

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	BIS002	<b>Address:</b> West of BIS001, Calfway Lane, Bisley
<b>Site name:</b>	Land off Calfway Lane	
<b>Parish:</b>	Bisley With Lypiatt	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options broad location for future growth	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	0.63	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agricultural	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Adjoining Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>	Tier 3	<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Within the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Agricultural field on edge of village. Site largely enclosed by low cotswold dry stone wall. Long views northwards across fields. Sporadic hedging and trees to residential property to south and grey tin lean to building (used as store or garaging). Residential with garden areas along west boundary. Better remnant hedging and wall to Calfway Lane. Access to paddock in south east corner. Further to east across the Lane are residential properties, wooded copse and Graduate Nursery Business. Electricity cabling on poles cross the site from mid-west to north east corner. Further to north are arable and pasture Fields.

## 2018 Site Assessment for site BIS002

### Suitability

**Physical constraints:**

There are no known physical constraints that would prevent development of this site. The site is relatively level; there are no known ground contamination or land stability issues; there is reasonable access to the road network as Calfway Lane is single track and visibility / manoeuvrability is limited where it joins Cheltenham Rd; there is reasonable access via local footpaths to services and facilities in the local area.

**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 provided the scale, massing and design of any new development is sensitive, rather than to preclude any development at all.

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 Landscape Sensitivity Assessment has identified this site as having Medium sensitivity to housing uses and High sensitivity to employment uses. Housing would be possible within the land parcel with the need to retain the deciduous boundary trees and the best of the internal trees (which should be incorporated within communal and public spaces rather than private gardens, to avoid loss or pruning by future residents) would restrict the net developable area and therefore the number of houses possible. This can be considered with the need to retain views to the Grange.

**Suitability summary:**

Although not currently policy compliant, the site has no overriding physical constraints that would prevent housing or community development in the future, should the Local Plan strategy identify the need for growth in this location. The development of this site is unlikely to impact on the amenity of neighbours as a residential or community use is compatible with the immediate area. However, any redevelopment for housing would need to be sensitive to heritage interests with a need to retain an open visual link to Cadogan Grange (heritage asset within conservation area) with the surrounding countryside. The Grange is a visible feature of the Conservation Area and contributes to the sense of place and local identity. Any potential site built form could reflect the existing adjoining line of housing to the west of the site and would need to ensure adequate car parking and safe access from Calfway Lane. Electricity poles across the site would require resolution. Housing development should ensure the retention of trees of landscape value on the site, through careful layout and design.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

**Is the site available?      Reasonable prospect in future**

### 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:** 16 - Rural East

**Is the site achievable?:**Yes

### Development potential

<b>Net site area (ha):</b> 0.27	<b>Net developable area (ha):</b> 0.25	<b>No. of houses:</b> 5	<b>Proposed use:</b> Residential, Community, Sports and Leisure,
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**Development potential summary:**

The developable area takes account of landscape sensitivity analysis and heritage. There is a need to retain the boundary landscaping and established feature dry stone walls which would restrict the net developable area. Need to retain open visual link to Cadogan Grange (heritage asset within conservation area) with the surrounding countryside. The Grange is a visible feature of the Conservation Area and contributes to the sense of place and local identity. Any potential site built form could reflect the existing adjoining line of housing to the west of the site.

### Housing yield

<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	5	<b>2027/28</b>	0	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	0	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	0	<b>2026/27</b>	0	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

### Conclusion

**Development status:** Future Potential

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	CAM025	<b>Address:</b> West of A4135, Draycott, Cam GL11 5DH
<b>Site name:</b>	Land NW Cam	
<b>Parish:</b>	Cam	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	5.53	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agriculture	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>		<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Outside the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Flat, grazing land located on the north western edge of Cam. The site is bounded by the A4135 to the east, the main Bristol - Birmingham railway line to the north and the M5 motorway to the north west. The site has a strong hedged boundary to the A4135. The area is divided into smaller fields with hedged boundaries and occasional specimen trees and adjoins other grazing land to the south and west. A public footpath runs west from the A4135 along the northern site boundary and south across the south west corner of the site. Access is off the A4135. Land adjoins adjacent SALA sites to the south and west.

## 2018 Site Assessment for site CAM025

### Suitability

**Physical constraints:**

The site is flat with no known ground contamination or land stability issues. Noise from the M5 motorway, set above the height of the site, and proximity to the railway line may be issues. A new access would need to be created off the A4135. There is no footway on the western side of the A4135. Bus stops provide reasonable access to services and facilities in the local area.

**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 and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium/ Low sensitivity to housing uses and Medium sensitivity to employment uses. The sensitivity of the area lies in the mature trees and garden around Draycott, the intervisibility with the M5 and the irregular field pattern with associated hedges and trees. Its value lies in the public rights of way (PROWs) crossing the area. There should be substantial screening mitigation and green infrastructure between the area and the M5, e.g. Tree screen and earth bund. The recreation ground and PROWs would need to be accommodated into the green infrastructure of the development. Employment development may be able to be accommodated near to the M5 as part of a mixed development, ensuring that there are appropriate buffers with residential areas.

**Suitability summary:**

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing housing or community uses in the future should the Local Plan strategy identify the need for growth in this location, subject to substantial screening mitigation and green infrastructure between the area and the M5, satisfactory access off the A4135, retention of important trees and hedgerows and the integration of public rights of way into the green infrastructure of the development. Employment development may be able to be accommodated adjacent to the A4135/ M5 as part of a mixed development, subject to appropriate buffers to protect the amenities of residential areas.

**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:** 13 - Town Edge

**Is the site achievable?:**Yes

### Development potential

<b>Net site area (ha):</b> 4.74	<b>Net developable area (ha):</b> 3.7	<b>No. of houses:</b> 100	<b>Proposed use:</b> Residential, B1, Community,
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**Development potential summary:**

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of 25 - 30 dph, and the suggested yield for a residential scheme across the net developable area is around 100 units. Taking account of the character of the site and its surroundings, employment development, typically comprising single storey/two storey offices or light industrial units may be able to be accommodated adjacent to the A4135/ M5 as part of a mixed development, subject to appropriate buffers to protect the amenities of residential areas.

### Housing yield

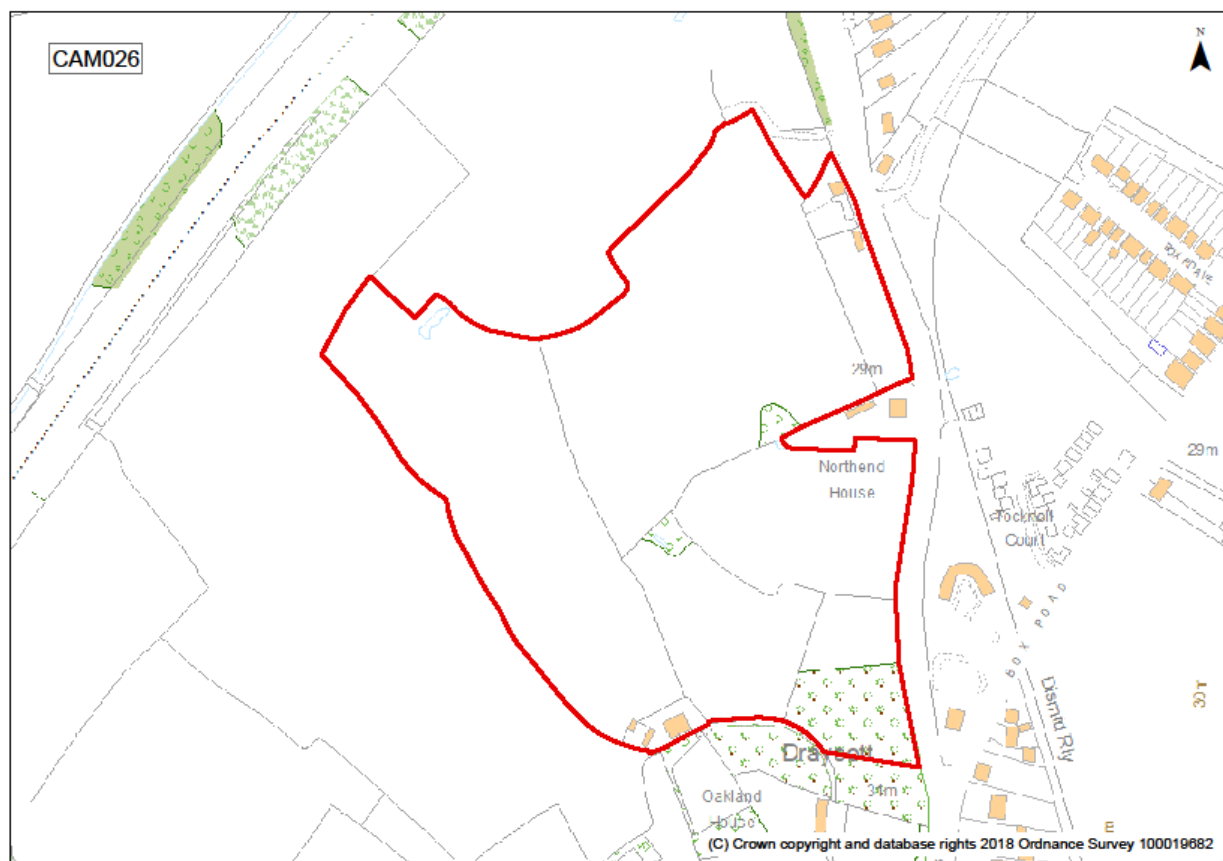
<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	40	<b>2027/28</b>	0	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	30	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	30	<b>2026/27</b>	0	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

### Conclusion

**Development status: Future Potential**

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	CAM026	<b>Address:</b> Cam
<b>Site name:</b>	Land west of A4135 Draycott	
<b>Parish:</b>	Cam	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options broad location for future growth	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	10.91	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agriculture	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>		<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Outside the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Flat, grazing land, including a number of agricultural buildings/ stabling, located on the north western edge of Cam. The site has a strong hedged boundary to the A4135 to the east and the grounds of Oakland House, including mature trees, lie to the south. The area is divided into smaller fields with hedged boundaries and occasional specimen trees and adjoins other grazing land to the west. Two public footpaths intersect within the western half of the site. Access is off the A4135. Land adjoins adjacent SALA sites to the north and west.

## 2018 Site Assessment for site CAM026

### Suitability

**Physical constraints:**

The site is flat with no known ground contamination or land stability issues. A new access would need to be created off the A4135. There is no footway on the western side of the A4135. Bus stops provide reasonable access to services and facilities in the local area.

**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 and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium/ Low sensitivity to housing uses and Medium sensitivity to employment uses. The sensitivity of the area lies in the mature trees and garden around Draycott, the intervisibility with the M5 and the irregular field pattern with associated hedges and trees. Its value lies in the PROWs crossing the area which would need to be accommodated into the green infrastructure of the development.

Employment development is not suitable within this part of the landscape parcel.

**Suitability summary:**

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing housing or community uses in the future should the Local Plan strategy identify the need for growth in this location, subject to satisfactory access off the A4135, retention of important trees and hedgerows and the integration of public rights of way into the green infrastructure of the development.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

The site has been promoted for development through the Local Plan Review Issues and Options consultation.

**Is the site available?      Reasonable prospect in future**

### 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:** 13 - Town Edge

**Is the site achievable?:**Yes

### Development potential

<b>Net site area (ha):</b> 10.5	<b>Net developable area (ha):</b> 7.6	<b>No. of houses:</b> 210	<b>Proposed use:</b> Residential,
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**Development potential summary:**

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of 25 - 30 dph, and the suggested yield for a residential scheme across the net developable area is around 210 units.

### Housing yield

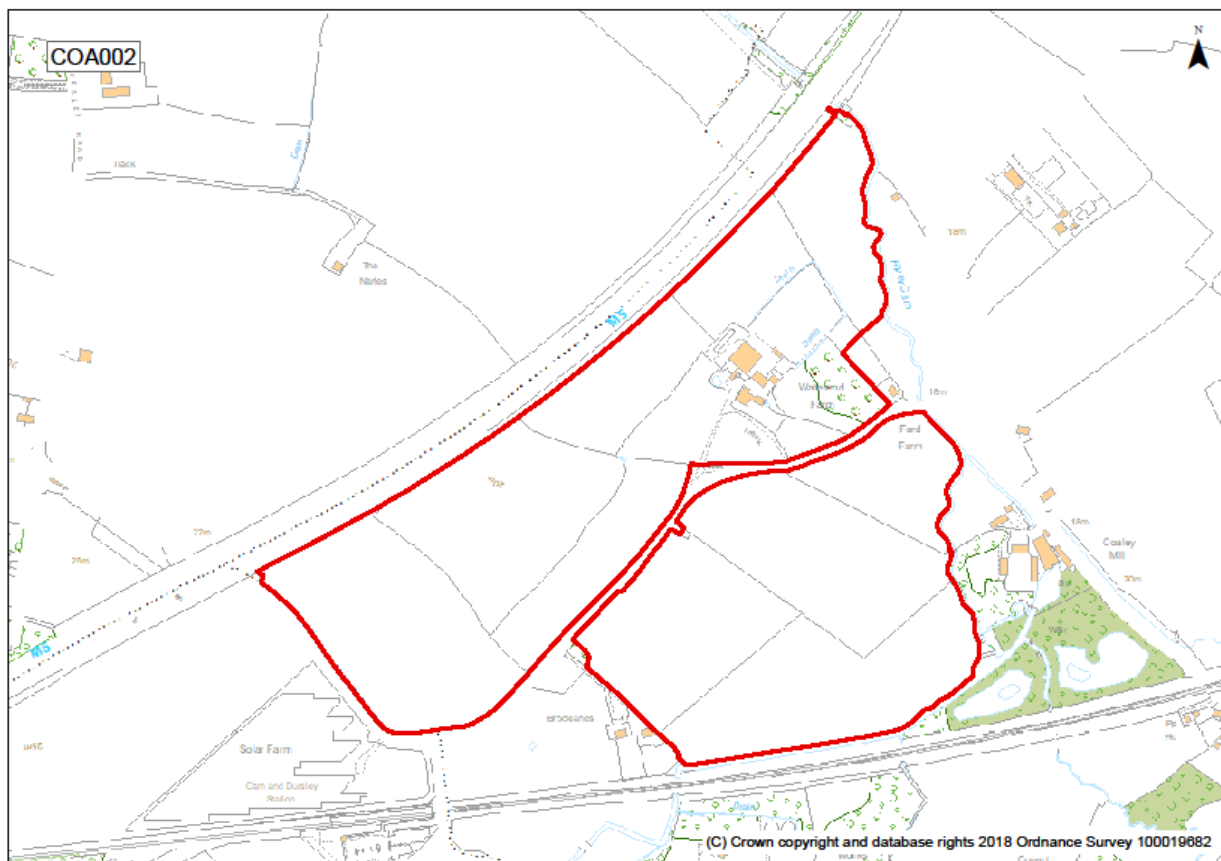
<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	40	<b>2027/28</b>	40	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	40	<b>2028/29</b>	20	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	30	<b>2026/27</b>	40	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

### Conclusion

**Development status:** Future Potential

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	CAM027	<b>Address:</b>
<b>Site name:</b>	Land at Cambridge/ Coaley B	Between M5 and railway line, Coaley
<b>Parish:</b>	Coaley	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	33.32	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agriculture	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>		<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Outside the Cotswold AONB	<b>Flood risk zone</b>	17.54% Zone 2, 12.15% Zone 3
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Two large tracts of countryside located to the north of Cam beyond Cam and Dursley railway station either side of the lane to Coaley. The northern parcel consists of flat grazing land with mature hedgerows and trees located immediately south of the M5 and north of the lane to Coaley. The land includes Waterend Farm and farm buildings. The southern parcel also comprises flat grazing land and is located immediately north of the Bristol-Gloucester mainline railway line and south of the lane to Coaley. Public footpaths cross this site.

## 2018 Site Assessment for site CAM027

### Suitability

**Physical constraints:**

Both land parcels are level and there are no known ground contamination or land stability issues. Both parcels contain some land liable to flood. There are electricity lines crossing the sites. Proximity to the M5 may result in noise and visual amenity issues which would require mitigation. Access to facilities and services is via rural lanes with pinch points at bridges over and under the railway line. There is good proximity to Cam and Dursley rail station but the land is at some distance from services and facilities in Cam.

**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.

The site is beyond the immediate vicinity of Cam and has therefore not been included in the Landscape Sensitivity Assessment. Any 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.

**Suitability summary:**

Piecemeal development in this area would erode the countryside gap between Slimbridge, Cambridge and Cam. However, due to the proximity of the A38 and the rail station at Cam and Dursley there may be potential for a more planned and comprehensive development including local centre and employment which included the creation of landscaped buffers with existing settlements. This would require additional land assembly together with the development of a comprehensive access and movement strategy.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

The owner confirms that the site is not available currently but that there is a reasonable prospect that the site will be available at a point in the future for development.

**Is the site available?      Reasonable prospect in future**

### 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

<b>Net site area (ha):</b> 28	<b>Net developable area (ha):</b> 21	<b>No. of houses:</b> 630	<b>Proposed use:</b> Residential, Gypsy and traveller site, B1, B2, B8, Retail, Community, Sports and Leisure,
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**Development potential summary:**

There may be future potential for a planned and comprehensive development including housing, local centre incorporating retail and community facilities and employment, together with the creation of open spaces and landscaped buffers with existing settlements. At this stage the capacity of any development is unknown as it would depend upon additional land becoming available through land assembly. However, if this site were to provide housing only as part of a mixed use development, the site could contain medium density housing development typically comprising semi-detached, terraced dwellings at an average density of about 30 dph, and the suggested yield is around 630 units.

### Housing yield

<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	0	<b>2027/28</b>	80	<b>2030/31</b>	80	<b>2033/34</b>	30
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	0	<b>2028/29</b>	80	<b>2031/32</b>	80	<b>2034/35</b>	30
<b>2020/21</b>	0	<b>2023/24</b>	0	<b>2026/27</b>	40	<b>2029/30</b>	80	<b>2032/33</b>	80	<b>2035/36</b>	0

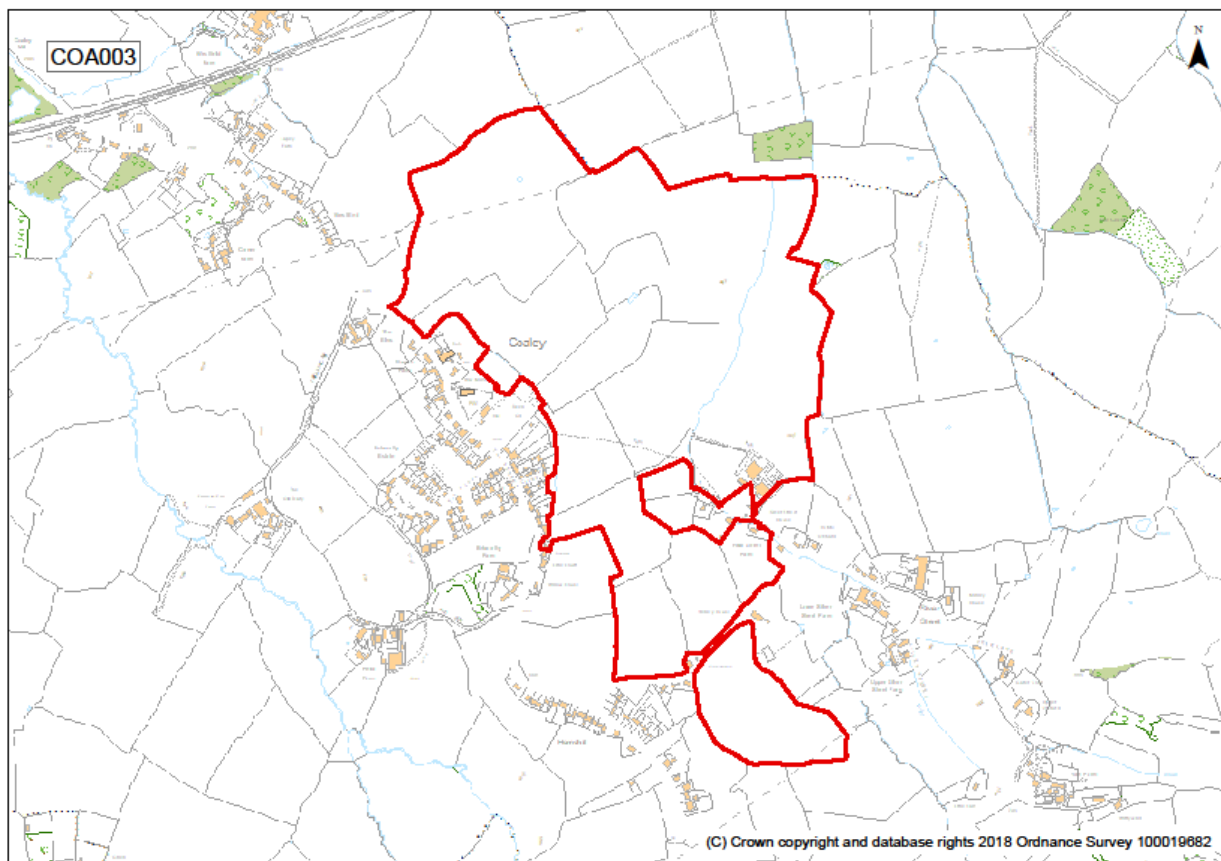
### Conclusion

**Development status:** Future Potential



# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	COA002	<b>Address:</b> East of Village
<b>Site name:</b>	Land at Coaley	
<b>Parish:</b>	Coaley	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	72.25	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agriculture	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Adjoining Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>	Tier 1	<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Outside the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

An extensive tract of mixed arable and grazing farmland located north and east of Coaley, extending from the northern edge of Coaley village to east of Hamshill including one field east of Trenley Road.

## 2018 Site Assessment for site COA002

### Suitability

**Physical constraints:**

Land to the east of Coaley rises up steadily but there are no known ground contamination or land stability issues. Pylons cross the northern part of the land. The land is crisscrossed by public footpaths. Access to facilities and services is via rural lanes but there is good access via local footways to services and facilities in Coaley and bus stops nearby on either side of The Street.

**Potential impact summary:**

The Heritage Impact Assessment identifies significant heritage constraints. There might be scope for some limited frontage development to the north east, where the site abuts The Street. However, this too is a sensitive location at the mouth of the village, where the transition from open countryside to the heart of the village is distinctively abrupt.

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 Landscape Sensitivity Assessment has identified this site as High/Medium sensitivity to housing uses and High sensitivity to employment uses. The area's sensitivity lies in its open slopes and skyline acting as a rural backcloth to the settlement. Housing would impinge on the enclosing slopes, changing the character of the settlement pattern and surrounding landscape and would be noticeable. Employment use would be completely out of character with the rural village character and would significantly impinge on the enclosing slopes. It would therefore be highly inappropriate.

**Suitability summary:**

Large housing or employment development in this location would be completely out of character with the rural nature of the village with significant landscape and heritage impacts. There may be some limited potential for additional community uses or a small rural exception site on the front parcel of land adjoining the school on the northern edge of the village, provided that suitable landscaping is provided to soften the edge of the development as you enter the village.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

The owner confirms that the site is not available currently but that there is a reasonable prospect that the site will be available at a point in the future for development.

**Is the site available?      Reasonable prospect in future**

### 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

<b>Net site area (ha):</b> 0.16	<b>Net developable area (ha):</b> 0.15	<b>No. of houses:</b> 5	<b>Proposed use:</b> Residential, Community,
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**Development potential summary:**

Taking account of the rural character of the site and its village surroundings, a small parcel of land adjoining the church could be developed for community uses or a small number of affordable homes, comprising a mix of semi-detached and terraced cottages, at an average density of about 25-30 dph. The suggested yield is 4-5 units.

### Housing yield

<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	0	<b>2027/28</b>	0	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	0	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	5	<b>2026/27</b>	0	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

### Conclusion

**Development status:** Future Potential

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	FRA004	<b>Address:</b> Frampton on Severn GL2 7HU
<b>Site name:</b>	Fields northwest of Whitminster Lane	
<b>Parish:</b>	Frampton On Severn	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	5.52	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agriculture	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Adjoining Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>	Tier 2	<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Outside the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Flat, agricultural land with hedged field boundaries located on the north-west side of Whitminster Lane, between the northern edge of Frampton on Severn and Oatfield. The site is bounded to the south-west by the recreation ground and residential properties on Oatfield Road, Whitminster Lane Surgery to the south and Sandfield Mill industrial premises to the north. A public footpath runs northwards from Oatfield Road to Oatfield. The site includes a pylon and is crossed by two sets of overhead power lines. Access is possible from Oatfield Road or Whitminster Lane.

## 2018 Site Assessment for site FRA004

### Suitability

**Physical constraints:**

The site is flat; there are no known ground contamination or land stability issues. The site includes a pylon. Overhead power lines and a public footpath cross the site. There is access to Oatfield Road and reasonable access to services and facilities in the local area.

**Potential impact summary:**

Some impact on heritage interest. The sensitivity of this site derives from the contribution it makes to the distinctive character of the Gloucester-Sharpness canal, and the role it plays in providing physical separation and visual distinction between Sandfield Mill, the hamlet of Oatfield, and the edge of Frampton-on-Severn. This site contributes to the setting of the canal, which is a non-designated heritage asset of considerable local significance and which in turn forms part of the setting and the historic and landscape context of both the Industrial Heritage Conservation Area, Frampton Conservation Area and Saul Conservation Area. Both the Gloucester-Sharpness canal and the Stroudwater Navigation are characterised by their rural character and the predominant lack of built form along their banks. Development here risks the coalescence of the Frampton settlement with the distinct hamlet of Oatfield and the loss of a significant gap, which contributes towards the character and context of the canal network. There is no obvious scope for development that would have any positive heritage benefits. But there may be some scope for residential development or community use on part of the site, subject to maintaining a meaningful and expansive swathe of open space along the north-eastern boundary, to maintain the distinction between the settlement edge and Sandfield Mill; and a similar buffer along Oatfield Lane. The impact on the character of the Gloucester-Sharpness canal and on the setting and historic context of neighbouring conservation areas would be likely to limit the scale and extent of development on this site in order to preserve the rural character and intermittent nature of development along the canal 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 and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High/ Medium sensitivity to employment uses. The sensitivity of the area lies in its role as a rural setting for the canal to the North and as a green gap between Oatfield and the main settlement of Frampton on Severn. Value is also provided by the playing fields as a community resource. To the north west of Whitminster Lane there may be opportunities for discrete housing, although the power lines and setting to the canal would need to be taken into account.

**Suitability summary:**

Although not currently policy compliant, part of the site may be suitable for discrete residential development or community use that respects the rural setting of the canal and the separation between Sandfield Mill, the hamlet of Oakfield and the edge of Frampton-on-Severn. There are potential impacts on the adjacent Industrial Heritage Conservation Area, Frampton Conservation Area and Saul Conservation Area which would need to be addressed should the Local Plan strategy identify the need for growth in this location. Employment development is not 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

<b>Net site area (ha):</b> 3.25	<b>Net developable area (ha):</b> 2.75	<b>No. of houses:</b> 80	<b>Proposed use:</b> Residential, Community,
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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 to medium density housing typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of 25 - 30 dph, and the suggested yield is 70 - 80 units.

### Housing yield

<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	30	<b>2027/28</b>	0	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	25	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	25	<b>2026/27</b>	0	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

### Conclusion

**Development status:** Future Potential

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	FRL003	<b>Address:</b>
<b>Site name:</b>	Land north of the Crescent	Bisley Road, Oakridge Lynch GL6 7NN
<b>Parish:</b>	Bisley With Lypiatt	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	5.65	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Vacant/agriculture/equestrian	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>		<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Within the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Collection of small and medium scale paddocks currently used for horse grazing. Rural character on wold top. To the south, southeast and southwest beyond the site is residential property on the escarpment ridge to golden valley and part of Oakridge Lynch settlement. The site is enclosed by roads and dry stone walling with the exception of a wooded copse in northwest corner containing a range of vacant and derelict interwar buildings. An all weather exercise paddock is within the site adjoining the stable yard. Conifer hedging screens this to housing further to the south. This and the access road are screened to road by broadleaved trees and wall. Covered bus stop in east at junction of roads. Footpath 46 bisects the site.

## 2018 Site Assessment for site FRL003

### Suitability

**Physical constraints:**

The site is relatively level. There are no known ground contamination or land stability issues. Poor access to A & B road network. Bus shelter/stop in northeast corner used by school coaches and limited bus service. No flood risk issues on plateau.

**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.

The sensitivity study stated that OL01 had medium sensitivity to housing with the openness to view to the east across the Frome valley and to the north in the western part of the area. The area provides a gentle rural transition on the edge of the village from the wider wold landscape to the north. The value of the area lies in its location within the Cotswolds AONB. However, there may be an opportunity to improve the settlement edge with housing on the single field north of the Crescent, bounded to the north by the PROW. Any edge would need to be indented and planted to reflect the housing edge to the east. High sensitivity to employment with the openness to view to the east across the Frome valley and to the north in the western part of the area. Employment use would be out of character with the village as a whole which is essentially rural with residential development. It would be highly visible in the wider landscape and is considered inappropriate.

**Suitability summary:**

Although not currently policy compliant, a small portion of the site adjoining The Crescent is considered to have future potential for some housing should the Local Plan Strategy identify the need for growth in this location in order to improve the Oakridge settlement edge. Housing on the single field north of the Crescent, bounded to the north by the PROW may be appropriate. Any edge would need to be indented and planted to reflect the housing edge to the east.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

The owner/agent confirms that the site is not available currently but that there is a reasonable prospect that the site will be available at a point in the future for development.

**Is the site available?      Reasonable prospect in future**

### 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:** 16 - Rural East

**Is the site achievable?:**Yes

### Development potential

<b>Net site area (ha):</b> 0.69	<b>Net developable area (ha):</b> 0.65	<b>No. of houses:</b> 13	<b>Proposed use:</b> Residential, Community,
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**Development potential summary:**

Taking account of the character of the site and its surroundings, part of this site could be developed for low density development typically comprising detached, semi -detached dwellings at an average density of about 20 dph, and the suggested yield is 9 -13 units.

### Housing yield

<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	0	<b>2027/28</b>	13	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	0	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	0	<b>2026/27</b>	0	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

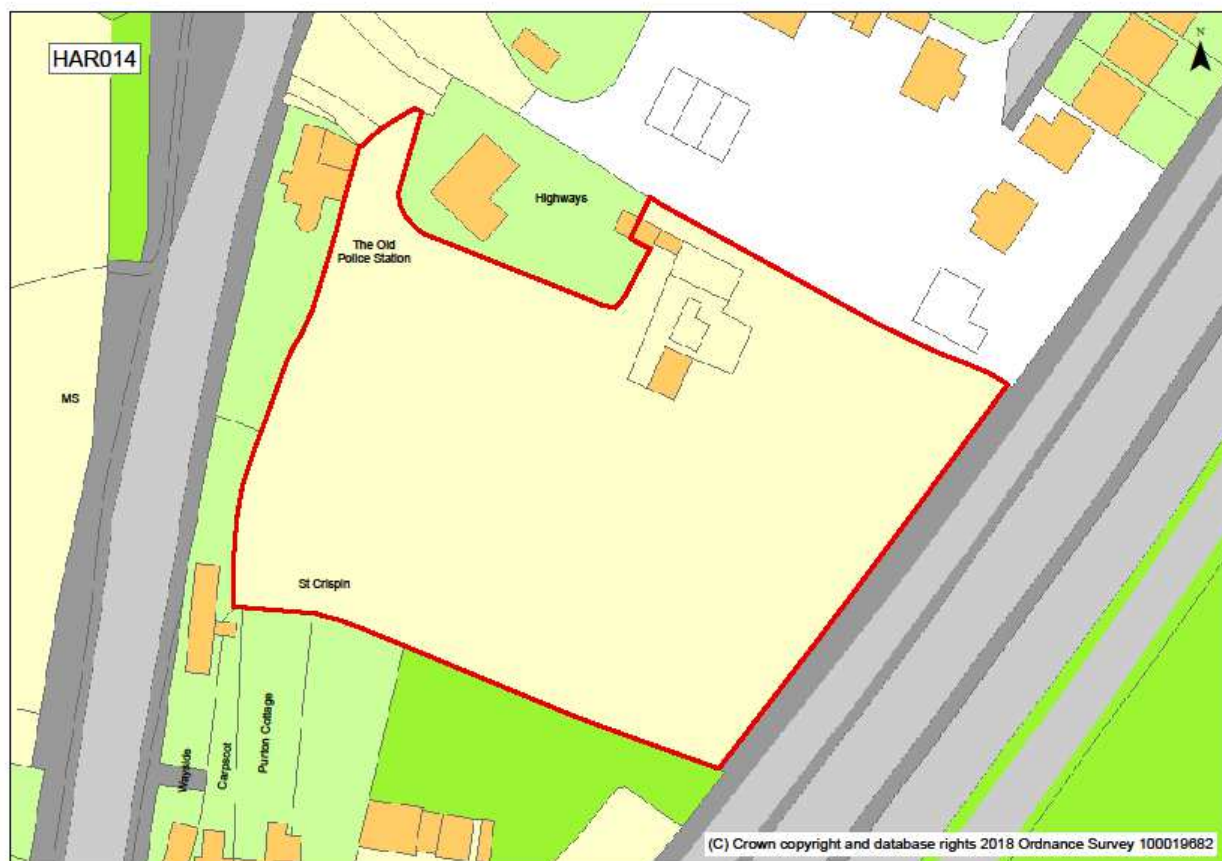
### Conclusion

**Development status:** Future Potential



# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	HAR014	<b>Address:</b> Land east of Bristol Road, Hardwicke
<b>Site name:</b>	Mayos Land Phase 3	
<b>Parish:</b>	Hardwicke	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	0.71	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Largely greenfield land including some concrete footings/areas of hardstanding	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>		<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Outside the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Site is largely grassed with a scattering of trees of a former orchard and field appearance. Well screened to A38 dual carriageway by tree'd verge. Site is level with new housing being constructed to the north and separated by close boarded fencing and trees.

## 2018 Site Assessment for site HAR014

### Suitability

**Physical constraints:**

The site is surrounded by distributor roads with wide verges. Part of the site is within flood zones 2 and 3. The site is relatively level. There are no known ground contamination or land stability issues. There is reasonable access via local foot and cycle paths to services and facilities in the local area.

**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 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 especially as former orchard.  
 The Landscape Sensitivity Assessment identifies medium/low sensitivity to housing. The area is the last remaining green space between the B4008 and A38 but it is backland. Whilst it has some intrinsic value in terms of tree cover it has limited value to the wider landscape. Housing at a density that allows retention of tree cover and open space may be appropriate. Sensitivity to Employment Use is High/medium. Employment use would be inappropriate adjacent to the existing houses and in this scale of site that should seek to retain tree cover.

**Suitability summary:**

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing sensitively located development for housing or community uses in the future should the Local Plan strategy identify the need for growth in this location. However, any redevelopment for housing would need to ensure retention of tree cover in order to retain a rural-urban sense of transition along the Bristol Road.

**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:** 9 - Town Edge

**Is the site achievable?:**Yes

### Development potential

<b>Net site area (ha):</b> 0.46	<b>Net developable area (ha):</b> 0.44	<b>No. of houses:</b> 15	<b>Proposed use:</b> Residential, Community, Sports and Leisure,
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**Development potential summary:**

Taking account of the character of the site and its surroundings, this site could be developed for lower to medium density development typically comprising detached, semi-detached dwellings at an average density of about 30 - 40 dph, and the suggested yield is 15 units.

### Housing yield

<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	10	<b>2027/28</b>	0	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	5	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	0	<b>2026/27</b>	0	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

### Conclusion

**Development status:** Future Potential



# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	KIN010	<b>Address:</b> Walk Mill Lane, Kingswood GL12 8RZ
<b>Site name:</b>	Land and yard at Walk Mill Lane	
<b>Parish:</b>	Kingswood	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Part greenfield part brownfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	5.13	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Commercial yard and agricultural land	<b>Key wildlife site</b>	No
Policy Constraints		Special Areas of Conservation (SAC)	No
<b>Settlement boundaries</b>	Adjoining Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>	Tier 3	<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Outside the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Commercial yard and agricultural land located on the south side of Walk Mill Lane, on the south-east edge of Kingswood Village. The northern corner of the site is occupied by a three unit depot, including industrial units and hardstanding, with dedicated access onto Walk Mill Lane. The remainder of the site comprises farmland with hedged boundaries extending south-east into open countryside. Land south-west of the depot is flat and bounded by rear gardens of residential properties on Walkmill Lane and Crow Meadow. The remainder of the site slopes gently south-east to a water course, with extensive views south. Access is off an existing cul-de-sac serving 27 - 29 Walkmill Lane.

## 2018 Site Assessment for site KIN010

### Suitability

**Physical constraints:**

The northern half of the site is flat and the remainder is gently sloping; there are no known land stability issues. The site includes buildings and hard standing associated with the existing commercial depot; there may be ground contamination from past industrial uses. There is good access to Walkmill Lane; there is reasonable access via local footpaths to bus stops, services and facilities in the local area.

**Potential impact summary:**

Some impact on heritage interest. Although the site itself lies outside the Kingswood conservation area and contains no obvious features of heritage interest, its sensitivity lies in providing a setting for the village, particularly on approach along Hillesley Road and from footpaths crossing the fields to the east. Scope for some residential development, subject to scale, design and massing to reflect the nature of this site's conspicuous rural edge location.

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 and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The majority of the site, excluding the commercial depot located within settlement development limits, is part of a larger land parcel identified in the Landscape Sensitivity Assessment as medium sensitivity to housing uses and high sensitivity to employment uses. The sensitivity of the area lies in moderately open valley sides, including a stream and mature riparian vegetation, and visibility from footpaths and the cemetery to the south. The two western fields, adjacent to housing and the two depot areas, may be able to accommodate housing providing this is set back from the stream and riparian corridor and includes tree planting to soften the impact and screen views from the south. Existing mature tree on the edges of these fields and the hedgerow between the two fields should be retained and incorporated in to any site layout, preferably in public areas to protect them in perpetuity. Employment development would be inappropriate on the valley sides facing out into open country as this would significantly adversely affect both the landscape character on this edge of the settlement and local residents.

**Suitability summary:**

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing housing or community development on the western part of the site in the future, adjacent to existing housing and the two depot areas, should the Local Plan strategy identify the need for growth in this location. Built development would need to be set back from the stream corridor, allowing for community uses/ open space adjacent to the stream and tree planting to soften the impact and screen views from the south. The existing depot, within settlement development limits, is considered suitable for future redevelopment, including for employment uses.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

The commercial yard is not currently available but will be available, within five years, for development. The owner/ agent has confirmed that the remainder of the site is available now for development, and there are no legal or ownership problems which could limit development.

**Is the site available?      Reasonable prospect in future**

### 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:** 15 - Rural South

**Is the site achievable?:**Yes

### Development potential

<b>Net site area (ha):</b> 2.25	<b>Net developable area (ha):</b> 1.9	<b>No. of houses:</b> 50	<b>Proposed use:</b> Residential, B1, B2, B8, Community, Other
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**Development potential summary:**

This site could be developed for low density development typically comprising detached and semi - detached dwellings at an average density of 20/25 dph, and the suggested yield is around 50 dwellings. The existing depot is considered suitable for redevelopment for employment uses typically comprising a mix of single storey/two storey offices, light industrial and small warehousing units.

### Housing yield

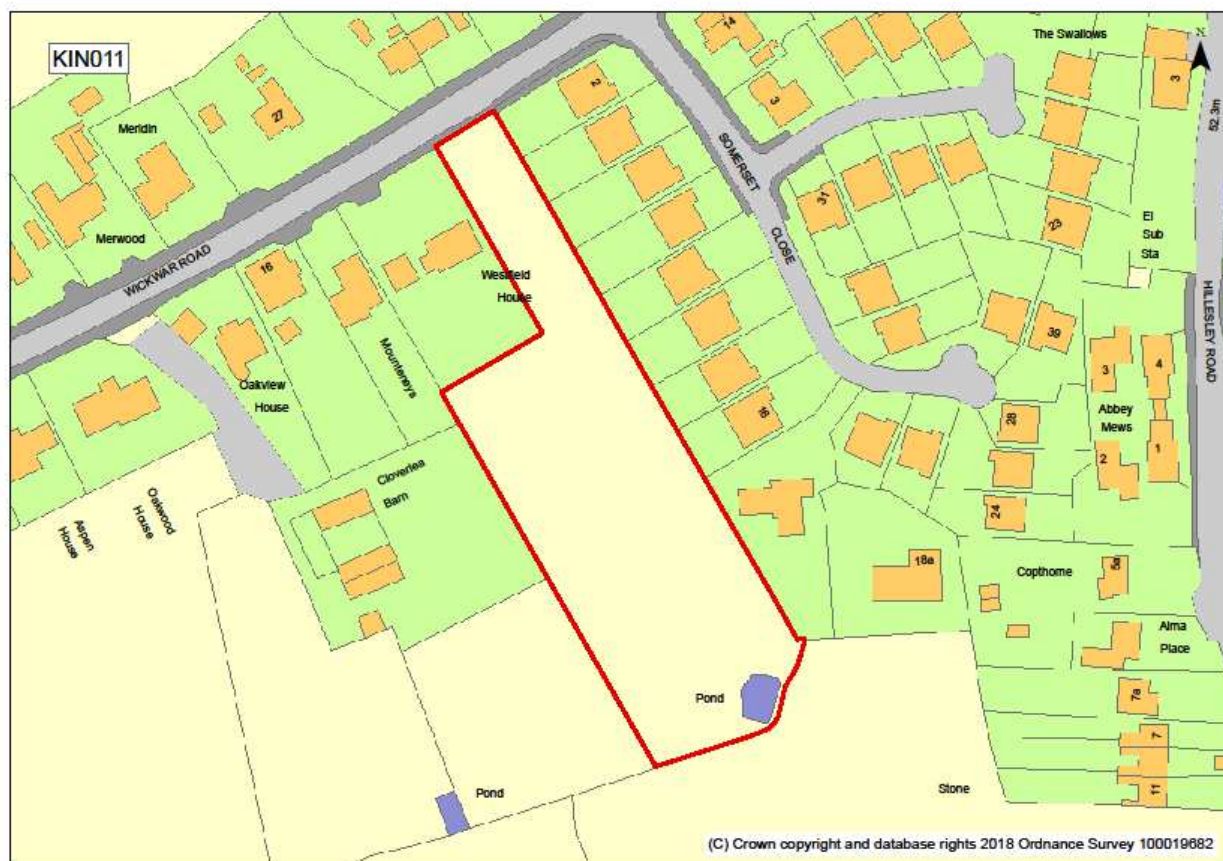
2018/19	0	2021/22	0	2024/25	30	2027/28	0	2030/31	0	2033/34	0
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	20	2026/27	0	2029/30	0	2032/33	0	2035/36	0

### Conclusion

**Development status:** Future Potential

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	KIN011	<b>Address:</b> Wickwar Road, Kingswood
<b>Site name:</b>	Land south of Westfield House	
<b>Parish:</b>	Kingswood	



Site details		Key employment land	No
Source of site	Issues and Options consultation	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.48	Scheduled Ancient Monument	No
Current/past land use	Grazing land	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	Outside the Cotswold AONB	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

**Site Description:**

Flat, grazing land located to the rear of detached houses on the south side of the B4060 Wickwar Road, on the southern edge of Kingswood. Existing field access off Wickwar Road east of Westfield House. The site adjoins residential development on Somerset Close to the east, with agricultural/ grazing land to the south and west. Hedged boundaries to adjoining farmland and rear gardens. Land adjoins adjacent SALA sites.

## 2018 Site Assessment for site KIN011

### Suitability

**Physical constraints:**

The site is relatively level; there are no known ground contamination or land stability issues; a pond is shown in the south east corner of the site. Development would require a new access road off B4060 Wickwar Road. There is reasonable access via local pavements to bus stops, services and facilities in the local area.

**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 and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The Landscape Sensitivity Assessment has identified this site as part of a land parcel considered as Medium sensitivity to housing uses and High sensitivity to employment uses. Housing development may be appropriate in the small fields just south of Wickwar Road and east of the wooded track, adjacent to existing housing and screened by existing hedgerows which would need to be conserved and retained. Employment uses would detract significantly from the character of the rural edge and would be unconnected with other areas of employment land use.

**Suitability summary:**

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing development for housing or community uses in the future should the Local Plan strategy identify the need for growth in this location subject to the retention of existing hedgerows to screen development on the rural edge. There is potential for linking development with adjacent SALA site KIN005 to the west.

**Is the site suitable? Future potential**

### Availability

**Availability summary:**

The owners confirm 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:** 15 - Rural South

**Is the site achievable?:** Yes

### Development potential

<b>Net site area (ha):</b> 0.37	<b>Net developable area</b> (ha): 0.35	<b>No. of houses:</b> 8	<b>Proposed use:</b> Residential,
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**Development potential summary:**

This site could be developed for low density development typically comprising detached and semi - detached dwellings at an average density of 20/25 dph, and the suggested yield is around 8 dwellings.

### Housing yield

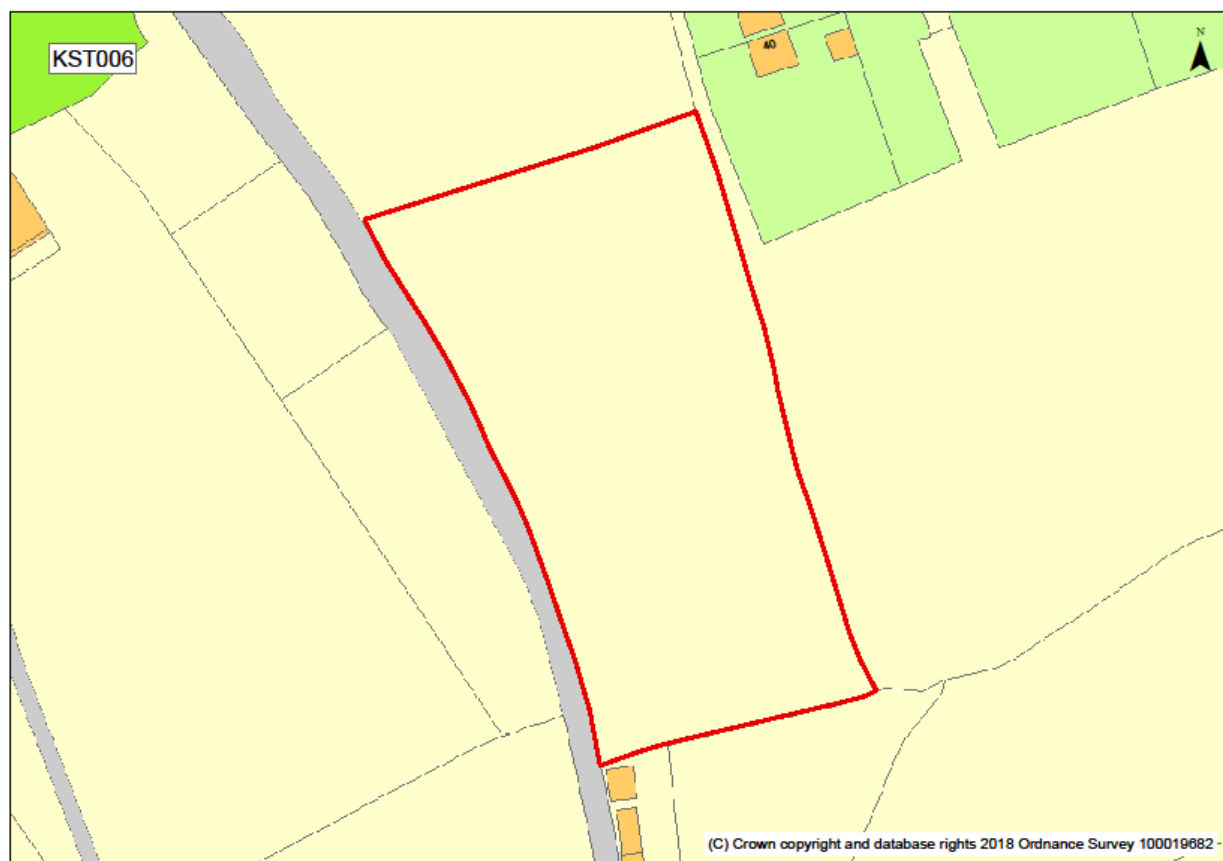
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	8	2026/27	0	2029/30	0	2032/33	0	2035/36	0

### Conclusion

**Development status:** Future Potential

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	KST006	<b>Address:</b> West of KST003, Kings Stanley
<b>Site name:</b>	Rear of Borough Close	
<b>Parish:</b>	Kings Stanley	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options broad location for future growth	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	0.69	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Horse paddock land	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>		<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Within the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Paddock land located to the south of Borough Close on the southern boundary of Kings Stanley. Stable block on south western boundary. Track and public footpath on western boundary and public footpath beyond eastern boundary. Tree belts on western, eastern and southern boundaries. Land adjoins adjacent SALA sites.

## 2018 Site Assessment for site KST006

### Suitability

**Physical constraints:**

Land slopes gently up to the south; public footpaths on western and eastern boundaries; there are no known ground contamination or land stability issues; there is good access from Borough Close via adjoining SALA site KST004 and pavements on Borough Close and bus stops on neighbouring roads that provide good access to services and facilities in the local area.

**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.

The Landscape Sensitivity Assessment has identified this site as part of a larger land parcel identified as High/Medium sensitivity to housing uses and High sensitivity to employment uses. Whilst housing may be able to be accommodated directly next to the settlement edge where contained by mature hedgerows, the pastoral character and continuity of landscape in the AONB mean that the majority of the area surrounding to the west and south would be adversely affected by any development. Any housing development should protect and enhance the stream corridor which should be publicly accessible. Employment development would be inappropriate in the AONB and would adversely affect the setting of the village and continuity of landscape rising to the wooded scarp.

**Suitability summary:**

Although not currently policy compliant, the site has no known physical constraints and may have future potential subject to access through adjacent site KST004 and a sensitive layout for housing or community uses with suitable boundary treatment to complete the settlement edge should the Local Plan strategy identify the need for growth in this location. There is an opportunity to extend the site to the east should adjacent site KST003 also be considered to have future potential.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

The site is not being promoted currently but there is a reasonable prospect that the site will be available at a point in the future for development.

**Is the site available?      Reasonable prospect in future**

### 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

<b>Net site area (ha):</b> 0.69	<b>Net developable area (ha):</b> 0.65	<b>No. of houses:</b> 16	<b>Proposed use:</b> Residential, Community, Sports and Leisure,
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**Development potential summary:**

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure, or low density housing development typically comprising detached, semi-detached dwellings at an average density of about 20/25 dph, and the suggested yield is 13-16 units.

### Housing yield

<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	0	<b>2027/28</b>	0	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	0	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	16	<b>2026/27</b>	0	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

### Conclusion

**Development status:** Future Potential



# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	LEO007	<b>Address:</b>
<b>Site name:</b>	Land at Leonard Stanley	Bath Road, Leonard Stanley
<b>Parish:</b>	Leonard Stanley	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Brownfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	0.97	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Vacant grass field	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Adjoining Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>	Tier 3	<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Outside the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

A rectangular grass/scrub field located on the Bath Road opposite the entrance to Brimley and immediately to the south of Leonard Stanley school and playing fields and north of housing on Lyndon Morgan Way. The land gradually slopes down to the road from the south west. There is a large hedge and trees on the boundary with Bath Road and mature trees adjacent on the boundary with the playing field, but the land is open with fencing to the housing land to the south.

## 2018 Site Assessment for site LEO007

### Suitability

**Physical constraints:**

There are no known physical constraints that would prevent redevelopment of this estate. The site is gently sloping; there is no known ground contamination or land stability issues; there is good access to local roads; there is good access to services and facilities in the local area.

**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.

The site and adjacent land was not assessed as part of the Landscape Sensitivity Assessment. There is a large hedge and trees on the boundary with Bath Road and mature trees within the protected playing fields to the north, but otherwise the land is bordered by housing to the east, south and west and development would have no material landscape impact.

**Suitability summary:**

Although not currently policy compliant, the site has no known physical constraints nor potential impacts that would prevent either development for housing and/or community uses, should the Local Plan strategy identify the need for growth in this location.

**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

<b>Net site area (ha):</b> 0.97	<b>Net developable area (ha):</b> 0.92	<b>No. of houses:</b> 28	<b>Proposed use:</b> Residential, Community, Sports and Leisure,
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**Development potential summary:**

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure or medium density housing development typically comprising detached, semi-detached dwellings at an average density of about 30 dph, and the suggested yield is 28 units.

### Housing yield

<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	18	<b>2027/28</b>	0	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	0	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	10	<b>2026/27</b>	0	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

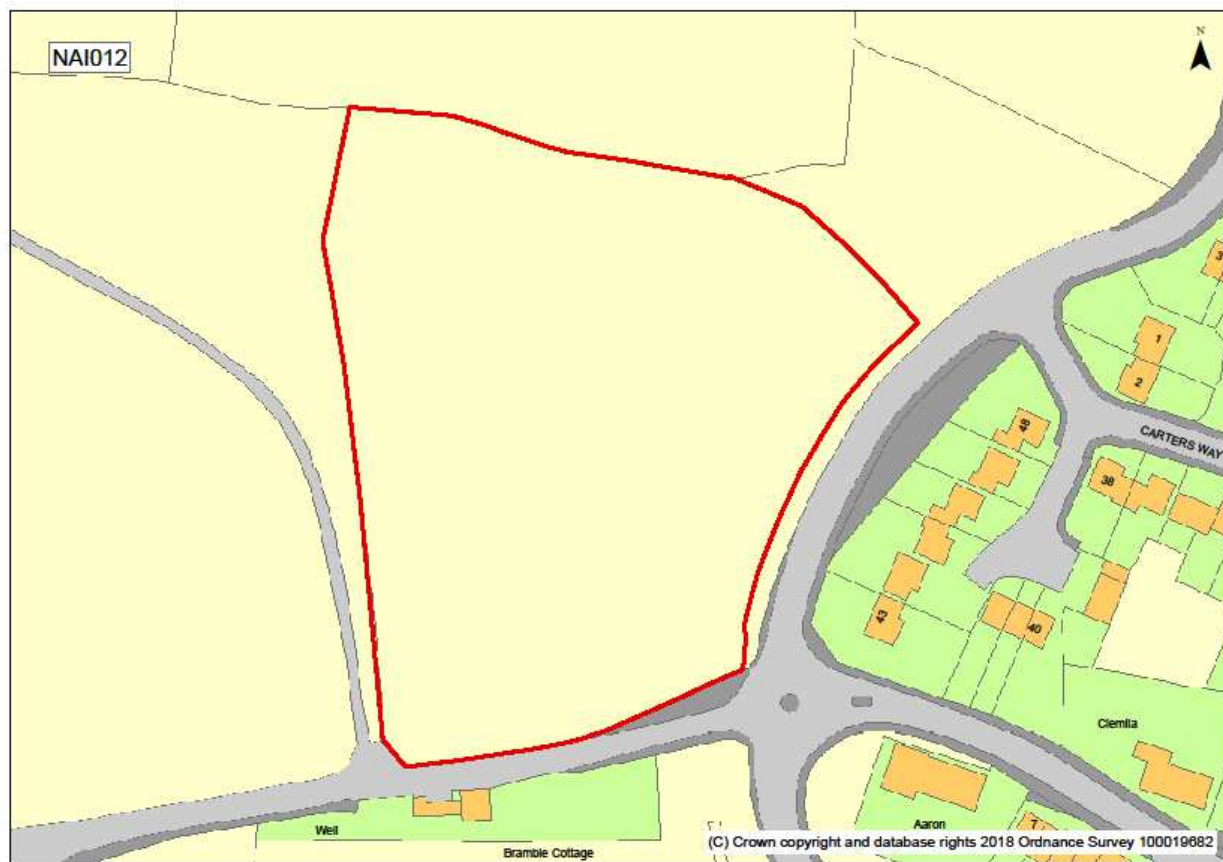
### Conclusion

**Development status:** Future Potential



# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	NAI012	<b>Address:</b> Forest Green, Nailsworth
<b>Site name:</b>	Land north of Nympsfield Road/Nortonwood Junction	
<b>Parish:</b>	Nailsworth	



<b>Site details</b>		<b>Key employment land</b>	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	1.19	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agriculture	<b>Key wildlife site</b>	No
<b>Policy Constraints</b>		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>		<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Within the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

### Site Description:

A gently sloping greenfield site located on the western outskirts of Nailsworth. Sloping down from the western side of the site. Bounded to the east by residential and to the south by Forest Green football Rover football club. Recreation ground to the north. Mature ash trees and overgrown hedge along western boundary. Wire fencing and thin hedge along eastern boundary. Access from Nympsfield Road.

## 2018 Site Assessment for site NAI012

### Suitability

**Physical constraints:**

There are no known physical constraints that would prevent development of this site. There are no known ground contamination or land stability issues. The site adjoins Nympsfield with good access to services and facilities in Nailsworth Town Centre by bus or public footpath. There are bus stops on Nympsfield Road on the southern edge of the site.

**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 and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as medium sensitivity to housing and high sensitivity to employment uses. The sensitivity of this area lies in its open farmland on elevated rolling slopes and valley sides which are widely visible. Its value lies in its designation as part of the Cotswolds AONB, the presence of a listed farm building and the proximity of Ancient Woodland/SSSIs. The area to the north of the Nympsfield Road has a coherent field pattern. This site is the one field abutting the settlement edge adjacent to the junction of Nympsfield Road and Nortonwood, where the landform is less steep but then rises steeply to contain this small area visually, along with outgrown hedges. Carefully designed housing development here would not detract from the quality or character of the AONB.

**Suitability summary:**

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing carefully designed housing development and landscaping should the Local Plan strategy identify the need for growth in this location.

**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:** 16 - Rural East

**Is the site achievable?:**Yes

### Development potential

<b>Net site area (ha):</b> 1.19	<b>Net developable area</b> (ha): 1.01	<b>No. of houses:</b> 25	<b>Proposed use:</b> Residential,
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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 housing development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of 20-25 dph, and the suggested yield is around 25 units.

### Housing yield

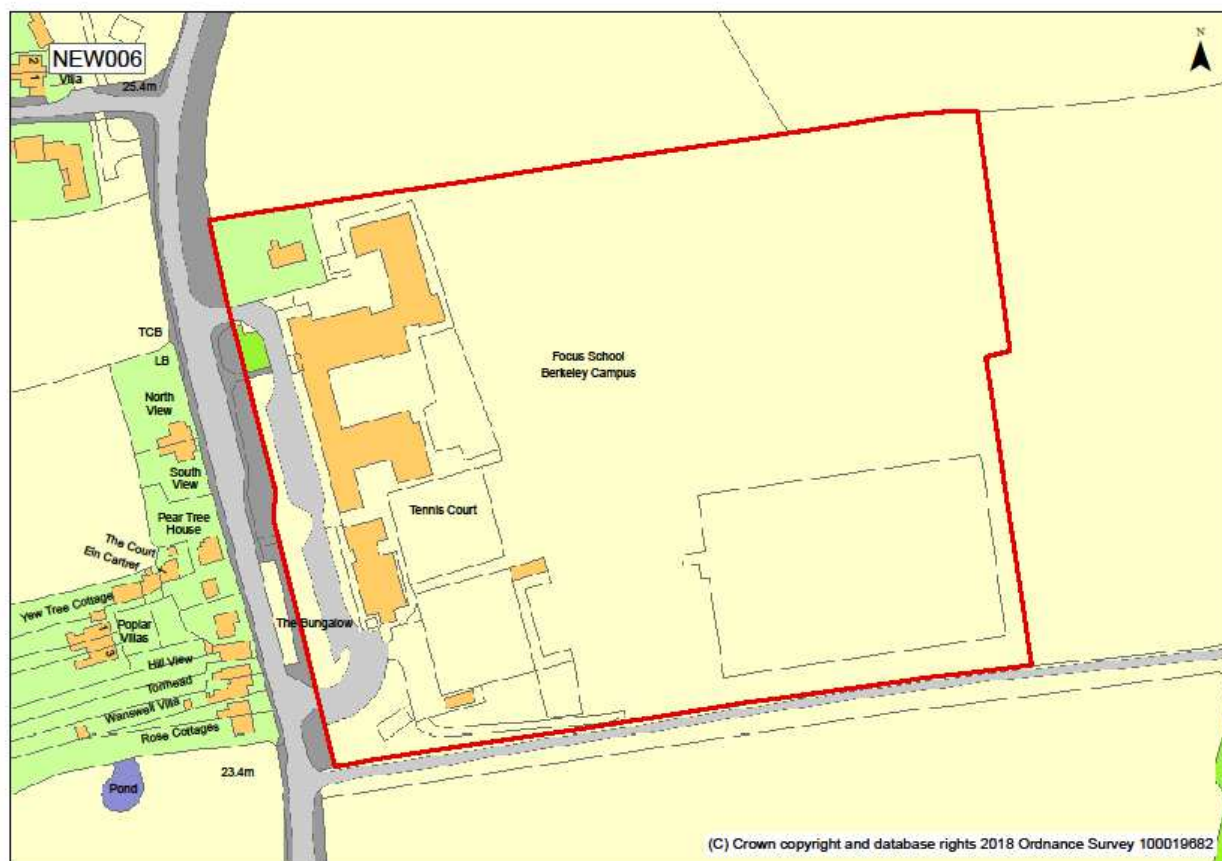
<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	10	<b>2027/28</b>	0	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	5	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	10	<b>2026/27</b>	0	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

### Conclusion

**Development status:** Future Potential

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	NEW006	<b>Address:</b>
<b>Site name:</b>	Land at Focus School-Berkeley Campus, Station Road	Wanswell, Berkeley GL13 9RR
<b>Parish:</b>	Hamfallow	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	Yes
<b>Greenfield/brownfield</b>	Part greenfield part brownfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	5.05	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Focus School campus. Former Vale of Berkeley College.	<b>Key wildlife site</b>	No
Policy Constraints		Special Areas of Conservation (SAC)	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>		<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Outside the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Educational buildings and playing fields currently occupied by Focus School located at Wanswell, north of Berkeley. There are two points of access onto Station Road. The educational buildings, caretaker's house, access road and parking front onto Station Road with tennis courts immediately behind with land beyond given over to playing fields and a large area of hard standing (former all weather pitches) (south east). The land is mainly flat with trees and landscaping on the boundaries with agricultural fields to the north and east and south. A private road runs along the southern boundary.

## 2018 Site Assessment for site NEW006

### Suitability

**Physical constraints:**

The land is relatively flat; the site is within flood zone 1; there is no known ground contamination or land stability issues; there is good vehicular access to Station Road, a pavement on the opposite side of the road to Berkeley and Newtown and bus stops for access to local services although there are few facilities in Wanswell. Local facilities in Newtown are about 700m away but Berkeley town centre is more than a mile away.

**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.

The site is beyond the immediate vicinity of Berkeley/Newtown/Sharpness and has therefore not been included in the Landscape Sensitivity Assessment. There is likely to be some landscape impact of any development of the playing fields viewed from Halmore Lane and the public footpath along the southern boundary but this may be capable of mitigation.

**Suitability summary:**

The site is currently an educational facility with protected playing fields. Redevelopment of the built facilities for educational uses, or if there is no need to retain educational facilities, for alternative community uses is appropriate. Redevelopment for large scale housing could only be considered within the context of a larger growth point proposal for Sharpness/Newtown if that were to deliver community facilities/open space on alternative sites to meet the needs of the area. Small scale housing may be appropriate to fund enhanced educational or community facilities and if the Local Plan strategy were to envisage growth at Wanswell. The playing fields should be protected as open space unless there is an evidenced surplus in the local area or if redevelopment of a part would provide a net benefit to the community.

**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

<b>Net site area (ha):</b> 2.83	<b>Net developable area (ha):</b> 2.3	<b>No. of houses:</b> 70	<b>Proposed use:</b> Residential, Retail, Community, Sports and Leisure,
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**Development potential summary:**

This site could be refurbished or redeveloped for educational or alternative community, sports and leisure uses. Redevelopment for large scale housing could only be considered within the context of a larger growth point proposal for Sharpness/Newtown if that were to deliver community facilities/open space on alternative sites to meet the needs of the area. Small scale housing may be appropriate to fund enhanced educational or community facilities and if the Local Plan strategy were to envisage growth at Wanswell. If the brownfield part of the site were to be redeveloped only for housing a maximum yield would be 70 units.

### Housing yield

<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	0	<b>2027/28</b>	40	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	0	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	0	<b>2026/27</b>	30	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

### Conclusion

**Development status: Future Potential**

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	NIB003	<b>Address:</b> North Nibley GL11 6AT
<b>Site name:</b>	Land adjacent 38 Barrs Lane	
<b>Parish:</b>	North Nibley	



Site details		Key employment land	No
Source of site	Issues and Options Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.21	Scheduled Ancient Monument	No
Current/past land use	Equestrian	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	Within the Cotswold AONB	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

### Site Description:

Sloping greenfield site on the northern edge of North Nibley village. Site occupied partly by a residential dwelling and partly by stables, paddock and grazing fields. Currently accessed off Barrs Lane. Residential area lies to the south. Open countryside to the north. Set against a wooded hillside backdrop to the east. Trees line western boundary, alongside Barrs Lane.

## 2018 Site Assessment for site NIB003

### Suitability

**Physical constraints:**

The land is gently sloping; there is no known ground contamination, land stability or flooding issues. There is a potential vehicular access to Barrs lane although there is no pavement. There is reasonable access to services and facilities in the local area with bus stops nearby on Barr's Lane and New Road (B4060).

**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 that the site is partly within/adjoining a designated biodiversity interest site of international/national/local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan.

Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future. Note that the assessment does not consider whether there are protected species on this site and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The Landscape Sensitivity Assessment has identified this site as within a parcel of land with High sensitivity to both housing and employment uses. The sensitivity of this area lies in its steep slopes, exposed to view and its relationship to the steep wooded scarp slopes above. The slopes can be seen in juxtaposition with these features as part of the backcloth to the village from the centre of the settlement and it contributes to its character. Its value is that it lies within the Cotswold AONB. The area directly adjacent to Barrs Lane is slightly less sensitive to housing but increases in sensitivity up the slope. Employment use would be impractical on these slopes and would be highly prominent and totally out of character with the landscape and adjacent housing.

**Suitability summary:**

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing sensitively located development for a small amount of housing in the future should the Local Plan strategy identify the need for growth in this location.

**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:** 15 - Rural South

**Is the site achievable?:**Yes

### Development potential

<b>Net site area (ha):</b> 0.9	<b>Net developable area (ha):</b> 0.7	<b>No. of houses:</b> 14	<b>Proposed use:</b> Residential, Community, Sports and Leisure,
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**Development potential summary:**

Taking account of the character of this site and its rural settlement-edge surroundings, this site could be developed for low density housing, typically comprising detached dwellings at an average density of about 20 dph. The suggested yield is up to 14 units.

### Housing yield

2018/19	0	2021/22	0	2024/25	7	2027/28	0	2030/31	0	2033/34	0
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	7	2026/27	0	2029/30	0	2032/33	0	2035/36	0

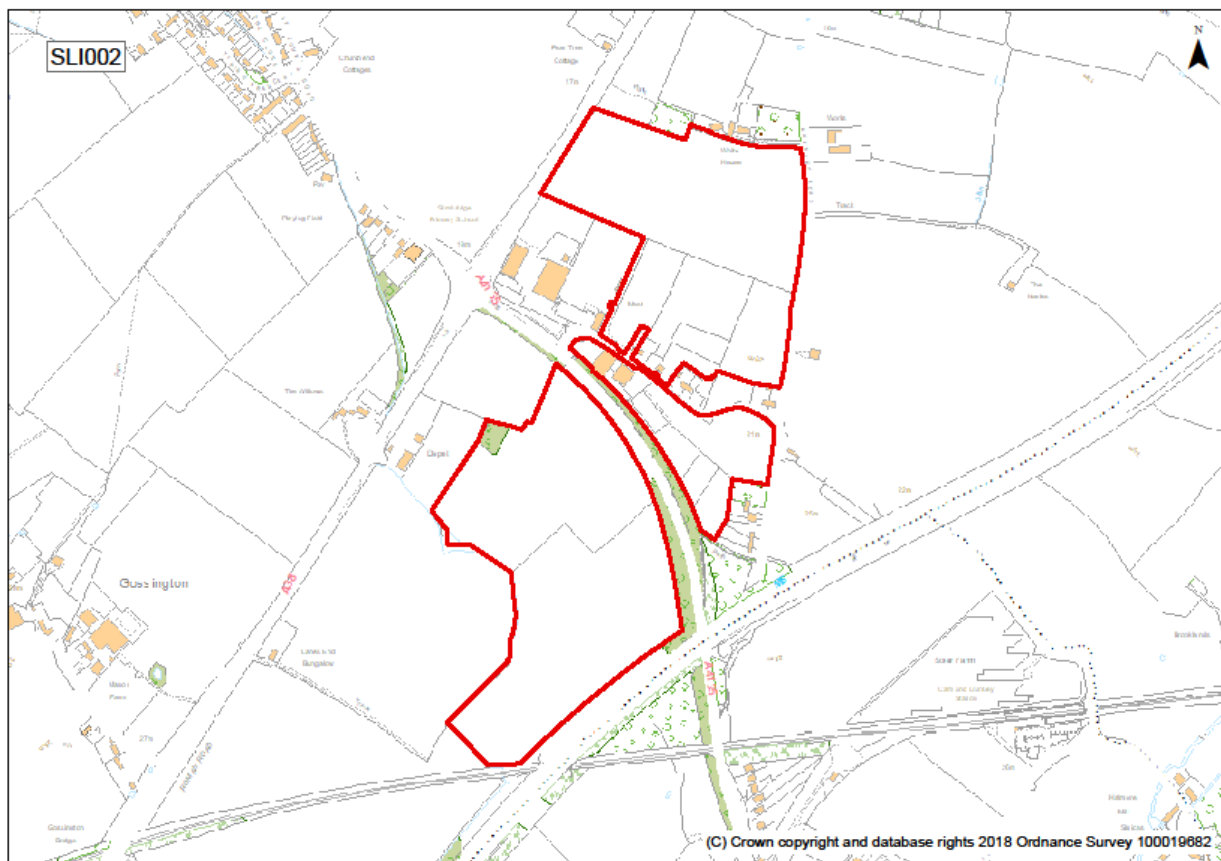
### Conclusion

**Development status:** Future Potential



# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	SLI002	<b>Address:</b> West of Bristol Road, Cambridge
<b>Site name:</b>	Land at Cambridge/ Coaley A	
<b>Parish:</b>	Slimbridge	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	27.65	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agriculture	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>		<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Outside the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Three large land parcels located to the east of the A38 and west of the M5 to the south east of Slimbridge and south of Cambridge. The northern parcel is relatively open, flat agricultural land currently used for grazing horses. Access is from Wislow Road and the land lies adjacent to and behind Wisloe Road Business Park and Slimbridge AFC ground. The central smaller parcel also accessed from Wisloe Road is currently occupied by Wisloe Stables and includes stables, ménage and paddock land. The site backs onto the A4135 raised above the site as it crosses the M5. The southern parcel is a large tract of flat farmland to the south of and with a field access from the A4135. No screening to M5 which is slightly elevated above the site.

## 2018 Site Assessment for site SLI002

### Suitability

**Physical constraints:**

The land parcels are level; there are no known flooding, ground contamination or land stability issues. Proximity to the M5 and A4135 may result in noise and visual amenity issues which would require mitigation. Access to Wislow Road, the A4135 and adjoining A38 is good. There is reasonable proximity to services and facilities in Slimbridge and local pavements on the A4135 and A38 although access would involve crossing the busy A38.

**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.

The site is beyond the immediate vicinity of Slimbridge and has therefore not been included in the Landscape Sensitivity Assessment. The southern parcel is closely associated with countryside to the south, whilst the northern and central parcels are more associated with existing development at Winsloe Road. Any 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.

**Suitability summary:**

There may be some potential for a modest extension to Wisloe Business Park but otherwise piecemeal development in this area would erode the countryside gap between Slimbridge, Cambridge and Cam. However, due to the proximity of the A38 and the rail station at Cam and Dursley there may be potential for a more planned and comprehensive development including local centre and employment which included the creation of landscaped buffers with existing settlements. This would require additional land assembly together with the development of a comprehensive access and movement strategy.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

The owner confirms that the site is not available currently but that there is a reasonable prospect that the site will be available at a point in the future for development.

**Is the site available?      Reasonable prospect in future**

### 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

<b>Net site area (ha):</b> 27.65	<b>Net developable area (ha):</b> 20.7	<b>No. of houses:</b> 620	<b>Proposed use:</b> Residential, B1, B2, B8, Retail, Community, Sports and Leisure,
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**Development potential summary:**

There may be future potential for a modest extension to Wisloe Business Park within the northern parcel. Otherwise, there may be future potential with adjoining land for a planned and comprehensive development including housing, local centre incorporating retail and community facilities and employment, together with the creation of open spaces and landscaped buffers with existing settlements. At this stage the capacity of any development is unknown as it would depend upon additional land becoming available through land assembly. However, if this site were to provide housing only as part of a mixed use development, the site could contain medium density housing development typically comprising semi-detached, terraced dwellings at an average density of about 30 dph, and the suggested yield is around 620 units.

### Housing yield

2018/19	0	2021/22	0	2024/25	0	2027/28	80	2030/31	80	2033/34	20
2019/20	0	2022/23	0	2025/26	0	2028/29	80	2031/32	80	2034/35	20
2020/21	0	2023/24	0	2026/27	40	2029/30	80	2032/33	80	2035/36	0

### Conclusion

**Development status:** Future Potential



# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	SLI003	<b>Address:</b>
<b>Site name:</b>	Rear of Tynning Crescent/ South of Moorend Lane	Moorend Lane, Slimbridge
<b>Parish:</b>	Slimbridge	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options broad location for future growth	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	2.51	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>		<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Adjoining Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>	Tier 3	<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Outside the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Flat farmland with mature hedgerows located on the western edge of Slimbridge with existing field access from Moorend Lane. Properties on Tynning Crescent back on to the eastern edge of the site. A public footpath follows the southern boundary of the site connecting to the British Legion Club car park and playing field and pavilion beyond.

## 2018 Site Assessment for site SLI003

### Suitability

**Physical constraints:**

There are no known physical constraints that would prevent development of this site. The site is level; there are no known flood risk or ground contamination issues. Moorend Lane is narrow with pinch points but there is potential for an access from the field gate beyond Berkeley Court and/or potential for access via Berkeley Court. There is good access via the footpath to the south to the local playing fields and school. Wider facilities and services can be accessed via nearby bus stops and the A38.

**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.

The Landscape Sensitivity Assessment has identified this site as within a parcel of land with High/Medium sensitivity to employment uses and Medium sensitivity to housing. Housing development could be accommodated on the two fields adjacent to existing 20c housing in the north east of the land parcel, but development should avoid extending further south west than the small field on Moorend Lane and should allow for a substantial new field boundary. Employment development would be inappropriate in this rural location adjacent to school and residential areas.

**Suitability summary:**

Although not policy compliant, the site could be considered suitable for housing or community development in the future, should the Local Plan strategy identify the need for growth in this location. There are no known physical constraints or potential impacts preventing development. Moorend Lane is narrow with pinch points but there is potential for an access from the field gate beyond Berkeley Court and/or potential for access via Berkeley Court. The western boundary of the site would require substantial hedgerow and tree planting to enclose and soften the edge of the development.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

There is no evidence that the site is available now but there is a reasonable prospect that the site will be available at a point in the future.

**Is the site available?      Reasonable prospect in future**

### 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

<b>Net site area (ha):</b> 2.51	<b>Net developable area (ha):</b> 2	<b>No. of houses:</b> 50	<b>Proposed use:</b> Residential, Community, Sports and Leisure,
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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 development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 25-30 dph, and the suggested yield is 50-60 units.

### Housing yield

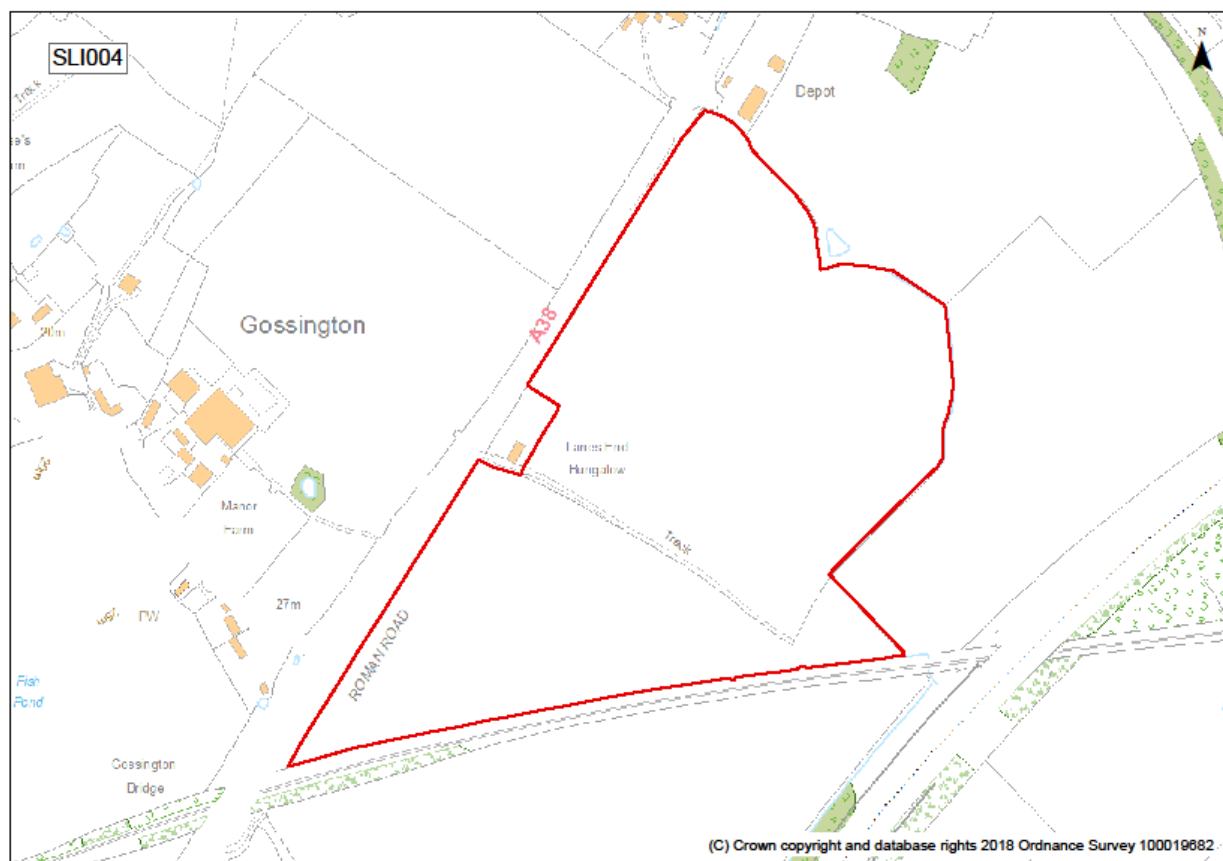
<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	20	<b>2027/28</b>	0	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	20	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	10	<b>2026/27</b>	0	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

### Conclusion

**Development status:** Future Potential

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	SLI004	<b>Address:</b>
<b>Site name:</b>	Land east of Gossington	
<b>Parish:</b>	Slimbridge	



Site details		Key employment land	No
<b>Source of site</b>	Other	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	15.56	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agriculture	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>	Tier 3	<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	0	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Two large flat agricultural fields located on the eastern side of A38, opposite Gossington, immediately north of the Bristol-Birmingham railway line and south of equipment and storage depot south of Slimbridge. Hedgerow boundaries to A38, mature trees and scrub bordering railway line, further hedgerows between fields. The site surrounds a single tree screened property (Lanes End bungalow) located on the A38. A public footpath crosses the southern field east-west, linking Gossington with Cam via M5 underpass.

## 2018 Site Assessment for site SLI004

### Suitability

**Physical constraints:**

The land parcels are level; there are no known flooding, ground contamination or land stability issues. Proximity to the railway line, M5 and A38 may result in noise and visual amenity issues which would require mitigation. Access to A38 is good. There is reasonable proximity to services and facilities in Slimbridge and local pavements on the A38 although access would involve crossing the busy A38.

**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.

The site is beyond the immediate vicinity of Slimbridge and has therefore not been included in the Landscape Sensitivity Assessment.

The land is relatively open and views can be obtained from the public footpath crossing the site. Any 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.

**Suitability summary:**

Piecemeal development in this area would erode the countryside gap between Slimbridge, Cambridge and Cam. However, due to the proximity of the A38 and the rail station at Cam and Dursley there may be potential for a more planned and comprehensive development including local centre and employment which included the creation of landscaped buffers with existing settlements. This would require additional land assembly together with the development of a comprehensive access and movement strategy.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

The owner confirms that the site is not available currently but that the site will be available at a point in the future for development.

**Is the site available?      Reasonable prospect in future**

### 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

<b>Net site area (ha):</b> 15	<b>Net developable area (ha):</b> 11.3	<b>No. of houses:</b> 340	<b>Proposed use:</b> Residential, B1, B2, B8, Retail, Community, Sports and Leisure,
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**Development potential summary:**

There may be future potential with adjoining land for a planned and comprehensive development including housing, local centre incorporating retail and community facilities and employment, together with the creation of open spaces and landscaped buffers with existing settlements. At this stage the capacity of any development is unknown as it would depend upon additional land becoming available through land assembly. However, if this site were to provide housing only as part of a mixed use development, the site could contain medium density housing development typically comprising semi-detached, terraced dwellings at an average density of about 30 dph, and the suggested yield is around 340 units.

### Housing yield

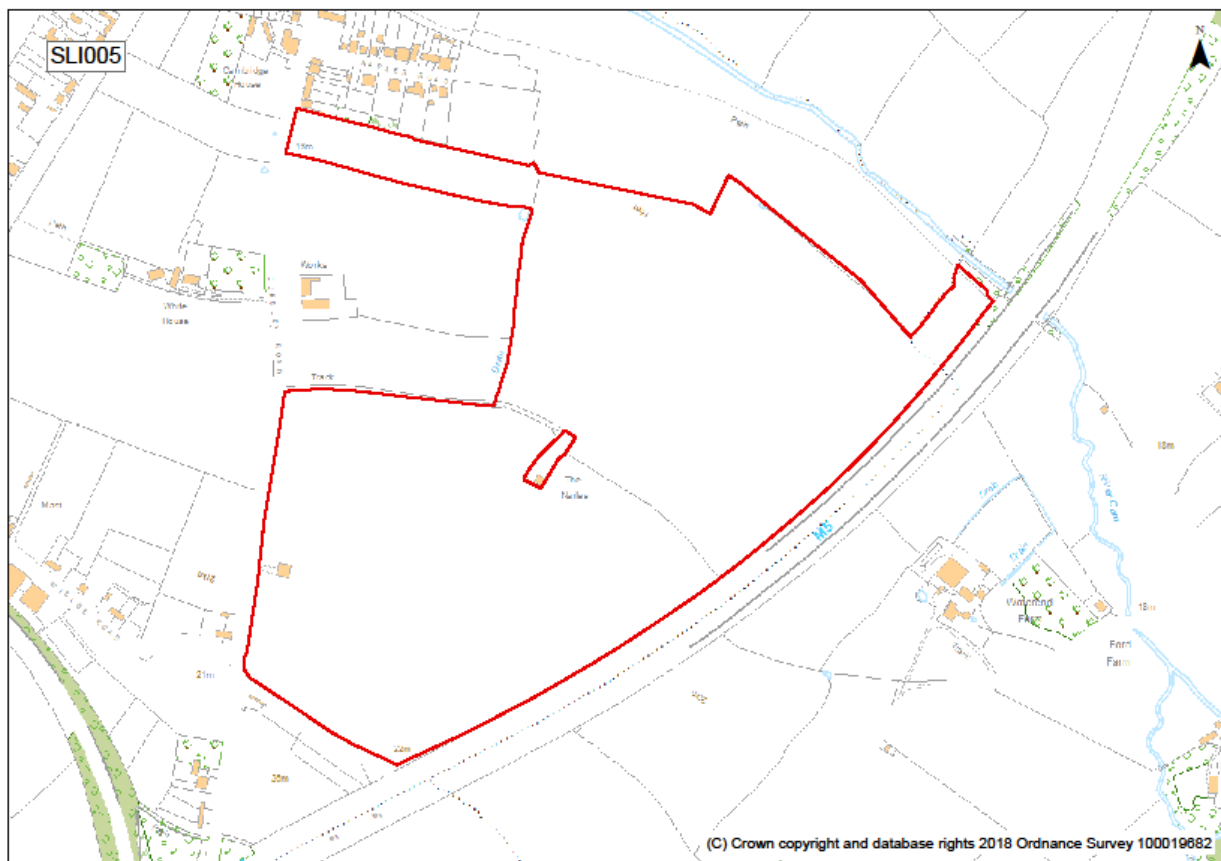
<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	0	<b>2027/28</b>	80	<b>2030/31</b>	80	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	0	<b>2028/29</b>	80	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	0	<b>2026/27</b>	20	<b>2029/30</b>	80	<b>2032/33</b>	0	<b>2035/36</b>	0

### Conclusion

**Development status:** Future Potential

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	SLI005	<b>Address:</b>
<b>Site name:</b>	Land south of Cambridge	
<b>Parish:</b>	Slimbridge	



Site details		Key employment land	No
<b>Source of site</b>	Other	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	33.81	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agriculture	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>	Tier 3	<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	0	<b>Flood risk zone</b>	2.94% Zone 2
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

Two large flat agricultural fields and a smaller field to the north west, located between Dursley Road and the M5 to the south of Cambridge. Surrounded by further agricultural fields. Hedgerow boundaries within the two fields and along Dursley Road and generally open with some clumps of scrub and trees to the M5, and further more mature hedgerows bordering the north western field. The site includes an agricultural building and surrounds a single property with access (The Narles) between the fields.

## 2018 Site Assessment for site SLI005

### Suitability

**Physical constraints:**

The land parcels are 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 would require mitigation. Access to Dursley Road, Wislow Road, the A4135 and adjoining A38 is reasonable to good. There is reasonable proximity to services and facilities in Slimbridge but no pavement along Dursley Road/Wisloe Road and local pavements on the A4135 and A38 although access would involve crossing the busy A38.

**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.

The site is beyond the immediate vicinity of Slimbridge and has therefore not been included in the Landscape Sensitivity Assessment.

The land is relatively open and views can be obtained from Dursley Road across the site. Any 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.

**Suitability summary:**

Piecemeal development in this area would erode the countryside gap between Slimbridge, Cambridge and Cam. However, due to the proximity of the A38 and the rail station at Cam and Dursley there may be potential for a more planned and comprehensive development including local centre and employment which included the creation of landscaped buffers with existing settlements and the M5. This would require additional land assembly together with the development of a comprehensive access and movement strategy.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

The owner confirms that the site is not available currently but that the site will be available at a point in the future for development.

**Is the site available?      Reasonable prospect in future**

### 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

<b>Net site area (ha):</b> 30	<b>Net developable area (ha):</b> 22.5	<b>No. of houses:</b> 675	<b>Proposed use:</b> Residential, B1, B2, B8, Retail, Community, Sports and Leisure
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**Development potential summary:**

There may be future potential with adjoining land for a planned and comprehensive development including housing, local centre incorporating retail and community facilities and employment, together with the creation of open spaces and landscaped buffers with existing settlements. At this stage the capacity of any development is unknown as it would depend upon additional land becoming available through land assembly. However, if this site were to provide housing only as part of a mixed use development, the site could contain medium density housing development typically comprising semi-detached, terraced dwellings at an average density of about 30 dph, and the suggested yield is around 675 units.

### Housing yield

<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	0	<b>2027/28</b>	80	<b>2030/31</b>	80	<b>2033/34</b>	80
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	0	<b>2028/29</b>	80	<b>2031/32</b>	80	<b>2034/35</b>	80
<b>2020/21</b>	0	<b>2023/24</b>	0	<b>2026/27</b>	35	<b>2029/30</b>	80	<b>2032/33</b>	80	<b>2035/36</b>	0

### Conclusion

**Development status: Future Potential**

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	STR056	<b>Address:</b> Ebley, Stroud
<b>Site name:</b>	Land west of Devereaux Crescent	
<b>Parish:</b>	Stonehouse	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options broad locations for future growth	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	2.73	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agriculture	<b>Key wildlife site</b>	No
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Adjoining Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>	Tier 1	<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>	Within the Cotswold AONB	<b>Flood risk zone</b>	Not within a Flood Zone
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

A large paddock field bounded by mature hedgerow and trees, abutting existing development to the east, agricultural fields to the north west, and railway line to the south. There are a small group of existing equestrian buildings on the southern edge. Two mature trees are at the centre of the site.



## 2018 Site Assessment for site STR056

### Suitability

**Physical constraints:**

The site is relatively level with no known ground contamination or land stability issues. There is access on the south east corner via the existing development on Devereaux Crescent, and a further potential access point on the eastern boundary, however these would need to be improved to provide adequate access for any future development.

**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.

The Landscape Sensitivity Study has identified this site as lying within a land parcel that has a high-medium sensitivity to change. The area's sensitivity lies in the open rural slopes associated with Doverow Hill and Maiden Hill which are act as a backcloth to the settlement and are intervisible across the valley and beyond, the role as separation between Stroud and Stonehouse, and the visibility from the Cotswold Way and local linking PROWs. The value lies in the area's location within the Cotswolds AONB. Housing on the majority of the area would impinge on the open AONB slopes and disrupt the backcloth and the relatively smooth edge to the settlement running up the hill. It would also generally impinge on views from the Cotswold Way and could reduce the gap between Stroud and Stonehouse. Overall, it would be inappropriate. However, development on this which abuts the Devereux Road estate to the east and the railway line and new housing estate to the south could enhance the perceived edge to the settlement provided that the hedgerow on the upper edge is enhanced with further trees as a strong containing edge to the housing and is kept in the public realm. The trees within the field should also be retained and linked into a public space network.

**Suitability summary:**

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing sensitively located development for housing or community uses in the future should the Local Plan strategy identify the need for growth in this location. The site sits within the Cotswold AONB, but within the context of the current built edge and is well contained from the wider countryside of the AONB to the north. Any development would need to consider the impacts on the wider countryside and AONB to the north, with suitable landscape mitigation to create a soft built edge. Potential suitable access exists to the south east corner, with a potential further access point from Devereaux Crescent on the eastern boundary.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

**Is the site available?      Reasonable prospect in future**

### 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:** 9 - Town Edge

**Is the site achievable?:**Yes

### Development potential

<b>Net site area (ha):</b> 2.6	<b>Net developable area (ha):</b> 2.2	<b>No. of houses:</b> 50	<b>Proposed use:</b> Residential,
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**Development potential summary:**

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 25 dph, and the suggested yield is 50 units.

### Housing yield

<b>2018/19</b>	0	<b>2021/22</b>	0	<b>2024/25</b>	25	<b>2027/28</b>	0	<b>2030/31</b>	0	<b>2033/34</b>	0
<b>2019/20</b>	0	<b>2022/23</b>	0	<b>2025/26</b>	0	<b>2028/29</b>	0	<b>2031/32</b>	0	<b>2034/35</b>	0
<b>2020/21</b>	0	<b>2023/24</b>	25	<b>2026/27</b>	0	<b>2029/30</b>	0	<b>2032/33</b>	0	<b>2035/36</b>	0

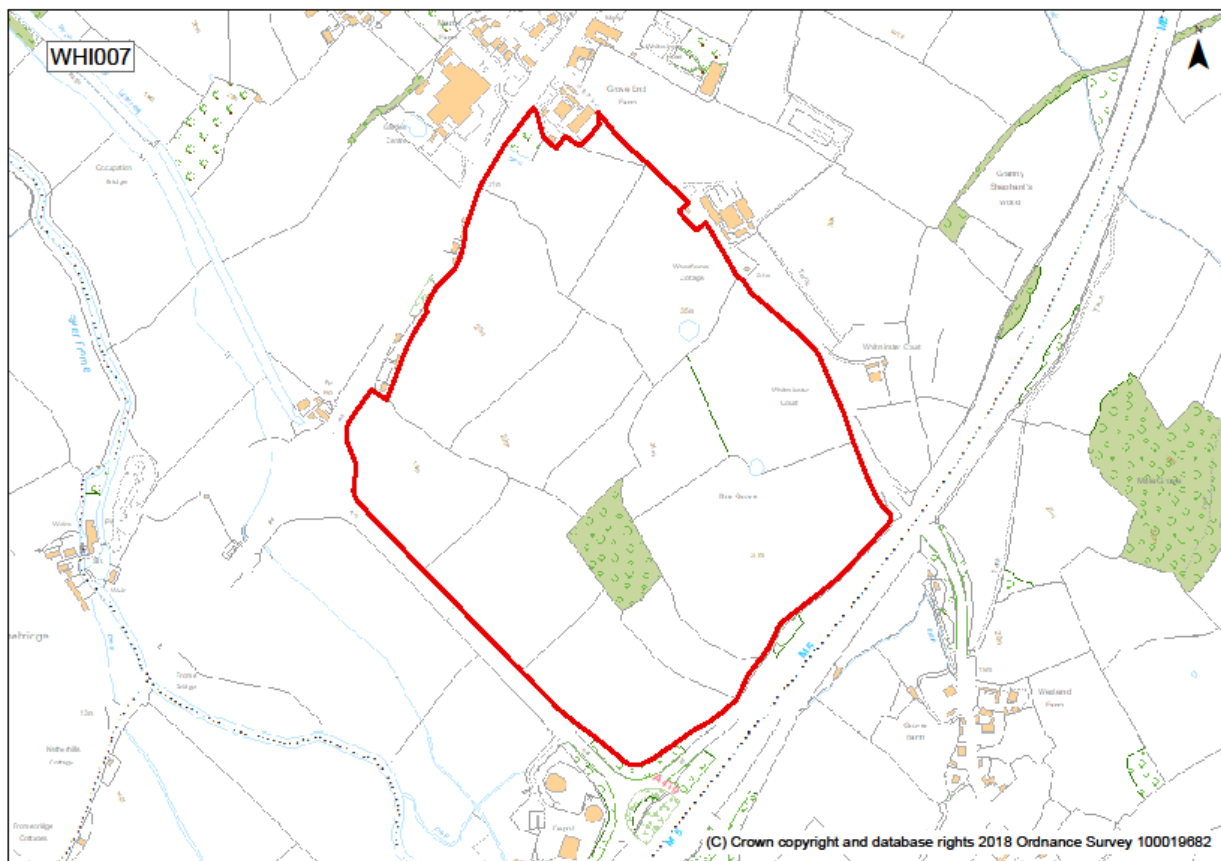
### Conclusion

**Development status:** Future Potential



# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	WHI007	<b>Address:</b>
<b>Site name:</b>	Grove End Farm	Grove Lane, Whitminster GL2 7NZ
<b>Parish:</b>	Whitminster	



Site details		Key employment land	No
<b>Source of site</b>	Issues and Options Call for sites	<b>Protected outdoor play space</b>	No
<b>Greenfield/brownfield</b>	Greenfield	<b>Historic parks &amp; gardens</b>	No
<b>Gross site area (ha)</b>	48.40	<b>Scheduled Ancient Monument</b>	No
<b>Current/past land use</b>	Agriculture	<b>Key wildlife site</b>	Adjoining
Policy Constraints		<b>Special Areas of Conservation (SAC)</b>	No
<b>Settlement boundaries</b>	Outside Settlement Development Limit	<b>Special Protection Areas (SPA)</b>	No
<b>Settlement hierarchy</b>	Tier 3	<b>RAMSAR</b>	No
<b>Conservation Area</b>	Outside conservation area	<b>SSSI</b>	No
<b>% within Cotswolds AONB</b>		<b>Flood risk zone</b>	0.14% Zone 2, 0% Zone 3
<b>Listed building</b>	No	<b>Number of TPOs</b>	0

**Site Description:**

A large self-contained area of grazing land enclosed by the A38 to the north-west, the A419 to the south-west, the M5 motorway to the south-east and Grove Lane to the north-east. The land rises up from the eastern corner, above the M5 motorway before sloping gently westwards to the A419 roundabout junction with the A38. The eastern half of the site has a parkland feel, characterised by specimen trees, woodland and hedged boundaries. The flatter south western part of the site is used as pony paddocks. Public footpaths cross the southern half of the site. Access is from the A38.

## 2018 Site Assessment for site WHI007

### Suitability

**Physical constraints:**

There are no known physical constraints that would prevent development of this site. The site is gently sloping; there are no known ground contamination or land stability issues. Access to the site is from the A38. There is reasonable access to services and facilities in the local area.

**Potential impact summary:**

Some impact on heritage interest. This extensive site borders the Industrial Heritage Conservation Area (IHCA), separated from it by the A419. There is archaeological potential, relating to the Stroudwater Navigation (canal), historic agriculture and ancient settlement. The wooded grove at the centre of the site is an historic feature of the landscape; whilst the footpaths that traverse it are part of a wider historic network of tracks and greenways, some of which are ancient. The site contributes to the open rural landscape setting of the conservation area and to the historic context and significance of the canal: part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, separated by open space. No obvious scope for development that would have any positive heritage benefits. The impact on the setting and significance of the conservation area and on the setting of the future canal channel here could preclude development on the land closest to the A419. 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 and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The site is part of a larger land parcel identified in the Landscape Sensitivity Assessment as High/ medium sensitivity to Housing use and medium sensitivity to Employment use. The sensitivity of the area lies in its location on the top and slopes of a low ridge and its visibility to the north-east and south-west, its separation from the settlement by the A38 and its contribution to the rural setting of the settlement to the south-east including the public right of way, hedgerows and some trees. Expanding housing development across the A38 would be potentially visible over a wider landscape and is considered inappropriate. Employment development could be noticeable on the ridge top and more prominent on the sides, but may respond more appropriately to the adjacent land uses than housing. The area of land available on the ridge top in the area of the run down farm complex south west of Grove Lane is limited and the height of development would have to be relatively low with significant screening to allow screening and integration into the landscape. Any development would also have to be of an appropriate design to respond to the rural setting.

**Suitability summary:**

The land is not suitable for housing development because of the landscape sensitivity of the site, visible on the top and slopes of a low ridge as part of the wider rural area to the south-east and separated from the main settlement by the A38. Although not currently policy compliant, there may be future potential for some employment development in the northern corner of the site, adjoining Grove End Farm, should the Local Plan strategy identify the need for growth in this location. The development would require appropriate landscaping to allow screening and integration into the landscape.

**Is the site suitable?      Future potential**

### Availability

**Availability summary:**

The owner 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

<b>Net site area (ha):</b> 1.38	<b>Net developable area</b> (ha): 1.3	<b>No. of houses:</b> 0	<b>Proposed use:</b> B1, B2, B8,
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**Development potential summary:**

Taking account of the character of the site and its surroundings, the small field southwest of Grove End Farm adjacent to the A38 and the triangular parcel of land southeast of existing buildings on Grove Lane could be developed for low density rural commercial development typically comprising single storey offices, light industrial or small format warehousing units.

### Housing yield

2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0
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

### Conclusion

**Development status: Future Potential**

# Strategic Assessment of Land Availability 2018

<b>Site ref:</b>	WHI008	<b>Address:</b> Whitminster
<b>Site name:</b>	Land to west of Paynes Meadow	
<b>Parish:</b>	Whitminster	



Site details		Key employment land	No
Source of site	Issues and Options Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.70	Scheduled Ancient Monument	No
Current/past land use	Paddock	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	Outside the Cotswold AONB	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

**Site Description:**

Flat, triangular, self-contained area of grassland on the north side of Whitminster enclosed by rear gardens of residential properties on Kidnams Walk, to the south-west, and Paynes Meadow to the south-east. A strong hedged boundary to the north, separates the site from more sporadic residential development, including the Listed Grade II Oak Cottage, and a former orchard area on the south of Hyde Lane. A public footpath crosses the site from Kidnams Walk to Hyde Lane. Main vehicle access is from Paynes Meadow, at the north-east corner of the site, with potential vehicle access from Vaisey field to the south.

## 2018 Site Assessment for site WHI008

### Suitability

**Physical constraints:**

There are no known physical constraints that would prevent development of this site. The site is flat; there are no known ground contamination or land stability issues. Access to the site is available from Paynes Meadow, with additional potential access from Vaisey Field. There is reasonable access to services and facilities in the local area.

**Potential impact summary:**

Some impact on heritage interest. The site adjoins 2 Oak Cottages, a Grade II listed building on Hyde Lane and contributes to the listed building's setting and historic context. Scope for some sensitively designed residential development or community use, preserving existing hedgerows and perhaps with reinforced planting to provide the listed cottage with a small 'buffer' – particularly if site access is to be achieved across the front of the listed building's domestic curtilage. The impact on the setting of the listed building and the historic character of Hyde Lane is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

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 and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The Landscape Sensitivity Assessment has identified this site as Medium sensitivity to Housing use and High sensitivity to Employment use. The sensitivity of the area lies in its location on the slopes of the low ridge and its contribution to the rural setting of the settlement with the trees, scrub and hedgerows contributing to integrating the built form of the settlement, as well as the traditional, incremental settlement form along the lanes to the North. The area's value lies in the listed dwelling and in the PROW that runs through the field. Housing development could be appropriate within the southern field and possibly within the scrubbed up area providing the listed dwelling and traditional houses to the north maintain their character and setting, and the strong field boundary and best of the trees are retained to break up any development. Employment development in the irregular sloping enclosures between housing the settlement and incremental dwelling development on the lanes would be inappropriate.

**Suitability summary:**

Although not currently policy compliant, there may be some potential for housing or community uses in the future, providing the form and layout of the development maintains the character and setting of the listed dwelling and traditional houses to the north, should the Local Plan strategy identify the need for growth in this location. The development would require appropriate landscaping integrating the public right of way into green infrastructure designed to retain the strong field boundary and best of trees and break up development. Employment development is not 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

<b>Net site area (ha):</b> 1.55	<b>Net developable area (ha):</b> 1.32	<b>No. of houses:</b> 33	<b>Proposed use:</b> Residential, Community,
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**Development potential summary:**

Taking account of the character of the site and its surroundings, the site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 25 dph, and the suggested yield is around 33 units.

### Housing yield

2018/19	0	2021/22	0	2024/25	18	2027/28	0	2030/31	0	2033/34	0
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	15	2026/27	0	2029/30	0	2032/33	0	2035/36	0

### Conclusion

**Development status: Future Potential**