opportunity for large scale development to address any existing shortfalls within Bishop's Cleeve, with a potential minor positive effect. Development in the north of the settlement boundary is likely to be more isolated from open space areas, and therefore there is a greater opportunity for development in this area to provide new open space.	<b>+</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	The settlement boundary will ensure that development within Bishop's Cleeve is well located to the existing Rural Service Centre where there are numerous services/facilities available. Therefore, this will prevent development from being isolated from the main settlement and the associated services/facilities. New housing development within the settlement boundary will have access to employment, and services/facilities available within Bishop's Cleeve, with a minor positive effect.  However, the northern area of the settlement boundary extends beyond the walking distance of services/facilities, and therefore development in this area is less likely to have good access.	<b>+</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station, with the nearest station 2.5km to the south of the settlement. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>

		Once again, development in the north of the settlement boundary is less likely to have good access to public transport facilities. Larger development in this area may have the opportunity to provide new sustainable transport and public transport infrastructure.	
<b>6</b>	<b>Traffic</b>	The settlement boundary has the potential to result in an increase in traffic within the Rural Service Centre, which could have associated negative effects. However, by locating development within the settlement boundary new development will have better access to services/facilities, employment opportunities and public transport links, and will therefore reduce the reliance on the private vehicle.  Development outside of the settlement boundary is less likely to reduce the reliance on the use of private vehicles as there will be reduced access to services/facilities and public transport links. Therefore, it is considered there is the potential for a minor positive effect on Traffic.	<b>+</b>
<b>7</b>	<b>Air Quality and Climate Change</b>	As discussed above, the settlement boundary will help reduce the reliance on private vehicle use which will result in fewer emissions than if development was allowed outside of the settlement boundary, and therefore a minor positive effect is considered.	<b>+</b>
<b>8</b>	<b>Water Quality</b>	The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones <sup>6</sup> , and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.	<b>0</b>
<b>9</b>	<b>Flooding</b>	The settlement boundary largely excludes Flood Zones. This will prevent development from being built on Flood Zone land with a neutral effect.  The north-west corner of the settlement boundary is Flood Zone 2 land; however, mitigation is available through JCS and TBP policy to prevent significant effects.	<b>0</b>
<b>10</b>	<b>Biodiversity</b>	The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. Furthermore, there are very limited areas of Priority Habitat within the boundary, which is limited to small area of Deciduous Woodland in the north west <sup>7</sup> . Therefore, by promoting development within the boundary this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.	<b>+</b>

<sup>6</sup> Environment Agency [online] <http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=e> [accessed December 2017]

<sup>7</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>



11	<b>Landscapes</b>	<p>The settlement boundary is not within the AONB or within the Green Belt<sup>8</sup>. However, there is Green Belt to the south and the AONB to the east. By enforcing the settlement boundary, the Green Belt to the south will be protected from development, as will the AONB to the east, with associated positive effects.</p> <p>The boundary is largely the existing urban area of Bishop's Cleeve, and development within the boundary will predominantly not result in the loss of greenfield land, and there is the opportunity to promote the redevelopment of brownfield land, with a long-term minor positive effect. The northern area of the settlement boundary does contain greenfield land, and may represent encroachment into the countryside, however mitigation is available through JCS and TBP policy to mitigate against significant effects.</p>	+
12	<b>Cultural Heritage</b>	<p>The settlement boundary encompasses much of the designated heritage assets within Bishop's Cleeve, including Listed Buildings and the Conservation Area<sup>9</sup>. Therefore, development within the boundary could have an effect on the setting of the heritage assets, or the assets themselves. However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.</p>	0
13	<b>Land and Soils</b>	<p>The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction.</p> <p>Furthermore, the boundary predominantly does not contain any best and most versatile agricultural land<sup>10</sup>, with a minor positive effect. The northern area of the settlement boundary does contain best and most versatile agricultural land, and therefore development in this area could result in negative effect on soil resources.</p>	+

<sup>8</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

<b>WINCHCOMBE SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Winchcombe by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by Winchcombe residents and will support the vitality as a Rural Service Centre, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	Important Open Spaces and recreational facilities will be accessible as a result of development within the settlement boundary, and there is the opportunity for large scale development to address any existing shortfalls within Winchcombe, with a potential minor positive effect.  Development outside of the settlement boundary is likely to be more isolated from open space areas with negative effects on healthy lifestyles.	<b>+</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	The settlement boundary will ensure that development within Winchcombe is well located to the existing Rural Service Centre where there are numerous services/facilities available. Therefore, this will prevent development from being isolated from the main settlement and the associated services/facilities. New housing development within the settlement boundary will have access to employment, and services/facilities available within Winchcombe, with a minor positive effect. New development within the boundary could also provide new services/facilities, with positive effects.  However, the southern and northern areas of the settlement boundary may be beyond the walking distance of services/facilities, and therefore development in this area is less likely to have good access.	<b>+</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station, with the nearest station 9km to the west of the settlement. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>

6	<b>Traffic</b>	<p>The settlement boundary has the potential to result in an increase in traffic within the Rural Service Centre, which could have associated negative effects. However, by locating development within the settlement boundary new development will have better access to services/facilities, employment opportunities and public transport links, and will therefore reduce the reliance on the private vehicle. Furthermore, all development will have access to the road network, with a positive effect.</p> <p>Development outside of the settlement boundary is less likely to reduce the reliance on the use of private vehicles as there will be reduced access to services/facilities and public transport links.</p>	+
7	<b>Air Quality and Climate Change</b>	<p>As discussed above, the settlement boundary will help reduce the reliance on private vehicle use which will result in fewer emissions than if development was allowed outside of the settlement boundary, and therefore a minor positive effect is considered.</p>	+
8	<b>Water Quality</b>	<p>The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones<sup>11</sup>, and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.</p>	0
9	<b>Flooding</b>	<p>The settlement boundary largely excludes Flood Zones. This will prevent development from being built on Flood Zone land with a neutral effect.</p> <p>The eastern border of the settlement boundary is Flood Zone land which follows the course of the River Isbourne; however, mitigation is available through JCS and TBP policy to prevent significant effects for the small area of the settlement boundary which includes Flood Zone. Overall neutral effect.</p>	0
10	<b>Biodiversity</b>	<p>The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. Furthermore, there are very limited areas of Priority Habitat within the boundary<sup>12</sup>. Therefore, by promoting development within the boundary this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.</p>	+
11	<b>Landscapes</b>	<p>The settlement boundary is not within or adjacent to the Green Belt. However, the boundary is within the AONB<sup>13</sup>. Proposed development in the west of the boundary would result in the loss of greenfield</p>	-

<sup>11</sup> Environment Agency [online] <http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=e> [accessed December 2017]

<sup>12</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>13</sup> Ibid.

		land within the AONB, with a potential major negative effect. However, landscape studies <sup>14</sup> show that this area can be developed with sensitivity without significant harm to the AONB demonstrating mitigation measures with visually sensitive materials, layout & treatment at the settlement edge) that reduce potential effects to at least minor negative; depends upon detailed design. The rest of the boundary is predominantly brownfield land, with the small areas of greenfield land within the boundary located outside of the AONB.	
<b>12</b>	<b>Cultural Heritage</b>	<p>There are a range of designated heritage assets within the settlement boundary, including Listed Buildings, Scheduled Monuments, a Conservation Area and a Registered Park &amp; Garden<sup>15</sup> adjacent to the east of the settlement boundary.</p> <p>Therefore, development within the boundary could have an effect on the setting of the heritage assets, or the assets themselves. However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.</p>	<b>0</b>
<b>13</b>	<b>Land and Soils</b>	<p>The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction.</p> <p>Furthermore, the boundary does not contain any best and most versatile agricultural land<sup>16</sup>. The boundary has the opportunity to promote the redevelopment of brownfield land within the settlement, with potential positive effects.</p>	<b>+</b>

<sup>14</sup> Toby Jones Associates for Tewkesbury Borough Council (April 2018) Landscape Sensitivity Study WIN008 Winchcombe

<sup>15</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>16</sup> Ibid.

## SERVICE VILLAGES

<b>ALDERTON SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Alderton by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by Alderton residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	Important Open Spaces and recreational facilities will be accessible as a result of development within the settlement boundary, and there is the opportunity for large scale development to address any existing shortfalls within Alderton, with a potential minor positive effect.  Development outside of the settlement boundary is likely to be more isolated from open space areas.	<b>+</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	The settlement boundary will ensure that development within Alderton is well located to the existing services/facilities available within the settlement. Therefore, this will prevent development from being isolated from the main settlement and the associated services/facilities.  However, there are limited services/facilities within the settlement, and residents may still need to leave the settlement to access some key services/facilities, specifically for healthcare facilities.	<b>+</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>

6	Traffic	The settlement boundary has the potential to result in an increase in traffic within the settlement, which could have associated negative effects. However, by locating development within the settlement boundary new development will have better access to services/facilities, employment opportunities and public transport links, and will therefore reduce the reliance on the private vehicle. Furthermore, all development will have access to the road network, with a positive effect.	+
		Development outside of the settlement boundary is less likely to reduce the reliance on the use of private vehicles as there will be reduced access to services/facilities and public transport links.	
7	Air Quality and Climate Change	As discussed above, the settlement boundary will help reduce the reliance on private vehicle use which will result in fewer emissions than if development was allowed outside of the settlement boundary, and therefore a minor positive effect is considered.	+
8	Water Quality	The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zone <sup>17</sup> s, and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.	0
9	Flooding	The settlement boundary is not located within Flood Zones, with a neutral effect.	0
10	Biodiversity	The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. Furthermore, there are no areas of Priority Habitat within the boundary <sup>18</sup> . Therefore, by promoting development within the boundary there will be no significant effects on biodiversity, and this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.	+
11	Landscapes	The settlement boundary is not within or adjacent to the Green Belt. However, the north of the boundary is adjacent to the AONB <sup>19</sup> . The boundary is predominantly brownfield land, with the	+

<sup>17</sup> Environment Agency [online] <http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=e> [accessed December 2017]

<sup>18</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>19</sup> Ibid.

		<p>small areas of greenfield land within the boundary located outside of the AONB. Therefore, development will not result in the use of undeveloped land within the AONB. Furthermore, mitigation is available through JCS and TBP policy to mitigate against significant effects on the AONB.</p> <p>Development within the boundary will predominantly not result in the loss of greenfield land, with a long-term minor positive effect.</p>	
<b>12</b>	<b>Cultural Heritage</b>	The settlement contains numerous Listed Buildings which are located within the settlement boundary <sup>20</sup> . Therefore, development within the boundary could have an effect on the setting of the heritage assets, or the assets themselves. However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.	<b>0</b>
<b>13</b>	<b>Land and Soils</b>	The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction. Furthermore, the boundary does not contain any best and most versatile agricultural land <sup>21</sup> . Overall minor positive effect.	<b>+</b>

<sup>20</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>21</sup> Ibid.

<b>COOMBE HILL SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Coombe Hill by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by local residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	The settlement of Coombe Hill lacks open space facilities, and development within the settlement boundary will not have access to Important Open Spaces, with a minor negative effect on healthy communities.	<b>-</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	The settlement boundary does not include many key services/facilities, including schools, healthcare facilities or supermarkets. Therefore, development within the settlement boundary will not have access to key services/facilities, and residents will be required to travel to neighbouring settlements, with a minor negative effect on the SA Objective.	<b>-</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, bus services are available from within the settlement boundary and will be accessible by development within the boundary. If development was permitted away from the settlement boundary it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>
<b>6</b>	<b>Traffic</b>	The settlement boundary has the potential to result in an increase in traffic within the settlement, which could have associated negative effects. Furthermore, the development is less likely to result in the reduction in the use of private vehicle use due to the lack of services/facilities within the settlement boundary. However, there are public transport links and mitigation is available through JCS and TBP policy and LTP3, reducing negative effects to a residual neutral effect.	<b>0</b>



<b>7</b>	<b>Air Quality and Climate Change</b>	As discussed above, the settlement boundary is not considered likely to result in a reduction in private vehicle use, and will therefore increase emissions in the local area, with a potential minor negative effect.	-
<b>8</b>	<b>Water Quality</b>	The settlement boundary is predominantly outside of any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones <sup>22</sup> . However, a small area in the western area of the settlement boundary is within a Surface Water Safeguard Zone <sup>23</sup> . It is expected that development within the boundary could avoid this area, and would not result in significant effects on water quality, with a neutral effect.	0
<b>9</b>	<b>Flooding</b>	The settlement boundary is not located within Flood Zones, with a neutral effect.	0
<b>10</b>	<b>Biodiversity</b>	The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. Furthermore, there are no areas of Priority Habitat within the boundary <sup>24</sup> . Therefore, by promoting development within the boundary there will be no significant effects on biodiversity, and this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.	+
<b>11</b>	<b>Landscapes</b>	The settlement boundary is not within the AONB or the Green Belt <sup>25</sup> . The Green Belt is adjacent to the south of the settlement boundary, and therefore by enforcing the settlement boundary the Green Belt land will be protected from unwanted development, with a positive effect. The boundary predominantly greenfield land, with an identified medium landscape sensitivity and medium/high visual sensitivity <sup>26</sup> , and therefore development has the potential for a minor negative effect.	-
<b>12</b>	<b>Cultural Heritage</b>	The settlement boundary is adjacent to a Listed Building <sup>27</sup> . Development within the boundary could have an effect on the setting of the heritage asset. However, mitigation is provided through JCS and	0

<sup>22</sup> Environment Agency [online] <http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=e> [accessed December 2017]

<sup>23</sup> Ibid.

<sup>24</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>25</sup> Ibid.

<sup>26</sup> Toby Jones Associates for Tewkesbury Borough Council (November 2014) Landscape and Visual Sensitivity Study

<sup>27</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

		TBP policies, and development can be designed appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.	
<b>13</b>	<b>Land and Soils</b>	The settlement boundary will not result in the hindrance to future mineral extraction. Furthermore, the boundary does not contain any best and most versatile agricultural land <sup>28</sup> . Overall minor positive effect.	<b>+</b>

<sup>28</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<b>GOTHERINGTON SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Gotherington by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by local residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	Important Open Spaces and recreational facilities will be accessible as a result of development within the settlement boundary, and there is the opportunity for large scale development to address any existing shortfalls within the settlement, with a potential minor positive effect.  Development outside of the settlement boundary is likely to be more isolated from open space areas and is therefore unlikely to promote healthier lifestyles.	<b>+</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	The settlement boundary will ensure that development is well located to the existing services/facilities available within the settlement. This includes school facilities and a village store. Therefore, this will prevent development from being isolated from the main settlement and the associated services/facilities.  However, there are limited services/facilities within the settlement, and residents may still need to leave the settlement to access some key services/facilities, specifically for healthcare facilities.	<b>+</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>
<b>6</b>	<b>Traffic</b>	The settlement boundary has the potential to result in an increase in traffic within the settlement, which could have associated negative effects. However, by locating development within the settlement boundary new development will have better access to services/facilities, employment opportunities and	<b>+</b>

		<p>public transport links, and will therefore reduce the reliance on the private vehicle. Furthermore, development within the settlement boundary will have good access to the highway network, with a positive effect.</p> <p>Development outside of the settlement boundary is less likely to reduce the reliance on the use of private vehicles as there will be reduced access to services/facilities and public transport links.</p>	
7	<b>Air Quality and Climate Change</b>	As discussed above, the settlement boundary will help reduce the reliance on private vehicle use which will result in fewer emissions than if development was allowed outside of the settlement boundary, and therefore a minor positive effect is considered.	+
8	<b>Water Quality</b>	The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones <sup>29</sup> , and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.	0
9	<b>Flooding</b>	The settlement boundary is not located within Flood Zones, with a neutral effect.	0
10	<b>Biodiversity</b>	The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. Furthermore, Priority Habitat is limited to small areas of Deciduous Woodland within the boundary which should be protected from development <sup>30</sup> . Therefore, by promoting development within the boundary there will be no significant effects on biodiversity, and this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.	+
11	<b>Landscapes</b>	The settlement boundary is not within or adjacent to the Green Belt or the AONB <sup>31</sup> . The land within the settlement boundary is predominantly brownfield which has not been subject to landscape sensitivity studies, and therefore significant effects on the landscape are not considered likely. Potential for a minor positive effect on landscape.	+

<sup>29</sup> Environment Agency [online] [http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=\\_e](http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e) [accessed December 2017]

<sup>30</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>31</sup> Ibid.

12	<b>Cultural Heritage</b>	<p>The settlement contains numerous Listed Buildings<sup>32</sup> which are located within the settlement boundary. Therefore, development within the boundary could have an effect on the setting of the heritage assets, or the assets themselves.</p> <p>However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.</p>	0
13	<b>Land and Soils</b>	<p>The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction. Furthermore, the boundary does not contain any best and most versatile agricultural land<sup>33</sup>. Overall minor positive effect.</p>	+

<sup>32</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>33</sup> Ibid.

<b>HIGHNAM SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Highnam by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by local residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	Important Open Spaces and recreational facilities will be accessible as a result of development within the settlement boundary, and there is the opportunity for large scale development to address any existing shortfalls within the settlement, with a potential minor positive effect.  Development outside of the settlement boundary is likely to be more isolated from open space areas and is therefore unlikely to promote healthier lifestyles.	<b>+</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	The settlement boundary will ensure that development is well located to the existing services/facilities available within the settlement. This includes school facilities, a local shop and healthcare facilities. Development within the settlement boundary will also have good access to employment opportunities.  Development outside of the settlement boundary is more likely to be isolated from the main settlement and the associated services/facilities and employment opportunities.	<b>+</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>

6	<b>Traffic</b>	<p>The settlement boundary has the potential to result in an increase in traffic within the settlement, which could have associated negative effects. However, by locating development within the settlement boundary new development will have better access to services/facilities, employment opportunities and public transport links, and will therefore reduce the reliance on the private vehicle. Furthermore, development within the settlement boundary will have good access to the highway network, with a positive effect.</p> <p>Development outside of the settlement boundary is less likely to reduce the reliance on the use of private vehicles as there will be reduced access to services/facilities and public transport links.</p>	+
7	<b>Air Quality and Climate Change</b>	<p>As discussed above, the settlement boundary will help reduce the reliance on private vehicle use which will result in fewer emissions than if development was allowed outside of the settlement boundary, and therefore a minor positive effect is considered.</p>	+
8	<b>Water Quality</b>	<p>The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones<sup>34</sup>, and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.</p>	0
9	<b>Flooding</b>	<p>The settlement boundary is not located within Flood Zones, with a neutral effect.</p>	0
10	<b>Biodiversity</b>	<p>The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. Furthermore, there is no Priority Habitat within the boundary<sup>35</sup>. Therefore, by promoting development within the boundary it is not considered that there will be significant effects on biodiversity, and this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.</p>	+
11	<b>Landscapes</b>	<p>The settlement boundary is not within or adjacent to the Green Belt or the AONB<sup>36</sup>. The land within the settlement boundary is predominantly brownfield which has not been subject to</p>	+

<sup>34</sup> Environment Agency [online] [http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=\\_e](http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e) [accessed December 2017]

<sup>35</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>36</sup> Ibid.

		landscape sensitivity studies, although there are small areas to the south and west which are greenfield and considered to have a medium visual and landscape sensitivity <sup>37</sup> . Development in these areas may have an effect on the local landscape, however as the settlement boundary contains predominantly brownfield significant effects on the landscape are not considered likely. Potential for a minor positive effect on landscape.	
<b>12</b>	<b>Cultural Heritage</b>	There is one Listed Building which is located within the settlement boundary <sup>38</sup> , although there are several Listed Buildings to the south of the settlement. Therefore, development within the boundary could have an effect on the setting of the heritage assets, or the assets themselves.  However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.	<b>0</b>
<b>13</b>	<b>Land and Soils</b>	The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction. Furthermore, the boundary does not contain any best and most versatile agricultural land <sup>39</sup> . Potential for a minor positive effect.	<b>+</b>

<sup>37</sup> Toby Jones Associates for Tewkesbury Borough Council (November 2014) Landscape and Visual Sensitivity Study

<sup>38</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>39</sup> Ibid.



<b>MAISEMORE SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Maisemore by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by local residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	The settlement of Maisemore contains some open space facilities, including a multi-use games area and a child play area and development within the settlement boundary could therefore promote healthy lifestyles, with a potential minor positive effect.	<b>+</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	There are limited key services/facilities within the settlement boundary, including a lack of educational facilities, healthcare facilities or supermarkets. Therefore, development within the settlement boundary will not have good access to key services/facilities, and residents will be required to travel to neighbouring settlements, with a minor negative effect against the SA Objective	<b>-</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services which are available within the Service Village, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>
<b>6</b>	<b>Traffic</b>	The settlement boundary has the potential to result in an increase in traffic within the settlement, which could have associated negative effects. As there is a lack of services/facilities within	<b>0</b>

		<p>Maisemore, development will likely result in increased private vehicle use as resident's access services/facilities in neighbouring settlement.</p> <p>However, by locating development within the settlement boundary new development will have better access public transport links, and mitigation is available through JCS and TBP policy and LTP3, reducing negative effects to a residual neutral effect.</p>	
<b>7</b>	<b>Air Quality and Climate Change</b>	As discussed above, the settlement boundary is not considered likely to result in a reduction in private vehicle use, and will therefore increase emissions in the local area, with a potential minor negative effect.	-
<b>8</b>	<b>Water Quality</b>	The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones <sup>40</sup> , and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.	0
<b>9</b>	<b>Flooding</b>	The settlement boundary is predominantly not within designated Flood Zone land. A small area in the east of the settlement boundary is Flood Zone 2 and 3, which is associated with the River Severn. However, mitigation is available through JCS and TBP Policies, and development within the settlement boundary can avoid this area, with a residual neutral effect.	0
<b>10</b>	<b>Biodiversity</b>	<p>The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. Furthermore, there is no Priority Habitat within the boundary<sup>41</sup>.</p> <p>Therefore, by promoting development within the boundary it is not considered that there will be significant effects on biodiversity, and this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.</p>	+
<b>11</b>	<b>Landscapes</b>	The settlement boundary is not within or adjacent to the Green Belt or the AONB <sup>42</sup> . The land within the settlement boundary is predominantly brownfield which has not been subject to	+

<sup>40</sup> Environment Agency [online] [http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=\\_e](http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e) [accessed December 2017]

<sup>41</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>42</sup> Ibid.

		landscape sensitivity studies. There are small areas of greenfield land in the settlement boundary. Development in these areas may have an effect on the local landscape, however as the settlement boundary contains predominantly brownfield significant effects on the landscape are not considered likely. Potential for a minor positive effect on landscape.	
<b>12</b>	<b>Cultural Heritage</b>	<p>There are several Listed Building located within the settlement boundary<sup>43</sup>. Therefore, development within the boundary could have an effect on the setting of the heritage assets, or the assets themselves.</p> <p>However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.</p>	<b>0</b>
<b>13</b>	<b>Land and Soils</b>	<p>The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction.</p> <p>There is some Grade 2 best and most versatile agricultural land in the west and south of the settlement boundary<sup>44</sup>, and therefore there is the potential for the loss of key soil resources with a minor negative effect.</p>	<b>-</b>

<sup>43</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>44</sup> Ibid.

<b>MINSTERWORTH SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Minsterworth by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. The settlement boundary protects the less developed area in the centre of the settlement, with a positive effect. Long-term major positive effects considered for the settlement boundary.	++
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by local residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	+
<b>3</b>	<b>Healthy Communities</b>	The settlement of Minsterworth lacks open space facilities although there is a playing field which is located adjacent to the settlement boundary but not within the boundary, development within the settlement boundary will have limited access to public open space, with a minor negative effect on healthy communities.	-
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	There are limited key services/facilities within the settlement boundary, including no healthcare facilities, educational facilities or supermarkets. Therefore, development within the settlement boundary will not have good access to key services/facilities, and residents will be required to travel to neighbouring settlements, with a minor negative effect against the SA Objective.  Furthermore, the distance between the 2 sections of the settlement boundary means that the eastern area of the settlement boundary will not be within walking distance of the primary school.	-
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services which are available along the A48, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	+

6	<b>Traffic</b>	<p>The settlement boundary has the potential to result in an increase in traffic within the settlement, which could have associated negative effects. As there is a lack of services/facilities within Minsterworth, development will likely result in increased private vehicle use as residents' access services/facilities in neighbouring settlement.</p> <p>However, by locating development within the settlement boundary new development will have better access public transport links, and mitigation is available through JCS and TBP policy and LTP3, reducing negative effects to a residual neutral effect.</p>	0
7	<b>Air Quality and Climate Change</b>	<p>As discussed above, the settlement boundary is not considered likely to result in a reduction in private vehicle use, and will therefore increase emissions in the local area, with a potential minor negative effect.</p>	-
8	<b>Water Quality</b>	<p>The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones<sup>45</sup>, and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.</p>	0
9	<b>Flooding</b>	<p>The settlement boundary is predominantly not within designated Flood Zone land, but is located adjacent to Flood Zone. A small area in the south of the western settlement boundary parcel is Flood Zone 2 and 3, which is associated with the River Severn.</p> <p>However, mitigation is available through JCS and TBP Policies, and development within the settlement boundary can avoid this area, with a residual neutral effect.</p>	0
10	<b>Biodiversity</b>	<p>The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. However, there are areas of Deciduous Woodland Priority Habitat within the settlement boundary<sup>46</sup>. It is expected that these areas will be protected and Priority Habitat retained.</p> <p>Therefore, by promoting development within the boundary it is not considered that there will be significant effects on biodiversity, and this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.</p>	+

<sup>45</sup> Environment Agency [online] <http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=e> [accessed December 2017]

<sup>46</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

11	<b>Landscapes</b>	The settlement boundary is not within or adjacent to the Green Belt or the AONB <sup>47</sup> . The land within the settlement boundary is predominantly brownfield which has not been subject to landscape sensitivity studies. There are small areas of greenfield land in the settlement boundary. Development in these areas may have an effect on the local landscape, however as the settlement boundary contains predominantly brownfield significant effects on the landscape are not considered likely. Potential for a minor positive effect on landscape.	+
12	<b>Cultural Heritage</b>	There are several Listed Building located within the settlement boundary <sup>48</sup> , however these are more focused in the western area of the settlement boundary. Therefore, development within the boundary could have an effect on the setting of the heritage assets, or the assets themselves.  However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.	0
13	<b>Land and Soils</b>	The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction.  There is no best and most versatile agricultural land within the settlement boundary <sup>49</sup> , with a minor positive effect.	+

<sup>47</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>48</sup> Ibid.

<sup>49</sup> Ibid.

<b>NORTON SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Norton by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by local residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	There is a playing field and some informal open space at the Village Hall which would likely be accessible by development within the proposed boundary, with a potential minor positive effect on healthy communities.	<b>+</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	There are limited key services/facilities within the settlement boundary, including no healthcare facilities or supermarkets. However, there is a primary school and a pub/restaurant present. Therefore, development within the settlement boundary will not have good access to most of the key services/facilities, and residents will be required to travel to neighbouring settlements, specifically for healthcare facilities and supermarkets, with a minor negative effect against the SA Objective.	<b>-</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>
<b>6</b>	<b>Traffic</b>	The settlement boundary has the potential to result in an increase in traffic within the settlement, which could have associated negative effects. As there is a lack of services/facilities within Norton,	<b>0</b>

		<p>development will likely result in increased private vehicle use as resident's access services/facilities in neighbouring settlement.</p> <p>However, by locating development within the settlement boundary new development will have better access public transport links, and mitigation is available through JCS and TBP policy and LTP3, reducing negative effects to a residual neutral effect.</p>	
<b>7</b>	<b>Air Quality and Climate Change</b>	As discussed above, the settlement boundary is not considered likely to result in a reduction in private vehicle use, and will therefore increase emissions in the local area, with a potential minor negative effect.	-
<b>8</b>	<b>Water Quality</b>	The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones <sup>50</sup> , and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.	0
<b>9</b>	<b>Flooding</b>	The settlement boundary is not within designated Flood Zone land, with a neutral effect.	0
<b>10</b>	<b>Biodiversity</b>	<p>The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. There is no Priority Habitat within the settlement boundary<sup>51</sup>. There is the potential for a loss of greenfield land, and associated hedgerows and trees specifically in the western area of the settlement boundary. However, mitigation is provided through JCS and TBP policies.</p> <p>Therefore, by promoting development within the boundary it is not considered that there will be significant effects on biodiversity, and this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.</p>	+
<b>11</b>	<b>Landscapes</b>		+

<sup>50</sup> Environment Agency [online] <http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=e> [accessed December 2017]

<sup>51</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>



		<p>The settlement boundary is not within the Green Belt or the AONB<sup>52</sup>. However, there is Green Belt land adjacent to the east of the settlement boundary. The land within the settlement boundary is predominantly brownfield which has not been subject to landscape sensitivity studies.</p> <p>There is a small area of greenfield land in the west of the settlement boundary which has a medium visual sensitivity<sup>53</sup>. Development in this area may have an effect on the local landscape, however as the settlement boundary contains predominantly brownfield land, and mitigation provided through JCS and TBP policies, significant effects on the landscape are not considered likely. Potential for a minor positive effect on landscape.</p>	
<b>12</b>	<b>Cultural Heritage</b>	<p>There are no heritage assets within the settlement boundary, however there is a Listed Building adjacent to the boundary<sup>54</sup>. Therefore, development within the boundary could have an effect on the setting of the heritage assets.</p> <p>However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.</p>	<b>0</b>
<b>13</b>	<b>Land and Soils</b>	<p>The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction.</p> <p>There is no best and most versatile agricultural land within the settlement boundary<sup>55</sup>, with a minor positive effect.</p>	<b>+</b>

<sup>52</sup> Ibid.

<sup>53</sup> Toby Jones Associates for Tewkesbury Borough Council (November 2014) Landscape and Visual Sensitivity Study

<sup>54</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>55</sup> Ibid.

<b>SHURDINGTON SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Shurdington by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity, and preventing the coalescence of the settlement with Cheltenham. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by local residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	Important Open Spaces and recreational facilities will be accessible as a result of development within the settlement boundary, and there is the opportunity for large scale development to address any existing shortfalls within the settlement, with a potential minor positive effect.  Development outside of the settlement boundary is likely to be more isolated from open space areas and is therefore unlikely to promote healthier lifestyles.	<b>+</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	The settlement boundary will ensure that development is well located to the existing services/facilities available within the settlement. This includes school facilities, a local shop and pubs/restaurants. Development within the settlement boundary will also have good access to employment opportunities. Potential for a minor positive effect.  Development outside of the settlement boundary is more likely to be isolated from the main settlement and the associated services/facilities and employment opportunities.	<b>+</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>

<b>6</b>	<b>Traffic</b>	<p>The settlement boundary has the potential to result in an increase in traffic within the Service Village, which could have associated negative effects. However, by locating development within the settlement boundary new development will have better access to services/facilities, employment opportunities and public transport links, and will therefore reduce the reliance on the private vehicle. Furthermore, all development will have access to the road network, with a positive effect.</p> <p>Development outside of the settlement boundary is less likely to reduce the reliance on the use of private vehicles as there will be reduced access to services/facilities and public transport links.</p>	<b>+</b>
<b>7</b>	<b>Air Quality and Climate Change</b>	<p>As discussed above, the settlement boundary will help reduce the reliance on private vehicle use which will result in fewer emissions than if development was allowed outside of the settlement boundary, and therefore a minor positive effect is considered.</p>	<b>+</b>
<b>8</b>	<b>Water Quality</b>	<p>The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones<sup>56</sup>, and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.</p>	<b>0</b>
<b>9</b>	<b>Flooding</b>	<p>The settlement boundary is not within designated Flood Zone land, with a neutral effect.</p>	<b>0</b>
<b>10</b>	<b>Biodiversity</b>	<p>The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. There is no Priority Habitat within the settlement boundary<sup>57</sup>. There is the potential for a loss of greenfield land, and associated hedgerows and trees specifically in the southern and eastern area of the settlement boundary. However, mitigation is provided through JCS and TBP policies to protect local biodiversity.</p> <p>Therefore, by promoting development within the boundary it is not considered that there will be significant effects on biodiversity, and this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.</p>	<b>+</b>

<sup>56</sup> Environment Agency [online] [http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=\\_e](http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e) [accessed December 2017]

<sup>57</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

11	<b>Landscapes</b>	<p>The settlement boundary includes two small areas of AONB and with the AONB adjacent to the east of the boundary<sup>58</sup>. The boundary is surrounded by Green Belt land and includes some areas of land released from the Green Belt<sup>59</sup>. This has been assessed as, if released, having a low moderate effect on the Green Belt in most cases at Shurdington although moderate in respect of site 6. The boundary will protect the AONB to the east.</p> <p>There is a small area of greenfield land in the settlement boundary. Development in this area may have an effect on the local landscape, however as the settlement boundary contains predominantly brownfield land, and mitigation provided through JCS and TBP policies, significant effects on the landscape are not considered likely. Potential for a minor negative effect on landscape.</p>	-
12	<b>Cultural Heritage</b>	<p>There are several Listed Building within the boundary<sup>60</sup>. Therefore, development within the boundary could have an effect on the setting of the heritage assets or the assets themselves, with a potential minor negative effect.</p> <p>However, mitigation is provided through JCS and TBP policies, and development can be designated appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.</p>	0
13	<b>Land and Soils</b>	<p>The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction.</p> <p>There is no best and most versatile agricultural land within the settlement boundary<sup>61</sup>, with a minor positive effect.</p>	+

<sup>58</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>59</sup> Ibid

<sup>60</sup> Ibid.

<sup>61</sup> Ibid.

<b>STOKE ORCHARD SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Stoke Orchard by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by local residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	The settlement of Stoke Orchard lacks open space facilities, and development within the settlement boundary will not have access to Important Open Spaces, with a minor negative effect on healthy communities.	<b>-</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	There are limited key services/facilities within the settlement boundary. Therefore, development within the settlement boundary will not have good access to most of the key services/facilities, and residents will be required to travel to neighbouring settlements, specifically for healthcare facilities and supermarkets, with a minor negative effect against the SA Objective.	<b>-</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>
<b>6</b>	<b>Traffic</b>	Development within the settlement boundary has the potential to result in an increase in traffic within the settlement, which could have associated negative effects. As there is a lack of	<b>0</b>

		<p>services/facilities within the settlement, development will likely result in increased private vehicle use as residents access services/facilities in neighbouring settlement.</p> <p>However, by locating development within the settlement boundary new development will have better access public transport links, and mitigation is available through JCS and TBP policy and LTP3, reducing negative effects to a residual neutral effect.</p>	
<b>7</b>	<b>Air Quality and Climate Change</b>	As discussed above, the settlement boundary is not considered likely to result in a reduction in private vehicle use, and will therefore increase emissions in the local area, with a potential minor negative effect.	-
<b>8</b>	<b>Water Quality</b>	The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones <sup>62</sup> , and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.	0
<b>9</b>	<b>Flooding</b>	The settlement boundary contains both Flood Zone 2 and 3 which follows the course of Dean Brook which flows through the settlement boundary, and encompasses a large area of the boundary. Therefore, a minor negative effect is considered for the SA Objective.	-
<b>10</b>	<b>Biodiversity</b>	<p>The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. There is an area of Deciduous Woodland Priority Habitat within the settlement boundary<sup>63</sup>. There is the potential for a loss of greenfield land, and associated hedgerows and trees. However, mitigation is provided through JCS and TBP policies to protect local biodiversity.</p> <p>Therefore, by promoting development within the boundary it is not considered that there will be significant effects on biodiversity, and this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.</p>	+
<b>11</b>	<b>Landscapes</b>	The settlement boundary is not within or adjacent to the AONB. The boundary is adjacent to the Green Belt to the south. However, by enforcing the boundary there will be limited development within the Green Belt, protecting the designation with positive effects.	+

<sup>62</sup> Environment Agency [online] [http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=\\_e](http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e) [accessed December 2017]

<sup>63</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

		There is a small area of greenfield land in the settlement boundary. Development in this area may have an effect on the local landscape, however as the settlement boundary contains predominantly brownfield land, and mitigation provided through JCS and TBP policies, significant effects on the landscape are not considered likely. Potential for a minor positive effect on landscape.	
<b>12</b>	<b>Cultural Heritage</b>	<p>There are several Listed Building within the boundary, mainly in the eastern area<sup>64</sup>. Therefore, development within the boundary could have an effect on the setting of the heritage assets or the assets themselves, with a potential minor negative effect.</p> <p>However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.</p>	<b>0</b>
<b>13</b>	<b>Land and Soils</b>	<p>The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction.</p> <p>There is no best and most versatile agricultural land within the settlement boundary<sup>65</sup>, with a minor positive effect.</p>	<b>+</b>

<sup>64</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>65</sup> Ibid.

<b>TODDINGTON SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Toddington by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. The split settlement boundary will also protect the undeveloped land between the two areas of the settlement. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by local residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	The settlement of Toddington has limited public open space, and although there is some informal play space at the village hall this is outside of the settlement boundary, and development within the settlement boundary will have limited access to public open space, with a minor negative effect on healthy communities.	<b>-</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	There are limited key services/facilities within the settlement boundary. Therefore, development within the settlement boundary will not have good access to most of the key services/facilities, and residents will be required to travel to neighbouring settlements, specifically for healthcare facilities, educational facilities and supermarkets, with a minor negative effect against the SA Objective.	<b>-</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>
<b>6</b>	<b>Traffic</b>	Development within the settlement boundary has the potential to result in an increase in traffic within the settlement, which could have associated negative effects. As there is a lack of services/facilities	<b>0</b>



		<p>within the settlement, development will likely result in increased private vehicle use as resident's access services/facilities in neighbouring settlement.</p> <p>However, by locating development within the settlement boundary new development will have better access public transport links, and mitigation is available through JCS and TBP policy and LTP3, reducing negative effects to a residual neutral effect. Development within the settlement boundary will have access to the highway network.</p>	
7	<b>Air Quality and Climate Change</b>	As discussed above, the settlement boundary is not considered likely to result in a reduction in private vehicle use, and will therefore increase emissions in the local area, with a potential minor negative effect.	-
8	<b>Water Quality</b>	The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones <sup>66</sup> , and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.	0
9	<b>Flooding</b>	The settlement boundary is not located within Flood Zone, with a neutral effect.	0
10	<b>Biodiversity</b>	<p>The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. There is no Priority Habitat within the settlement boundary<sup>67</sup>. There is the potential for a loss of greenfield land, and associated hedgerows and trees. However, mitigation is provided through JCS and TBP policies to protect local biodiversity.</p> <p>Therefore, by promoting development within the boundary it is not considered that there will be significant effects on biodiversity, and this will prevent the loss or fragmentation of biodiversity in the surrounding area, with a positive effect.</p>	+
11	<b>Landscapes</b>	The settlement boundary is not within or adjacent to the Green Belt. However, the western area of the boundary is within the AONB, and the eastern area is adjacent to the AONB <sup>68</sup> . However, there is no	+

<sup>66</sup> Environment Agency [online] [http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=\\_e](http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e) [accessed December 2017]

<sup>67</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>68</sup> Ibid.

		<p>identified landscape sensitivity for the western area and it is predominantly brownfield, such that there would not be development on greenfield land in this area.</p> <p>Furthermore, mitigation is provided through JCS and TBP policies, significant effects on the landscape are not considered likely. Potential for a minor positive effect on landscape.</p>	
<b>12</b>	<b>Cultural Heritage</b>	<p>There is one Listed Building in the eastern area of the boundary. The western area is adjacent to multiple Listed Buildings and Toddington Manor Registered Park &amp; Garden<sup>69</sup>. Therefore, development within the boundary could have an effect on the setting of the heritage assets or the assets themselves, with a potential minor negative effect.</p> <p>However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.</p>	<b>0</b>
<b>13</b>	<b>Land and Soils</b>	<p>The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction.</p> <p>There is no best and most versatile agricultural land<sup>70</sup> within the settlement boundary, with a minor positive effect.</p>	<b>+</b>

<sup>69</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>70</sup> Ibid.

<b>TWYNING SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Twyning by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. Long-term major positive effects considered for the settlement boundary.	<b>++</b>
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by local residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	<b>+</b>
<b>3</b>	<b>Healthy Communities</b>	The settlement of Twyning contains a recreation and amenity complex which is not within the settlement boundary but directly adjacent to the south, and a village green located within the boundary, and development within the settlement boundary could have access to public open space with a potential minor positive effect on health.	<b>+</b>
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	There are limited key services/facilities within the settlement boundary. Although there is a shop, primary school and pubs/restaurants, there are no healthcare facilities. Development within the settlement boundary will likely have good access to most of the key services/facilities, with a minor positive effect against the SA Objective.	<b>+</b>
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	<b>+</b>
<b>6</b>	<b>Traffic</b>	Development within the settlement boundary has the potential to result in an increase in traffic within the settlement, which could have associated negative effects. As there is a lack of some key services/facilities within the settlement, development will likely result in increased private vehicle use as resident's access services/facilities in neighbouring settlement.	<b>0</b>

		However, by locating development within the settlement boundary new development will have better access public transport links, and mitigation is available through JCS and TBP policy and LTP3, reducing negative effects to a residual neutral effect. Development within the settlement boundary will have access to the highway network.	
<b>7</b>	<b>Air Quality and Climate Change</b>	As discussed above, the settlement boundary is not considered likely to result in a reduction in private vehicle use, and will therefore increase emissions in the local area, with a potential minor negative effect.	-
<b>8</b>	<b>Water Quality</b>	The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones <sup>71</sup> , and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.	0
<b>9</b>	<b>Flooding</b>	The settlement boundary is predominantly not located within Flood Zone. The eastern edge is bordered by Flood Zone 2 and 3 associated with the River Avon, however mitigation is available through JCS and TBP policy, with no significant effects considered. Overall residual neutral effect.	0
<b>10</b>	<b>Biodiversity</b>	The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. There is limited Priority Habitat within the settlement boundary, located in the west <sup>72</sup> . There is the potential for a loss of greenfield land, and associated hedgerows and trees specifically in the eastern area of the settlement boundary. However, mitigation is provided through JCS and TBP policies to protect local biodiversity.  Therefore, by promoting development within the boundary it is not considered that there will be significant effects on biodiversity, and this will prevent the loss or fragmentation of Priority Habitat and biodiversity in the surrounding area, with a positive effect.	+
<b>11</b>	<b>Landscapes</b>	The settlement boundary is not within or adjacent to the Green Belt or the AONB <sup>73</sup> . The settlement boundary contains limited greenfield land but it is predominantly brownfield. Furthermore, mitigation is	+

<sup>71</sup> Environment Agency [online] [http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=\\_e](http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e) [accessed December 2017]

<sup>72</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>73</sup> Ibid.

		provided through JCS and TBP policies, significant effects on the landscape are not considered likely. Potential for a minor positive effect.	
<b>12</b>	<b>Cultural Heritage</b>	<p>There are several Listed Building in the settlement boundary, as well as a Conservation Area<sup>74</sup>. Therefore, development within the boundary could have an effect on the setting of the heritage assets or the assets themselves, with a potential minor negative effect.</p> <p>However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.</p>	<b>0</b>
<b>13</b>	<b>Land and Soils</b>	<p>The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction.</p> <p>There is no best and most versatile agricultural land<sup>75</sup> within the settlement boundary, with a minor positive effect.</p>	<b>+</b>

<sup>74</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>75</sup> Ibid.

<b>WOODMANCOTE SETTLEMENT BOUNDARY</b>			
<b>Sustainability Objective</b>		<b>Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1</b>	<b>Housing</b>	The settlement boundary will help control development within Woodmancote by only allowing development within the defined boundary, and therefore preventing unwanted urban sprawl which may have an effect on the settlement identity. Long-term major positive effects considered for the settlement boundary.	++
<b>2</b>	<b>Economy &amp; Employment</b>	The settlement boundary will ensure new employment land developed within the boundary will be accessible by local residents and will support the vitality of the Service Village, with long-term minor positive effects on employment and the local economy.	+
<b>3</b>	<b>Healthy Communities</b>	Important Open Spaces and recreational facilities will be accessible as a result of development within the settlement boundary, and there is the opportunity for large scale development to address any existing shortfalls within the settlement, with a potential minor positive effect.  Development outside of the settlement boundary is likely to be more isolated from open space areas and is therefore unlikely to promote healthier lifestyles.	+
<b>4</b>	<b>Access to Services, Facilities and Employment</b>	The settlement boundary will ensure that development is well located to the existing services/facilities available within the settlement. This includes school facilities, a local shop and pubs/restaurants. Development within the settlement boundary will also have good access to employment opportunities. Potential for a minor positive effect.  Development outside of the settlement boundary is more likely to be isolated from the main settlement and the associated services/facilities and employment opportunities.	+
<b>5</b>	<b>Access to Public Transport</b>	The settlement boundary does not include a railway station. However, by defining the settlement boundary around the existing urban area, new development will be more likely to have access to public transport, specifically bus services, than if development was permitted away from the main settlement where it would be more isolated from the public transport network. Therefore, a minor positive effect is considered.	+

6	<b>Traffic</b>	<p>The settlement boundary has the potential to result in an increase in traffic within the Service Village, which could have associated negative effects. However, by locating development within the settlement boundary new development will have better access to services/facilities, employment opportunities and public transport links, and will therefore reduce the reliance on the private vehicle. Furthermore, all development will have access to the road network, with a positive effect.</p> <p>Development outside of the settlement boundary is less likely to reduce the reliance on the use of private vehicles as there will be reduced access to services/facilities and public transport links.</p>	+
7	<b>Air Quality and Climate Change</b>	<p>As discussed above, the settlement boundary will help reduce the reliance on private vehicle use which will result in fewer emissions than if development was allowed outside of the settlement boundary, and therefore a minor positive effect is considered.</p>	+
8	<b>Water Quality</b>	<p>The settlement boundary does not contain any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones<sup>76</sup>, and therefore development is not likely to have a significant effect on water quality. Neutral effect likely.</p>	0
9	<b>Flooding</b>	<p>The settlement boundary is not located within Flood Zone. Overall residual neutral effect.</p>	0
10	<b>Biodiversity</b>	<p>The settlement boundary does not contain any internationally, nationally, regionally or locally designated sites for nature conservation values. There is no Priority Habitat within the settlement boundary<sup>77</sup>. There is the potential for a loss of greenfield land, and associated hedgerows and trees specifically in the south of the settlement boundary. However, mitigation is provided through JCS and TBP policies to protect local biodiversity.</p> <p>Therefore, by promoting development within the boundary it is not considered that there will be significant effects on biodiversity, and this will prevent the loss or fragmentation of Priority Habitat and biodiversity in the surrounding area, with a positive effect.</p>	+

<sup>76</sup> Environment Agency [online] [http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=\\_e](http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e) [accessed December 2017]

<sup>77</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

11	<b>Landscapes</b>	<p>The settlement boundary is adjacent to the AONB in the east, and adjacent to the Green Belt in the south, with a small area located within the Green belt<sup>78</sup>. This has been assessed as, if released, having a low moderate effect on the Green Belt, with a potential minor negative effect.</p> <p>The settlement boundary contains limited greenfield land and is predominantly brownfield.</p>	-
12	<b>Cultural Heritage</b>	<p>There are several Listed Building in the settlement boundary, as well as a Conservation Area<sup>79</sup>. Therefore, development within the boundary could have an effect on the setting of the heritage assets or the assets themselves, with a potential minor negative effect.</p> <p>However, mitigation is provided through JCS and TBP policies, and development can be required appropriately to respect the historic environment. Overall residual neutral effect considered due to available mitigation.</p>	0
13	<b>Land and Soils</b>	<p>The settlement boundary is predominantly existing developed land and development will not result in the hindrance to future mineral extraction.</p> <p>There is no best and most versatile agricultural land<sup>80</sup> within the settlement boundary, with a minor positive effect.</p>	+

<sup>78</sup> DEFRA [online] <http://www.magic.gov.uk/MagicMap.aspx>

<sup>79</sup> Ibid.

<sup>80</sup> Ibid.