

Strategic Assessment of Land Availability 2019

Site ref:	EAS019	Address: Eastington GL10 3SQ
Site name:	Field north of Travelodge at Chipmans Platt	
Parish:	Eastington	



Site details		Key employment land	
Source of site	Emerging Strategy call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.89	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	None	Number of TPOs	0

Site Description:

An agricultural field located between the Chipmans Platt roundabout and the M5 J13 to the west of Stonehouse. The site is bounded to the south by the A419, to the north by Grove Lane, West End, to the east by a service station and travelodge and to the west by a track and open fields. The site is screened from adjoining uses by high hedgerows and mature trees.

2019 Site Assessment for site EAS019

Suitability

Accessibility score: 92

Physical constraints:

The site is relatively level; there are no known ground contamination or land stability issues; there is good potential access to local roads; the site is at some distance from services and facilities but if development of adjacent land for employment, sport or community uses were to go ahead, the site would be accessible for complementary uses.

Potential impact summary:

The site does not contain listed buildings, is not located within or adjacent to a conservation area and development is not likely to impact unacceptably on any heritage asset or its setting.

The Landscape Sensitivity Assessment has identified this site as Medium/low sensitivity to housing uses and Medium/low sensitivity to employment uses. Housing and employment uses would definitely extend the current development corridor towards the vale and M5. This may be acceptable providing development provides a suitable high quality gateway to Stonehouse with a substantial landscape buffer to the M5 and along the A419 corridor.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing development in the future should the Local Plan strategy identify the need for growth in this location. Given the proposed employment, sports or community uses on land to the west it would be most appropriate for similar uses on this site. Any development would be required to provide a substantial landscaped buffer with the A419 corridor.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield mixed employment uses

Is the site achievable?: Reasonable Prospect in future

Development potential

Net site area (ha): 1.2	Net developable area (ha): 1.2	No. of houses: 0	Proposed use: B1, B2, B8, Retail, Community, Sports and Leisure,
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Development potential summary:

Given the proposed employment, sports or community uses on land to the west it would be most appropriate for similar uses on this site. Any development would be required to provide a substantial landscaped buffer with the A419 corridor.

Housing yield

2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2019

Site ref:	HFD012	Address: Haresfield GL10 3DP
Site name:	Land west of Gloucester Road (B4008)	
Parish:	Haresfield	



Site details		Key employment land	Adjoining key employment land
Source of site	Emerging Strategy call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	26.97	Scheduled Ancient Monument	No
Current/past land use	Agricultural, overflow car park for garden centre and construction compound for energy from waste plant.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	other location	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	2.2 % Flood zone 2, 0.08% Flood zone 3
Listed building	None	Number of TPOs	0

Site Description:

Site comprises two fields in an L shape partly wrapping round Dobbies Garden Centre, other retail units, car parking and a large waste incinerator plant. Larger parcel of land is arable and north portion is former paddock, once used as an overspill car park to garden centre. Access now terminated from garden centre. Field gate access from B4008. Fields enclosed by hedging to B4008 and earth bund to the waste incinerator plant and temporary construction buildings. Further west is M5 with agricultural fields beyond. Southern boundary is sparse hedging, occasional tree and fencing with grazing field beyond and has a chalk/lime heaps in far south east corner. Further east across from B4008 are a mix of smaller grazing and arable fields enclosed by hedging and containing occasional tree groups within.

2019 Site Assessment for site HFD012

Suitability

Accessibility score: 83

Physical constraints:

There are no known physical constraints that would prevent development of this site. The site is level. There are no known ground contamination or land stability issues. There is good access to the B4008, A38 and M5 roads. North end could provide SuDS opportunity reflecting that at Dobbies.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.
 This area was outside the Landscape Sensitivity Assessment of our settlements. It is recognised that the site adjoins current employment and commercial sites. Existing mounding and potential additional landscape buffer should reduce impact on flat open Severn Vale landscape and to stop further southward creep into large open fields towards Standish.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing sensitively located development for employment uses in the future should the Local Plan strategy identify the need for growth in this location. The site adjoins to east large commercial and waste incineration uses. Transport mitigation measures are likely to be required to facilitate sustainable access to the motorway and the wider area.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield industrial

Is the site achievable?: Reasonable Prospect in future

Development potential

Net site area (ha): 9.07	Net developable area (ha): 6.8	No. of houses: 0	Proposed use: B1, B2, B8, Retail,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low/medium density employment development typically comprising a mix of single storey/two storey offices, light industrial and warehousing units focussing around the Incinerator plant. Retention of existing earth bunds on south side of the Incinerator and the field beyond retained in the southern portion should provide a definitive stop to further development creep southwards and mitigate any countryside character impact.

Housing yield

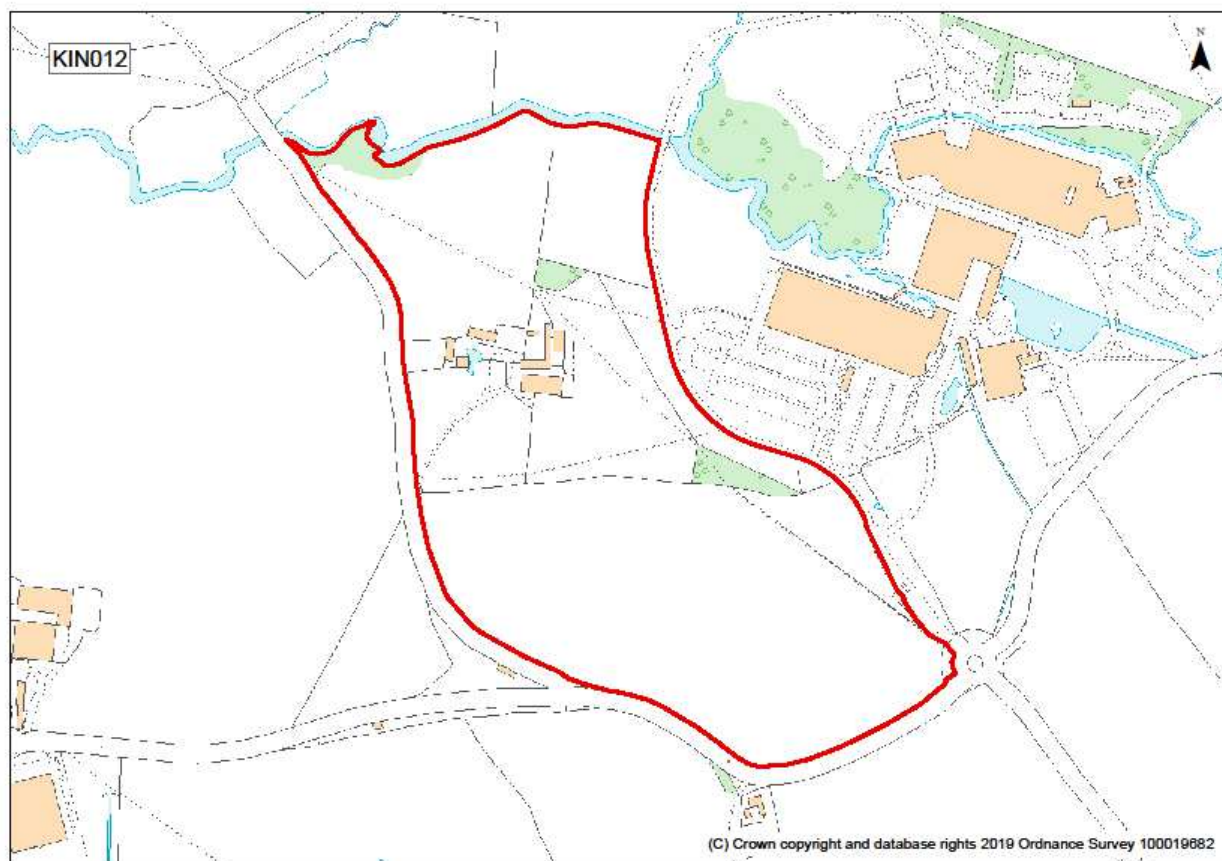
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2019

Site ref:	KIN012	Address: New Mills, Wotton Road, Kingswood
Site name:	Land west of Renishaws	
Parish:	Kingswood	



Site details		Key employment land	No
Source of site	Emerging Strategy call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	16.18	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	4.1 % Flood zone 2, 3.33% Flood zone 3
Listed building	Grade 2	Number of TPOs	0

Site Description:

Area of farmland west of existing Renishaw PLC New Mills complex set in open countryside between Wotton under Edge, Kingswood and Charfield. The land rises northwards from the B4058 Wotton Road to the Grade II listed Lower Barns Farm before falling again to Marlees Brook. Access from existing Renishaw roundabout junction with B4058 Wotton Road and B4062 Charfield Road. The site is crossed by footpaths and hedged field boundaries. Long distance views to Tyndale Monument to the north east.

2019 Site Assessment for site KIN012

Suitability

Accessibility score: 91

Physical constraints:

Northern edge of site within Flood zone 3. The site is gently sloping; there are no known ground contamination or land stability issues. Access to the site is available from the roundabout junction with the B4058 Wotton Road and B4062 Charfield Road. There is reasonable access to services and facilities in the local area.

Potential impact summary:

Significant heritage constraints. Grade II listed Lower Barnes Farmhouse (currently disused) sits on a gentle plateau at the centre of the site, amongst a small complex of farm buildings. The value of this site is in providing a setting and context for the farm group and in the wider setting of Grade II* New Mills. The impact on the setting and significance of the listed buildings would be likely to preclude built development on some key areas of the site, and constrain the developable area by up to half, in order to protect key views and to retain a sense of the open rural landscape context of both the mill and the farm. There is scope for development that could bring about positive heritage benefits subject to its scale, massing and detailed design. Some new build could enable the conservation and adaptive re-use of the existing listed farmhouse and other farm buildings of heritage value. The wider site offers scope for some 'campus' style development, along similar lines to the existing Renishaw site, with generous areas of open space. There are several key open spaces, which should be kept free of built development: to the immediate north and south of the farm group, and a generous swathe of land at the southern tip of the site, along the B4058.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located beyond the land parcels around Kingswood assessed as part of the Landscape Sensitivity Assessment. The site lies within the Kingswood Vale characterised by undulating farmland, hedged boundaries and small streams providing a rural setting to the Cotswold escarpment. Long distance views to Tyndale Monument.

Suitability summary:

Although not currently policy compliant, there are no overriding physical constraints or potential impacts preventing employment uses within a well landscaped campus environment as an extension to the existing New Mills complex subject to careful consideration of the impact on the listed Grade II Lower Barnes Farm farmhouse, wider setting of the listed Grade II* New Mills building and long distance views to Tyndale Monument should the Local Plan strategy identify the need for growth in this location. Transport mitigation measures are likely to be required to facilitate sustainable transport links between Kingswood, Wotton under Edge and the wider area including the Wotton, Charfield, Kingswood Greenway.

Is the site suitable? Future potential

Availability

Availability summary:

The promoter confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield industrial

Is the site achievable?: Reasonable Prospect in future

Development potential

Net site area (ha): 9.60	Net developable area (ha): 7.44	No. of houses: 0	Proposed use: B1,
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Development potential summary:

Taking account of the character of the site and its surroundings, the wider site offers scope for some 'campus' style development, along similar lines to the existing Renishaw site, with generous areas of open space. The northern field, east of the public footpath, and northern half of the field adjoining the B4058 could be developed for low/medium density employment development typically comprising a mix of single storey/two storey offices and light industrial units within a well landscaped campus environment. Scope for the adaptive re-use of the listed farmhouse and other farm buildings of heritage value and/or the redevelopment of existing non-historic buildings on a similar footprint and/or some infill within the farm group subject to its scale, massing and detailed design.

Housing yield

2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2019

Site ref:	LEO009	Address: Marsh Lane, Leonard Stanley GL10 3NL
Site name:	Land off Dozule Close	
Parish:	Leonard Stanley	



Site details		Key employment land	No
Source of site	Emerging Strategy Call for sites	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.00	Scheduled Ancient Monument	No
Current/past land use	Agricultural	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	None	Number of TPOs	0

Site Description:

Scrub land containing trees and hedgerow located between Dozule Close, Marsh Lane, Leonard Stanley and open space related to the new housing development at Clutterbuck Close/Lyndon Morgan Way. The land consists of a narrow strip at the entrance of Dozule Close and Marsh Lane but widens to a larger land parcel at the Dozule Close turning head. The land also shares a boundary with Leonard Stanley Primary School. The land is generally flat, although it slopes down gently to Lyndon Morgan Way. A public footpath crosses the southern part of the site before crossing through the adjoining new development to Stafford Close.

2019 Site Assessment for site LEO009

Suitability

Accessibility score: 69

Physical constraints:

The land is narrow at its southern extent and there are trees and hedgerows on boundaries that should be retained. These features reduce the overall capacity of the site but would not prevent some development, particularly on the central and northern parts of the site.

Potential impact summary:

The site does not contain listed buildings, is not located within or adjacent to a conservation area and development is not likely to impact unacceptably on any heritage asset or its setting.

The site has not been included in the Landscape Sensitivity Assessment. However, following development of the adjoining land, the site no longer forms part of the countryside setting of the Stanleys nor does it perform a planning function in terms of preventing coalescence. The site contains some trees and hedgerows on its southern and eastern boundaries which should be retained. There is value in the southern part of the site adjoining Marsh Lane forming a landscaped footpath and amenity area, linking with the new adjacent open space land. However, the central and northern parts of the site could be developed fronting on to the new open space off Stafford Close.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

Suitability summary:

The land is located outside Settlement Development Limits and previously formed part of the countryside setting to Leonard Stanley but is now located between Dozule Close and new development at Clutterbuck Close/Lyndon Morgan Way/Stafford Close which has now filled in the previous countryside gap between Leonard and Kings Stanley. The land is narrow at its southern extent bordering Marsh Lane where there is a public footpath and there are trees and hedgerows on boundaries that should be retained and enhanced and form part of a landscaped footpath and amenity area linking up to adjoining open space. However, there is future potential for the central and northern parts of the site to be developed for housing fronting on to the new open space off Stafford Close with access from Dozule Close.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?:Yes

Development potential

Net site area (ha): 0.74	Net developable area (ha): 0.6	No. of houses: 15	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

The southern part of the site should be retained for open space and amenity purposes. The central and northern parts of the site could be developed for medium development typically comprising a mix of detached, semi-detached, terraced dwellings at an average density of about 25 dph and the suggested yield is 10-15 dwellings.

Housing yield

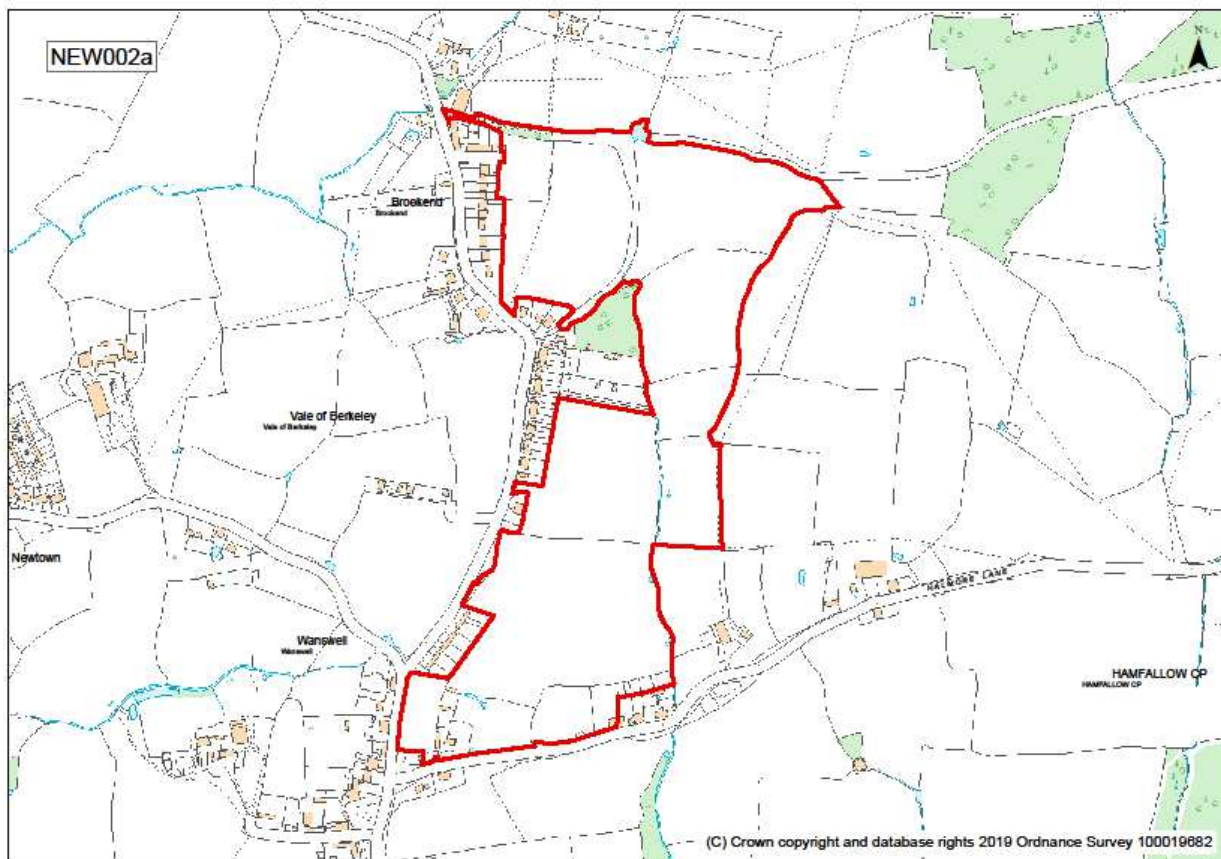
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	5	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2021/22	10	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2019

Site ref:	NEW002a	Address: Land east of Brookend
Site name:	Additional land at Newtown and Wanswell	
Parish:	Hinton & Hamfallow	



Site details		Key employment land	No
Source of site	Emerging Strategy call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	26.38	Scheduled Ancient Monument	No
Current/past land use	Agricultural	Key wildlife site	Adjoining KWS
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	Grade 2	Number of TPOs	0

Site Description:

A large area of largely flat or gently rolling arable and pasture farmland located to the east of Wanswell and Brookend, mostly located to the north of Halmore Lane but also including land wrapping around the Focus School to the south. The land is generally bounded by properties at these settlements to the west and by other agricultural fields to the east.

2019 Site Assessment for site NEW002a

Suitability

Accessibility score: 93

Physical constraints:

The land contains gently rolling arable and pasture farmland; there is no known ground contamination or land stability issues; public footpaths and bridleway cross the site; there is potentially good access to local roads and reasonable access via a pavement to local services and facilities at Newtown.

Potential impact summary:

The site does not contain listed buildings, is not located within or adjacent to a conservation area and development is not likely to impact unacceptably on any heritage asset or its setting.
 The Landscape Sensitivity Assessment did not extend to include an assessment of this land. However, adjoining land around Newtown/Sharpness identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High sensitivity to employment uses.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

Suitability summary:

Although not currently policy compliant, the site may have longer term potential as an extension to the area previously identified for comprehensive development, provided that physical constraints can be overcome and potential landscape and ecological impacts can be mitigated through a comprehensive landscaping scheme involving GI and an extensive open space network. Any development would need to enhance the historic character of Wanswell and Brookend. Development would need to be considered as part of a wider development strategy for the area for it to have a coherent relationship with existing settlements.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 26.38	Net developable area (ha): 18.5	No. of houses: 460	Proposed use: Residential, B1, B2, B8, Retail, Community, Sports and Leisure,
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Development potential summary:

Any development would need to enhance the historic character of Wanswell and Brookend. Development would need to be considered as part of a wider development strategy for the area for it to have a coherent relationship with existing settlements. On the assumption that this part of the site were to be considered for residential development and open space, the site could accommodate around 460-550 dwellings at an average density of 25/30dph. The promoters consider the site could be phased for post 2040.

Housing yield

2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2019

Site ref:	NPT003	Address: Heathfield, Alkington
Site name:	Actrees Farm	
Parish:	Alkington	



Site details		Key employment land	No
Source of site	Emerging Strategy call for sites	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	2.87	Scheduled Ancient Monument	No
Current/past land use	Commercial Buildings and agricultural buildings	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 4	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	Grade 2	Number of TPOs	0

Site Description:

The site consists of an established agricultural business at Actrees Farm with large industrial scale sheds and adjoining agricultural fields located on land between the A38 and Wick Road, to the north of Newport. There are no obvious physical boundaries that separate the promoted site from adjoining fields to the east. Two large properties lie immediately to the west.

2019 Site Assessment for site NPT003

Suitability

Accessibility score: 79

Physical constraints:

The land is relatively flat; there is no known ground contamination, land stability or flooding issues. There is an existing vehicular access to Wick Road. There is reasonable access to limited local services and facilities at Newport but good links via bus stops on A38 to services in the wider area.

Potential impact summary:

The site does not contain listed buildings, is not located within or adjacent to a conservation area and development is not likely to impact unacceptably on any heritage asset or its setting.

The Landscape Sensitivity Assessment did not extend to include an assessment of this land. The current employment uses are visible within the landscape but, in character terms, form part of a farm complex together with adjoining houses. Any further development should be grouped with this existing complex to avoid extending development into the wider countryside.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

Suitability summary:

Sites located beyond Tiers 1, 2 and 3 settlements have not been assessed for their housing potential. However, the site includes existing employment uses and may be suitable for extended employment uses subject to appropriate landscaping and access arrangements.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield Industrial

Is the site achievable?:Yes

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses: 0	Proposed use: B1, B2, B8,
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Development potential summary:

The northern part of the promoted site is adjacent to existing employment uses and may be suitable for extended employment uses subject to appropriate landscaping and access arrangements.

Housing yield

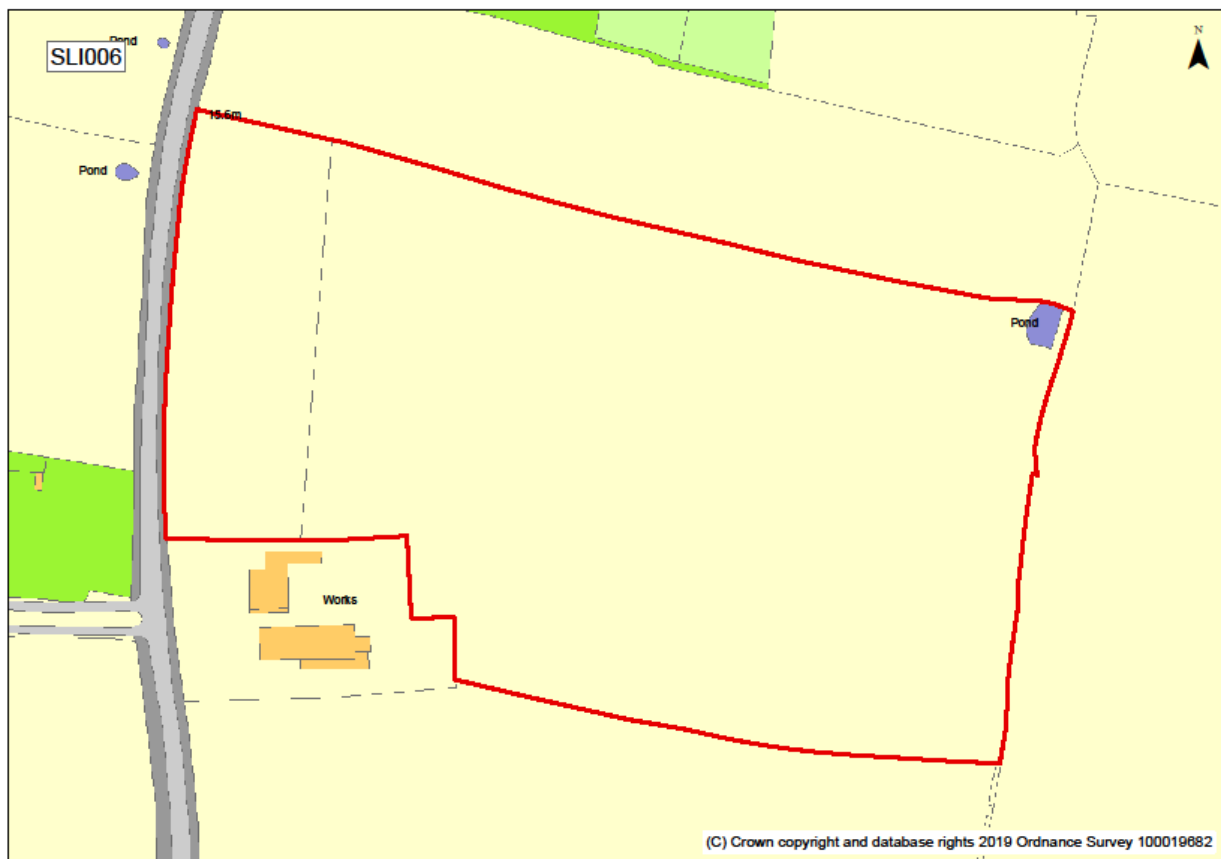
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2019

Site ref:	SLI006	Address: Dursley Rd, Cambridge, Gloucester GL2 7AE
Site name:	M D Collins Steel Buildings Ltd	
Parish:	Slimbridge	



Site details		Key employment land	No
Source of site	Emerging strategy call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	4.49	Scheduled Ancient Monument	No
Current/past land use	Commercial, agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	None	Number of TPOs	0

Site Description:

A flat agricultural field located beyond the southern edge of Cambridge and immediately north of an employment site located on Dursley Road. The site has hedgerows on boundaries and is surrounded by agricultural fields.

2019 Site Assessment for site SLI006

Suitability

Accessibility score: 96

Physical constraints:

The site is level; there are no known flooding, ground contamination or land stability issues. Proximity to the M5 may result in noise and visual amenity issues which may require mitigation. Access to Dursley Road is good and reasonably good to Wislow Road, the A4135 and adjoining A38. There is reasonable proximity to limited services and facilities in Cambridge but no pavement along Dursley Road/Wisloe Road. There is reasonable/good access via bus stops on the A38 to services and facilities in the wider area.

Potential impact summary:

The site does not contain listed buildings, is not located within or adjacent to a conservation area and development is not likely to impact unacceptably on any heritage asset or its setting.

The Landscape Sensitivity Assessment did not extend to include an assessment of this land.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

Suitability summary:

Whilst sites located beyond Tiers 1, 2 and 3 settlements have not generally been assessed for housing potential, this site would be immediately adjacent to land identified between Slimbridge, Cambridge and Cam which has potential for a planned and comprehensive development including housing, local centre and employment. Given the proximity with Cambridge, any development on this site would need to include the creation of a substantial landscaped buffer to prevent coalescence with Cambridge. If this comprehensive development does not come forward, development of this site would exacerbate sporadic development beyond the boundaries of Cambridge and would not be suitable.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?:Yes

Development potential

Net site area (ha): 3.20	Net developable area (ha): 2.25	No. of houses: 65	Proposed use: Residential, B1, B2, B8, Retail, Community, Sports and Leisure,
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Development potential summary:

Any development on this site would need to include the creation of a substantial landscaped buffer to the north to prevent coalescence with Cambridge. If comprehensive development at Wisloe does not come forward, development of this site would exacerbate sporadic development beyond the boundaries of Cambridge and would not be suitable. If this site were to provide housing only as part of a comprehensive mixed use development, the site could contain low to medium density housing development typically comprising detached, semi-detached, terraced dwellings at an average density of 25-30 dph, and the suggested yield is up to 65 units.

Housing yield

2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	25	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	25	2035/36	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	15	2036/37	0

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2019

Site ref:	SLI007	Address: Slimbridge
Site name:	Land south of Slimbridge (Wisloe) roundabout	
Parish:	Slimbridge	



Site details		Key employment land	No
Source of site	Emerging Strategy call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	2.30	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	None	Number of TPOs	0

Site Description:

A flat agricultural field located at the south eastern corner of the roundabout junction of the A4135 with A38 immediately east of Slimbridge. The site is opposite Wisloe business park and Slimbridge football ground. To the south the site is bounded by agricultural fields and by an employment site on the A38.

2019 Site Assessment for site SLI007

Suitability

Accessibility score: 70

Physical constraints:

The site is level; there are no known flooding, ground contamination or land stability issues. Access to the A38 and A4135 is good. There is good proximity to services and facilities in Slimbridge although access is across the A38 and good access via bus stops on the A38 and A4135 to services and facilities in the wider area.

Potential impact summary:

The site does not contain listed buildings, is not located within or adjacent to a conservation area and development is not likely to impact unacceptably on any heritage asset or its setting. The Landscape Sensitivity Assessment did not extend to include an assessment of this land. However, adjoining land at Slimbridge has been identified as having Medium sensitivity to housing uses and High/medium sensitivity to employment uses. An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

Suitability summary:

The site is immediately adjacent to land identified between Slimbridge, Cambridge and Cam which has potential for a planned and comprehensive development including housing, local centre and employment. The site would provide a key gateway location should this wider development be considered acceptable. However, if this comprehensive development does not come forward, development of this site would exacerbate sporadic development beyond the boundaries of Slimbridge and would not be suitable.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?:Yes

Development potential

Net site area (ha): 2.0	Net developable area (ha): 1.7	No. of houses: 40	Proposed use: Residential, B1, B2, B8, Retail, Community, Sports and Leisure,
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Development potential summary:

The site would provide a key gateway location should the wider development at Wisloe be considered acceptable. However, if this comprehensive development does not come forward, development of this site would exacerbate sporadic development beyond the boundaries of Slimbridge and would not be suitable. Development is likely to require a landscaped buffer with the A38. If this site were to provide housing only as part of a comprehensive mixed use development, the site could contain low to medium density housing development typically comprising detached and semi-detached dwellings at an average density of 25 dph, and the suggested yield is 40 units.

Housing yield

2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	20	2029/30	0	2032/33	0	2035/36	0
2021/22	0	2024/25	0	2027/28	20	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Future Potential

Strategic Assessment of Land Availability 2019

Site ref:	STO021	Address: Gloucester Road, Standish, GL10 3BS
Site name:	Stagholt Farm	
Parish:	Standish	



Site details		Key employment land	No
Source of site	Emerging Strategy call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.75	Scheduled Ancient Monument	No
Current/past land use	Small holding - gardening business, ponies and stables	Key wildlife site	Less than 20%
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	1.35 % Flood zone 2, 1.15% Flood zone 3
Listed building	None	Number of TPOs	0

Site Description:

A smallholding consisting of house, outbuildings, stabling and watercourse with rising land set within agricultural land to the north of Oldends Lane Industrial Estate. Access is via a track crossing Black Bridge to the north and connecting with the B4008 north of Stonehouse. Footpaths cross the land. The site adjoins the mainline railway to the east where there is a pedestrian crossing leading via a track past Oldends Lane playing fields and to adjacent allotments. Land immediately to the south of the watercourse is allocated for employment uses.

2019 Site Assessment for site STO021

Suitability

Accessibility score: 96

Physical constraints:

The site is bounded to the south by a watercourse; the land rises from south to north; there are no known ground contamination or land stability issues; there are public footpaths across the site; the site is currently relatively remote from services and facilities in the local area although when completed the Great Oldbury local centre will be within walking distance.

Potential impact summary:

The site does not contain listed buildings, is not located within or adjacent to a conservation area and development is not likely to impact unacceptably on any heritage asset or its setting.

The Landscape Sensitivity Assessment has identified this site as lying within a parcel having a Medium sensitivity to housing uses and Medium sensitivity to employment uses. Housing would definitely extend the current settlement form and if implemented on the rising slopes to the north may become visible further north. Housing could be implemented on the lower areas to the East. Employment could be implemented on the lower land to the south east of the parcel. Consideration should be given to potentially implementing this with nearby sites with a mix of uses to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

Suitability summary:

Although not currently policy compliant, the site has the potential to form part of an extension to Stonehouse with adjoining land should the Local Plan strategy identify the need for growth in this location.. The exact mix of uses depends upon detailed masterplanning but could include employment, housing and/or community uses. There is potential for planning development with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 6 - Town Edge

Is the site achievable?:Yes

Development potential

Net site area (ha): 1.75	Net developable area (ha): 1.2	No. of houses: 35	Proposed use: Residential, B1, B2, B8, Community, Sports and Leisure,
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Development potential summary:

The exact mix of uses depends upon detailed masterplanning but could include employment, housing and/or community uses. There is potential for planning development with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse. If the site were to be developed for housing, it would be appropriate for medium density housing development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is around 35 units, together with community uses. However, there is also scope for some employment development which would reduce the overall housing capacity for the site.

Housing yield

2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	15	2029/30	0	2032/33	0	2035/36	0
2021/22	0	2024/25	0	2027/28	20	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Future Potential