

Site Assessment Sheet: Broad Zone 13

Environmental Constraints

Topic	Constraints and assessment	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Kempsford Conservation Area and Listed Buildings and wider setting of village. Also Dunfield Listed Buildings to west need to preserve rural setting of that hamlet. SW edge. Airfield itself seems to present most potential to the west. Potential to explore to east subject to setting of farm. Gloucester County Council Heritage & Ecology Team Around Kempsford: No known designated heritage assets of archaeological interest within the proposal area, i.e. World Heritage Sites or Scheduled Monuments. No Registered Battlefields or Registered Parks and Gardens. However, potential harm to the significance of the scheduled monument of 'Sites near Manor Ham Barn (NHLE no: 1003425) which lies immediately adjacent to the proposal area's southeastern boundary, although as a cropmark site, any impact through changes to setting is anticipated to be of a lesser degree; similarly, there are other scheduled monuments in the vicinity but they are also 'below-ground sites'. There is a cluster of listed buildings at Kempsford and Dunfield which may also be affected. A Heritage Impact Assessment would be required prior to inform decision-making on the site allocation as to degree of impact to significance. Cumulative impacts from neighbouring S&As to be included. Site also contains several known and probable non-designated heritage assets of multi-period date including structures and cropmark sites. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.			
Ecological and Geological Environment	Assets within the assessment area: Multiple Priority Habitats, especially in the northern and eastern parts. Mostly <i>Deciduous Woodland</i>.			

Site Assessment Sheet: Broad Zone 13

	- Nature Improvement Area (Cotswold Water Park). The whole assessment area falls within this designation. Assets within 250m: - The northern tip of the site falls within 250m of the Cotswold Lakes SSSI. Assets within 2km: - Large parts of the site fall within 2km of the Cotswold Lakes SSSI. IRZs: The zone falls within several SSSI IRZs, some referring to (works related to) residential development. Development in this Broad Zone would likely require consultation with Natural England. Assessment: Several ecological constraints are present within and in proximity to the assessment area, including deciduous woodlands, lakes, coastal floodplain and grazing marshes, and watercourses, including the River Coln which is hydrologically linked to the Cotswold Water Park Site of Special Scientific Interest. In addition, most of the assessment area falls within the North Meadow Special Area of Conservation Outer Zone of Influence. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure. The presence of several statutory and non-statutory habitat designations across the assessment area presents various opportunities to strengthen ecological connectivity. For example, through improvements to existing priority habitats and the creation of new woodland, scrub, hedgerow and wildflower meadow habitats. In addition, the creation of new ponds, wet woodland and wet meadow habitats			
--	--	--	--	--

Site Assessment Sheet: Broad Zone 13

	should be considered to create connectivity between the assessment area and the surrounding Cotswold Water Park Site of Special Scientific Interest. Due to the presence of various biodiversity constraints across the assessment area, it is unlikely that a new town or city can be accommodated within the assessment area. Further investigation is required to determine whether a large or small village can be accommodated. Notwithstanding this, any development within the assessment area will require detailed development design and other mitigation measures to address potential adverse impacts to statutory and non-statutory habitat designations.			
Soil Quality	Over half of the assessment area is grade 1 or 2 agricultural land. Any development above a small village will therefore result in the loss of high quality agricultural land. As such, development will have significant negative effects in relation to soil quality. A small village could be accommodated on grade 3 agricultural land only. As such, significant negative effects may occur in relation to soil quality for this development option, however, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.			?
Water Quality	About half of the assessment area is located within a Drinking Water Safeguarding Zone and it also intersects with a Source Protection Zone. As such, significant adverse effect in relation to water quality are likely.			
Flood Risk	There are several large patches of land along the northern, southern and eastern side of the assessment area that fall into Flood Zone 2. However, there is sufficient space to accommodate a small village outside of these zones, therefore negligible effects are anticipated for this development typology. A larger village or town would struggle to be located fully outside of these zones, therefore significant adverse effects can be expected in regards to flood risk.			
Mineral Resources	Most of the Broad Zone is located within a Mineral Safeguarding Area (MSA). A small village could potentially be located in the east of the Broad Zone, resulting in			

Site Assessment Sheet: Broad Zone 13

	negligible effects in regards to mineral resource. None of the other development types can be accommodated without intersecting with the MSA. Therefore, significant negative effects are likely in relation to mineral resources for these development types.			
Noise	There is no land within the assessment area boundaries located within an area recognised as having noise levels in exceedance of 55dB at night or 60dB on average during the period 07:00-23:00. Therefore, effects in relation to noise are considered likely to be negligible for all development size options.			

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Assessment Area 1 (see Appendix C)	Medium	Medium	Low-Medium
Assessment Area 2 (see Appendix C)	High	Medium-High	Medium-High
Broad Zone 13 presents a landscape with high variability in sensitivity, reflecting its dual identity as both heavily modified infrastructure and open rural farmland. The RAF base defines much of the zone's western area, offering limited landscape value or capacity to absorb development in a way that enhances sense of place. The eastern area is more intact, but highly open and visually exposed, and development here would need to be carefully integrated with field patterns, tree belts, and the River Coln corridor. Avoiding overextension into open rural character and safeguarding the setting of Kempsford are key considerations.			

Accessibility

Topic	Rationale	Score	
Access to employment	1,888 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the less than 10,000 orange category. 194,692 jobs are accessible within 30 minutes' drive, putting this topic in the 150,000-250,000 jobs blue category.	Public Transport	Car
Access to other key	The centre of the site had the following Service – Timing – Score for access to services:		

Site Assessment Sheet: Broad Zone 13

services and facilities by public transport	Supermarket – Impossible – 3 / Hospital – Impossible – 3 / GP – Impossible – 3 / Primary Ed – 12 – 1 / Secondary Ed – Impossible – 3 Giving a total score of 13, with 3 of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 12 or more, and more than 1 orange for GP/Hospital/Supermarket so has an overall Orange score.			
Private car use by commuters	The Car as Method of Travel to Work percentage is 55% on average based on the local Census area data. This is in the 55% or more– orange category.			
Proximity to sustainable transport networks	Train Accessibility: No station with 5km. Buses within 500m of site: Medium Frequency: 76/77 Low Frequency: 64 Very Infrequent: Bus Score – Blue having 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day. National Cycle Network: 3 - Away From NCN	Train	Bus	Cycling

Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Wastewater	There currently is capacity for c100 properties.			
Electricity	The nearest Grid Supply Point and Primary Substation are not constrained, but the nearest Bulk Supply Point will need upgrading.			
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.			
Rail Transport	No nearby railway lines/stations.			

Site Assessment Sheet: Broad Zone 13

Bus Transport	Zone has access to 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day, indicating some opportunity to increase bus patronage, warranting diversion to meet future travel demand.			
Cycle Transport	Zone is away from the existing National Cycle Network but there would be opportunities and need for enhancements, i.e. the zone is on/near '30' set out in County Cycling and Walking Infrastructure Plan.			

Broad Zone 13

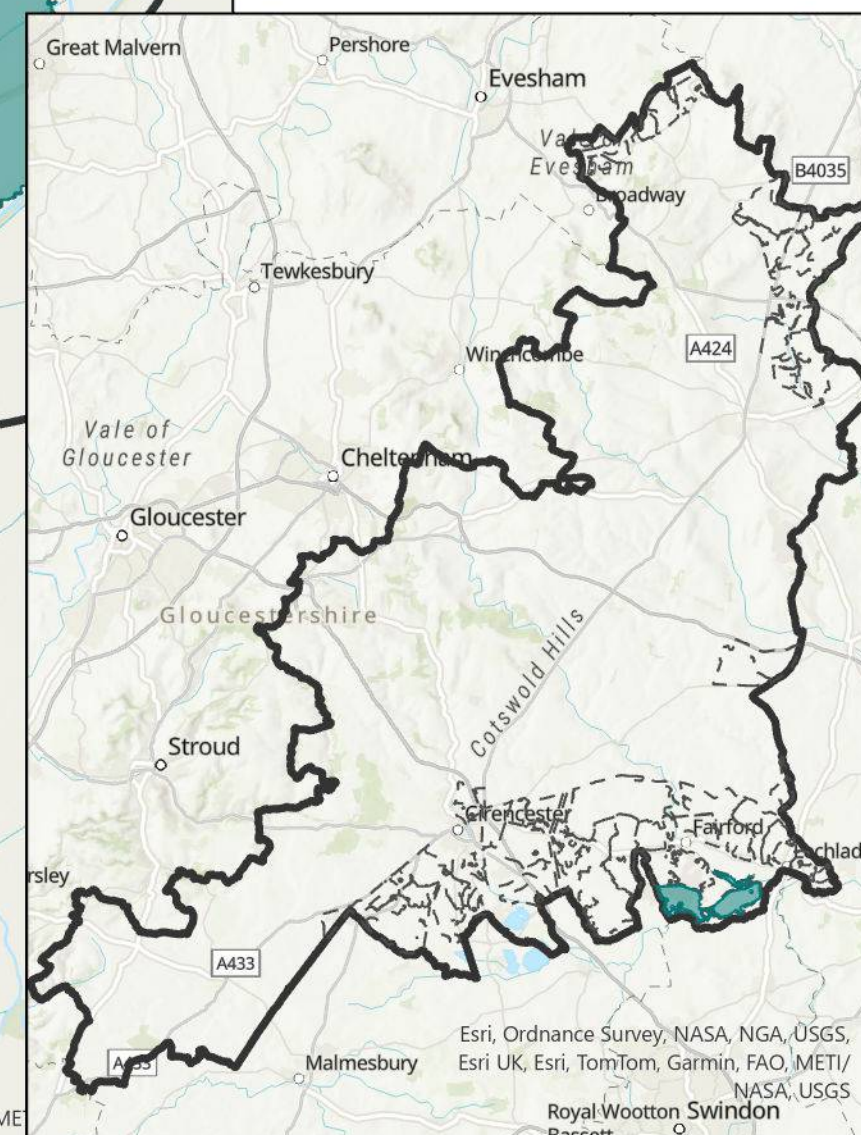
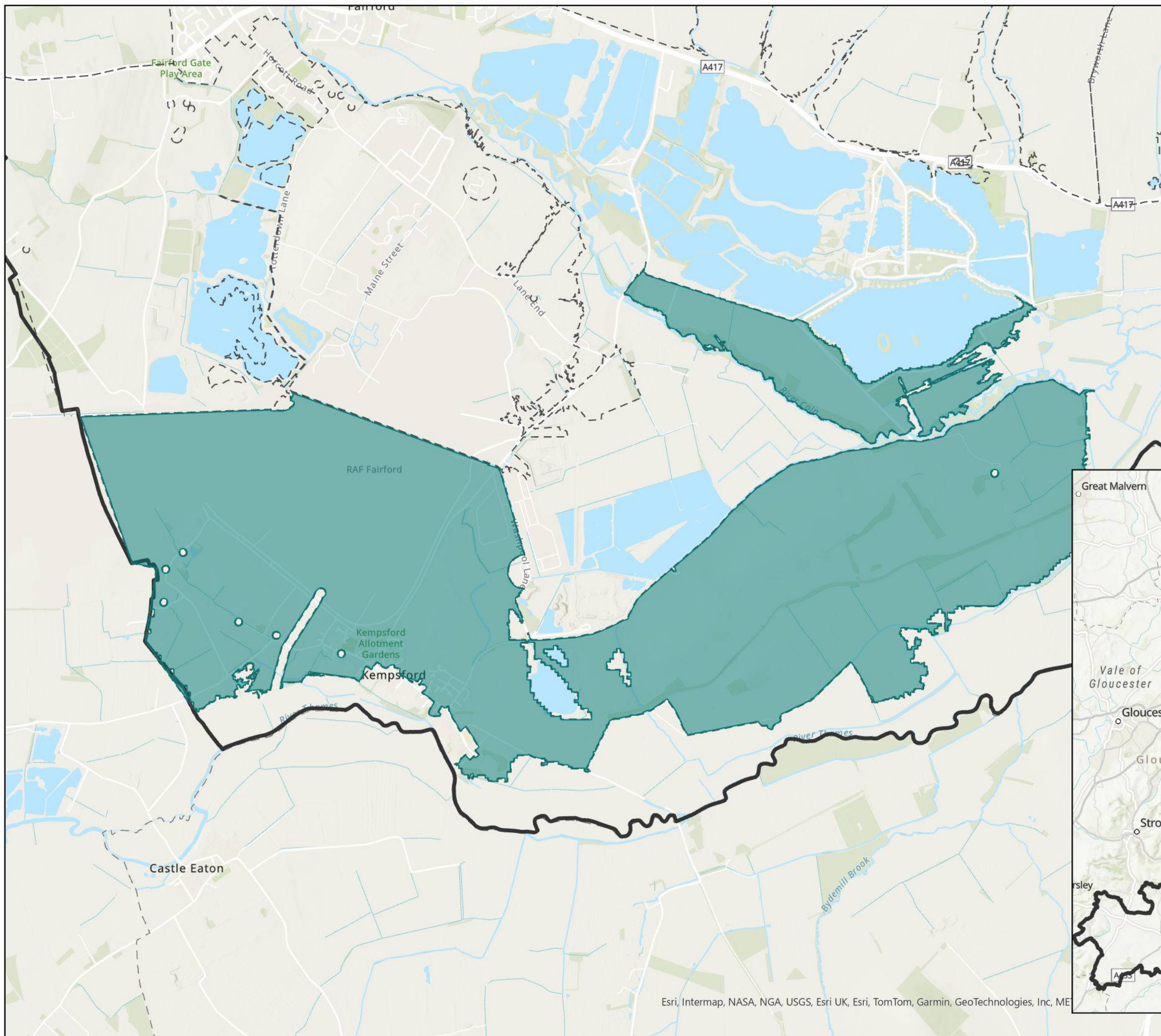
Description:
Around Kempford

Size: 842.36 ha

Development Typology:
New Settlement

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 13: Primary Constraints

- Legend**
- Oil/Gas Pipelines Buffered
 - Designated Heritage Asset
 - Flood Zone 3
 - Mineral Extraction Site
 - Waste Sites with 100m Buffer
 - Development Boundary
 - Open Access Land
 - Sites of Special Scientific Interest
 - Conservation_Areas
 - Established Employment Site
 - Local Plan Allocation
 - Broad Zone
 - District Boundary

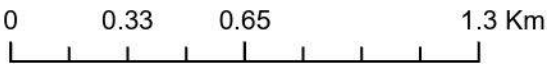
Reference: 13
Type: New Settlement
Area: 842.36 ha
Description:
Around Kempford

**Broad Zone 13: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 1
 - Grade 2
 - Grade 3
 - Public Rights of Way
 - Drinking Water Safeguarding Zone
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 13
Type: New Settlement
Area: 842.36 ha
Description:
Around Kempford



Broad Zone 13: Landscape Sensitivity

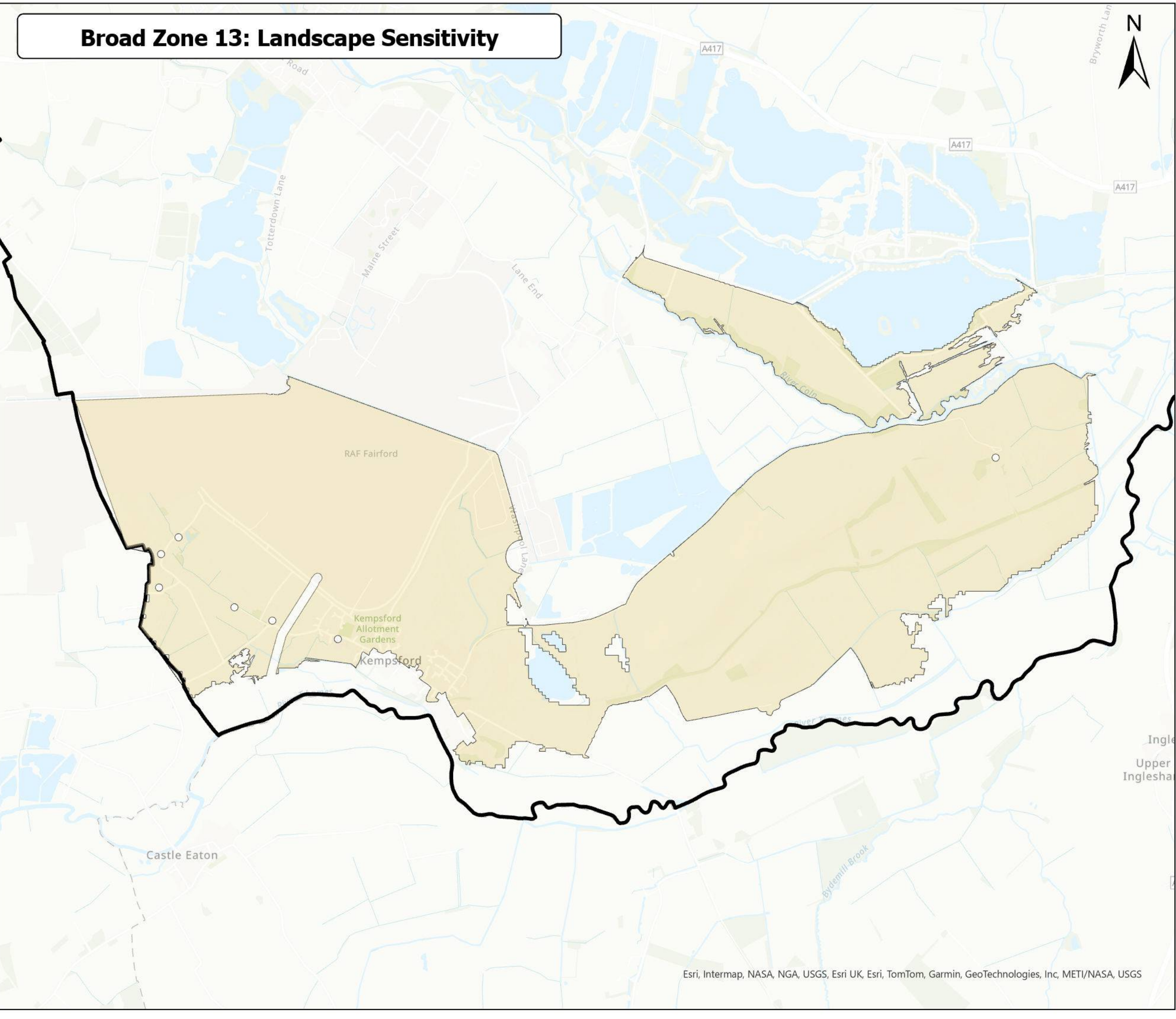
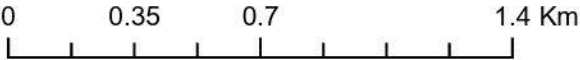
Legend

Landscape Character Area:

-  River Basin Lowland
-  Broad Zone
-  District Boundary



Reference: 13
Type: New Settlement
Area: 842.36 ha
Description:
Around Kempford



Broad Zone 13: Primary and Secondary Historic Environment Constraints



- Legend**
- Listed Building Grade
- I
 - II
- Scheduled Monument
- Conservation Area
- Broad Zone
- District Boundary

Reference: 13
Type: New Settlement
Area: 842.36 ha
Description:
Around Kempford



Site Assessment Sheet: Broad Zone 14

Environmental Constraints

Topic	Constraints and assessment	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Setting of Ampney St Mary, Ampney St Peter, Poulton to west and Quenington to east. Conservation Areas, Listed Buildings and wider rural setting. Larger central swathe could be explored. Quite plateau like and individual barn and farm Listed Buildings to consider. Gloucester County Council Heritage & Ecology Team No known designated heritage assets of archaeological interest within the proposal area , i.e. World Heritage Sites or Scheduled Monuments. No Registered Battlefields or Registered Parks and Gardens. However, there are several scheduled monuments within the surrounding area but these are mostly cropmark sites, with the exception of Ranbury Ring (NHLE 1003322). A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. There are also listed buildings at The Ampneys and Poulton. Site also contains several known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date that would be harmed/destroyed by development. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.			
Ecological and Geological Environment	Assets within the assessment area: - Multiple Priority Habitat, mostly <i>Deciduous Woodland</i>. - About a quarter of the area on the eastern side falls within a Nature Improvement Area (Cotswold Water Park). Assets within 250m:	*	*	*

Site Assessment Sheet: Broad Zone 14

	• The southern edge falls in a Nature Improvement Area (Cotswold Water Park). • Ancient Woodlands lie to the north and east. Assets within 2km: • No designated assets within 2km. IRZs: The eastern edge falls within SSSI IRZs which have a restriction on discharge of water or liquid waste. Development in this part would require consultation with Natural England. Assessment: Several biodiversity constraints are located within the assessment area, including several deciduous woodland copses, ancient woodland in the north, and two river corridors, one adjacent to the eastern boundary, whilst the other is located towards the western boundary; both are likely to be hydrologically linked to the Cotswold Water Park Site of Special Scientific Interest southeast of the assessment area. In addition, almost two thirds of the assessment area is situated within the North Meadow Special Area of Conservation Outer Zone of Influence. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure. Opportunities to enhance biodiversity include securing betterments and expansion to existing woodland copses, improvement and creation of ecological connectivity, through the creation of hedgerows, wildflower meadows and scrub habitats and improvements to riparian habitats along the river corridors.			
--	--	--	--	--

Site Assessment Sheet: Broad Zone 14

	Negligible effects may occur at all development sizes, provided that detailed development design and other mitigation measures are secured to address potential adverse impacts to biodiversity.			
Soil Quality	All the land in the assessment area is grade 3 agricultural land. As such, significant negative effects may occur in relation to soil quality for all possible development size options. However, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.	?	?	?
Water Quality	The assessment area is fully located within a Source Protection Zone and half of it intersects with a Drinking Water Safeguarding Zone. As such, significant adverse effect in relation to water quality are likely.			
Flood Risk	There are small patches of land on the western of the assessment area that fall within Flood Zone 2 and 3. However, there is sufficient space to accommodate all development typologies outside of these zones, therefore negligible effects can be expected in regards to flood risk.			
Mineral Resources	The Broad Zone is almost wholly located within a Mineral Safeguarding Area. Therefore, significant negative effects are likely in relation to mineral resources all development types.			
Noise	There is no land within the assessment area boundaries located within an area recognised as having noise levels in exceedance of 55dB at night or 60dB on average during the period 07:00-23:00. Therefore, effects in relation to noise are considered likely to be negligible for all development size options.			

Site Assessment Sheet: Broad Zone 14

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Broad Zone 14 presents a rural and visually exposed landscape with strong intervisibility with the Cotswold National Landscape, making it sensitive to large-scale change. Its historic structure, traditional settlement setting, and scenic quality give it a high perceptual and visual value. While not entirely devoid of capacity, development here would likely undermine the setting and separation of Quenington and the Ampneys, and would be highly visible from surrounding land, including the National Landscape. Opportunities for integration are limited, and any change would need to enhance hedgerow networks, preserve woodland structure, and avoid skyline intrusion.	High	High	Medium-High

Accessibility

Topic	Rationale	Score		
Access to employment	15,377 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the 10,000-20,000 blue category. 228,762 jobs are accessible within 30 minutes' drive, putting this topic in the 150,000-250,000 jobs blue category.	Public Transport	Car	
Access to other key services and facilities by public transport	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – Impossible – 3 / Hospital – Impossible – 3 / GP – Impossible – 3 / Primary Ed – Impossible – 3 / Secondary Ed – Impossible – 3 Giving a total score of 15, with 3 of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 12 or more, and more than 1 orange for GP/Hospital/Supermarket so has an overall Orange score.			
Private car use by commuters	The Car as Method of Travel to Work percentage is 42% on average based on the local Census area data. This is in the 45% or less– green category.			
Proximity to sustainable transport networks	Train Accessibility: No station with 5km. Buses within 500m of site: Medium Frequency: 76/77 Low Frequency: 855	Train	Bus	Cycling

Site Assessment Sheet: Broad Zone 14

	Very Infrequent: 72C; 72F; SM6 Bus Score – Blue having 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day. National Cycle Network: 3 - Away From NCN			
--	---	--	--	--

Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Wastewater	There currently is capacity for c225 properties.			
Electricity	The nearest Grid Supply Point, Bulk Supply Point and Primary Substation are not constrained.			
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.			
Rail Transport	No nearby railway lines/stations.			
Bus Transport	Zone has access to 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day, indicating some opportunity to increase bus patronage, warranting diversion to meet future travel demand			
Cycle Transport	Zone is away from the existing National Cycle Network but there would be opportunities and need for enhancements, i.e. the zone is on/near '30' set out in County Cycling and Walking Infrastructure Plan.			

Broad Zone 14

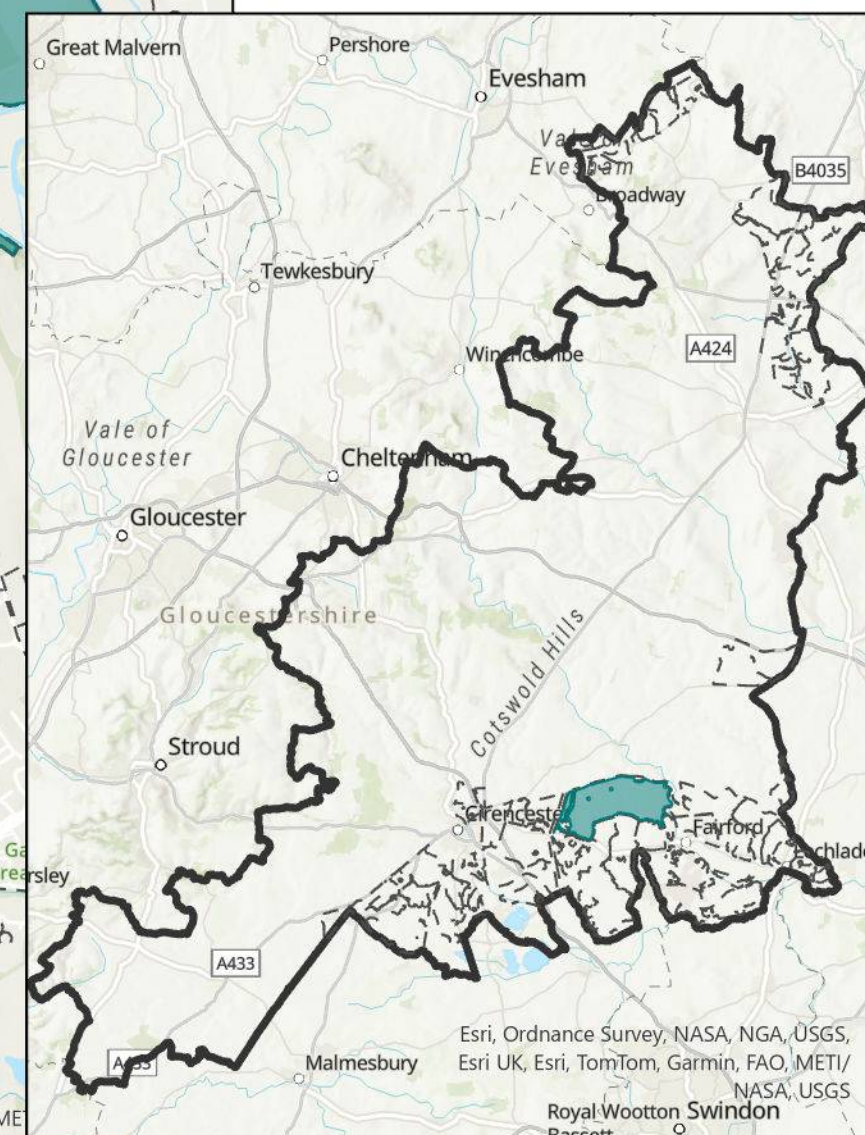
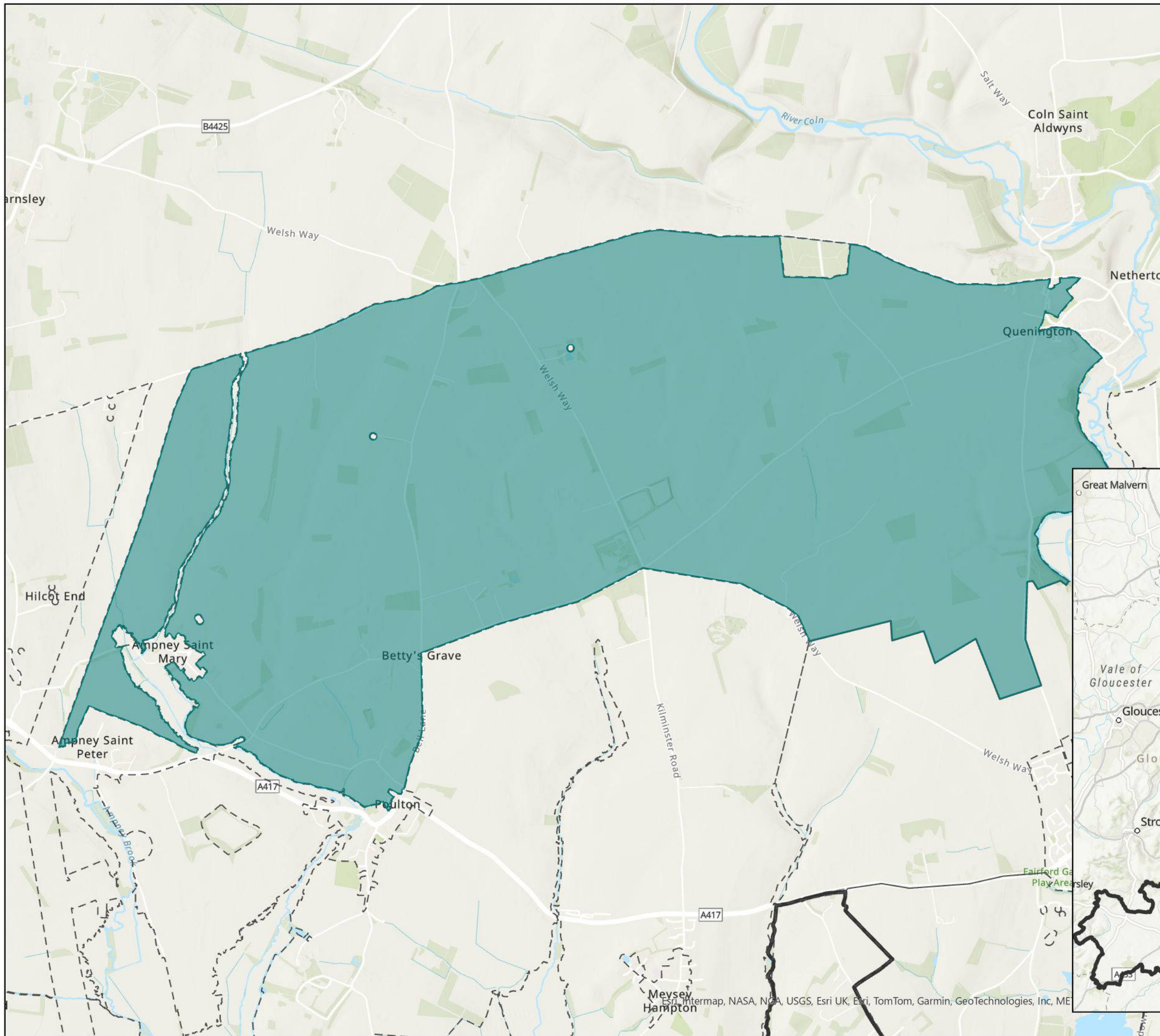
Description:
East of the Ampneys

Size: 1,526.56 ha

Development Typology:
New Settlement

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Esri, Ordnance Survey, NASA, NGA, USGS,
Esri UK, Esri, TomTom, Garmin, FAO, METI/
NASA, USGS
Royal Wootton Bassett Swindon

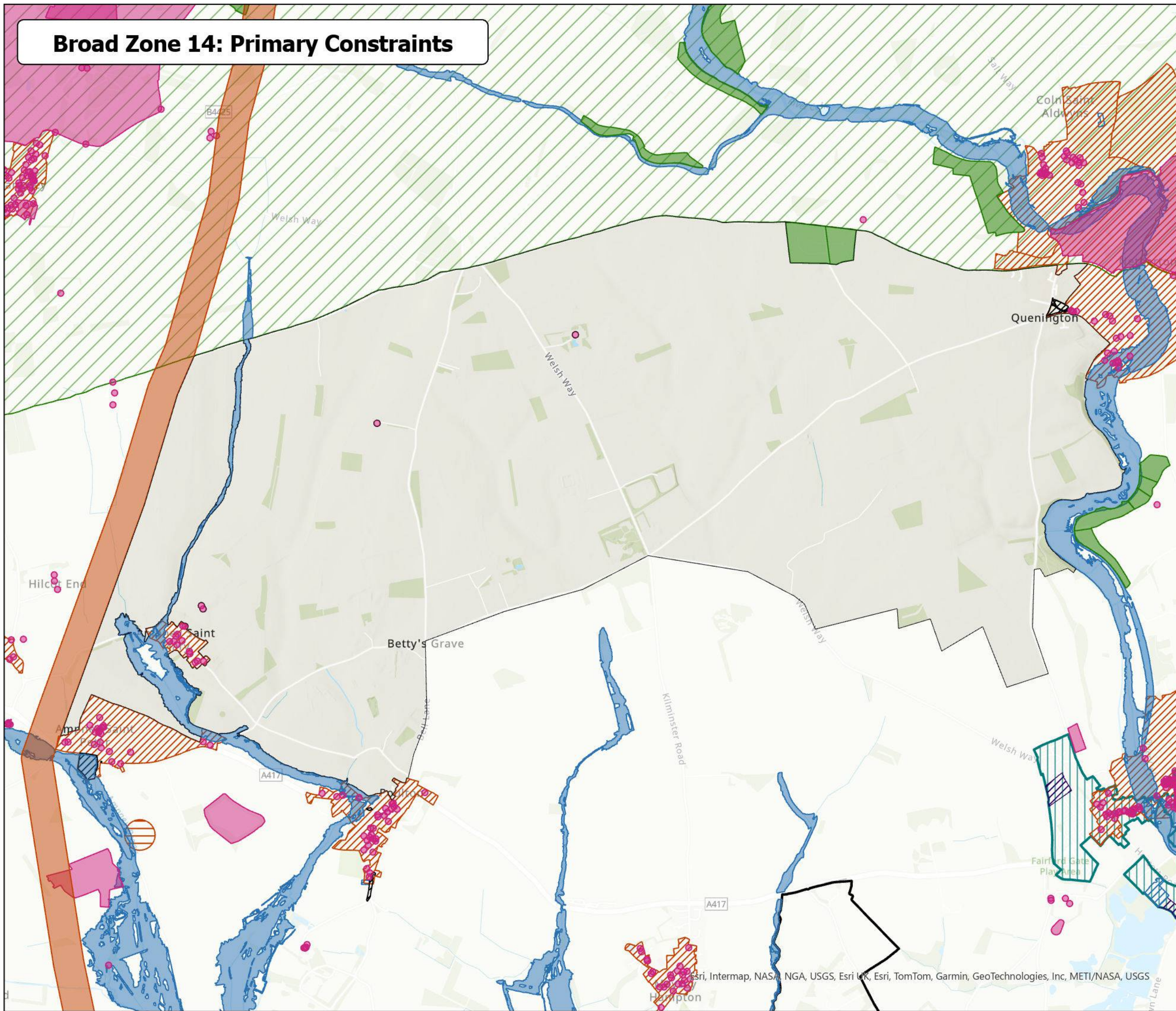
Broad Zone 14: Primary Constraints

Legend

- Oil/Gas Pipelines Buffered
- Designated Heritage Asset
- Ancient Woodlands
- Flood Zone 3
- Waste Sites with 100m Buffer
- Development Boundary
- Open Access Land
- Conservation_Areas
- Established Employment Site
- Local Plan Allocation
- Cotswold National Landscape
- Broad Zone
- District Boundary

Reference: 14
Type: New Settlement
Area: 1,526.56 ha
Description:
East of the Ampneys

0 0.4 0.8 1.6 Km



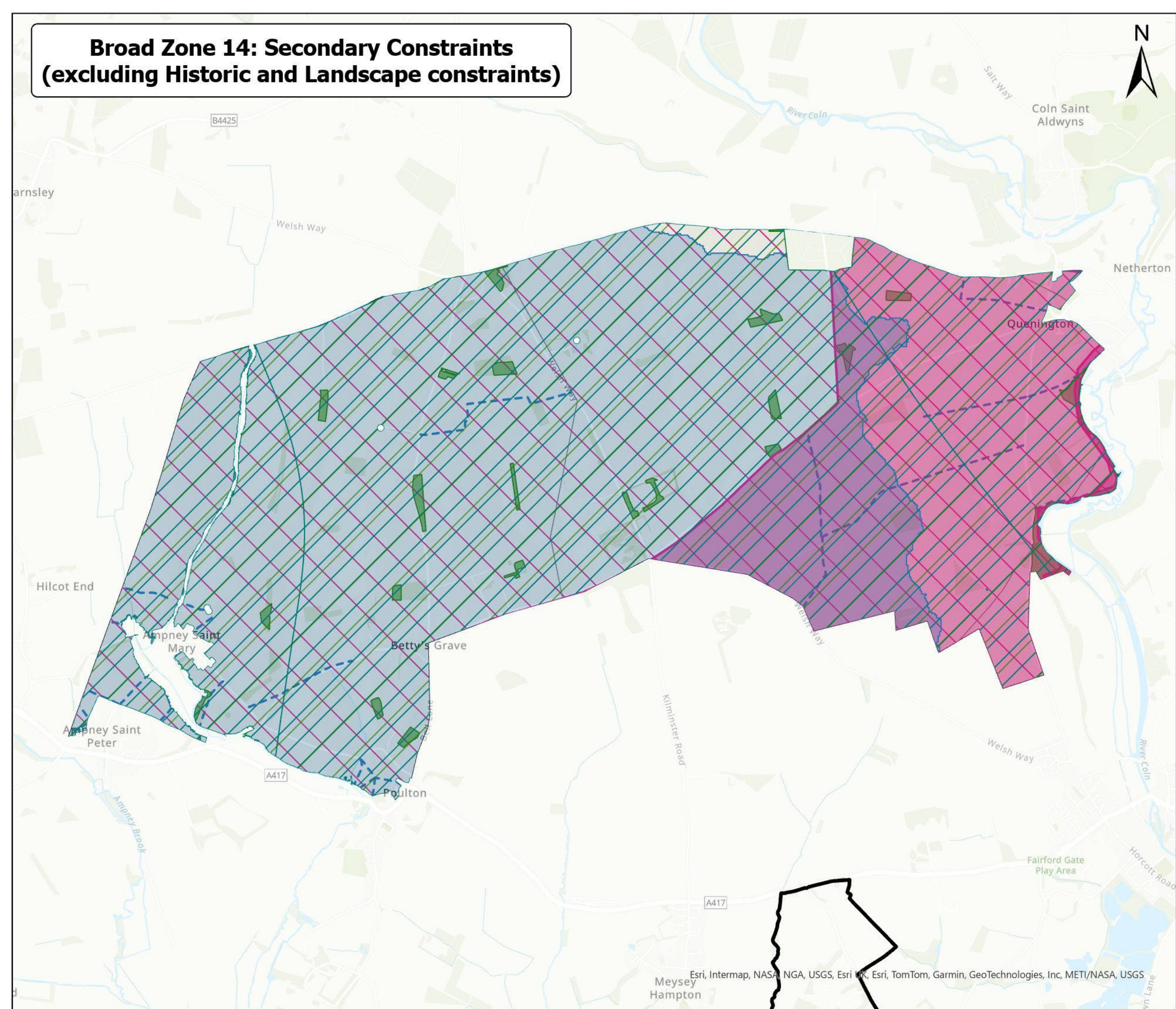
**Broad Zone 14: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 3
 - Public Rights of Way
 - Drinking Water Safeguarding Zone
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 14
Type: New Settlement
Area: 1,526.56 ha
Description:
East of the Ampneys

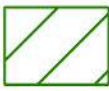
0 0.35 0.7 1.4 Km



Broad Zone 14: Landscape Sensitivity

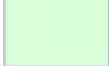


Legend

 Special Landscape Area

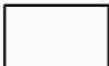
Landscape Character Area:

 Cornbrash Lowlands

 Dip Slope Lowland

 Dip Slope Lowland Valley

 Cotswold National Landscape

 Broad Zone

 District Boundary

Reference: 14

Type: New Settlement

Area: 1,526.56 ha

Description:

East of the Ampneys

0 0.38 0.75 1.5 Km

Broad Zone 14: Primary and Secondary Historic Environment Constraints

Legend

Listed Building

Grade

- I
- II
- II*

Registered Park/
Garden

Scheduled
Monument

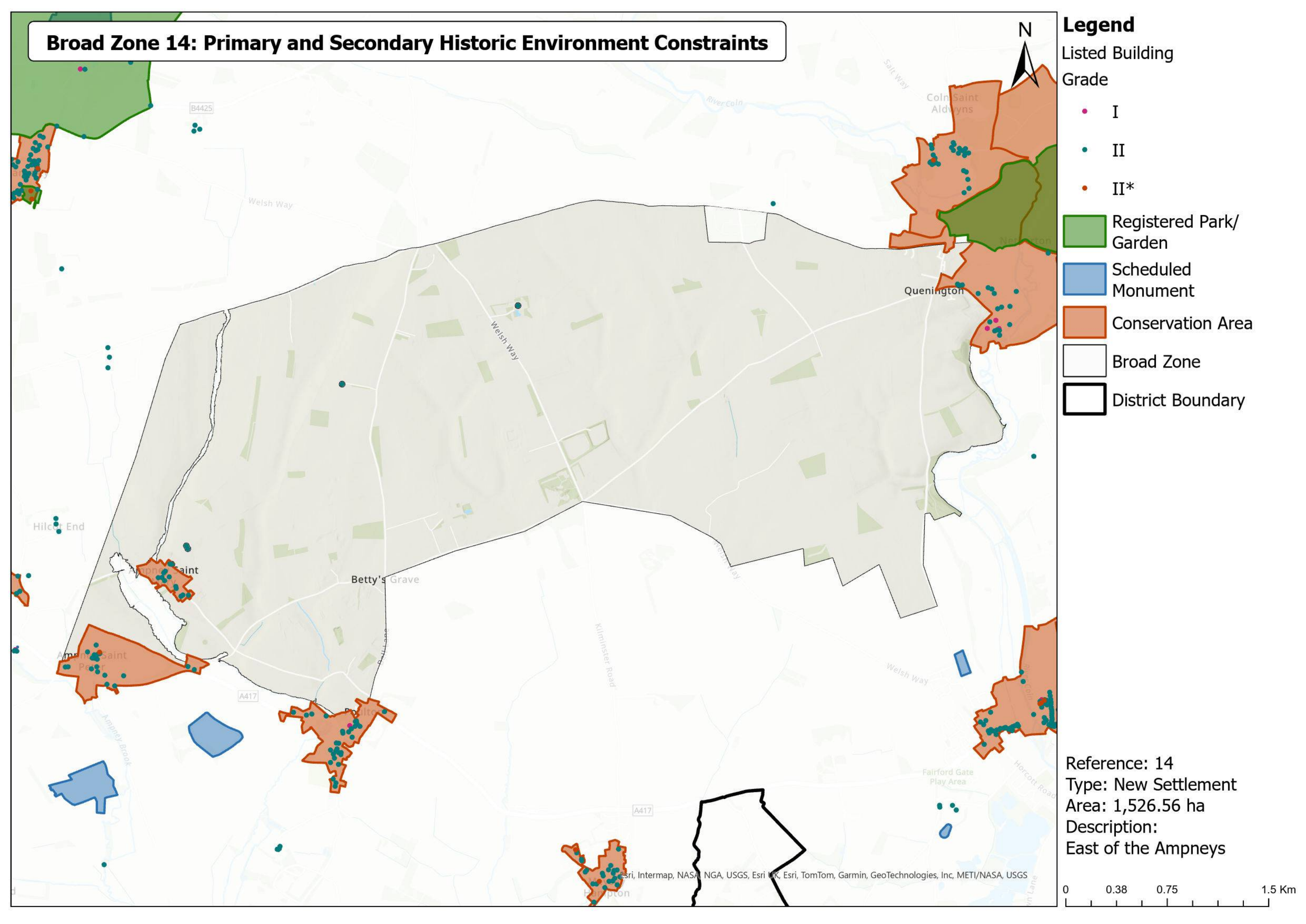
Conservation Area

Broad Zone

District Boundary

Reference: 14
Type: New Settlement
Area: 1,526.56 ha
Description:
East of the Ampneys

0 0.38 0.75 1.5 Km



Site Assessment Sheet: Broad Zone 15

Environmental Constraints

Topic	Constraints and assessment	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Setting of Poulton and Meysey Hampton Conservation Areas, Listed Buildings and wider rural setting. Largely rules out southern part as too sensitive. Exception perhaps at very southern tip nearer airfield, as well as northern portion away from Meysey Hampton and A417, subject to same open countryside considerations as central 14, as land around Kilminster Lane seems very exposed. Gloucester County Council Heritage & Ecology Team No known designated heritage assets of archaeological interest within the proposal area, i.e. World Heritage Sites or Scheduled Monuments. No Registered Battlefields or Registered Parks and Gardens. Ranbury Ring Scheduled Monument is located c.400m to the west and potential setting issues need to be assessed (NHLE 1003322). A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. There are also many listed buildings including at Poulton and Maiseyhampton. Site also contains several known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date that would be harmed/destroyed by development. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.			
Ecological and Geological Environment	Assets within the assessment area: - Multiple Priority Habitat, mostly <i>Deciduous Woodland</i>. - Nature Improvement Area (Cotswold Water Park). The whole assessment area falls within this designation. Assets within 250m:			

Site Assessment Sheet: Broad Zone 15

- No designated assets within 250m.

Assets within 2km:

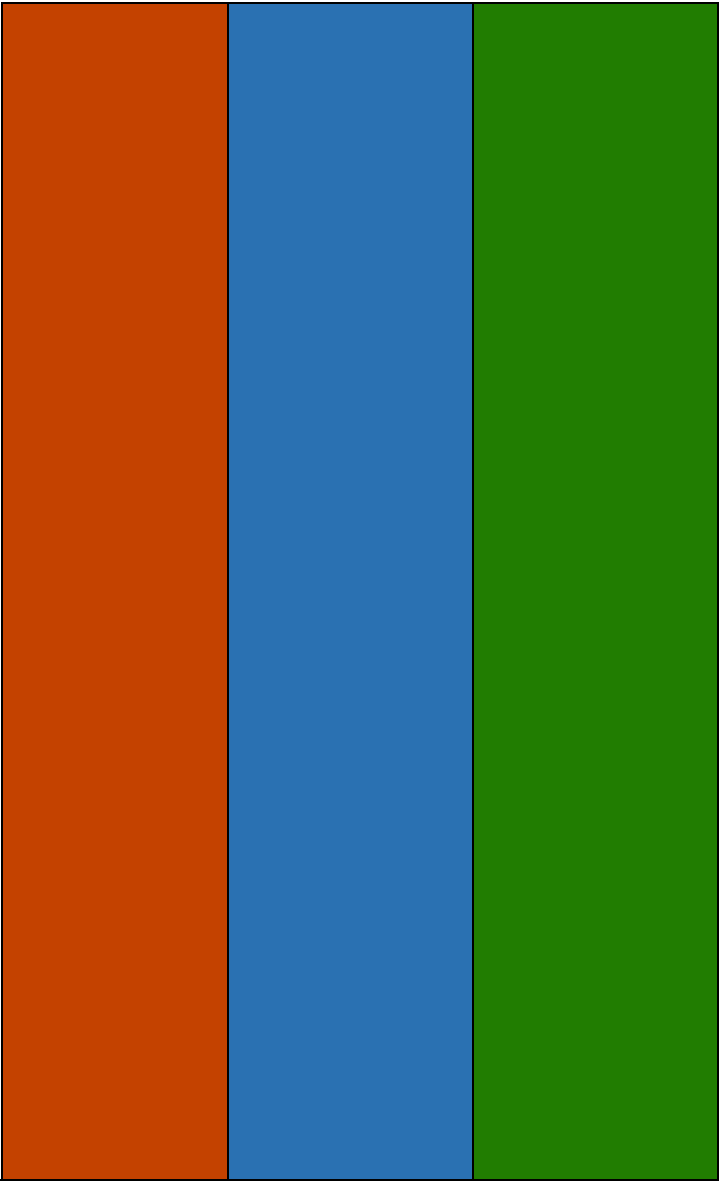
- No designated assets within 2km

IRZs: The zone falls within several SSSI IRZs, some referring to (works related to) residential development. Development in this Broad Zone would likely require consultation with Natural England.

Assessment:

Several deciduous woodland habitats are present within the assessment area, with the majority located in the south, there are watercourses located in the east, west and centrally, these watercourses are hydrologically linked to the Cotswold Water Park Site of Special Scientific Interest, located south of the assessment area. In addition, the assessment area falls completely within the North Meadow Special Area of Conservation Outer Zone of Influence. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure.

The presence of several habitats of high, ecological intrinsic value across the assessment area presents various opportunities to strengthen ecological connectivity. For example, through enhancement of existing riparian and deciduous woodland habitats and through the creation of new woodland, scrub, hedgerow and wildflower meadow habitats. In addition, the creation of new ponds, wet woodland and wet meadow habitats should be considered, improving connectivity between the assessment area and the surrounding Cotswold Water Park Site of Special Scientific Interest.



Site Assessment Sheet: Broad Zone 15

	Due to the presence of various biodiversity constraints across the assessment area, it is unlikely that a new town or city can be accommodated within the assessment area. Further investigation is required to determine whether a large or small village can be accommodated. Notwithstanding this, any development within the assessment area will require detailed development design and other mitigation measures to address potential adverse impacts to biodiversity.			
Soil Quality	The majority of the land in the assessment area is grade 3 agricultural land. There are some patches of grade 2 agricultural land, however, there is enough land available to accommodate all three development options without encroaching on this grade 2 land. As such, significant negative effects may occur in relation to soil quality for all possible development size options. However, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.	?	?	?
Water Quality	The assessment area is fully located within a Source Protection Zone and a Drinking Water Safeguarding Zone. As such, significant adverse effect in relation to water quality are likely.			
Flood Risk	There are small patches of land along the borders of the assessment area that fall within Flood Zone 2 and 3. However, there is sufficient space to accommodate all development typologies outside of these zones, therefore negligible effects can be expected in regards to flood risk.			
Mineral Resources	Most of the Broad Zone is located within a Mineral Safeguarding Area (MSA). A small village could potentially be located in the south of the Broad Zone, resulting in negligible effects in regards to mineral resource. None of the other development types can be accommodated without intersecting with the MSA. Therefore, significant negative effects are likely in relation to mineral resources for these development types.			
Noise	There is no land within the assessment area boundaries located within an area recognised as having noise levels in exceedance of 55dB at night or 60dB on			

Site Assessment Sheet: Broad Zone 15

	average during the period 07:00-23:00. Therefore, effects in relation to noise are considered likely to be negligible for all development size options.			
--	---	--	--	--

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Broad Zone 15 exhibits notable visual and perceptual sensitivity, particularly across the elevated northern plateau and the south-western areas with parkland character. These locations are defined by open views, historic associations, and a dispersed rural settlement pattern that is particularly susceptible to large-scale change. The transition from designed landscapes to open agricultural land reinforces a strong sense of rural character, with limited visual or physical containment across much of the zone. While vegetation and tree belts in the vicinity of Hampton Hills Farm offer some localised screening, they are not sufficient to accommodate significant development without detracting from the prevailing rural qualities of the area. Overall, the zone is not well suited to a new settlement, which would risk fundamentally altering its landscape character and perceived tranquillity.	High	High	High

Accessibility

Topic	Rationale	Score	
Access to employment	18,555 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the 10,000 – 20,000 blue category. 227,209 jobs are accessible within 30 minutes' drive, putting this topic in the 150,000-250,000 jobs blue category.	Public Transport	Car
Access to other key services and facilities by public transport	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – Impossible – 3 / Hospital – Impossible – 3 / GP – 19 – 1 / Primary Ed – 13 – 1 / Secondary Ed – 19 – 1 Giving a total score of 9, with 2 of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 12 or more, and/or more than 1 orange for GP/Hospital/Supermarket so has an overall Orange score.		

Site Assessment Sheet: Broad Zone 15

Private car use by commuters	The Car as Method of Travel to Work percentage is 45% on average based on the local Census area data. This is in the 45% or less– green category.			
Proximity to sustainable transport networks	Train Accessibility: No station with 5km. Buses within 500m of site: Medium Frequency: 76/77 Low Frequency: None Very Infrequent: 72C; 72F; SM6 Bus Score – Blue having 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day. National Cycle Network: 3 - Away From NCN	Train	Bus	Cycling

Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Wastewater	There currently is capacity for c225 properties.			
Electricity	The nearest Grid Supply Point, Bulk Supply Point and Primary Substation are not constrained.			
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.			
Rail Transport	No nearby railway lines/stations.			
Bus Transport	Zone has access to 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day, indicating some opportunity to increase bus patronage, warranting diversion to meet future travel demand.			

Site Assessment Sheet: Broad Zone 15

Cycle Transport	Zone is away from the existing National Cycle Network but there would be opportunities and need for enhancements, i.e. the zone is on/near '30' set out in County Cycling and Walking Infrastructure Plan.			
--------------------	--	--	--	--

Broad Zone 15

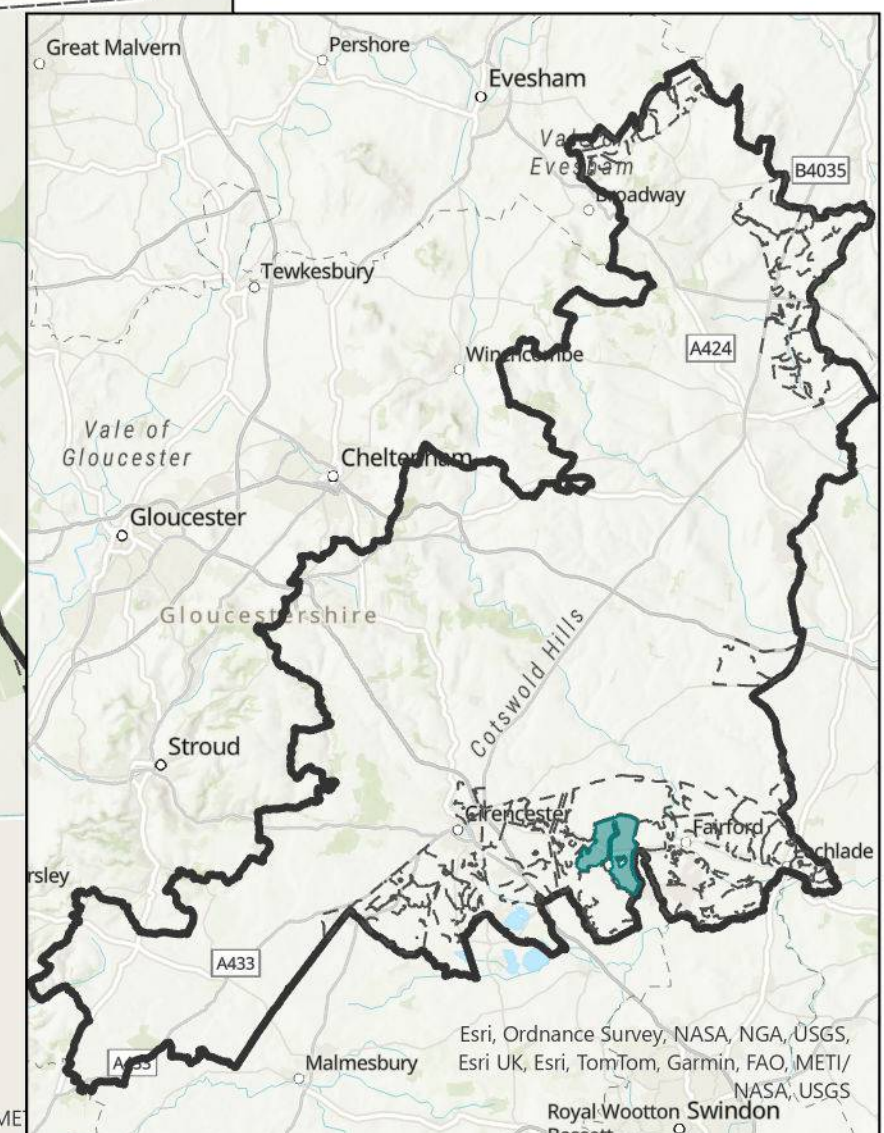
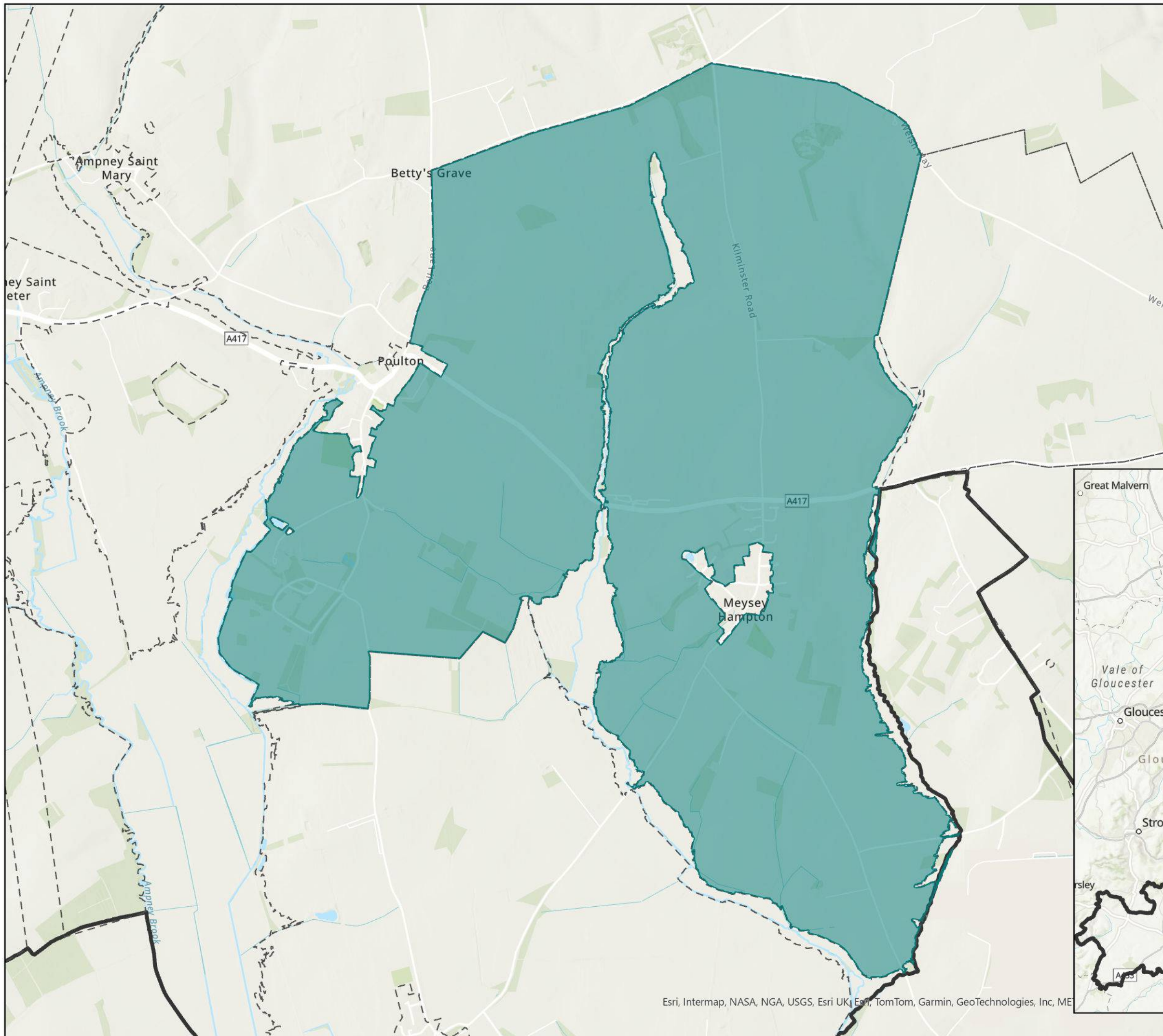
Description:
East of Poulton

Size: 967.06 ha

Development Typology:
New Settlement

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 15: Primary Constraints

Legend

- Oil/Gas Pipelines Buffered
- Designated Heritage Asset
- Flood Zone 3
- Waste Sites with 100m Buffer
- Development Boundary
- Open Access Land
- Conservation_Areas
- Established Employment Site
- Local Plan Allocation
- Broad Zone
- District Boundary

Reference: 15
Type: New Settlement
Area: 967.06 ha
Description:
East of Poulton

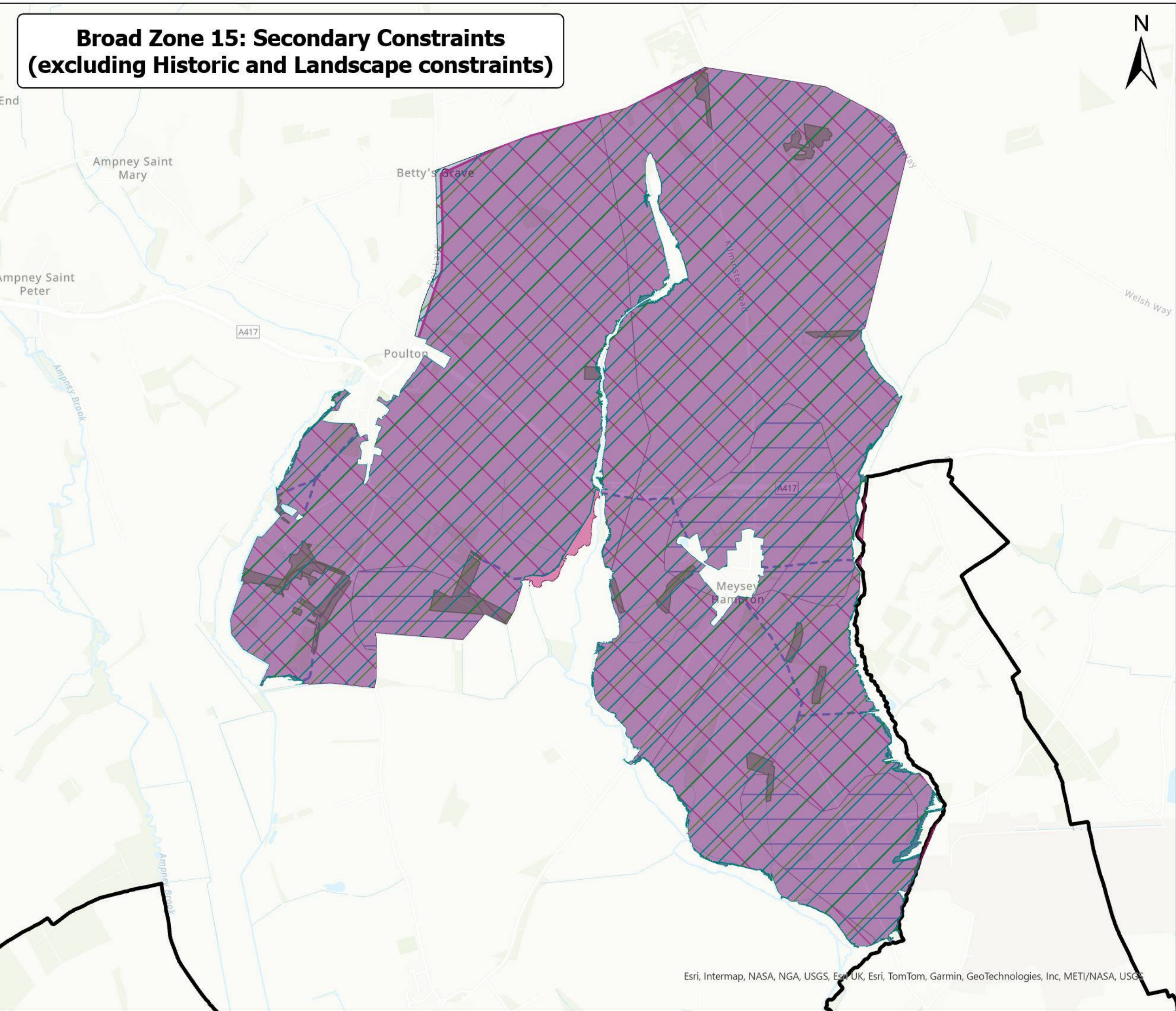
Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS

0 0.33 0.65 1.3 Km

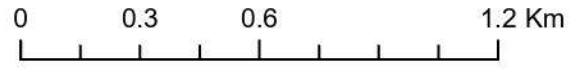
**Broad Zone 15: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 2
 - Grade 3
 - Public Rights of Way
 - Drinking Water Safeguarding Zone
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary



Reference: 15
Type: New Settlement
Area: 967.06 ha
Description:
East of Poulton



Broad Zone 15: Landscape Sensitivity



- Legend**
- Landscape Character Area:
-  Cornbrash Lowlands
 -  Dip Slope Lowland
 -  River Basin Lowland
 -  Broad Zone
 -  District Boundary

Reference: 15
Type: New Settlement
Area: 967.06 ha
Description:
East of Poulton



Broad Zone 15: Primary and Secondary Historic Environment Constraints



Legend

Listed Building
Grade

- I
- II
- II*

- Scheduled Monument
- Conservation Area
- Broad Zone
- District Boundary

Reference: 15
Type: New Settlement
Area: 967.06 ha
Description:
East of Poulton

0 0.3 0.6 1.2 Km

Site Assessment Sheet: Broad Zone 16

Environmental Constraints

Topic	Constraints and assessment	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Setting of Ampney St Peter, Poulton and Driffild outside area with Conservation Areas, Listed Buildings and wider rural setting. Majority of area and whole northern part too sensitive in terms of coalescence and setting of settlements. Very southern tip unknown and not as many designated implications apparent so limited development could be explored. Gloucester County Council Heritage & Ecology Team No World Heritage Sites within the proposal area but it includes two Scheduled Monuments, namely Ranbury Ring (LE1003322) and Roman villa and earlier settlement remains 1120m east of Harnhill Manor (NHLE 1021448). No Registered Battlefields or Registered Parks and Gardens. A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. There are no listed buildings within the site but many nearby including at Ampney St Peter and Poulton. Site also contains extensive known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date that would be harmed/destroyed by development. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.	N/A	N/A	
Ecological and Geological Environment	Assets within the assessment area: - A few scattered Priority Habitats, all <i>Deciduous Woodland</i>. - Nature Improvement Area (Cotswold Water Park). Almost the whole assessment area falls within this designation. Assets within 250m:	N/A	N/A	*

Site Assessment Sheet: Broad Zone 16

	- Nature Improvement Area (Cotswold Water Park). Assets within 2km: - Wildmoorway Meadows SSSI IRZs: The zone falls within several SSSI IRZs, some referring to (works related to) residential development. Development in this Broad Zone would likely require consultation with Natural England. Assessment: Deciduous woodlands are confined to the south and north of the assessment area. The watercourses along the boundaries of the assessment area are hydrologically connected to the Cotswold Water Park Site of Special Scientific Interest, situated to the south. In addition, most of the assessment area falls within the North Meadow Special Area of Conservation Outer Zone of Influence (and the rest is located within the Inner Zone of Influence). Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure. Opportunities to enhance biodiversity include restoration and enhancement to existing riparian and woodland habitats and strengthening ecological connectivity through the creation of hedgerows, scrub, wildflower meadow and pond habitats. Negligible effects may occur through the development of a small village provided that detailed development design and other mitigation measures are secured to address potential adverse impacts to biodiversity.			
Soil Quality	The majority of the land in the assessment area is grade 3 agricultural land. There are some patches of grade 2 agricultural land, however, there is enough land available to accommodate a very small village without encroaching on this grade 2	N/A	N/A	?

Site Assessment Sheet: Broad Zone 16

	land. As such, significant negative effects may occur in relation to soil quality for this development option. However, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.			
Water Quality	The assessment area is fully located within a Source Protection Zone and a Drinking Water Safeguarding Zone. As such, significant adverse effect in relation to water quality are likely.	N/A	N/A	
Flood Risk	There are patches of land around the edges of the Broad Zone that fall within Flood Zone 2. However, there is sufficient space to accommodate a small village outside of these zones, therefore negligible effects can be expected in regards to flood risk.	N/A	N/A	
Mineral Resources	Most of the Broad Zone is located within a Mineral Safeguarding Area (MSA) and none of the development types can be accommodated without intersecting with the MSA. Therefore, significant negative effects are likely in relation to mineral resources for all development types.	N/A	N/A	
Noise	There is no land within the assessment area boundaries located within an area recognised as having noise levels in exceedance of 55dB at night or 60dB on average during the period 07:00-23:00. Therefore, effects in relation to noise are considered likely to be negligible for all development size options.	N/A	N/A	

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Broad Zone 16 is an open and undeveloped arable landscape, with limited infrastructure and no settlement integration, making it highly sensitive to large-scale development. While the A417 provides some containment to the north, most of the zone would lack the contextual relationship necessary to justify significant built expansion. Hedgerow fragmentation, large field scale, and audible road noise suggest potential landscape enhancement priorities rather than development	High	High	High

Site Assessment Sheet: Broad Zone 16

suitability. Small-scale infrastructure could be accommodated discreetly, but a new settlement would not be in keeping with the landscape context or character.			
---	--	--	--

Accessibility

Topic	Rationale	Score		
Access to employment	13,663 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the 10,000 – 20,000 blue category. 230,978 jobs are accessible within 30 minutes' drive, putting this topic in the 150,000-250,000 jobs blue category.	Public Transport	Car	
Access to other key services and facilities by public transport	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – 29 – 2 / Hospital – 37 – 2 / GP – 28 – 2 / Primary Ed – 28 – 2 / Secondary Ed – 27 – 2 Giving a total score of 10, with none of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 10 or less, and/or no orange for GP/Hospital/Supermarket so has an overall Green score.			
Private car use by commuters	The Car as Method of Travel to Work percentage is 44% on average based on the local Census area data. This is in the 45% or less– green category.			
Proximity to sustainable transport networks	Train Accessibility: No station with 5km. Buses within 500m of site: Medium Frequency: 76/77 Low Frequency: None Very Infrequent: 72C; 72F; SM6 Bus Score – Blue having 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day. National Cycle Network: 3 - Away From NCN	Train	Bus	Cycling

Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
-------	-----------	----------------------------------	---	--

Site Assessment Sheet: Broad Zone 16

Wastewater	There currently is capacity for c225 properties.	N/A	N/A	
Electricity	The nearest Grid Supply Point, Bulk Supply Point and Primary Substation are not constrained.	N/A	N/A	
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.	N/A	N/A	
Rail Transport	No nearby railway lines/stations.	N/A	N/A	
Bus Transport	Zone has access to 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day, indicating some opportunity to increase bus patronage, warranting diversion to meet future travel demand.	N/A	N/A	
Cycle Transport	Zone is away from the existing National Cycle Network but there would be opportunities and need for enhancements, i.e. the zone is on/near '30' set out in County Cycling and Walking Infrastructure Plan.	N/A	N/A	

Broad Zone 16

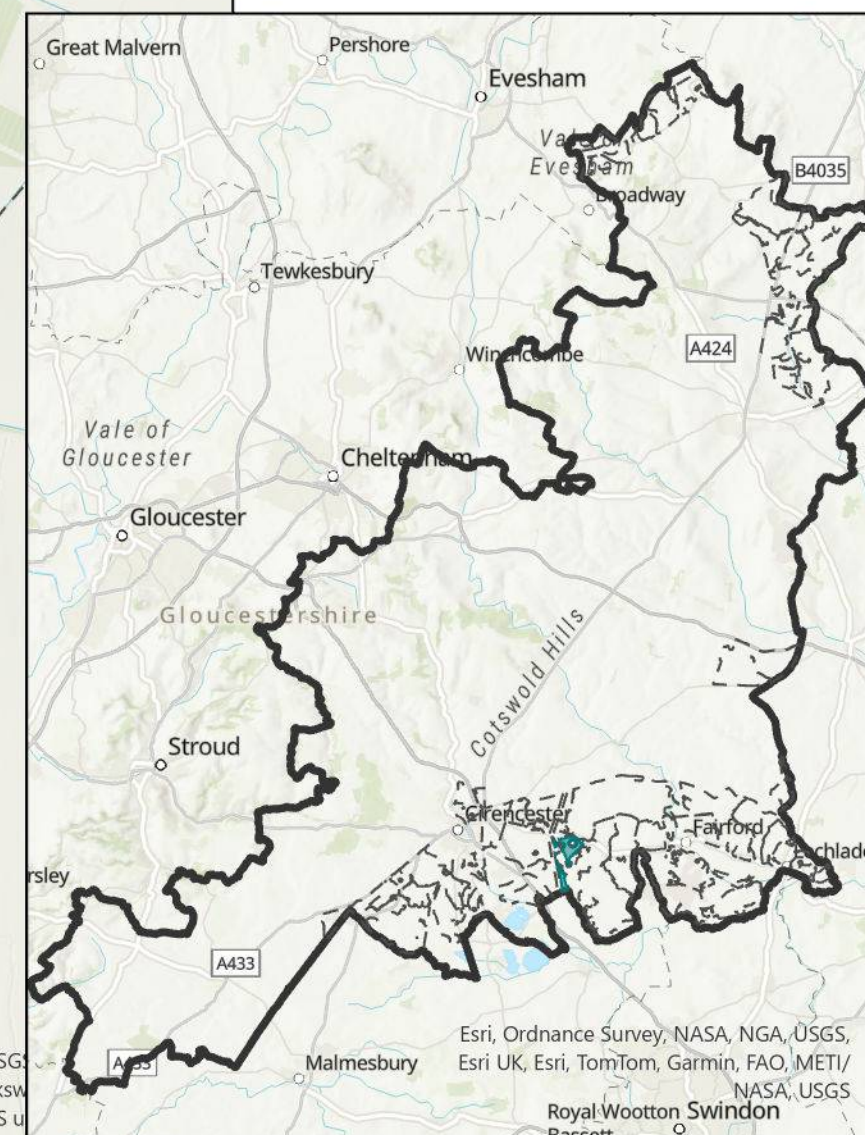
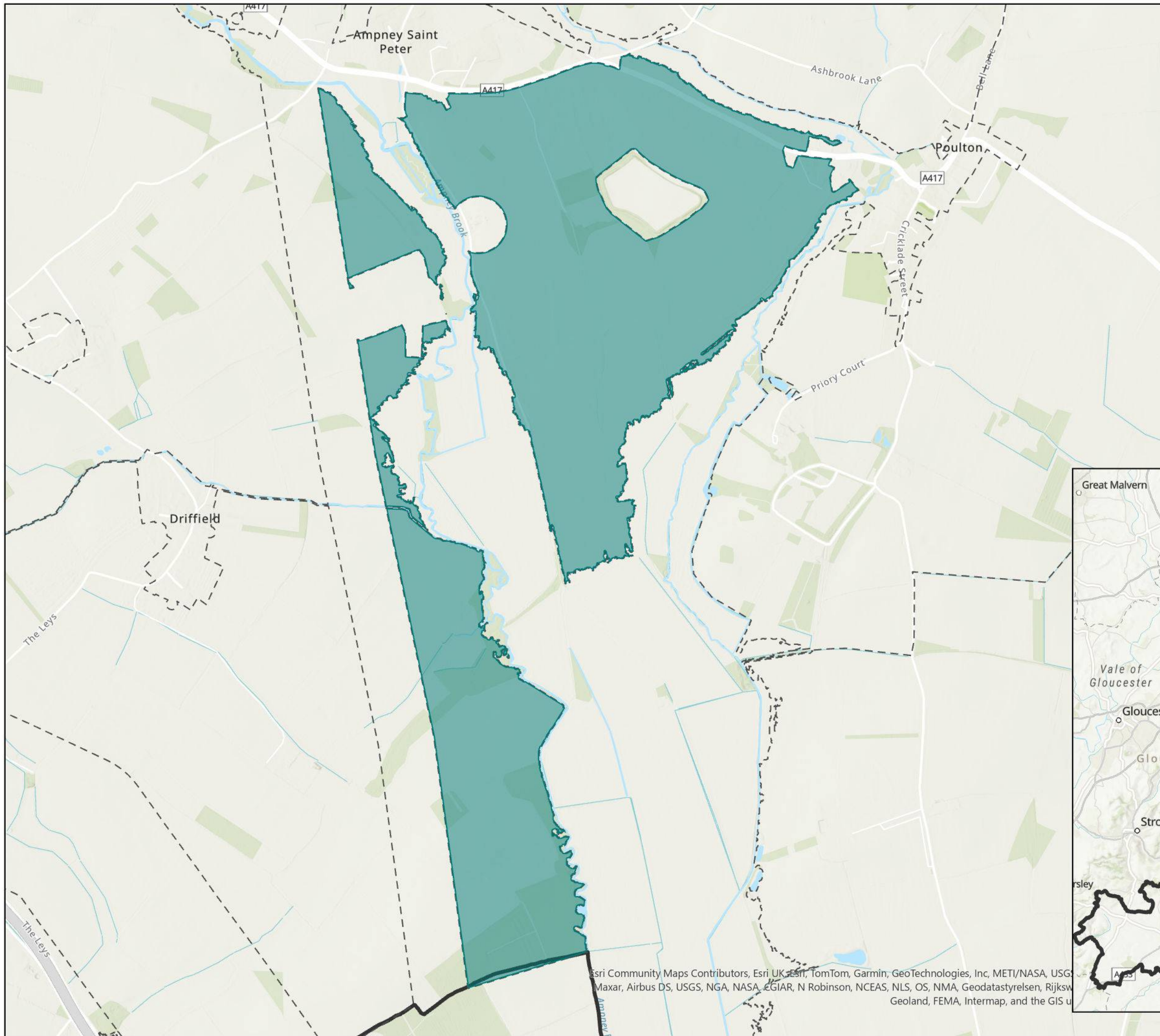
Description:
West of Poulton

Size: 215.5 ha

Development Typology:
New Settlement
(small village only)

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Maxar, Airbus DS, USGS, NASA, JGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, Geoland, FEMA, Intermap, and the GIS User Community

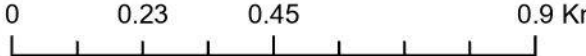
Esri, Ordnance Survey, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, FAO, METI/NASA, USGS

Royal Wootton Bassett Swindon

Broad Zone 16: Primary Constraints

- Legend**
- Oil/Gas Pipelines Buffered
 - Designated Heritage Asset
 - Flood Zone 3
 - Waste Sites with 100m Buffer
 - Open Access Land
 - Conservation_Areas
 - Established Employment Site
 - Broad Zone
 - District Boundary

Reference: 16
Type: New Settlement
Area: 223.19 ha
Description:
West of Poulton



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

**Broad Zone 16: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 2
 - Grade 3
 - Public Rights of Way
 - Drinking Water Safeguarding Zone
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 16
Type: New Settlement
Area: 215.5 ha
Description:
West of Poulton

0 0.2 0.4 0.8 Km

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Broad Zone 16: Landscape Sensitivity



Legend

- Landscape Character Area:
-  Cornbrash Lowlands
 -  Broad Zone
 -  District Boundary

Reference: 16
Type: New Settlement
Area: 223.19 ha
Description:
West of Poulton

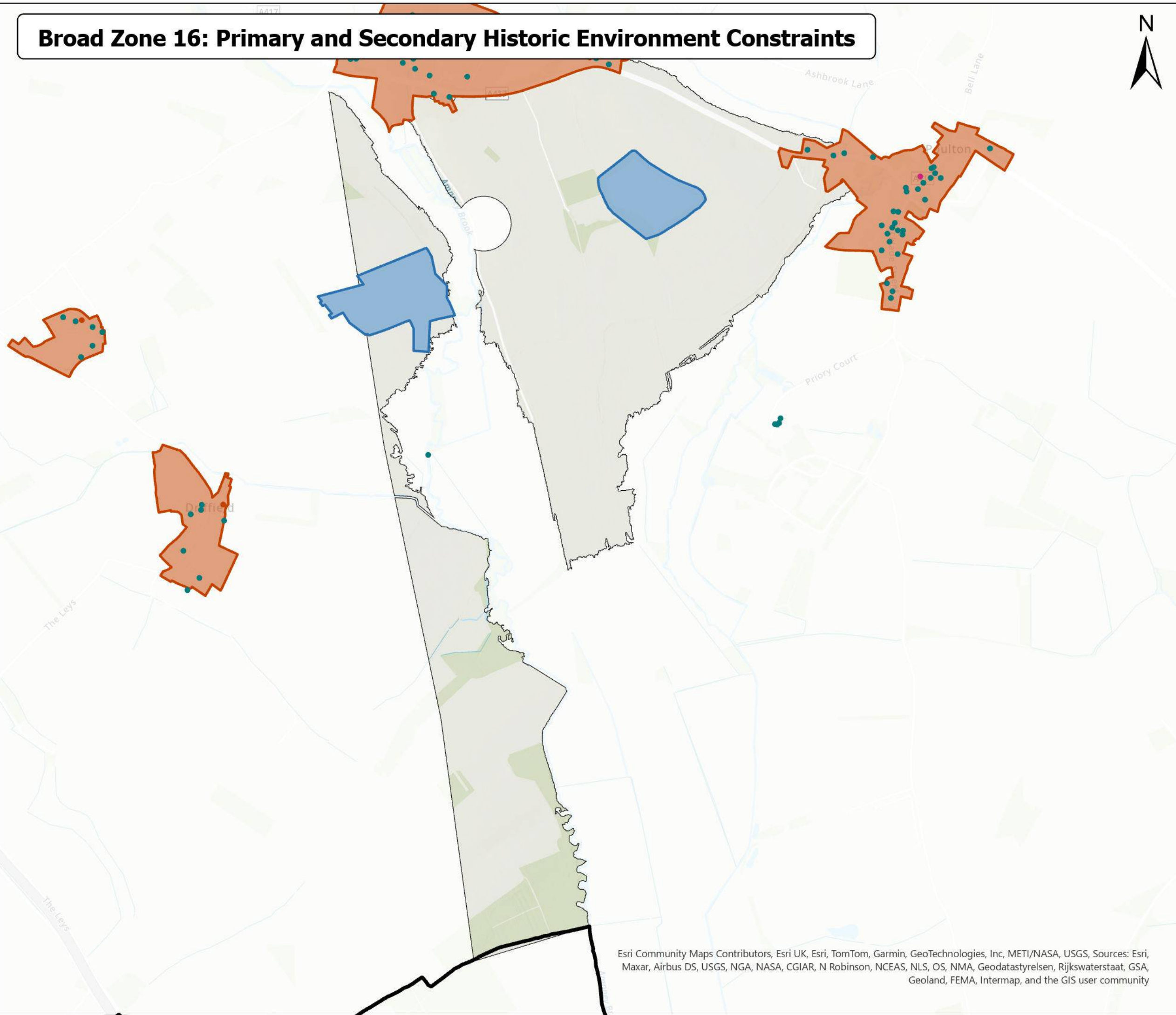


Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Broad Zone 16: Primary and Secondary Historic Environment Constraints



- Legend**
- Listed Building Grade
- I
 - II
 - II*
- Scheduled Monument
- Conservation Area
- Broad Zone
- District Boundary



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Reference: 16
Type: New Settlement
Area: 223.19 ha
Description:
West of Poulton



Site Assessment Sheet: Broad Zone 17

Environmental Constraints

Topic	Constraints and assessment	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Need to avoid area around Down Ampney due to rural setting and character of settlement, with numerous Listed Buildings. Airfield potentially and area further east (subject to setting of Meysey Hampton and Marston Meysey – latter out of district) worth exploring but need to consider setting of isolated listed farm. Gloucester County Council Heritage & Ecology Team No World Heritage Sites within the proposal area but it includes the Scheduled Monument of Settlement at Bean Hay Copse (NHLE 1003446). Settings issues in relation to two further Scheduled Monuments in Wiltshire should also be assessed. No Registered Battlefields or Registered Parks and Gardens. A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. There are no listed buildings within the site but many nearby at Down Ampney. Site also contains extensive known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date that would be harmed/destroyed by development. If site is allocated, pre-determination archaeological evaluation should be a policy requirement. Much of the former RAF Down Ampney has already been evaluated.			
Ecological and Geological Environment	Assets within the assessment area: - Multiple Priority Habitat, mostly <i>Deciduous Woodland</i>. - Nature Improvement Area (Cotswold Water Park). The whole assessment area falls within this designation. Assets within 250m: - Upper Thames Clay Vales Strategic Nature Area.			

Site Assessment Sheet: Broad Zone 17

	Assets within 2km: No designated assets within 2km IRZs: The zone falls within several SSSI IRZs, some referring to (works related to) residential development. Development in this Broad Zone would likely require consultation with Natural England. Assessment: There are several deciduous woodland habitats within the assessment area. There are also several watercourses/drainage ditches which are hydrologically linked to the Cotswold Water Park Site of Special Scientific Interest, located east, south and west of the assessment area. In addition, most of the assessment area falls within the North Meadow Special Area of Conservation Inner Zone of Influence (and the rest is situated within the Outer Zone of Influence). Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure. Opportunities to create ecologically connectivity between the assessment area and the Cotswold Water Park should be explored and could include the creation of ponds, wet woodlands, species-rich grasslands and scrub habitats. Negligible effects may occur at all development sizes provided that detailed development design and other mitigation measures are secured to address potential adverse impacts to biodiversity, including the Cotswold Water Park Site of Special Scientific Interest.			
Soil Quality	Over half of the assessment area is grade 2 agricultural land. Any development above a small village will therefore result in the loss of high quality agricultural land.			

Site Assessment Sheet: Broad Zone 17

	Moreover, it is unlikely that even a small village could be accommodated on grade 3 agricultural land only due to patches of grade 2 land being dotted around the assessment area. As such, development will have significant negative effects in relation to soil quality.			
Water Quality	The assessment area is fully located within a Source Protection Zone and a Drinking Water Safeguarding Zone. As such, significant adverse effect in relation to water quality are likely.			
Flood Risk	There is a large patch of land in the south of the Broad Zone which is located within Flood Zone 2. Additionally, there are further patches of the assessment area located within Flood Zone 2 on the western and eastern borders. However, there is sufficient space to accommodate development typologies outside of these zones, therefore negligible effects are anticipated in regards to flood risk.			
Mineral Resources	Most of the Broad Zone is located within a Mineral Safeguarding Area (MSA). A small village could potentially be located in the north of the Broad Zone, resulting in negligible effects in regards to mineral resource. None of the other development types can be accommodated without intersecting with the MSA. Therefore, significant negative effects are likely in relation to mineral resources for these development types. Moreover, a large area in the southern half of the Broad Zone (around the former Down Ampney airfield) is covered by the 'Land SE of Down Ampney' Mineral Infrastructure Safeguarded Site which would likely prohibit any development in that area.			
Noise	There is no land within the assessment area boundaries located within an area recognised as having noise levels in exceedance of 55dB at night or 60dB on average during the period 07:00-23:00. Therefore, effects in relation to noise are considered likely to be negligible for all development size options.			

Site Assessment Sheet: Broad Zone 17

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Broad Zone 17 is characterised by a spacious and gently undulating rural landscape with limited existing development and strong separation from adjacent settlements. Its large-scale arable field pattern and intermittent but structured vegetation provide some opportunities for visual screening, but much of the zone remains open and perceptually detached. Down Ampney itself is modest in scale, with limited physical or visual capacity to support large-scale expansion without compromising its landscape setting. Development at scale would risk eroding rural character and introducing new built form into an otherwise undeveloped landscape, particularly where containment features are absent. The zone's limited Public Rights of Way access and former military land use contribute further to its distinct identity, suggesting only limited capacity for landscape-led integration of development.	High	High	Medium-High

Accessibility

Topic	Rationale	Score	
Access to employment	8,916 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the less than 10,000 orange category. 241,079 jobs are accessible within 30 minutes' drive, putting this topic in the 150,000-250,000 jobs blue category.	Public Transport	Car
Access to other key services and facilities by public transport	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – Impossible – 3 / Hospital – Impossible – 3 / GP – 56 – 3 / Primary Ed – Impossible – 3 / Secondary Ed – 58 – 3 Giving a total score of 15, with 3 of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 12 or more, and/or more than 1 orange for GP/Hospital/Supermarket so has an overall orange score.		
Private car use by commuters	The Car as Method of Travel to Work percentage is 51% on average based on the local Census area data. This is in the 46-55% – blue category.		

Site Assessment Sheet: Broad Zone 17

Proximity to sustainable transport networks	Train Accessibility: No station with 5km. Buses within 500m of site: Medium Frequency: 76/77 Low Frequency: None Very Infrequent: 72C Bus Score – Blue having 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day. National Cycle Network: 3 - Away From NCN	Train	Bus	Cycling
---	--	--------------	------------	----------------

Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Wastewater	There currently is capacity for c225 properties.			
Electricity	The nearest Grid Supply Point, Bulk Supply Point and Primary Substation are not constrained.			
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.			
Rail Transport	No nearby railway lines/stations.			
Bus Transport	Zone has access to 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day, indicating some opportunity to increase bus patronage, warranting diversion to meet future travel demand.			
Cycle Transport	Zone is away from the existing National Cycle Network but there would be opportunities and need for enhancements, i.e. the zone is on/near the Cirencester Local Cycle Infrastructure Improvement Plan area.			

Broad Zone 17

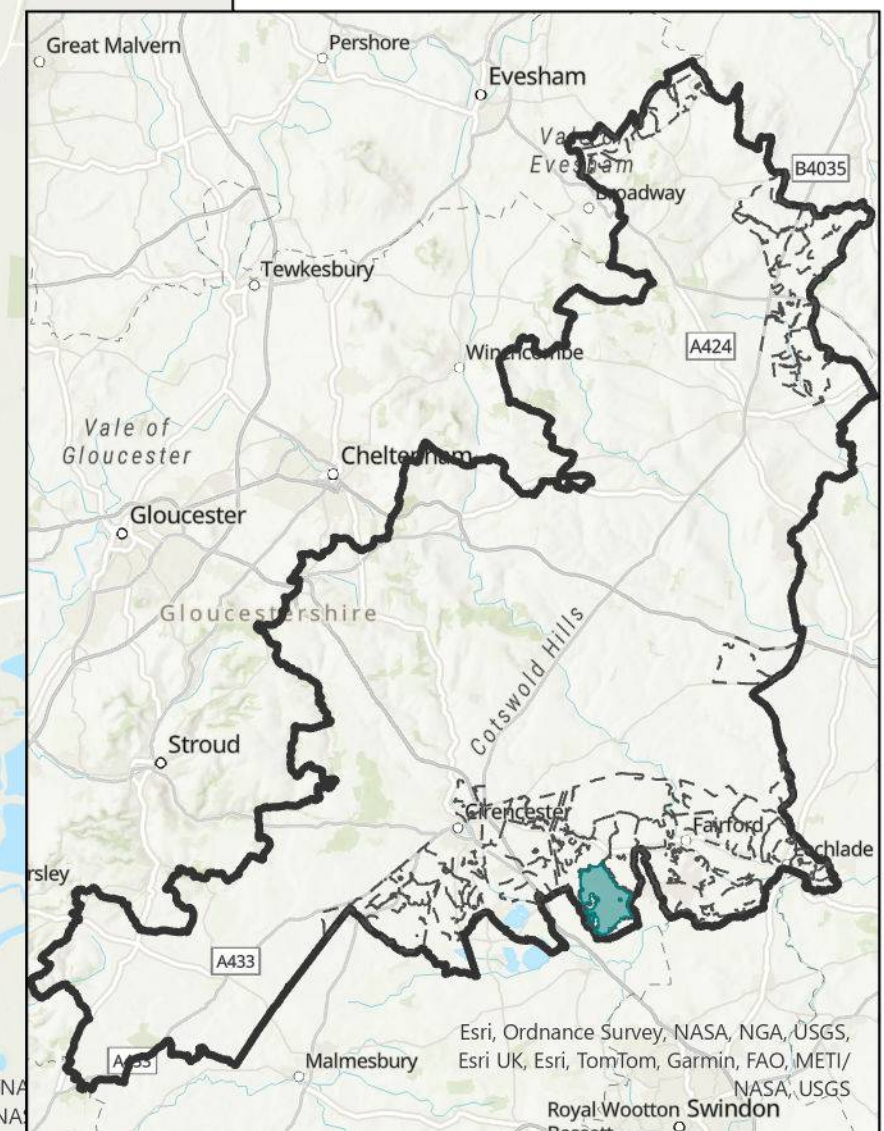
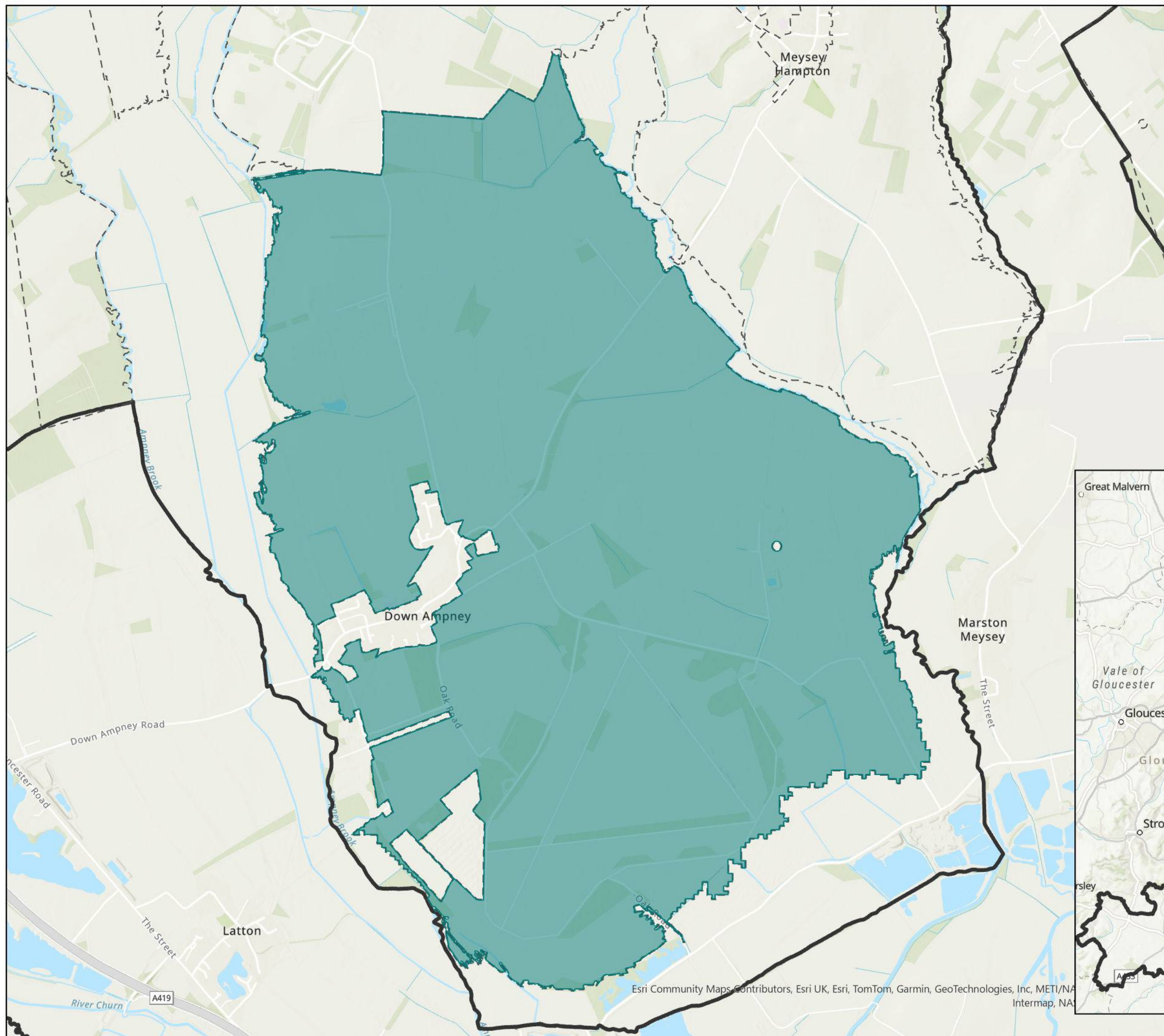
Description:
Around Down Ampney

Size: 824.75 ha

Development Typology:
New Settlement

Legend

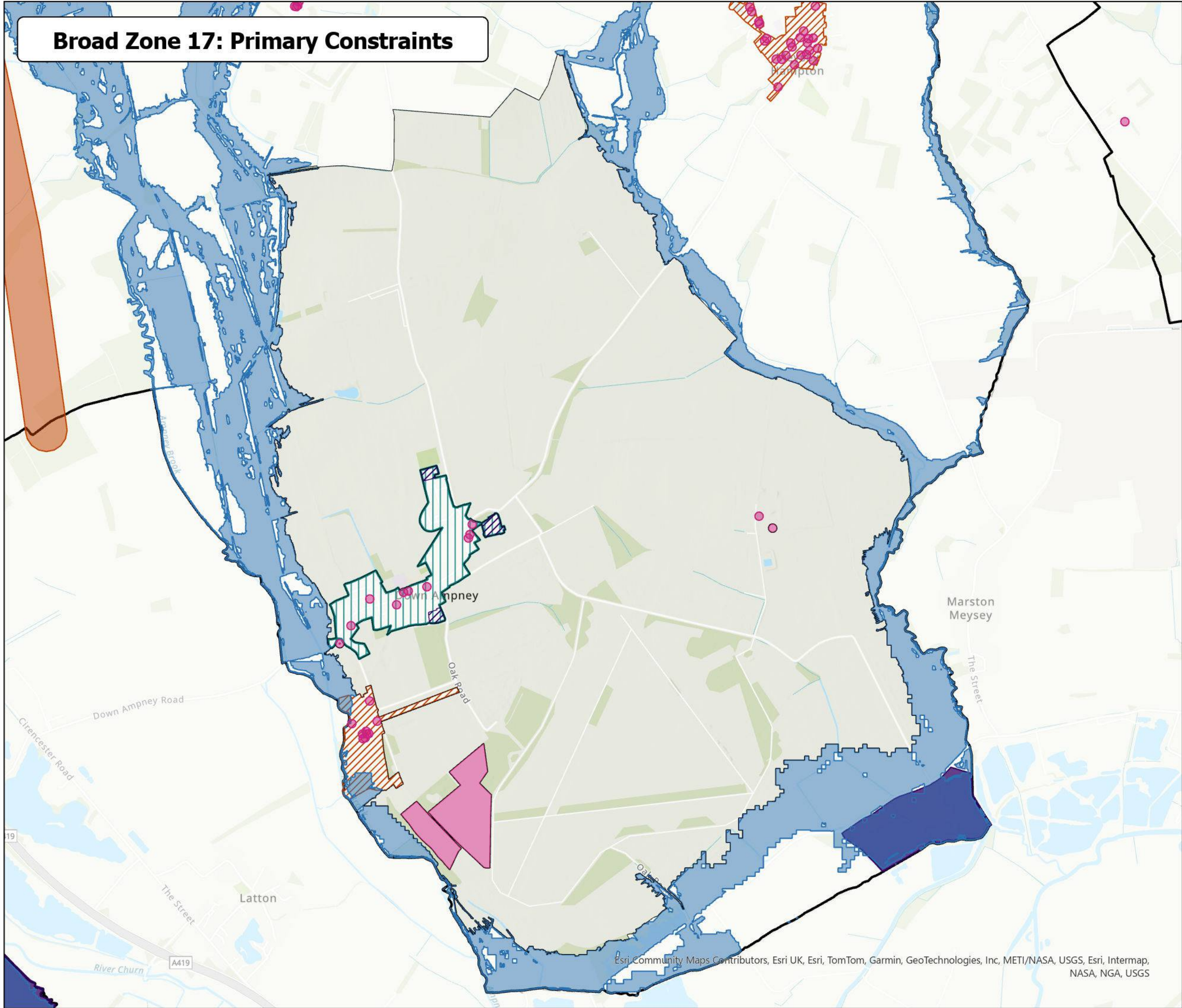
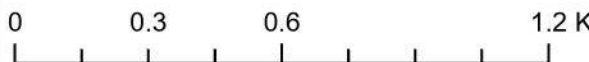
-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 17: Primary Constraints

- Legend**
- Oil/Gas Pipelines Buffered
 - Designated Heritage Asset
 - Flood Zone 3
 - Mineral Extraction Site
 - Development Boundary
 - Conservation_Areas
 - Local Plan Allocation
 - Broad Zone
 - District Boundary

Reference: 17
Type: New Settlement
Area: 824.75 ha
Description:
Around Down Ampney



**Broad Zone 17: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 2
 - Grade 3
 - Public Rights of Way
 - Drinking Water Safeguarding Zone
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 17
Type: New Settlement
Area: 824.75 ha
Description:
Around Down Ampney



Broad Zone 17: Landscape Sensitivity

Legend

Landscape Character Area:

- Cornbrash Lowlands
- River Basin Lowland
- Broad Zone
- District Boundary



Reference: 17
Type: New Settlement
Area: 824.75 ha
Description:
Around Down Ampney



Broad Zone 17: Primary and Secondary Historic Environment Constraints

Legend

Listed Building

Grade

I

II

II*

Scheduled Monument

Conservation Area

Broad Zone

District Boundary

Reference: 17

Type: New Settlement

Area: 824.75 ha

Description:
Around Down Ampney

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Esri, Intermap, NASA, NGA, USGS

0 0.28 0.55 1.1 Km

Site Assessment Sheet: Broad Zone 18

Environmental Constraints

Topic	Constraints and assessment	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Setting of historic village Conservation Area and Listed Buildings as well as Listed Buildings at Hilcot End. Needs to remain open and rural. Ampney Park also with potential parkland and wider setting. Southern zone. Farm Listed Buildings to NE would need to be considered but pockets in very northern portion could be explored. Gloucester County Council Heritage & Ecology Team No known designated heritage assets of archaeological interest within the proposal area , i.e. World Heritage Sites or Scheduled Monuments. No Registered Battlefields or Registered Parks and Gardens. A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. There are many listed buildings in close proximity. Site also contains several known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date that would be harmed/destroyed by development. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.	N/A		
Ecological and Geological Environment	Assets within the assessment area: - Multiple Priority Habitat, mostly <i>Deciduous Woodland</i>. Assets within 250m: - No designated assets within 250m. Assets within 2km: - Barnsley Warren lies to the north.	N/A	*	*

Site Assessment Sheet: Broad Zone 18

	IRZs: The zone falls within SSSI IRZs, but none list residential development as a land use of risk. Assessment: Traditional orchard and deciduous woodland habitats are present across the assessment area, Ampney Brook is associated with the southern site boundary and bisects the site; this feature is hydrologically linked to the Cotswold Water Park Site of Special Scientific Interest, located to the south. In addition, the assessment area falls completely within the North Meadow Special Area of Conservation Outer Zone of Influence. Therefore, any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure. Opportunities to enhance biodiversity should be explored, including the enhancement of riparian habitats and strengthening of existing ecological connectivity between existing and newly created orchard and deciduous woodland habitats. Negligible effects may occur at all development sizes provided that detailed development design and other mitigation measures are secured to address potential adverse impacts to biodiversity.			
Soil Quality	All the land in the assessment area is grade 3 agricultural land (or not considered agricultural land). As such, significant negative effects may occur in relation to soil quality for all possible development size options. However, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.	N/A	?	?

Site Assessment Sheet: Broad Zone 18

Water Quality	The assessment area is fully located within a Drinking Water Safeguarding Zone and also intersects with a Source Protection Zone. As such, significant adverse effect in relation to water quality are likely.	N/A		
Flood Risk	There is an area of land running straight through the Broad Zone (north to south) which is located within Flood Zone 2 and 3 due to the presence of a watercourse. Additionally, there are further patches of the assessment area located within Flood Zone 2 on its southern border. However, there is sufficient space to accommodate a small village outside of these zones, therefore negligible effects are anticipated for this development typology. A large village or town would struggle to be located fully outside of these zones, therefore significant adverse effects can be expected in regards to flood risk.	N/A		
Mineral Resources	Most of the Broad Zone is located within a Mineral Safeguarding Area (MSA) and none of the development types can be accommodated without intersecting with the MSA. Therefore, significant negative effects are likely in relation to mineral resources for all development types.	N/A		
Noise	There is no land within the assessment area boundaries located within an area recognised as having noise levels in exceedance of 55dB at night or 60dB on average during the period 07:00-23:00. Therefore, effects in relation to noise are considered likely to be negligible for all development size options.	N/A		

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
The elevated and open character of Broad Zone 18, combined with its rural setting and proximity to the Cotswold National Landscape to the north, limits its capacity for large-scale development. The central plateau is visually prominent, and development here would likely appear intrusive, altering key views and undermining the relationship between landform and existing settlement. The structured vegetation and mature hedgerows offer some capacity for visual mitigation, particularly	High	High	Medium-High

Site Assessment Sheet: Broad Zone 18

in more enclosed areas, but overall, the area has a strong sense of place and rural identity that is sensitive to change. Settlement expansion northwards from Ampney Crucis would compromise the established form and character of the village, while scattered development across the wider zone would erode the pattern of dispersed rural land use.			
---	--	--	--

Accessibility

Topic	Rationale	Score		
Access to employment	17,502 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the 10,000 – 20,000 blue category. 258,455 jobs are accessible within 30 minutes' drive, putting this topic in the more than 250,000 jobs green category.	Public Transport	Car	
Access to other key services and facilities by public transport	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – 27 – 2 / Hospital – 34 – 2 / GP – 25 – 2 / Primary Ed – 13 – 1 / Secondary Ed – 25 – 2 Giving a total score of 9, with none of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 10 or less, and no orange for GP/Hospital/Supermarket so has an overall green score.			
Private car use by commuters	The Car as Method of Travel to Work percentage is 48% on average based on the local Census area data. This is in the 46-55% - blue category.			
Proximity to sustainable transport networks	Train Accessibility: No station with 5km. Buses within 500m of site: Medium Frequency: 76/77 Low Frequency: 50; 855 Very Infrequent: 72C; 72F; SM6 Bus Score – Blue having 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day. National Cycle Network: 3 - Away From NCN	Train	Bus	Cycling

Site Assessment Sheet: Broad Zone 18

Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Wastewater	There currently is capacity for c225 properties.	N/A		
Electricity	The nearest Grid and Bulk Supply Points are not constrained, but the nearest Primary Substation will need upgrading.	N/A		
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.	N/A		
Rail Transport	No nearby railway lines/stations.	N/A		
Bus Transport	Zone has access to 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day, indicating some opportunity to increase bus patronage, warranting diversion to meet future travel demand.	N/A		
Cycle Transport	Zone is away from the existing National Cycle Network but there would be opportunities and need for enhancements, i.e. the zone is on/near the County Cycle Infrastructure Improvement '30'.	N/A		

Broad Zone 18

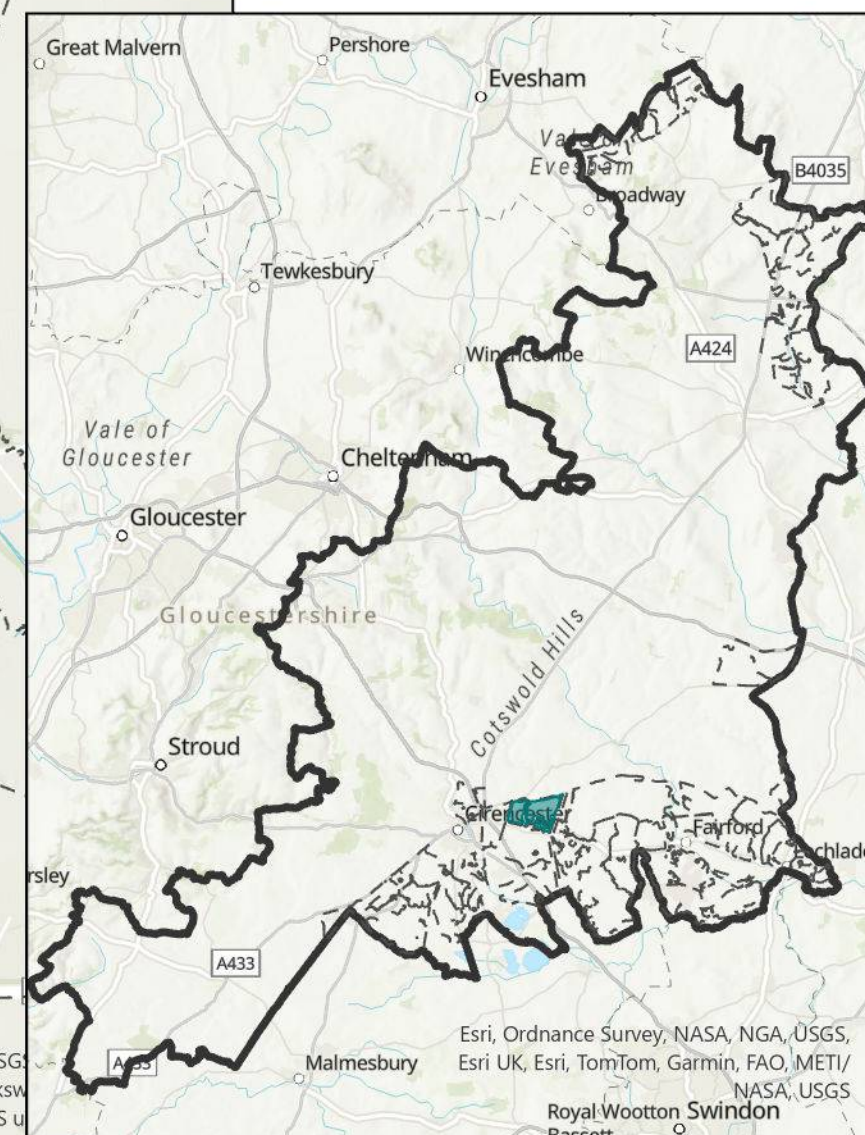
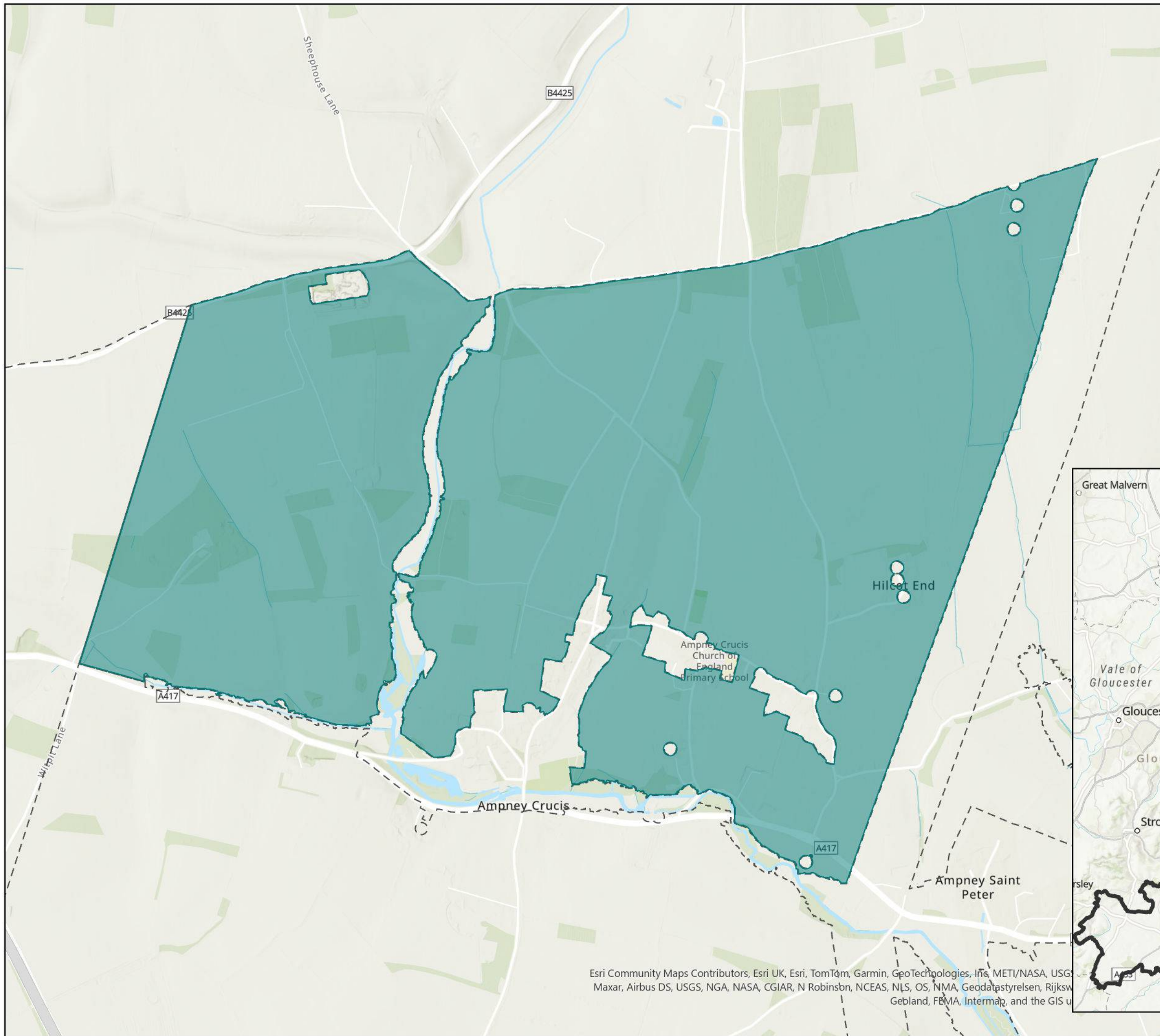
Description:
North of the Ampneys

Size: 434.76 ha

Development Typology:
New Settlement
(small and large village only)

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary

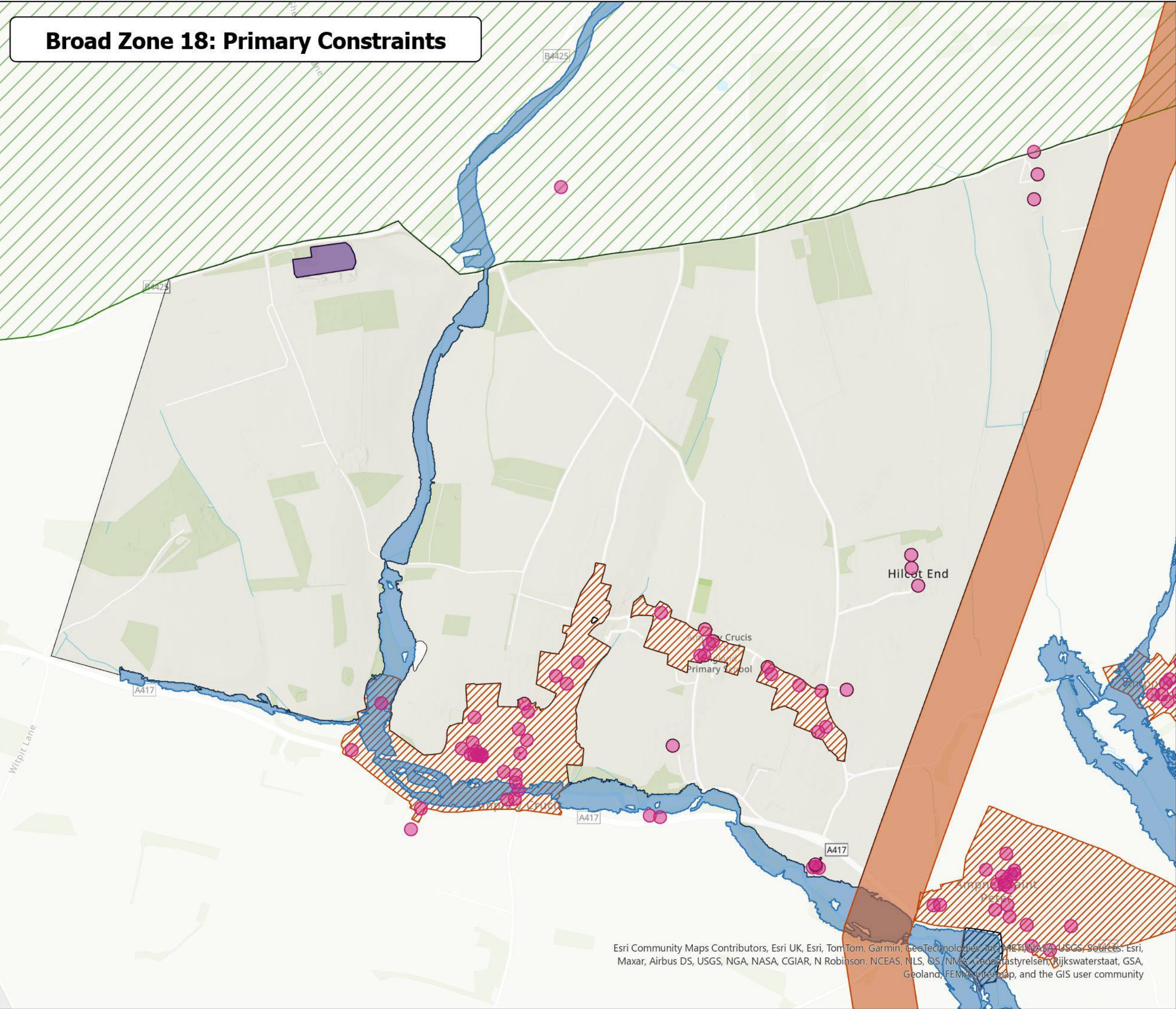


Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, Gebland, FEMA, Intermap, and the GIS User Community

Esri, Ordnance Survey, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, FAO, METI/NASA, USGS

Broad Zone 18: Primary Constraints

- Legend**
- Oil/Gas Pipelines Buffered
 - Designated Heritage Asset
 - Flood Zone 3
 - Mineral Extraction Site
 - Open Access Land
 - Conservation_Areas
 - Cotswold National Landscape
 - Broad Zone
 - District Boundary



Reference: 18
Type: New Settlement
Area: 434.76 ha
Description:
North of the Ampneys

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, MET/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

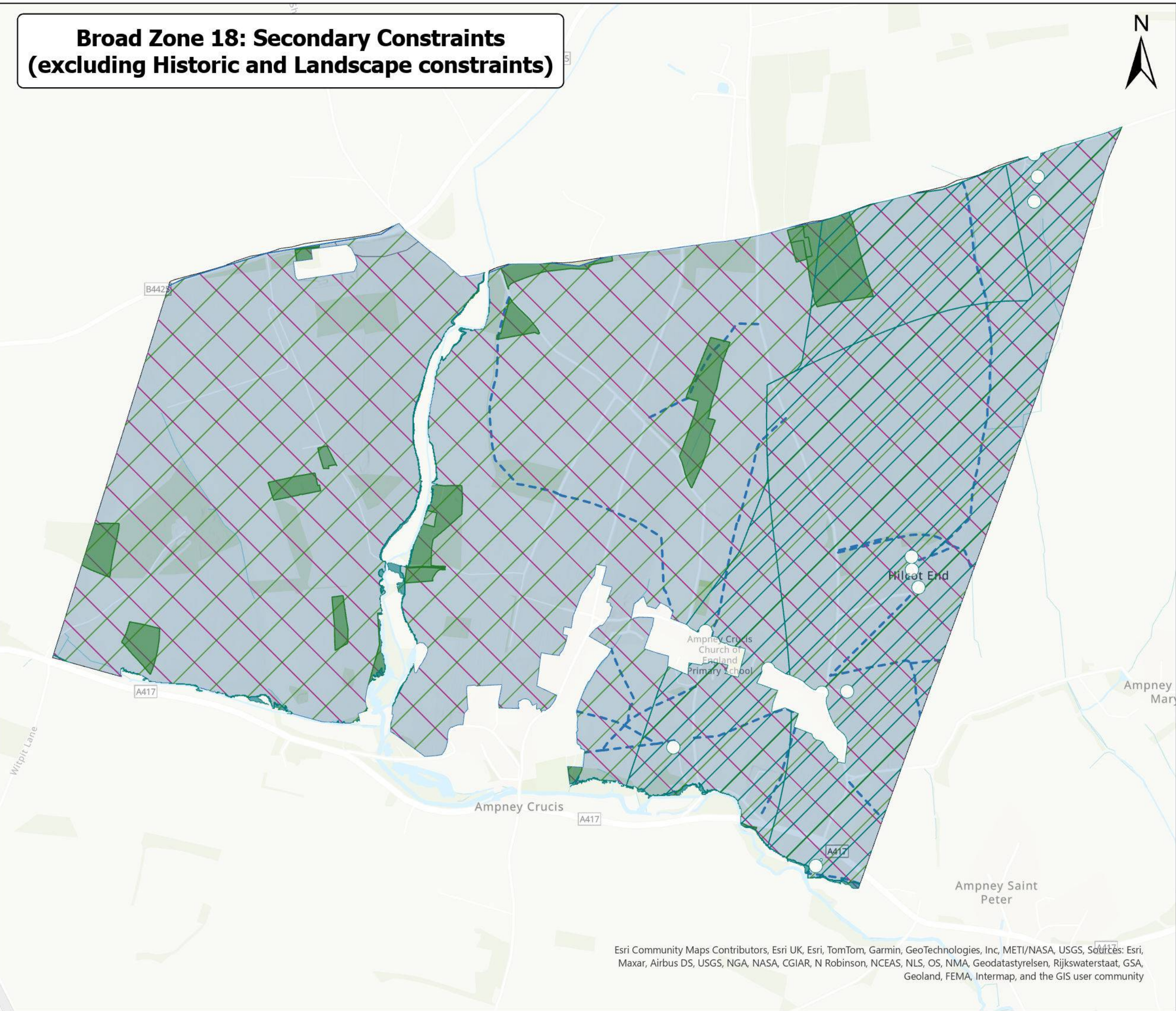


**Broad Zone 18: Secondary Constraints
(excluding Historic and Landscape constraints)**



Legend

-  Priority Habitat Inventory
-  SSSI Impact Risk Zones
- Agricultural Land Classification:**
 -  Grade 3
-  Public Rights of Way
-  Drinking Water Safeguarding Zone
-  Source Protection Zone
-  Floodzone 2
-  Broad Zone
-  District Boundary



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Reference: 18
Type: New Settlement
Area: 434.76 ha
Description:
North of the Ampneys

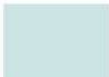
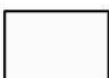


Broad Zone 18: Landscape Sensitivity



Legend

Landscape Character Area:

-  Dip Slope Lowland
-  Cotswold National Landscape
-  Broad Zone
-  District Boundary

Reference: 18
Type: New Settlement
Area: 434.76 ha
Description:
North of the Ampneys

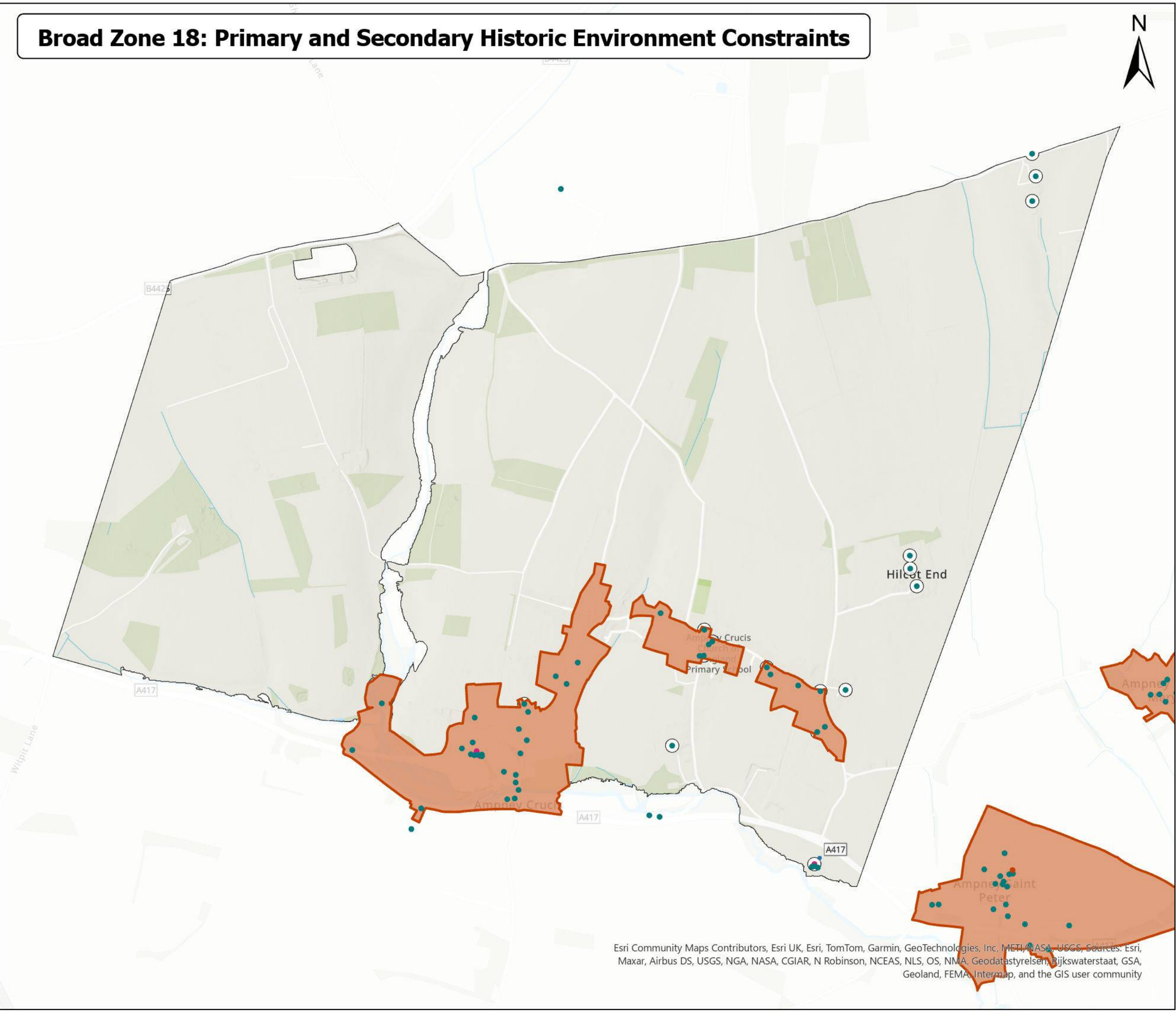
Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Broad Zone 18: Primary and Secondary Historic Environment Constraints

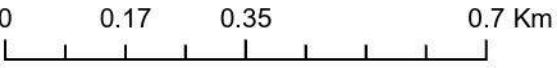


- Legend**
- Listed Building Grade
- I
 - II
 - II*
- Scheduled Monument
- Conservation Area
- Broad Zone
- District Boundary



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc., METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Reference: 18
Type: New Settlement
Area: 434.76 ha
Description:
North of the Ampneys



Site Assessment Sheet: Broad Zone 19

Environmental Constraints

Topic	Constraints and assessment	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Rural setting of the Driffield, Harnhill, Preston CAs and LBs to consider, as well as wider setting to south of Ampney Crucis. So northern swathe would seem very sensitive. Airfield and adjacent army regiment site would present more potential. Need to consider setting of Siddington House and Round House. Gloucester County Council Heritage & Ecology Team No known designated heritage assets of archaeological interest within the proposal area , i.e. World Heritage Sites or Scheduled Monuments. No Registered Battlefields or Registered Parks and Gardens. However, the site is within 50m of a scheduled monument: Roman villa and earlier settlement remains 1120m east of Harnhill Manor (NHLE 1021448) . A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. There are many listed buildings in close proximity. Site also contains several known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date that would be harmed/destroyed by development. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.	N/A		
Ecological and Geological Environment	Assets within the assessment area: - Multiple Priority Habitat, mostly <i>Deciduous Woodland</i>. - Nature Improvement Area (Cotswold Water Park). The southern half of the assessment area falls within this designation. Assets within 250m: - Siddington Copse Ancient Woodlands lies adjacent to the west.	N/A	*	*

Site Assessment Sheet: Broad Zone 19

- Nature Improvement Area (Cotswold Water Park).

Assets within 2km:

- Wildmoorway Meadows SSSI to the south.

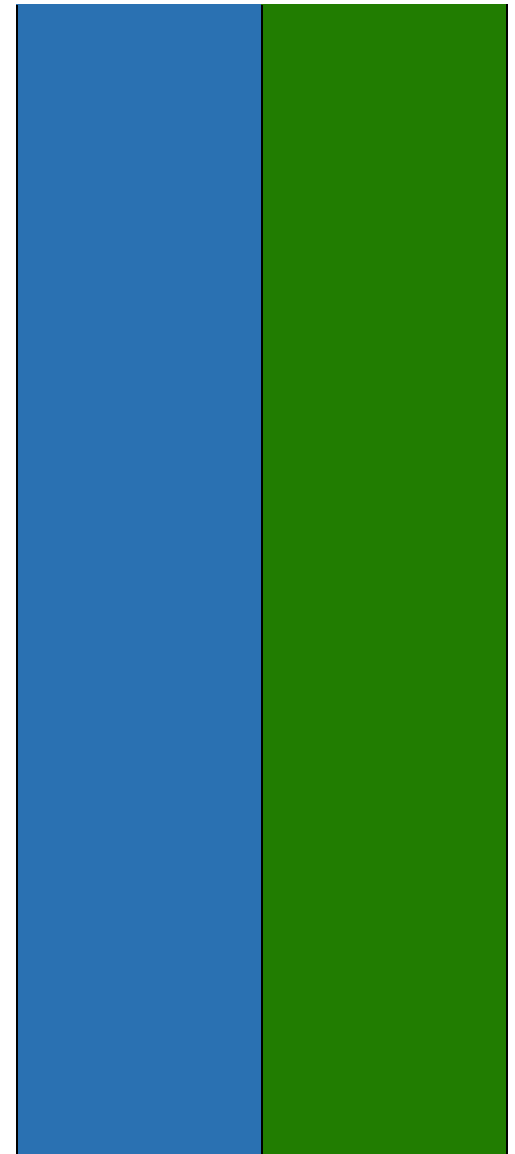
IRZs: The zone falls within several SSSI IRZs, some referring to (works related to) residential development. Development in this Broad Zone would likely require consultation with Natural England.

Assessment:

There are several biodiversity constraints within the assessment area, including Siddington Copse, an ancient woodland located in the west, Ampney Brook to the east and along the northern boundary, the River Churn along the western boundary, and several deciduous woodland habitats identified across the site. In addition, most of the assessment area falls within the North Meadow Special Area of Conservation Outer Zone of Influence, with a small part in the south of the Broad Zone falling within the Inner Zone of Influence. Therefore, any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats and designations are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure.

Opportunities to enhance biodiversity include strengthening ecological connectivity between existing and new woodland habitats, improvements to riparian habitats and the creation of wildflower meadows, orchards, scrub and hedgerows.

Negligible effects may occur at all development sizes provided that detailed development design and other mitigation measures are secured to address potential adverse impacts to biodiversity.



Site Assessment Sheet: Broad Zone 19

Soil Quality	All the land in the assessment area is grade 3 agricultural land (or not considered agricultural land). As such, significant negative effects may occur in relation to soil quality for all possible development size options. However, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.	N/A	?	?
Water Quality	The assessment area is fully located within a Source Protection Zone and half of it intersects with a Drinking Water Safeguarding Zone. As such, significant adverse effect in relation to water quality are likely.	N/A		
Flood Risk	There are several patches of land on the western and northern border of the Broad Zone which are located within Flood Zone 2. However, there is sufficient space to accommodate all development scales in outside of these zones, therefore negligible effects are anticipated.	N/A		
Mineral Resources	Most of the Broad Zone is located within a Mineral Safeguarding Area (MSA) and none of the development types can be accommodated without intersecting with the MSA. Therefore, significant negative effects are likely in relation to mineral resources for all development types.	N/A		
Noise	There are two roads that run across the assessment area which in creates areas that have noise levels in exceedance of 55dB at night and 60dB on average during the period 07:00-23:00. However, there is enough land to accommodate all development options while leaving a sufficient buffer from these roads.	N/A		

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Broad Zone 19 exhibits a high degree of variation in character and sensitivity, with more intact, rural and enclosed landscapes in the east and north contrasting with open, infrastructure-dominated areas in the south and centre. The A419 bisects the zone, introducing a clear physical and	High	High	Medium-High

Site Assessment Sheet: Broad Zone 19

perceptual severance, while urbanising features to the south and west reduce the potential for cohesive placemaking. Conversely, the eastern area remains sensitive due to strong landscape structure, time-depth, and rural tranquillity. Any large-scale development would need to respond carefully to fragmented enclosure, visual openness, and the risk of intrusion into valued landscape settings.			
--	--	--	--

Accessibility

Topic	Rationale	Score		
Access to employment	749 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the less than 10 orange category. 266,569 jobs are accessible within 30 minutes' drive, putting this topic in the more than 250,000 jobs green category.	Public Transport	Car	
Access to other key services and facilities by public transport	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – Impossible – 3 / Hospital – Impossible – 3 / GP – Impossible – 3 / Primary Ed – Impossible – 3 / Secondary Ed – Impossible – 3 Giving a total score of 15, with 3 of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 12 or more, and/or more than 1 orange for GP/Hospital/Supermarket so has an overall orange score.			
Private car use by commuters	The Car as Method of Travel to Work percentage is 50% on average based on the local Census area data. This is in the 46-55% – blue category.			
Proximity to sustainable transport networks	Train Accessibility: No station with 5km. Buses within 500m of site: Medium Frequency: 51/51X; 76/77 Low Frequency: 50; Very Infrequent: College; 72C; 72F; SM6 Bus Score – Blue++ having 2+ route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) National Cycle Network: 1- On NCN 45	Train	Bus ++	Cycling

Site Assessment Sheet: Broad Zone 19

Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Wastewater	There currently is capacity for c225 properties.	N/A		
Electricity	The nearest Grid and Bulk Supply Points are not constrained, but the nearest Primary Substation will need upgrading.	N/A		
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.	N/A		
Rail Transport	No nearby railway lines/stations.	N/A		
Bus Transport	Zone has access to 2+ Routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm, indicating greater opportunity for increasing bus patronage, with minimal diversion to meet future travel demand.	N/A		
Cycle Transport	Zone is on the NCN 45 and is likely to deliver significant improvements in cycling routes to key destinations, i.e. through '29' and '30' of the County CWIP and through the LCWIP.	N/A		

Broad Zone 19

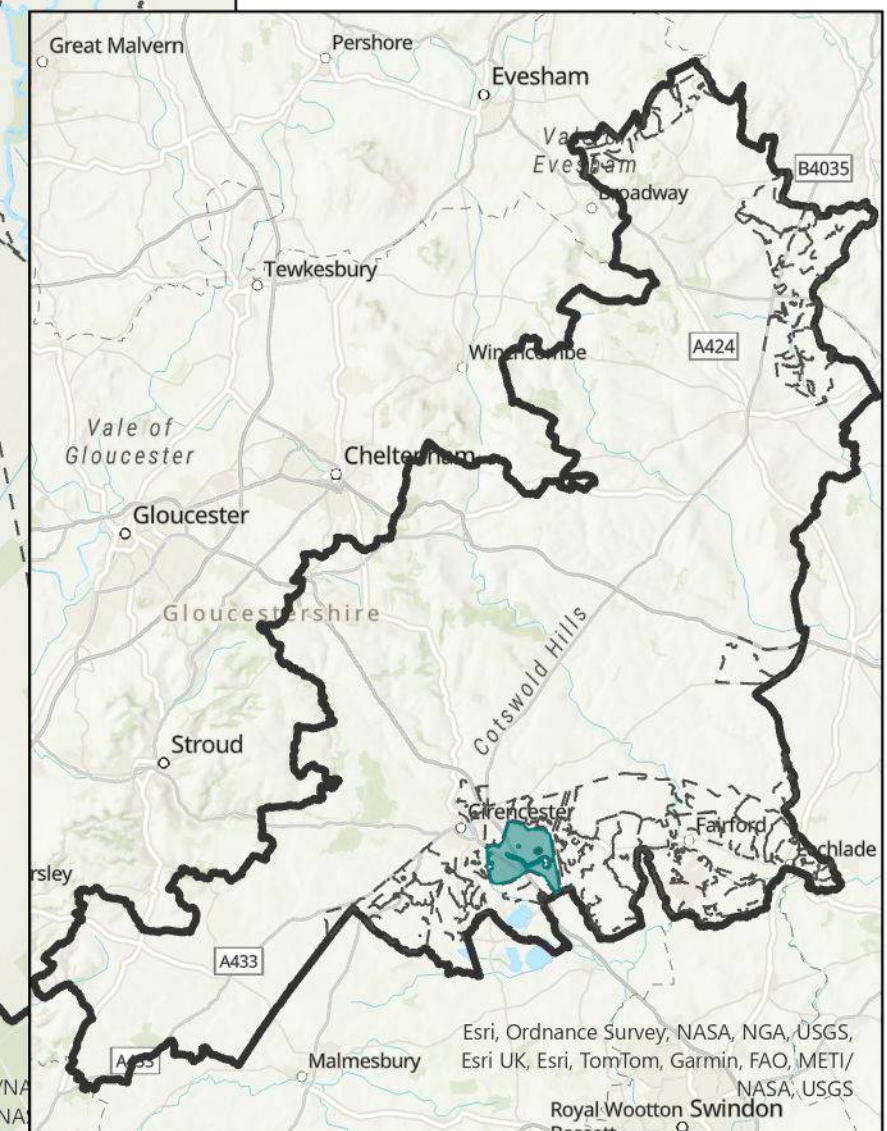
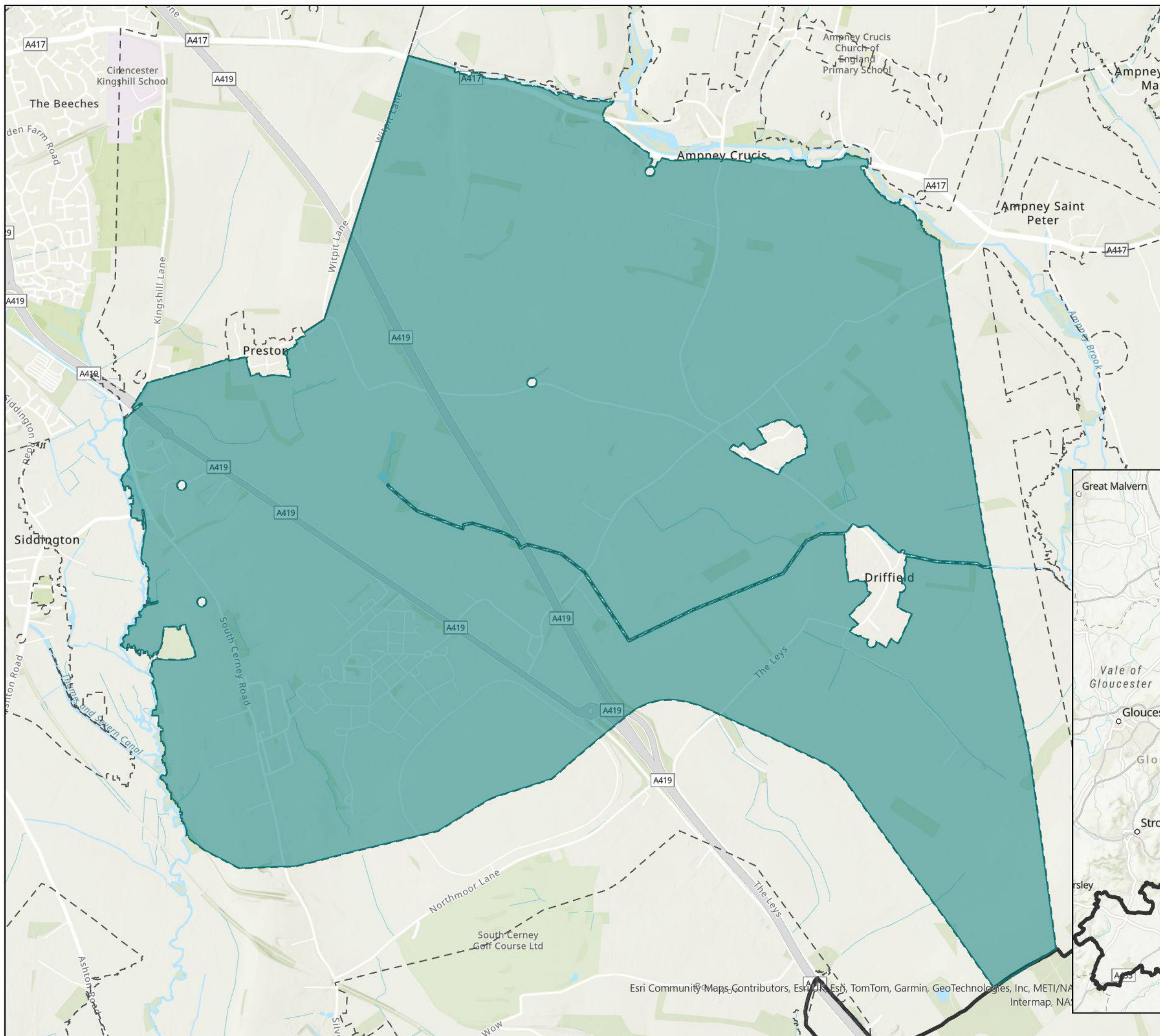
Description:
South and East of Preston

Size: 1,124.04 ha

Development Typology:
New Settlement
(small and large village only)

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 19: Primary Constraints

- Legend**
- Oil/Gas Pipelines Buffered
 - Overhead Electricity Lines 60m Buffer
 - Designated Heritage Asset
 - Ancient Woodlands
 - Flood Zone 3
 - Mineral Extraction Site
 - Waste Sites with 100m Buffer
 - Development Boundary
 - Open Access Land
 - Local Green Space
 - Conservation_Areas
 - Established Employment Site
 - Broad Zone
 - District Boundary

Reference: 19
Type: New Settlement
Area: 1,124.04 ha
Description:
South and East of Preston

**Broad Zone 19: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 3
 - Road Noise Day $\geq 60\text{dB}$
 - Road Noise Night $\geq 55\text{dB}$
 - Public Rights of Way
 - National Cycle Network
 - Drinking Water Safeguarding Zone
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 19
Type: New Settlement
Area: 1,124.04 ha
Description:
South and East of Preston



Broad Zone 19: Landscape Sensitivity

Legend

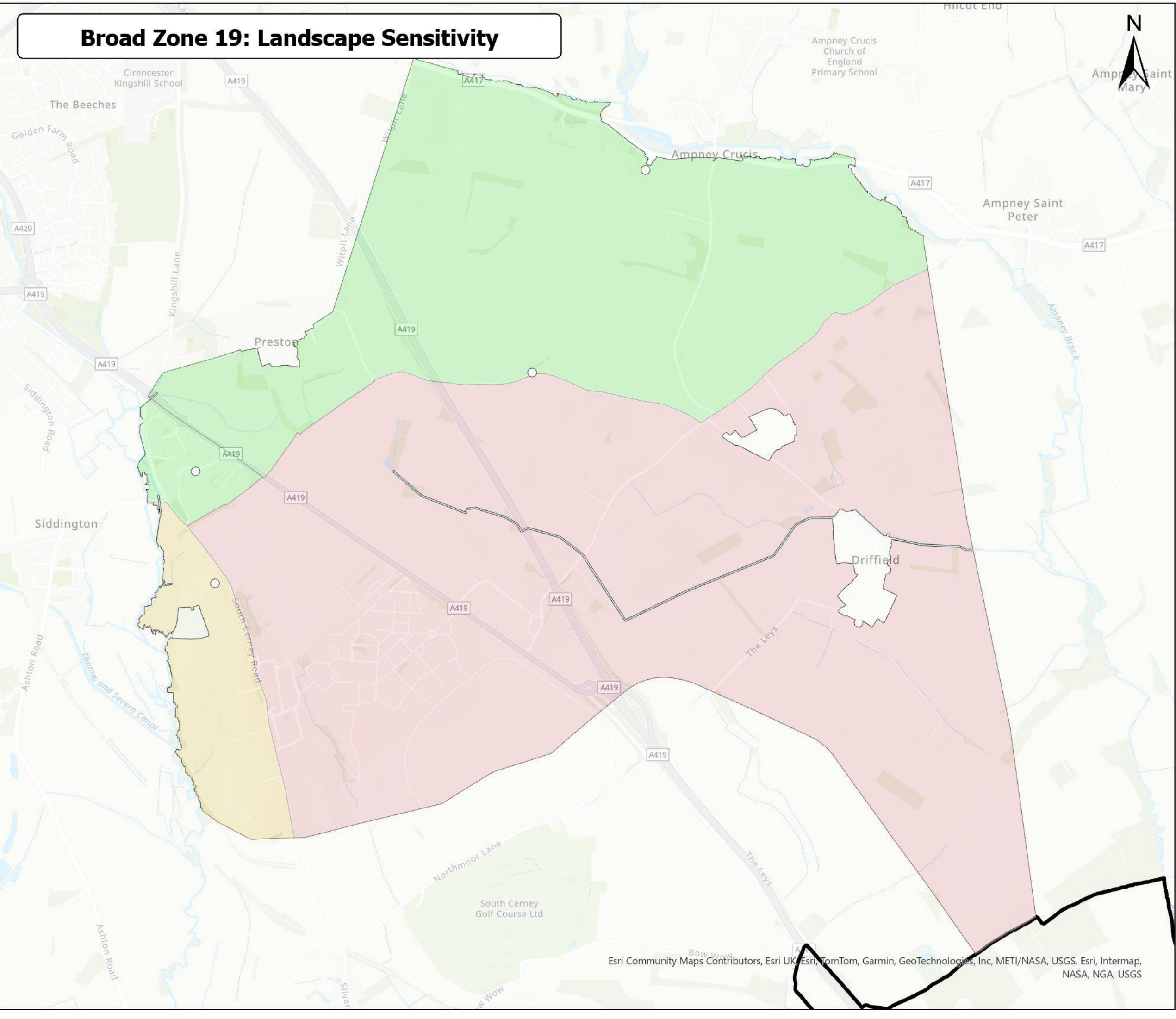
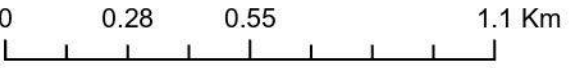
Landscape Character Area:

- Cornbrash Lowlands
- Dip Slope Lowland
- River Basin Lowland

Broad Zone

District Boundary

Reference: 19
Type: New Settlement
Area: 1,124.04 ha
Description:
South and East of Preston



Broad Zone 19: Primary and Secondary Historic Environment Constraints

Legend

Listed Building

Grade

I

II

II*

Scheduled Monument

Conservation Area

Broad Zone

District Boundary

Reference: 19
Type: New Settlement
Area: 1,124.04 ha
Description:
South and East of Preston

0 0.28 0.55 1.1 Km

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Esri, Intermap, NASA, NGA, USGS

Site Assessment Sheet: Broad Zone 20

Environmental Constraints

Topic	Constraints and assessment	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team South Cerney Conservation Area and Listed Buildings setting make whole western part very sensitive. Important rural approach to South Cerney along Bow Wow from east. Area east of golf course and north of Bow Wow potential to explore as well as potentially south of Bow Wow further east. Gloucester County Council Heritage & Ecology Team No known designated heritage assets of archaeological interest within the proposal area , i.e. World Heritage Sites or Scheduled Monuments. No Registered Battlefields or Registered Parks and Gardens. However, the site is within 120m of a scheduled monument: South Cerney Castle (NHLE 1003422) . A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. There are a few listed buildings in close proximity. Site also contains several known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date that would be harmed/destroyed by development. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.	N/A	N/A	
Ecological and Geological Environment	Assets within the assessment area: - Several Priority Habitats along the western and southern border. Mixture of <i>Deciduous Woodland</i>, <i>Traditional Orchards</i> and <i>Lowland Meadows</i>. - Nature Improvement Area (Cotswold Water Park). The whole assessment area falls within this designation. Assets within 250m:	N/A	N/A	*

Site Assessment Sheet: Broad Zone 20

- The southern part of the site is within 250m of the Wildmoorway Meadows SSSI.

Assets within 2km:

- The whole site is within 2km of the Wildmoorway Meadows and Cotswold Lakes SSSIs.

IRZs: The zone falls within several SSSI IRZs, some referring to (works related to) residential development. Development in this Broad Zone would likely require consultation with Natural England.

Assessment:

Priority habitats are restricted to the eastern, southern and western boundaries of the assessment area, comprising deciduous woodland, lowland meadow and traditional orchard habitats. Immediately south of the assessment area is the Cotswold Water Park Site of Special Scientific Interest and most of the assessment area falls within the North Meadow Special Area of Conservation Inner Zone of Influence (and the rest is situated within the Outer Zone of Influence). Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats and designations are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure.

Opportunities to enhance biodiversity may include the creation of ponds, wildflower meadows, wet woodlands, scrub and hedgerows. This will aid in connecting the assessment area to the Site of Special Scientific Interest.

Due to the proximity of the Site of Special Scientific Interest, further investigation is required to assess whether development within this assessment area is acceptable. If development is considered acceptable, detailed development design and other

Site Assessment Sheet: Broad Zone 20

	mitigation measures will need to be secured to address potential adverse impacts to biodiversity, including to the Site of Special Scientific Interest.			
Soil Quality	All the land in the assessment area is grade 3 agricultural land (or not considered agricultural land). As such, significant negative effects may occur in relation to soil quality for all possible development size options. However, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.	N/A	N/A	?
Water Quality	The assessment area is fully located within a Source Protection Zone. As such, significant adverse effect in relation to water quality are likely.	N/A	N/A	
Flood Risk	There are several patches of land on the southern and eastern border of the Broad Zone which are located within Flood Zone 2. However, there is sufficient space to accommodate a small village outside of these zones, therefore negligible effects are anticipated.	N/A	N/A	
Mineral Resources	Most of the Broad Zone is located within a Mineral Safeguarding Area (MSA) and none of the development types can be accommodated without intersecting with the MSA. Therefore, significant negative effects are likely in relation to mineral resources for all development types.	N/A	N/A	
Noise	There is a road along the eastern border of the assessment area which creates an area that has noise levels in exceedance of 55dB at night and 60dB on average during the period 07:00-23:00. However, there is enough land to accommodate the one potential development option while leaving a sufficient buffer from this road.	N/A	N/A	

Site Assessment Sheet: Broad Zone 20

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Broad Zone 20 is characterised by its low-lying, transitional landscape at the edge of South Cerney, influenced by its adjacency to the Cotswold Water Park and the A419 corridor. The landscape is visually and perceptually fragmented, with limited historic continuity and inconsistent hedgerow structure. While certain areas offer a more enclosed and vegetated character such as the golf course and lakes to the southern boundary, much of the zone is exposed, affected by road infrastructure, and lacking in strong containment. Its proximity to existing development and partial visual containment could allow for some low-density settlement expansion, but significant intervention would be required to address visual and experiential impacts, retain vegetation, and respect landscape pattern.	High	Medium-High	Medium-High

Accessibility

Topic	Rationale	Score		
Access to employment	22,296 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the more than 20,000 green category. 249,230 jobs are accessible within 30 minutes' drive, putting this topic in the 150,000-250,000 jobs blue category.	Public Transport	Car	
Access to other key services and facilities by public transport	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – 26 – 2 / Hospital – 37 – 2 / GP – 13 – 1 / Primary Ed – 18 – 1 / Secondary Ed – 38 – 2 Giving a total score of 8, with none of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 10 or less, and no orange for GP/Hospital/Supermarket so has an overall green score.			
Private car use by commuters	The Car as Method of Travel to Work percentage is 47% on average based on the local Census area data. This is in the 46-55% - blue category.			
Proximity to sustainable	Train Accessibility: No station with 5km. Buses within 500m of site:	Train	Bus	Cycling

Site Assessment Sheet: Broad Zone 20

transport networks	Medium Frequency: 51/51X Low Frequency: None Very Infrequent: College; 72C Bus Score – Blue having 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day. National Cycle Network: 3 - On NCN 45			
--------------------	--	--	--	--

Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Wastewater	There is capacity for c3000 properties before the score moves from green to blue.	N/A	N/A	
Electricity	The nearest Grid and Bulk Supply Points are not constrained, but the nearest Primary Substation will need upgrading.	N/A	N/A	
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.	N/A	N/A	
Rail Transport	No nearby railway lines/stations.	N/A	N/A	
Bus Transport	Zone has access to 1 Route with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) and/or 2 routes with 3-5 services per day, indicating some opportunity to increase bus patronage, warranting diversion to meet future travel demand.	N/A	N/A	
Cycle Transport	Zone is on the NCN 45 and is likely to deliver significant improvements in cycling routes to key destinations, i.e. to the County Cycling and Walking Infrastructure Plan '29'.	N/A	N/A	

Broad Zone 20

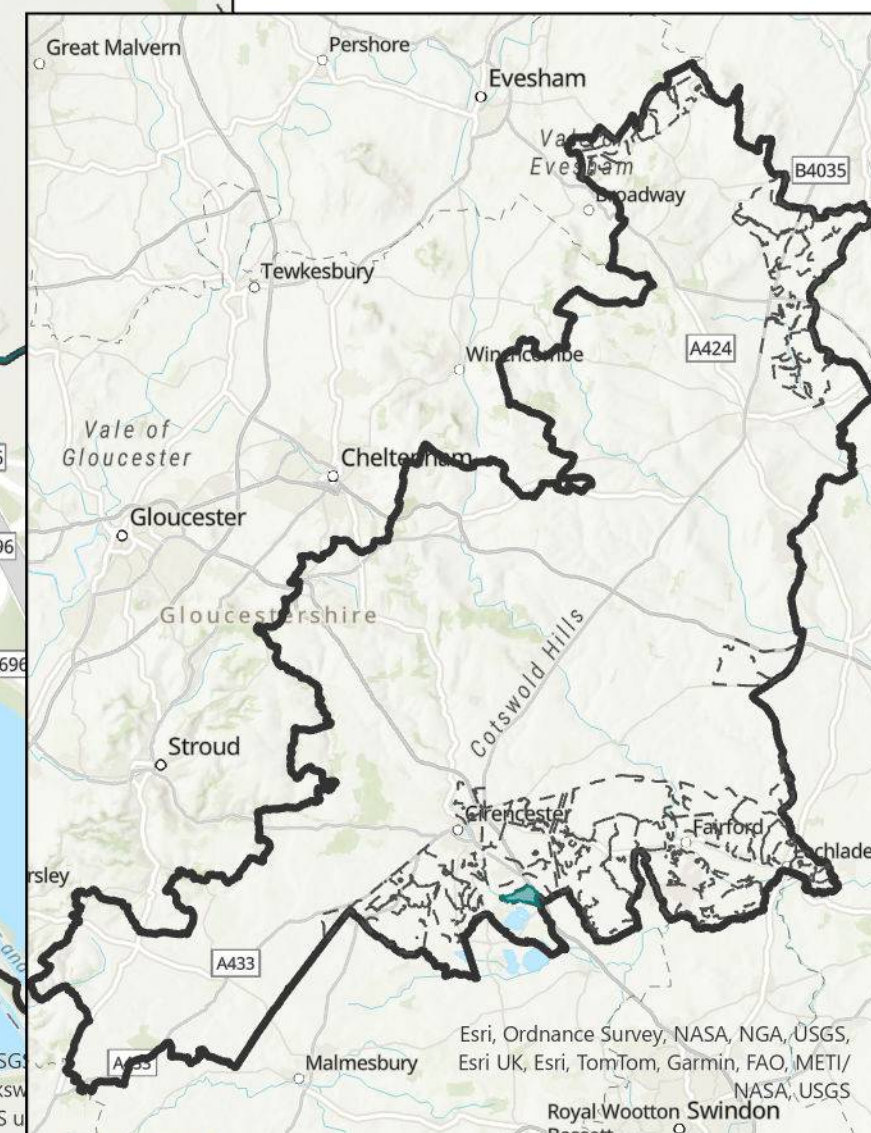
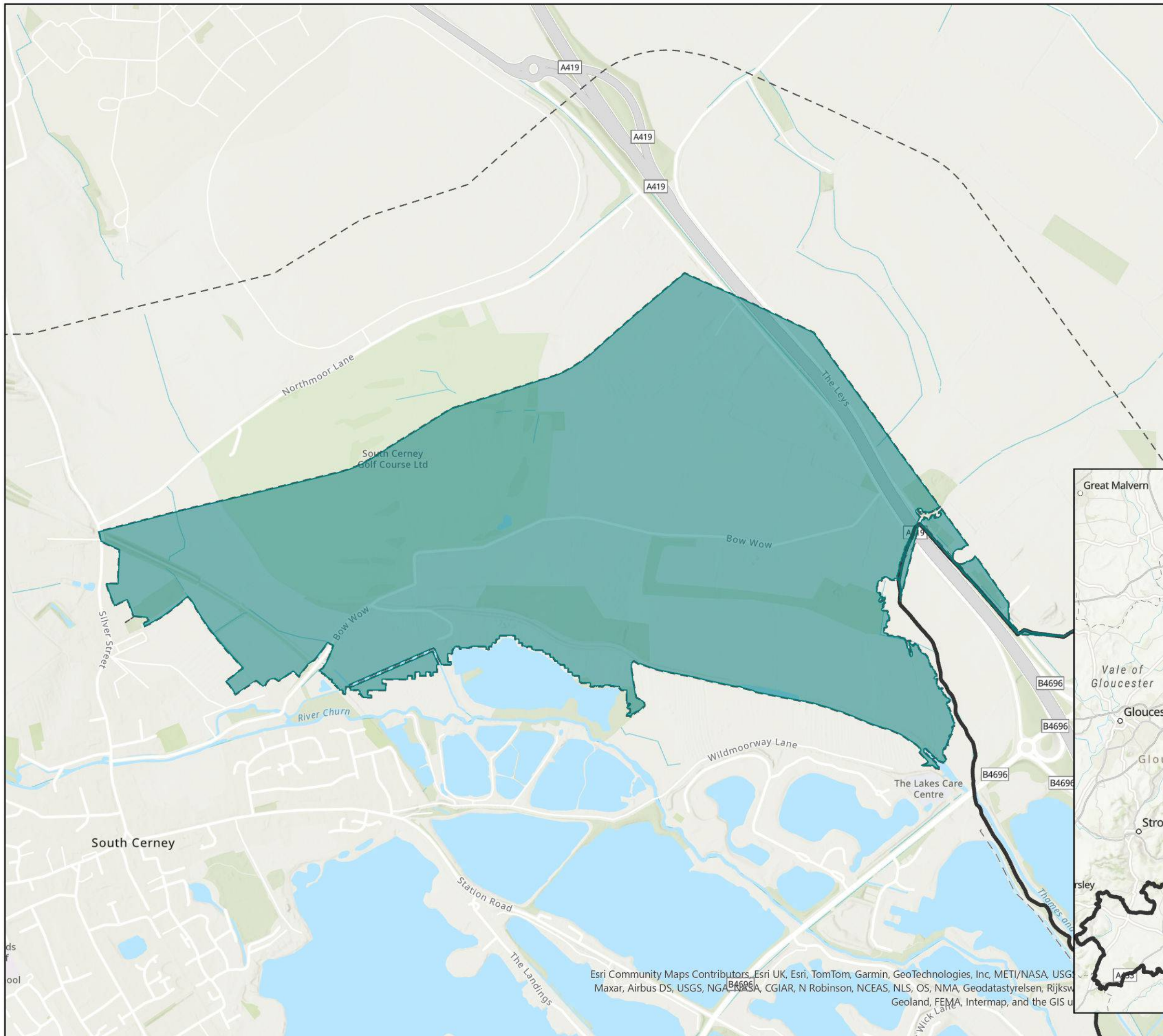
Description:
North of South Cerney

Size: 164.31 ha

Development Typology:
New Settlement

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Maxar, Airbus DS, USGS, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, Geoland, FEMA, Intermap, and the GIS user community

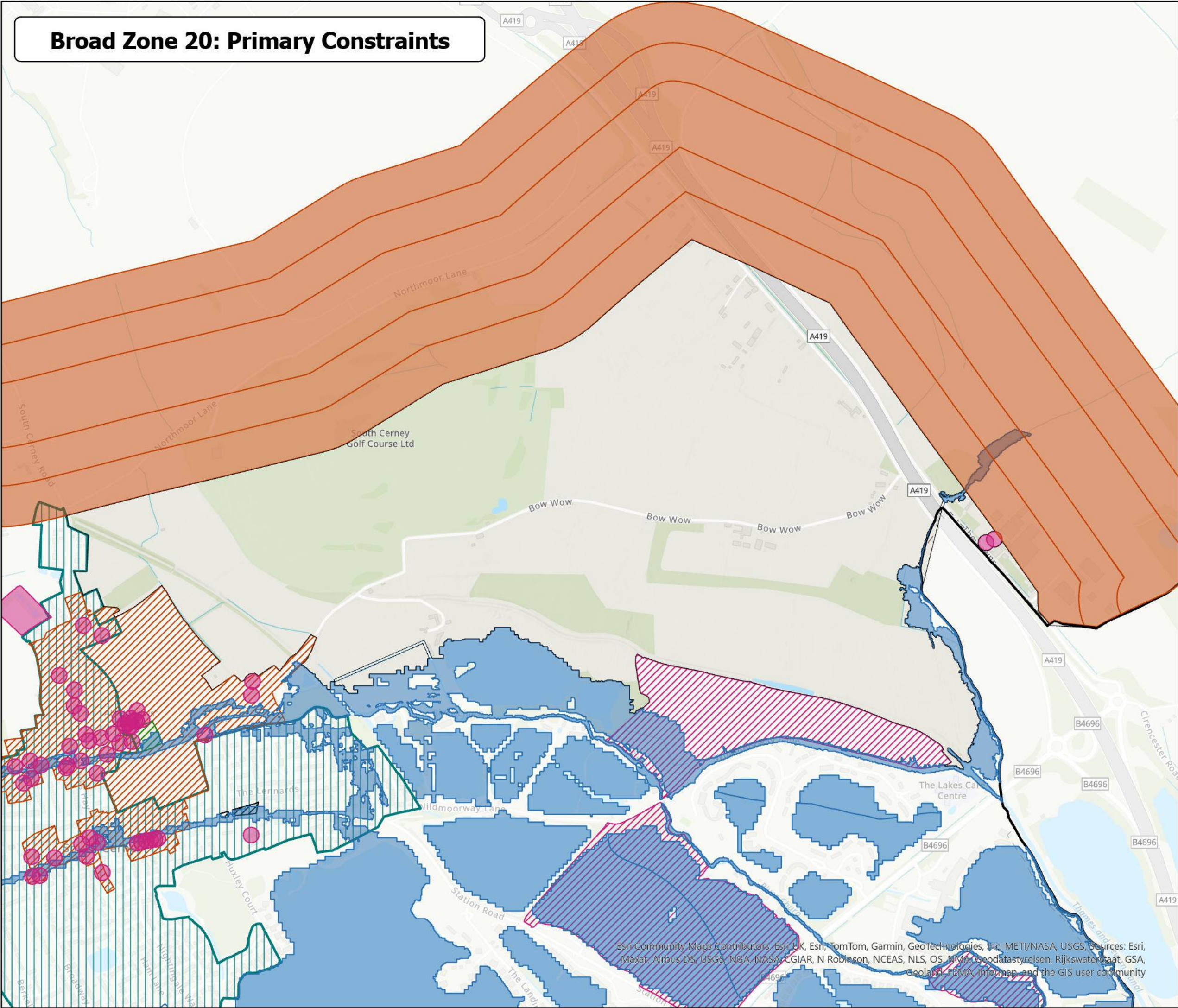
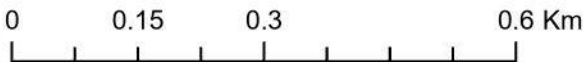
Esri, Ordnance Survey, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, FAO, METI/NASA, USGS

Broad Zone 20: Primary Constraints

Legend

- Oil/Gas Pipelines Buffered
- Designated Heritage Asset
- Flood Zone 3
- Development Boundary
- Open Access Land
- Local Green Space
- Sites of Special Scientific Interest
- Conservation_Areas
- Established Employment Site
- Broad Zone
- District Boundary

Reference: 20
Type: New Settlement
Area: 164.31 ha
Description:
North of South Cerney



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

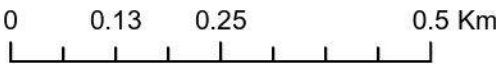
**Broad Zone 20: Secondary Constraints
(excluding Historic and Landscape constraints)**



Legend

- Priority Habitat Inventory
- Nature Improvement Area
- SSSI Impact Risk Zones
- Agricultural Land Classification:
 - Grade 2
 - Grade 3
- Road Noise Day $\geq 60\text{dB}$
- Road Noise Night $\geq 55\text{dB}$
- Public Rights of Way
- National Cycle Network
- Protected Routes
- Source Protection Zone
- Floodzone 2
- Broad Zone
- District Boundary

Reference: 20
Type: New Settlement
Area: 164.31 ha
Description:
North of South Cerney

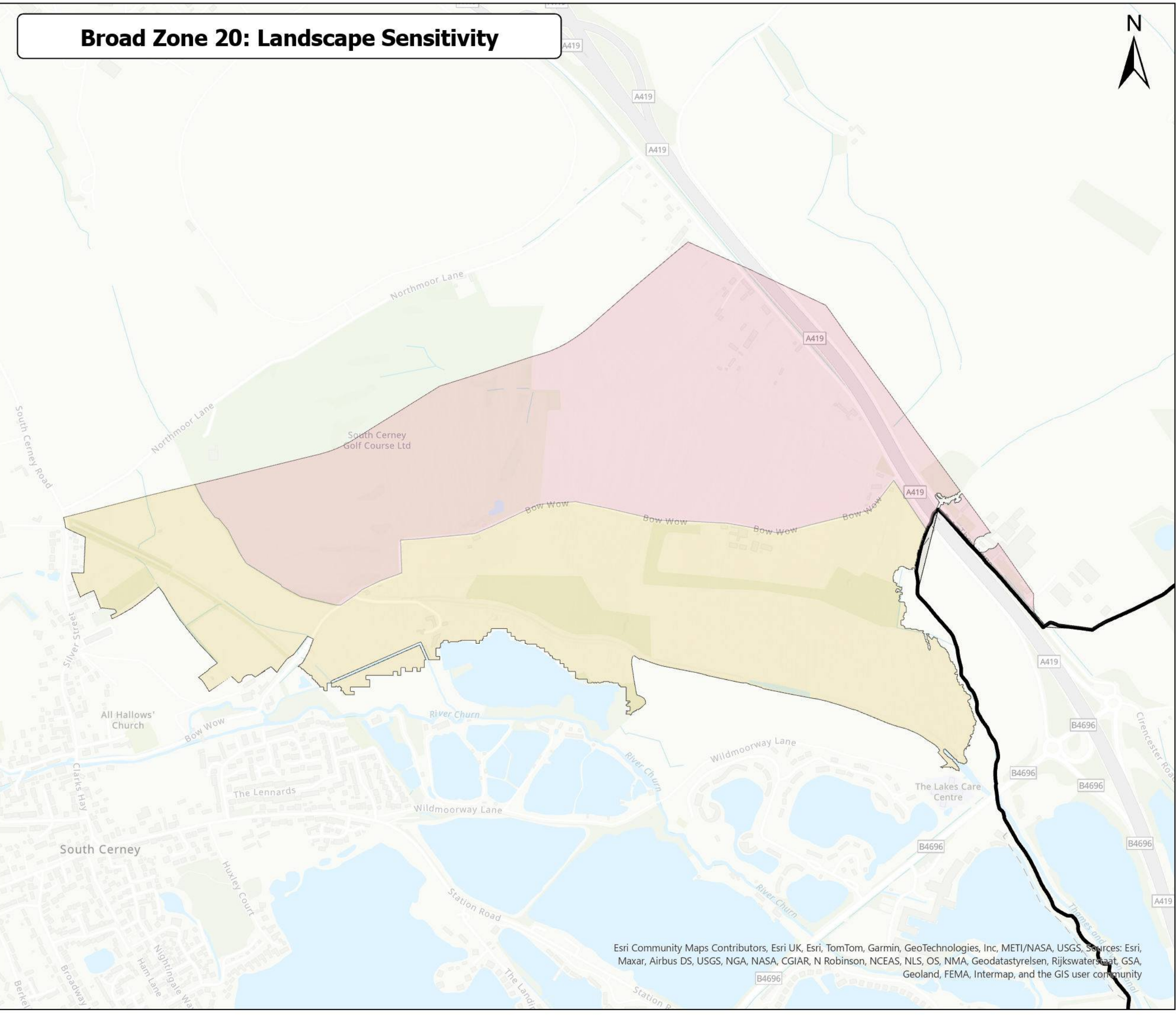


Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Broad Zone 20: Landscape Sensitivity



- Legend**
- Landscape Character Area:
- Cornbrash Lowlands
 - River Basin Lowland
 - Broad Zone
 - District Boundary



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Reference: 20
Type: New Settlement
Area: 164.31 ha
Description:
North of South Cerney



Broad Zone 20: Primary and Secondary Historic Environment Constraints

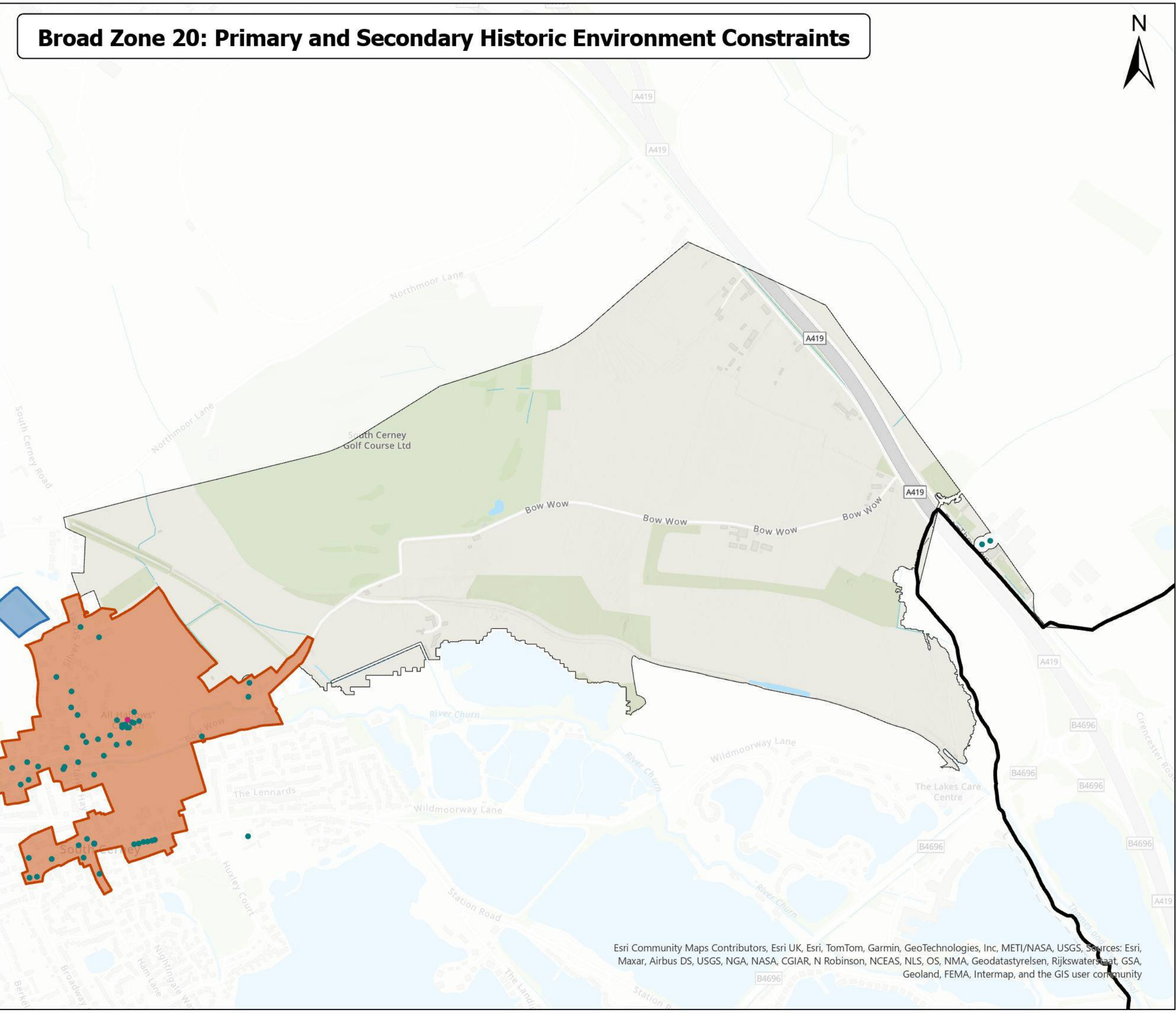


- Legend**
- Listed Building Grade
- I
 - II
- Scheduled Monument
- Conservation Area
- Broad Zone
- District Boundary

Reference: 20
Type: New Settlement
Area: 164.31 ha
Description:
North of South Cerney



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Site Assessment Sheet: Broad Zone 21a

Environmental Constraints

Topic	Constraints and assessment	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Southern portion very sensitive in terms of setting of Cirencester Conservation Area and Abbey Grounds, with green wedge into centre of town always acknowledged as very important. West of Whiteway very sensitive valley, viewed from Cheltenham Road, and setting of Baunton Conservation Area (Humpty Dumps appeal relevant). Land east of Whiteway to north potential impact on longer range views but could further explore. Gloucester County Council Heritage & Ecology Team No World Heritage Sites within the proposal area but it surrounds the two polygons of Scheduled Monument Tar Barrows (NHLE 1003418). There is a risk that archaeology of equivalent significance to the designated asset continues into the allocation. No registered Battlefields or Registered Parks and Gardens. A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. Listed buildings have been clipped from the polygon and there are others nearby Site also contains extensive known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date that would be harmed/destroyed by development. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.			
Ecological and Geological Environment	Assets within the assessment area: - Multiple Priority Habitat, mostly <i>Deciduous Woodland</i>. - The north western edge intersects with the Cotswold Valleys Nature Improvement Area.			

Site Assessment Sheet: Broad Zone 21a

Assets within 250m: • Nature Improvement Area (Cotswold Valleys). • The Humpty Dumps Local Green Space Assets within 2km: • No designated assets within 2km IRZs: The lower half of the Broad Zone falls within a SSSI IRZ which has a restriction on discharge of water or liquid waste. Development in this part would require consultation with Natural England. Assessment: Large areas of deciduous woodland are in the south and the River Churn is present to the west of the assessment area. Note that the assessment area is situated completely within the Cotswold Beechwoods Special Area of Conservation Zone of Influence while a small part is also situated within the Outer Zone of Influence of the North Meadow Special Area of Conservation, which lies to the south. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats and designations are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure. Opportunities to enhance biodiversity should be focused towards the woodland areas in the south, creating bigger and more resilient woodland networks. In addition, there are smaller areas of coastal and floodplain grazing marsh and traditional orchard habitat which could benefit from management.			
--	--	--	--

Site Assessment Sheet: Broad Zone 21a

	Large areas of deciduous woodland limit the site's ability to accommodate a large extension, and further investigation is required to determine whether the assessment area can accommodate a medium or small extension. If development is found to be acceptable, detailed development design and other mitigation measures will need to be secured to address potential adverse impacts to biodiversity.			
Soil Quality	All the land in the assessment area is grade 3 agricultural land (or not considered agricultural land). As such, significant negative effects may occur in relation to soil quality for all possible development size options. However, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.	?	?	?
Water Quality	The assessment area intersects with both a Source Protection Zone and a Drinking Water Safeguarding Zone. As such, significant adverse effects in relation to water quality are likely for anything later than a small urban extension.			
Flood Risk	There are patches of land on the western border of the Broad Zone which are located within Flood Zone 2. However, there is sufficient space to accommodate all development typologies outside of these zones, therefore negligible effects are anticipated.			
Mineral Resources	Most of the Broad Zone is located within a Mineral Safeguarding Area (MSA) and none of the development types can be accommodated without intersecting with the MSA. Therefore, significant negative effects are likely in relation to mineral resources for all development types.			
Noise	There are roads along the eastern and southern borders of the assessment area which create areas that have noise levels in exceedance of 55dB at night and 60dB on average during the period 07:00-23:00. However, there is enough land to accommodate a small or medium sized urban extension while leaving a sufficient buffer from this road.			

Site Assessment Sheet: Broad Zone 21a

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Broad Zone 21a is defined by its distinct rural edge character, shaped by topography, woodland structure, and historic land use patterns, which provide a transition between Cirencester and the surrounding countryside. The Special Landscape Area designation highlights its contribution to local landscape quality, particularly in views towards and from the town. The zone almost forms a green wedge extending into the heart of Cirencester from the north, reinforcing separation between built form and surrounding countryside and contributing to the town's wider landscape setting. Areas east of The Whiteway are more open and visually prominent, while woodland slopes and field boundaries to the west and south offer stronger containment and landscape structure. Although recreational uses such as sports facilities establish a precedent for low-intensity development, most of the zone remains sensitive to urbanisation—especially where views are open or vegetation is fragmented. Development would only be appropriate in the fields immediately surrounding the existing recreation grounds, where the woodland belt provides a defensible boundary to the wider countryside. Any expansion in this location must be landscape-led, limited in scale, and integrated with extensive green infrastructure to safeguard landscape character and visual amenity.	High	High	High

Accessibility

Topic	Rationale	Score	
Access to employment	17,920 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the 10,000 – 20,000 blue category. 330,979 jobs are accessible within 30 minutes' drive, putting this topic in the more than 250,000 green category.	Public Transport	Car
Access to other key services and facilities by public	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – 17 – 2 / Hospital – 26 – 2 / GP – 19 – 1 / Primary Ed – 15 – 1 / Secondary Ed – 24 – 2 Giving a total score of 8, with none of the GP/Hospital/Supermarket as orange categories		

Site Assessment Sheet: Broad Zone 21a

transport	(score 3). The zone has a total score of 10 or less, and no orange for GP/Hospital/Supermarket so has an overall green score.			
Private car use by commuters	The Car as Method of Travel to Work percentage is 42% on average based on the local Census area data. This is in the less than 45% green category.			
Proximity to sustainable transport networks	Train Accessibility: No station with 5km. Buses within 500m of site: Medium Frequency: 51/51X; 76/77; 882 Low Frequency: 50; 58 Very Infrequent: College; 72C; 72F; 78; SM6; SM7 Bus Score – Blue++ having 2+ routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm National Cycle Network: 1 – on NCN (48)	Train	Bus ++	Cycling

Deliverability/Infrastructure

Topic	Rationale	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Wastewater	There is capacity for c3000 properties before the score moves from green to blue.			
Electricity	The nearest Grid Supply Point, Bulk Supply Point and Primary Substation are not constrained.			
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.			
Rail Transport	No nearby railway lines/stations.			

Site Assessment Sheet: Broad Zone 21a

Bus Transport	Zone has access to 2+ Routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm, indicating greater opportunity for increasing bus patronage, with minimal diversion to meet future travel demand.			
Cycle Transport	Zone is on the NCN 48 and is likely to deliver significant improvements in cycling routes to key destinations, i.e. through Cirencester Local Cycling and Walking Infrastructure Plan.			

Broad Zone 21a

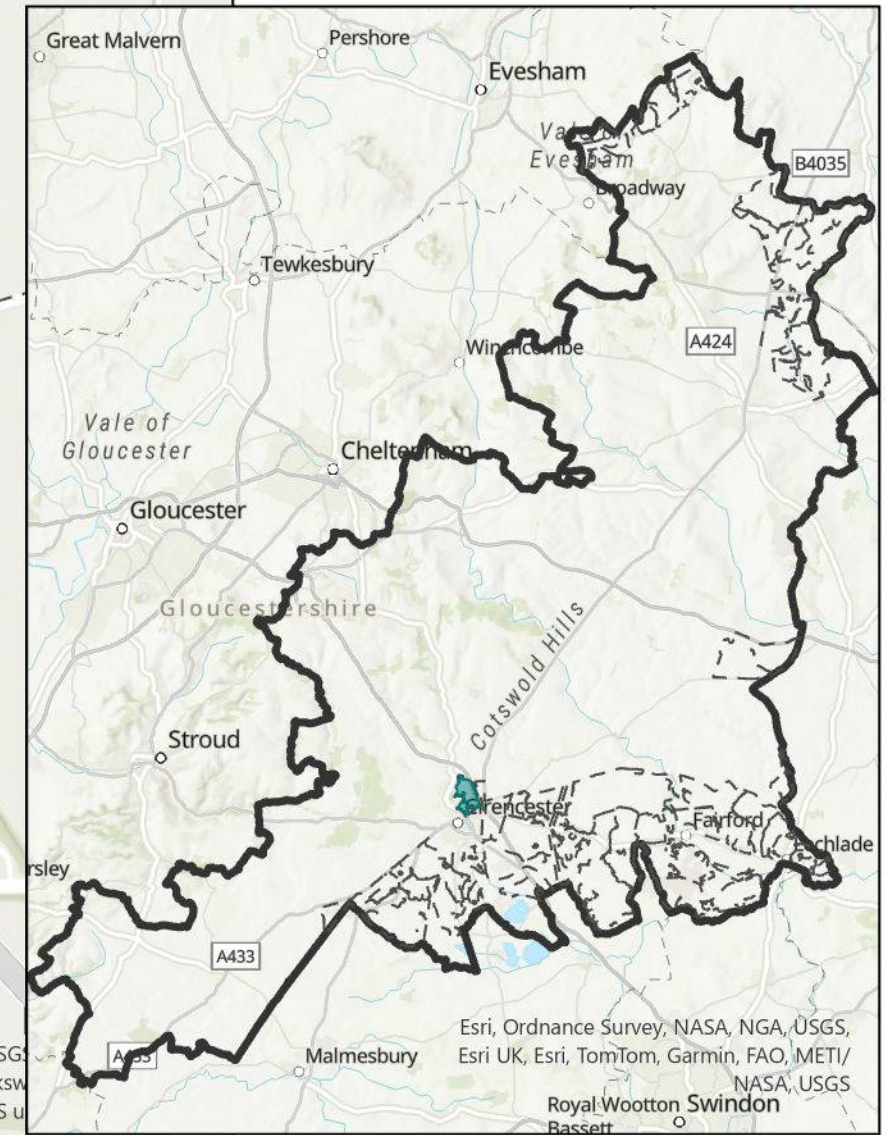
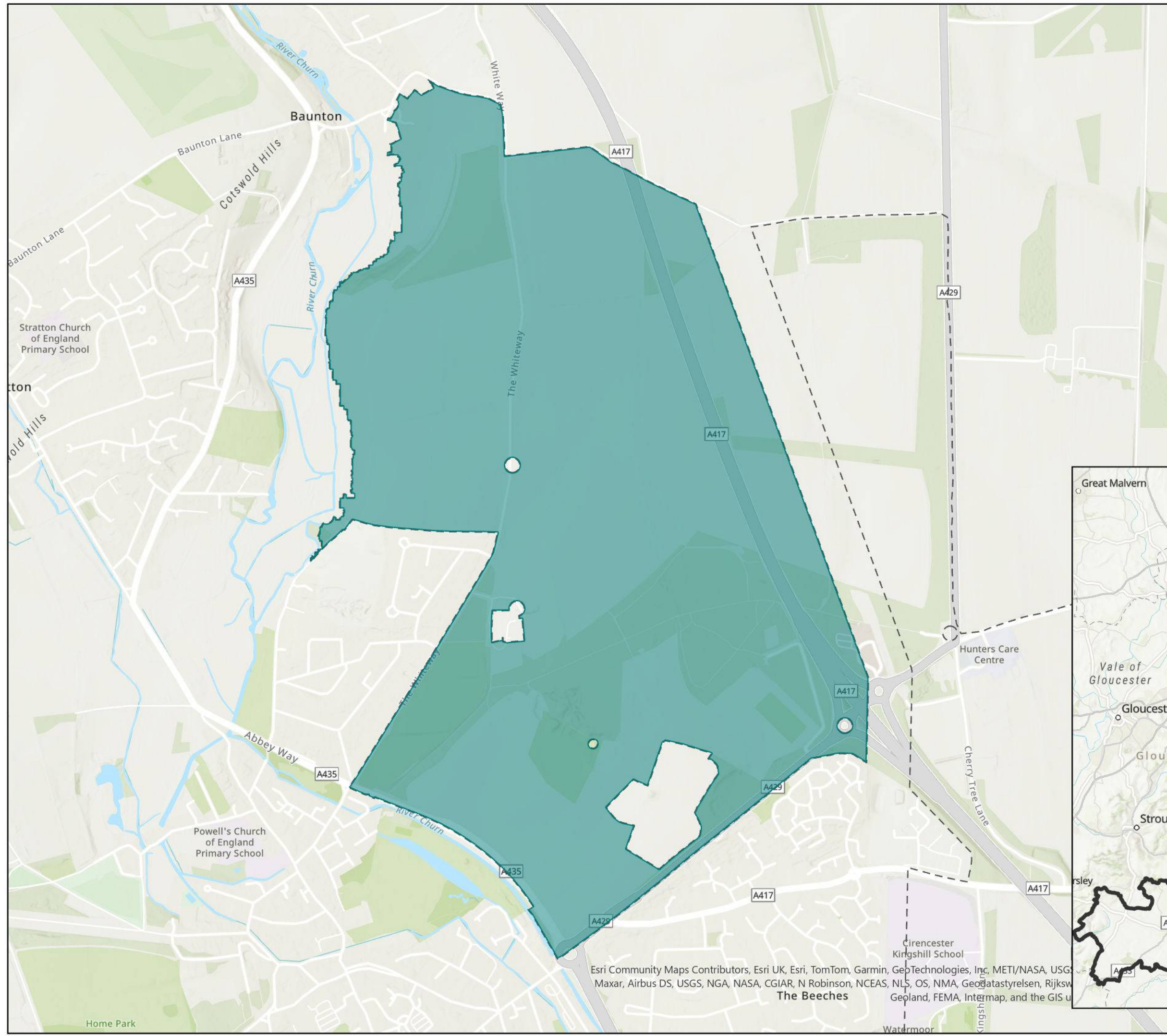
Description:
Cirencester North

Size: 212.52 ha

Development Typology:
Urban Extension

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, Geoland, FEMA, Intermap, and the GIS User Community

Esri, Ordnance Survey, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, FAO, METI/NASA, USGS

Broad Zone 21a: Primary Constraints

Legend

-  Overhead Electricity Lines 60m Buffer
-  Designated Heritage Asset
-  Flood Zone 3
-  Development Boundary
-  Local Green Space
-  Conservation_Areas
-  Established Employment Site
-  Local Plan Allocation
-  Cotswold National Landscape
-  Broad Zone
-  District Boundary

Reference: 21a
 Type: Urban Extension
 Area: 218.5 ha
 Description:
 Cirencester North

0 0.17 0.35 0.7 K

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

**Broad Zone 21a: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 3
 - Road Noise Day $\geq 60\text{dB}$
 - Road Noise Night $\geq 55\text{dB}$
 - Public Rights of Way
 - National Cycle Network
 - Drinking Water Safeguarding Zone
 - Provisional Flood Storage Area
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 21a
Type: Urban Extension
Area: 212.52 ha
Description:
Cirencester North

0 0.15 0.3 0.6 Km

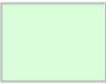
Broad Zone 21a: Landscape Sensitivity



Legend

 Special Landscape Area

Landscape Character Area:

 Dip Slope Lowland

 Dip Slope Lowland Valley

 Cotswold National Landscape

 Broad Zone

 District Boundary

Reference: 21a
Type: Urban Extension
Area: 218.5 ha
Description:
Cirencester North

0 0.15 0.3 0.6 Km

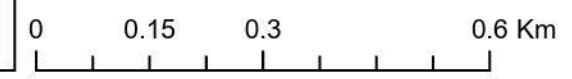
Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Broad Zone 21a: Primary and Secondary Historic Environment Constraints

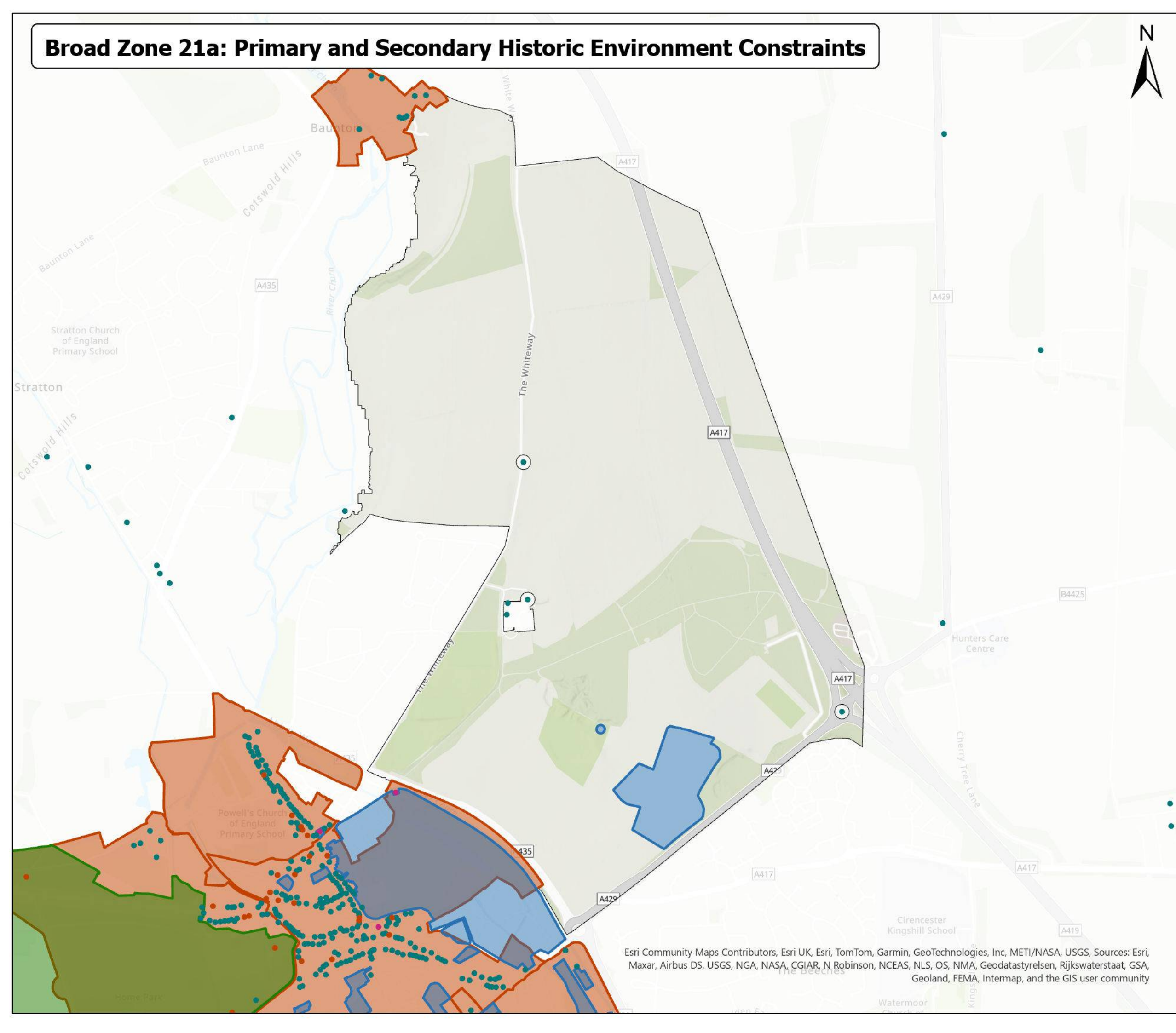


- ### Legend
- Listed Building Grade
- I
 - II
 - II*
- Registered Park/ Garden
- Scheduled Monument
- Conservation Area
- Broad Zone
- District Boundary

Reference: 21a
Type: Urban Extension
Area: 218.5 ha
Description:
Cirencester North



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Site Assessment Sheet: Broad Zone 21b

Environmental Constraints

Topic	Constraints and assessment	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Setting of Preston Conservation Area and Listed Buildings and coalescence with Cirencester so southern part very sensitive. NE part around Norcote House and Norcote Farm very sensitive in setting of those Listed Buildings. Potential to explore central area, such as wedge between roads west of Witpit Lane. Wedge to north by Fosse Way and lodge Listed Building in relation to setting of Fosse Way in this location and extended parkland of Abbey House make this very sensitive. Gloucester County Council Heritage & Ecology Team No World Heritage Sites or Scheduled Monuments within the proposal area. No registered Battlefields or Registered Parks and Gardens. A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. Listed buildings have been clipped from the polygon and there are others nearby, especially in Preston Site also contains known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date that would be harmed/destroyed by development. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.			
Ecological and Geological Environment	Assets within the assessment area: - Multiple Priority Habitat, mostly <i>Deciduous Woodland</i>. - The southern tip intersects with the Cotswold Water Park Nature Improvement Area. Assets within 250m:		*	*

Site Assessment Sheet: Broad Zone 21b

- A small area in the south of the assessment areas falls within 250m of the Cotswold Water Park Nature Improvement Area.

Assets within 2km:

- No designated assets within 2km.

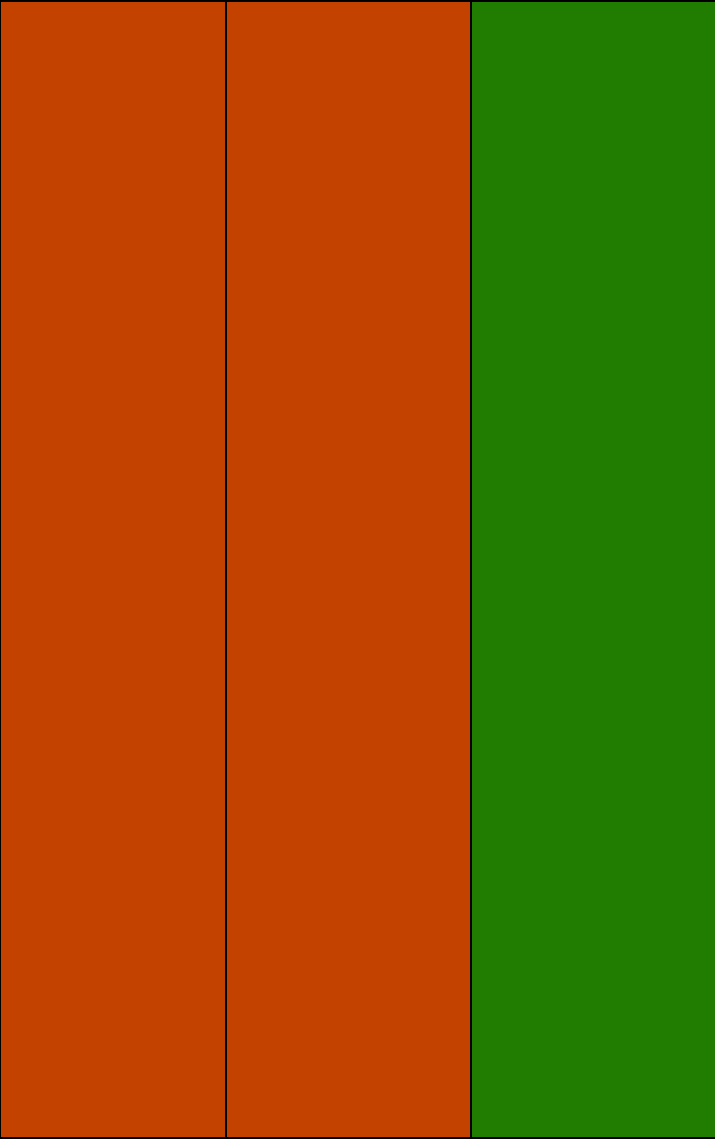
IRZs: Over half of the Broad Zones falls within SSSI IRZs which have a restriction on discharge of water or liquid waste. Development in these parts would require consultation with Natural England.

Assessment:

Deciduous woodland is present within the assessment area, particularly in the north where a large area has been identified. A small area in the north of the Broad Zone falls within the Cotswold Beechwoods Special Area of Conservation Zone of Influence which lies to the north, while the rest of the assessment area falls within the Outer Zone of Influence of the North Meadow Special Area of Conservation. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats and designations are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure.

Opportunities to enhance biodiversity may include enhancements to existing woodland habitats and strengthening of ecological connectivity through the integration of ecological corridors which may include the creation of hedgerows, scrub and wildflower meadow habitats.

Further investigation is required to understand whether the assessment area can accommodate a large extension whilst retaining the identified deciduous woodland habitats. Negligible effects may occur through the development of a medium or



Site Assessment Sheet: Broad Zone 21b

	small extension provided that detailed development design and other mitigation measures are secured to address potential adverse impacts to biodiversity.			
Soil Quality	All the land in the assessment area is grade 3 agricultural land (or not considered agricultural land). As such, significant negative effects may occur in relation to soil quality for all possible development size options. However, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.	?	?	?
Water Quality	The assessment area is almost fully covered by either a Source Protection Zone or a Drinking Water Safeguarding Zone. As such, significant adverse effects in relation to water quality are likely,			
Flood Risk	There are patches of land along the border of the Broad Zone which are located within Flood Zone 2. However, there is sufficient space to accommodate all development typologies outside of these zones, therefore negligible effects are anticipated.			
Mineral Resources	Most of the Broad Zone is located within a Mineral Safeguarding Area (MSA). A small urban extension could potentially be located in the south of the Broad Zone, resulting in negligible effects in regards to mineral resource. None of the other development types can be accommodated without intersecting with the MSA. Therefore, significant negative effects are likely in relation to mineral resources for these development types.			
Noise	There is a road which runs across the assessment area which creates an area that has noise levels in exceedance of 55dB at night and 60dB on average during the period 07:00-23:00. However, there is enough land to accommodate all development options while leaving a sufficient buffer from this road.			

Site Assessment Sheet: Broad Zone 21b

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Broad Zone 21b functions as a transitional landscape between urban Cirencester and the surrounding countryside, with an increasingly enclosed and rural character toward the east. The valley landform and wooded structure offer some containment, but open views to Cirencester landmarks, pylon infrastructure, and recent edge-of-town development influence the character. Development capacity is higher toward the western edge, where integration with Cirencester's existing urban fabric is most feasible. However, expansion into the northern and eastern parts of the zone would risk eroding rural character and undermining the Special Landscape Area and the setting of the Cotswold National Landscape.	High	Medium-High	Medium

Accessibility

Topic	Rationale	Score		
Access to employment	11,192 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the 10,000 – 20,000 blue category. 313,216 jobs are accessible within 30 minutes' drive, putting this topic in the more than 250,000 green category.	Public Transport	Car	
Access to other key services and facilities by public transport	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – Impossible – 3 / Hospital – Impossible – 3 / GP – Impossible – 1 / Primary Ed – 29 – 2 / Secondary Ed – 33 – 2 Giving a total score of 13, with 3 of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 12 or more, and/or more than 1 orange for GP/Hospital/Supermarket so has an overall orange score.			
Private car use by commuters	The Car as Method of Travel to Work percentage is 49% on average based on the local Census area data. This is in the 46-55% blue category.			
Proximity to sustainable	Train Accessibility: No station with 5km. Buses within 500m of site:	Train	Bus ++	Cycling

Site Assessment Sheet: Broad Zone 21b

transport networks	Medium Frequency: 76/77; 882 Low Frequency: 50; 58; 855 Very Infrequent: College; 72C; 72F; 72NL; 78; SM6 Bus Score – Blue++ having 2+ Routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm National Cycle Network: 2 – near NCN 45 and 48			
--------------------	---	--	--	--

Deliverability/Infrastructure

Topic	Rationale	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Wastewater	There is capacity for c3000 properties before the score moves from green to blue.			
Electricity	The nearest Grid and Bulk Supply Points are not constrained, but the nearest Primary Substation will need upgrading.			
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.			
Rail Transport	No nearby railway lines/stations.			
Bus Transport	Zone has access to 2+ Routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm, indicating greater opportunity for increasing bus patronage, with minimal diversion to meet future travel demand.			
Cycle Transport	Zone is near the NCN 45 and 48 and is likely to deliver significant improvements in cycling routes to key destinations, i.e. through Cirencester Local Cycling and Walking Infrastructure Plan and the County CWIP '29' and '30'.			

Broad Zone 21b

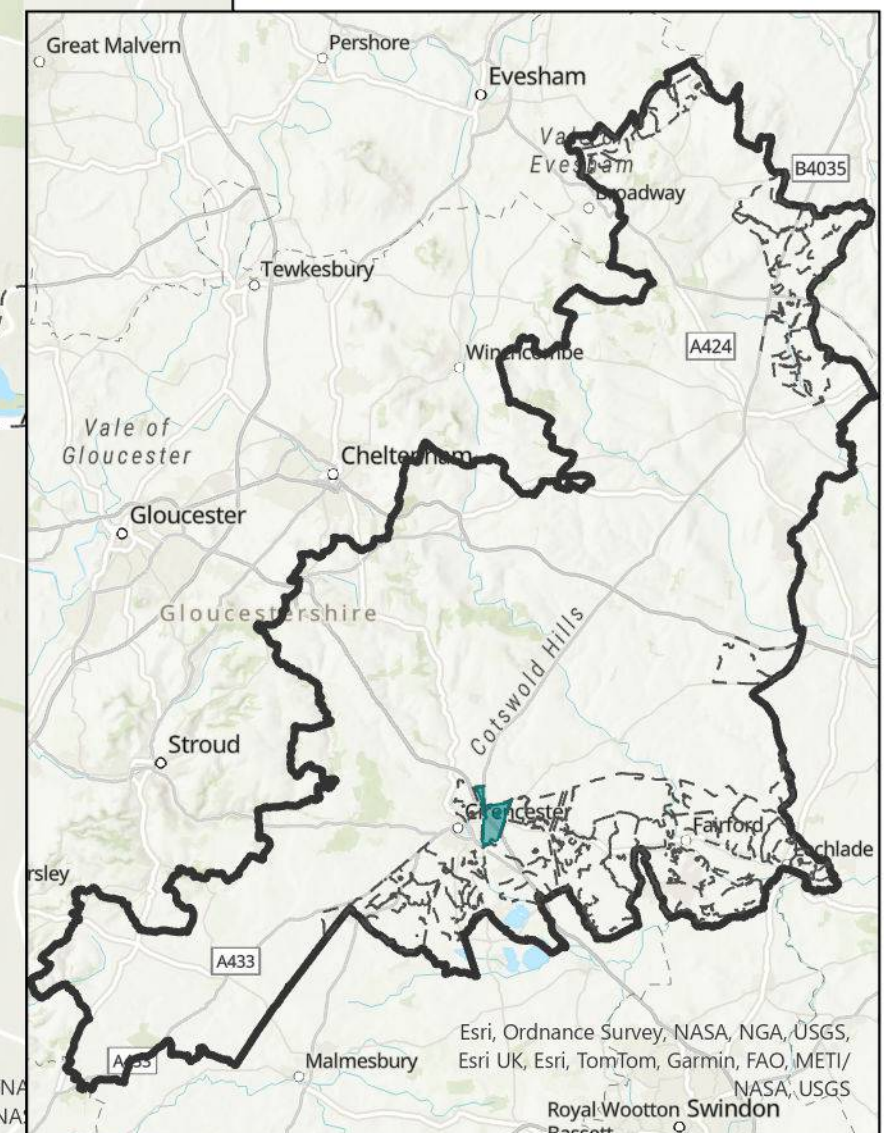
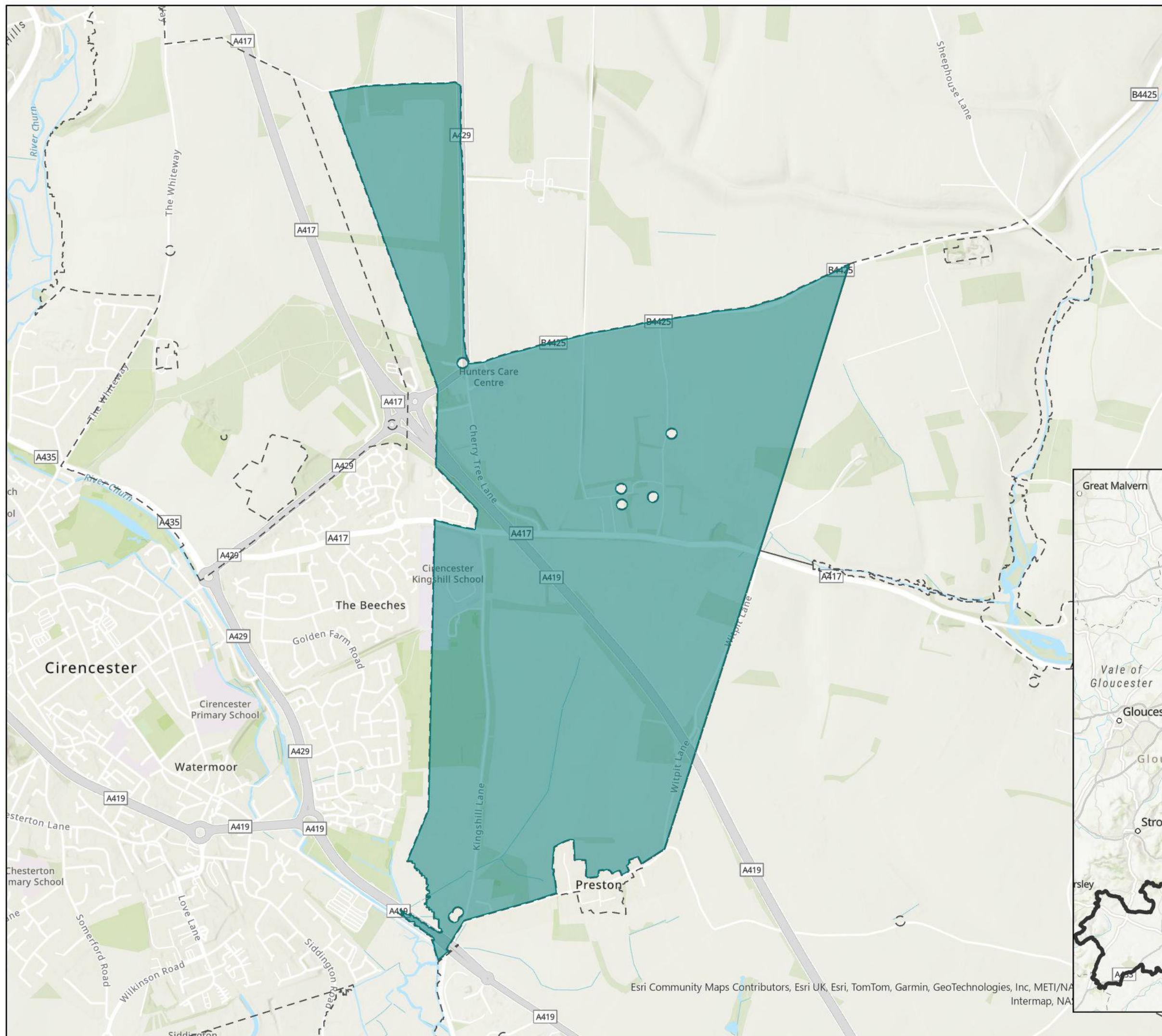
Description:
Cirencester East

Size: 336.65 ha

Development Typology:
Urban Extension

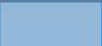
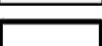
Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 21b: Primary Constraints

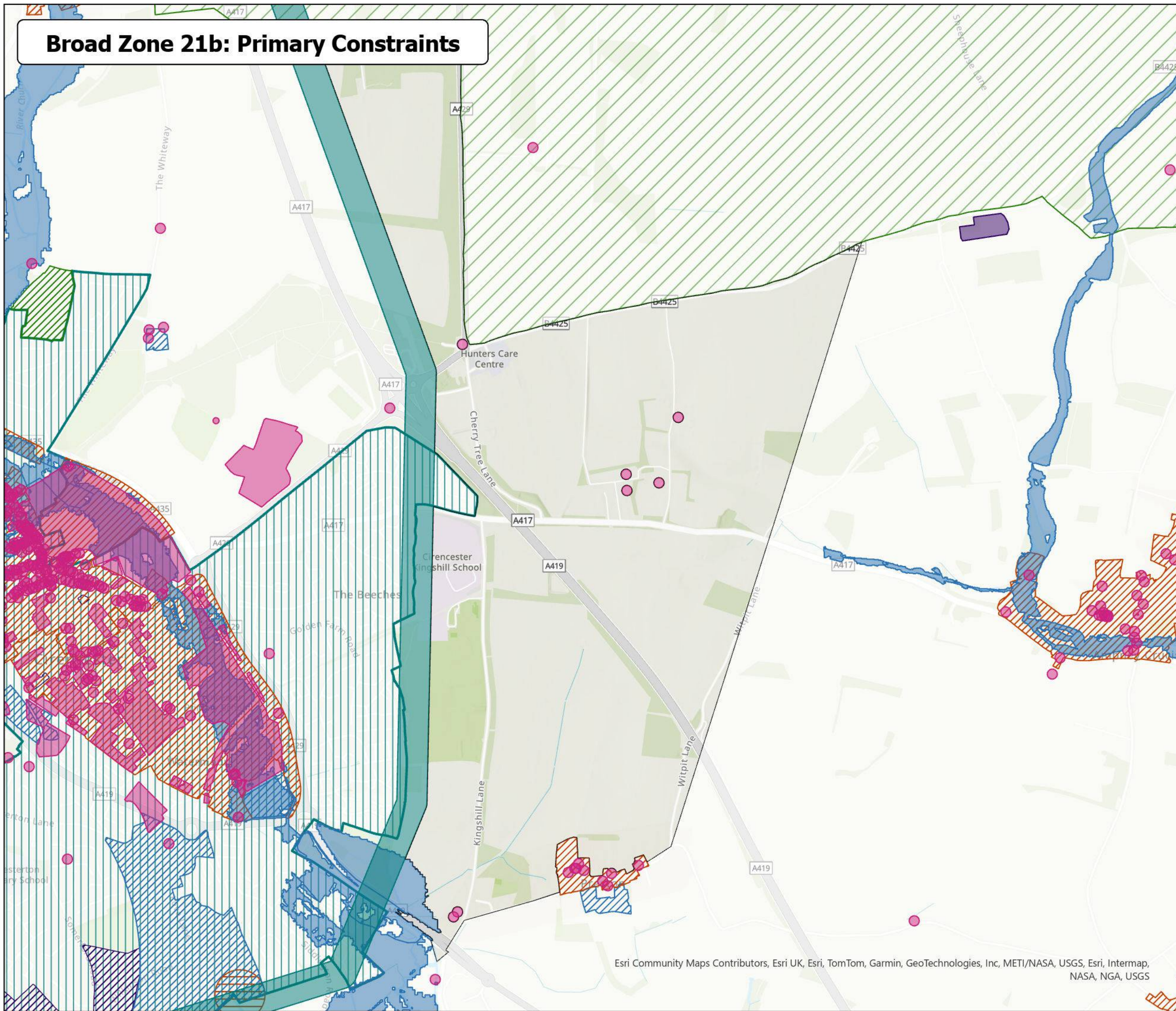
Legend

-  Overhead Electricity Lines 60m Buffer
-  Designated Heritage Asset
-  Flood Zone 3
-  Mineral Extraction Site
-  Waste Sites with 100m Buffer
-  Development Boundary
-  Open Access Land
-  Local Green Space
-  Conservation_Areas
-  Established Employment Site
-  Local Plan Allocation
-  Cotswold National Landscape
-  Broad Zone
-  District Boundary

Reference: 21b
 Type: Urban Extension
 Area: 336.65 ha
 Description:
 Cirencester East

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Esri, Intermap, NASA, NGA, USGS

0 0.25 0.5 1 K

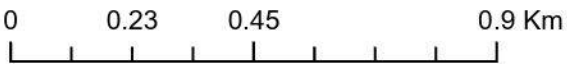


**Broad Zone 21b: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 3
 - Road Noise Day $\geq 60\text{dB}$
 - Road Noise Night $\geq 55\text{dB}$
 - Public Rights of Way
 - Protected Routes
 - Drinking Water Safeguarding Zone
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 21b
Type: Urban Extension
Area: 336.65 ha
Description:
Cirencester East



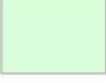
Broad Zone 21b: Landscape Sensitivity



Legend

 Special Landscape Area

Landscape Character Area:

 Dip Slope Lowland

 Cotswold National Landscape

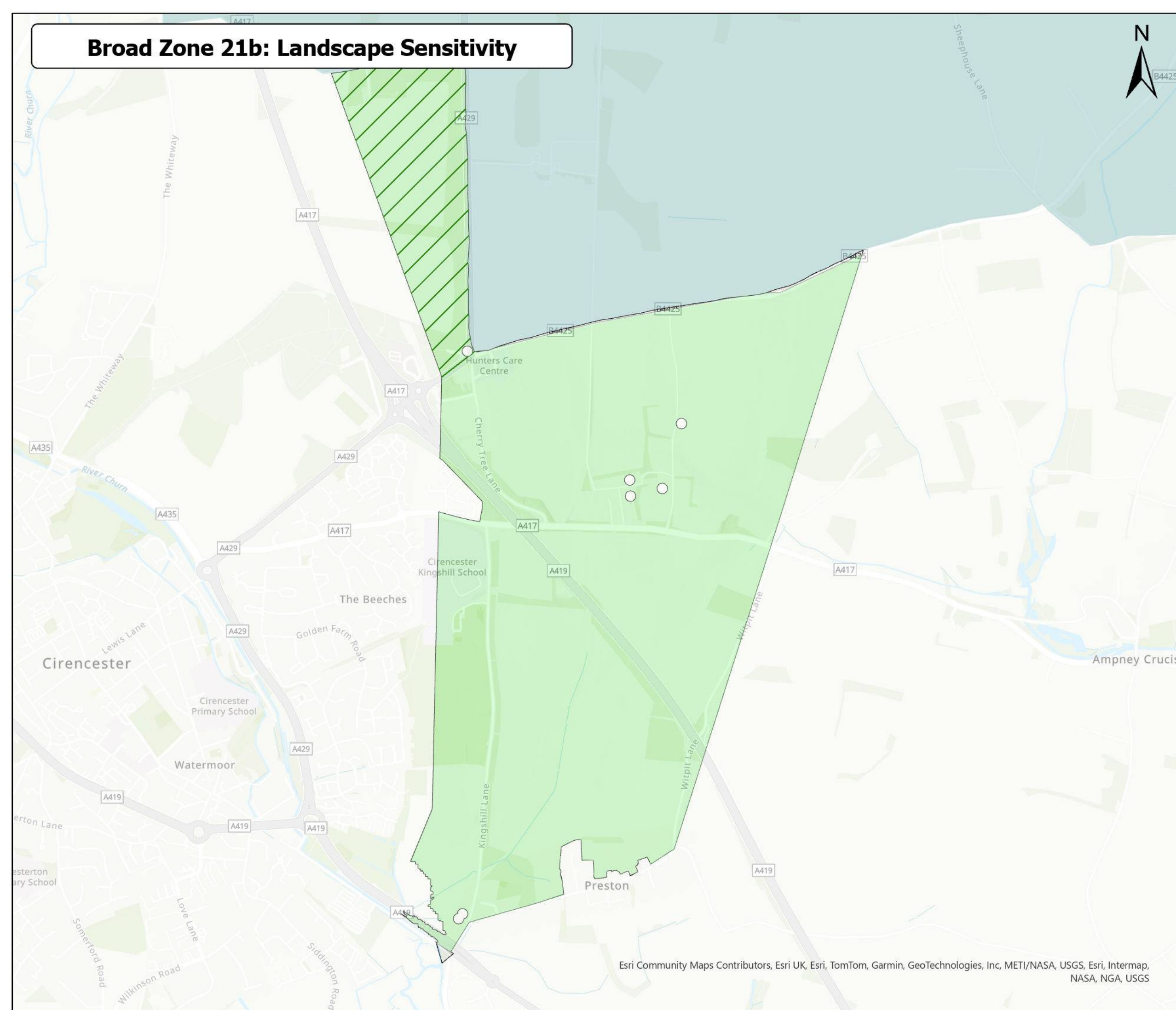
 Broad Zone

 District Boundary

Reference: 21b
Type: Urban Extension
Area: 336.65 ha
Description:
Cirencester East

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Esri, Intermap, NASA, NGA, USGS

0 0.23 0.45 0.9 Km



Broad Zone 21b: Primary and Secondary Historic Environment Constraints



Legend

Listed Building
Grade

I

II

II*

Scheduled
Monument

Conservation Area

Broad Zone

District Boundary

Reference: 21b
Type: Urban Extension
Area: 336.65 ha
Description:
Cirencester East

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Esri, Intermap, NASA, NGA, USGS

0 0.23 0.45 0.9 Km

Site Assessment Sheet: Broad Zone 21c

Environmental Constraints

Topic	Constraints and assessment	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Whole northern swathe problematic and very sensitive as Church Farm complex of Listed Buildings including highly graded church and barn and importance of open setting of west of road. Need to consider Old Rectory setting. Orchard Fields development left area surrounding Barton Farm and School House as undeveloped to preserve their setting. Southern area also sensitive and wider setting of Upper Siddington House and the listed canal bridge, but could explore sensitivities here plus SE projection. Gloucester County Council Heritage & Ecology Team No World Heritage Sites or Scheduled Monuments within the proposal area. No registered Battlefields or Registered Parks and Gardens. A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. Listed buildings have been clipped from the polygon. Site also contains known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date that would be harmed/destroyed by development. If site is allocated, pre-determination archaeological evaluation should be a policy requirement. The area is partly developed and also parts have prior archaeological evaluation.	N/A		
Ecological and Geological Environment	Assets within the assessment area: - Multiple Priority Habitat, mostly <i>Deciduous Woodland</i>. - The Playing Fields, Park Way Local Green Space lies centrally in the assessment area and the Allotments, Ashton Road Local Green Space in the east.	N/A	*	*

Site Assessment Sheet: Broad Zone 21c

- Over half of the area (southern side) falls within the Cotswold Water Park Nature Improvement Area.

Assets within 250m:

- About half of the site lies within 250m of the local green spaces.
- Nature Improvement Area (Cotswold Water Park).

Assets within 2km:

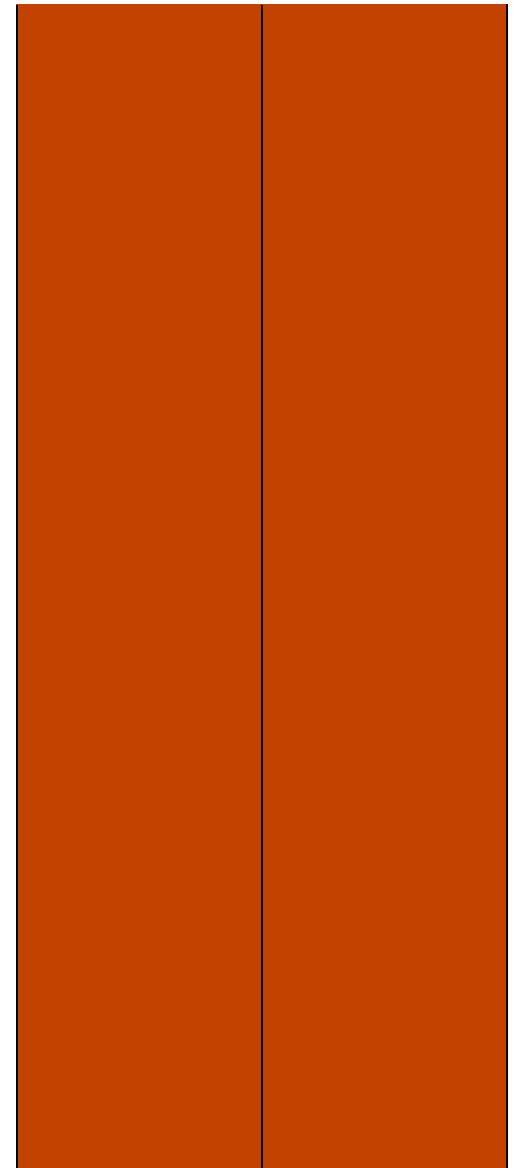
- No designated assets within 2km.

IRZs: The zone falls within several SSSI IRZs, some referring to (works related to) residential development. Development in this Broad Zone would likely require consultation with Natural England.

Assessment:

Several biodiversity constraints are present within the assessment area, including deciduous woodland and traditional orchard priority habitats, river and canal corridors and local greenspaces. In addition, the assessment area is completely situated within the North Meadow Special Area of Conservation Outer Zone of Influence. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats and designations are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure.

Opportunities to enhance biodiversity may include enhancements to existing woodland and orchard habitats and strengthening of ecological connectivity through the integration of ecological corridors, including hedgerows, scrub, and wildflower meadow habitats. In addition, there are opportunities to improve riparian habitats, this could include the creation of wet woodlands and species-rich grasslands.



Site Assessment Sheet: Broad Zone 21c

	Due to the presence of biodiversity constraints, further investigation is required to determine whether the assessment area can accommodate a medium or small extension. If development occurs, detailed development design and other mitigation measures must be secured to address potential adverse impacts to biodiversity.			
Soil Quality	Almost a third of the assessment area is grade 2 agricultural land. Any development above a small urban extension will therefore result in the loss of high quality agricultural land. As such, development will have a significant negative effect in relation to soil quality. A small urban extension could be accommodated on grade 3 agricultural land only. As such, significant negative effects may occur in relation to soil quality for this development option, however, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.	N/A		?
Water Quality	The assessment area is fully located within a Source Protection Zone and also intersects with a Drinking Water Safeguarding Zone. As such, significant adverse effect in relation to water quality are likely.	N/A		
Flood Risk	The south eastern tip of the Broad Zone falls mostly into Flood Zone 2. Additionally, there are patches of land along the eastern border which are also located within Flood Zone 2. However, there is sufficient space to accommodate a small urban extension outside of these zones, therefore negligible effects are anticipated for this development typology. A medium or large urban extension would struggle to be located fully outside of these zones, therefore significant adverse effects can be expected in regards to flood risk.	N/A		
Mineral Resources	The Broad Zone is almost wholly located within a Mineral Safeguarding Area. Therefore, significant negative effects are likely in relation to mineral resources all development types.	N/A		

Site Assessment Sheet: Broad Zone 21c

Noise	There is no land within the assessment area boundaries located within an area recognised as having noise levels in exceedance of 55dB at night or 60dB on average during the period 07:00-23:00. Therefore, effects in relation to noise are considered likely to be negligible for all development size options.	N/A		
--------------	---	------------	--	--

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Broad Zone 21c presents a sensitive transitional edge to Siddington and Cirencester, where the defined settlement form, low-lying topography, and strong visual openness limit capacity for large-scale change. Opportunities for development would be most appropriate on the northern edge of the zone, where landform, tree belts, and existing built form provide greater containment. Elsewhere, sensitivity is heightened due to openness, ecological patterning, and lack of enclosure. Similarly, development to the east of Siddington risks weakening settlement separation and rural identity.	High	Medium-High	Medium-High

Accessibility

Topic	Rationale	Score	
Access to employment	20,709 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the more than 20,000 green category. 265,551 jobs are accessible within 30 minutes' drive, putting this topic in the more than 250,000 green category.	Public Transport	Car
Access to other key services and facilities by public transport	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – 12 – 2 / Hospital – 22 – 2 / GP – 14 – 1 / Primary Ed – 7 – 1 / Secondary Ed – 16 – 1 Giving a total score of 7, with no of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 10 or less, and no orange for GP/Hospital/Supermarket so has an overall green score.		

Site Assessment Sheet: Broad Zone 21c

Private car use by commuters	The Car as Method of Travel to Work percentage is 55% on average based on the local Census area data. This is in the 55% or higher orange category.			
Proximity to sustainable transport networks	Train Accessibility: No station with 5km of centroid (western edge within 5km of Kemble) Buses within 500m of site: Medium Frequency: 51/51X; 93/93A; 882 Low Frequency: None Very Infrequent: 72C Bus Score – Blue++ having 2+ routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm National Cycle Network: 1 – on NCN 45	Train	Bus ++	Cycling

Deliverability/Infrastructure

Topic	Rationale	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Wastewater	There is capacity for c3000 properties before the score moves from green to blue.	N/A		
Electricity	The nearest Grid and Bulk Supply Points are not constrained, but the nearest Primary Substation will need upgrading.	N/A		
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.	N/A		
Rail Transport	About half of the Broad Zone within 5km of Kemble station. Small or large urban extensions less likely to be sufficient to unlock investment.	N/A		
Bus Transport	Zone has access to 2+ Routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm, indicating greater opportunity for increasing bus patronage, with minimal diversion to meet future travel demand.	N/A		

Site Assessment Sheet: Broad Zone 21c

Cycle Transport	Zone is on the NCN 45 and is likely to deliver significant improvements in cycling routes to key destinations, i.e. through County Cycling and Walking Infrastructure Plan '29' (potential delivery of off-road route on west side of zone), and through Cirencester LCWIP.	N/A		
-----------------	---	-----	--	--

Broad Zone 21c

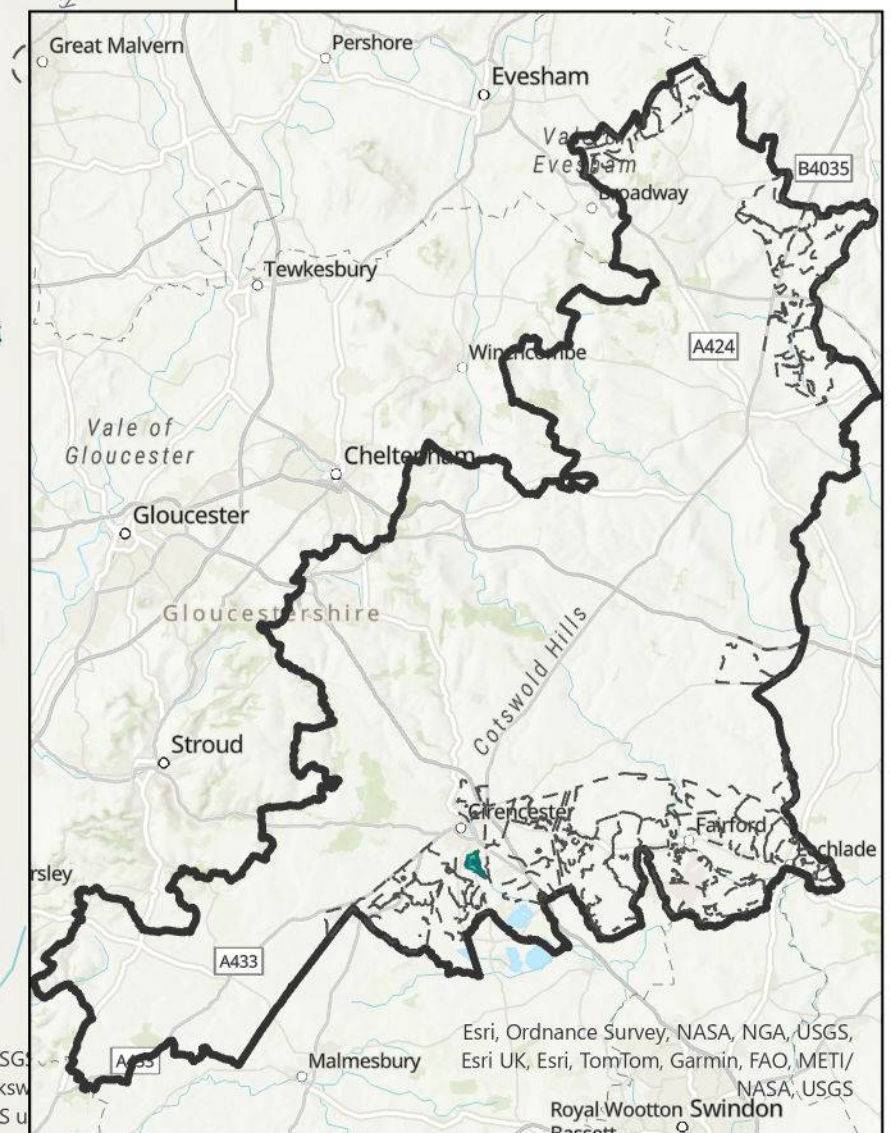
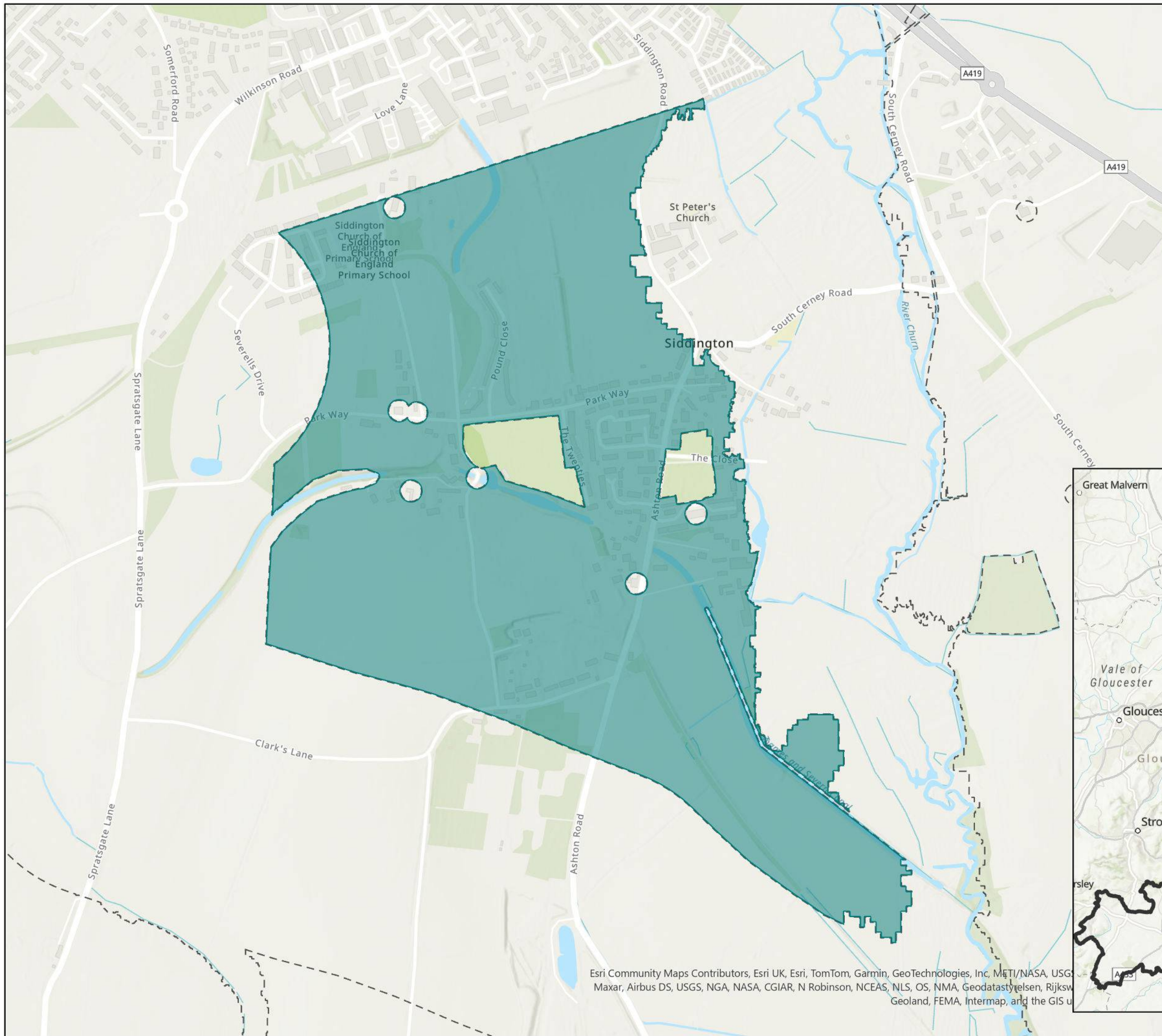
Description:
Cirencester South

Size: 90.05 ha

Development Typology:
Urban Extension
(small and medium extension only)

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary

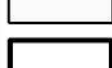


Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyelsen, Rijkswaterstaat, Geoland, FEMA, Intermap, and the GIS User Community

Esri, Ordnance Survey, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, FAO, METI/NASA, USGS

Broad Zone 21c: Primary Constraints

Legend

-  Oil/Gas Pipelines Buffered
-  Overhead Electricity Lines 60m Buffer
-  Designated Heritage Asset
-  Ancient Woodlands
-  Flood Zone 3
-  Mineral Extraction Site
-  Waste Sites with 100m Buffer
-  Development Boundary
-  Local Green Space
-  Established Employment Site
-  Local Plan Allocation
-  Broad Zone
-  District Boundary

Reference: 21c
 Type: Urban Extension
 Area: 90.05 ha
 Description:
 Cirencester South

0 0.13 0.25 0.5

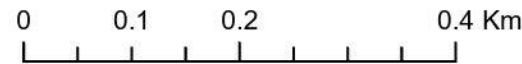
Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

**Broad Zone 21c: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 2
 - Grade 3
 - Public Rights of Way
 - National Cycle Network
 - Protected Routes
 - Drinking Water Safeguarding Zone
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 21c
Type: Urban Extension
Area: 90.05 ha
Description:
Cirencester South



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Broad Zone 21c: Landscape Sensitivity



Legend

Landscape Character

Area:

-  Dip Slope Lowland
-  River Basin Lowland
-  Broad Zone
-  District Boundary

Reference: 21c
Type: Urban Extension
Area: 90.05 ha
Description:
Cirencester South

0 0.1 0.2 0.4 Km

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Broad Zone 21c: Primary and Secondary Historic Environment Constraints



Legend

Listed Building
Grade

II

II*

Scheduled
Monument

Broad Zone

District Boundary

Reference: 21c
Type: Urban Extension
Area: 90.05 ha
Description:
Cirencester South

0 0.1 0.2 0.4 Km

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Site Assessment Sheet: Broad Zone 21d

Environmental Constraints

Topic	Constraints and assessment	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Less sensitive in terms of our designated assets. Would need to consider Smerrills Farm Listed Building setting but this is a bit tucked down in its landscape setting. Gloucester County Council Heritage & Ecology Team No known designated heritage assets of archaeological interest within the proposal area, i.e. World Heritage Sites or Scheduled Monuments. No Registered Battlefields or Registered Parks and Gardens. However, potential harm to the significance of the scheduled monument of Chesterton Roman Settlement (NHLE no: 1003444) through changes to its setting, which lies immediately adjacent to the northeast of the proposal area. A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. Cumulative impacts from neighbouring S&As to be included. Site also contains several known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.			
Ecological and Geological Environment	Assets within the assessment area: - Multiple Priority Habitat, mostly <i>Deciduous Woodland</i>. Assets within 250m: - The south eastern edge falls within 250m of the Cotswold Water Park Nature Improvement Area. Assets within 2km:	*	*	*

Site Assessment Sheet: Broad Zone 21d

	Kemble Railway Cuttings SSSI lies to the west. About a third of the assessment site is within 2km. IRZs: The zone falls within several SSSI IRZs, some referring to (works related to) residential development. Development in this Broad Zone would likely require consultation with Natural England. Assessment: Deciduous woodland habitats are located within the assessment area and approximately half of the assessment area falls within the Outer Zone of Influence of the North Meadow Special Area of Conservation, which lies to the south. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats and designations are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure. Opportunities to enhance biodiversity may include enhancements to the existing woodland habitats and strengthening of ecological connectivity through the integration of ecological corridors, including hedgerows, scrub, and wildflower meadow habitats. Negligible effects may occur at all development sizes, provided that detailed development design and other mitigation measures are secured to address potential adverse impacts to biodiversity.			
Soil Quality	Almost half of the assessment area is grade 2 agricultural land. Any development above a medium urban extension will therefore result in the loss of high quality agricultural land. As such, development will have significant negative effects in relation to soil quality. A small or medium urban extension could be accommodated on grade 3 agricultural land only. As such, significant negative effects may occur in relation to soil quality for this development option, however, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or		?	?

Site Assessment Sheet: Broad Zone 21d

	the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.			
Water Quality	The assessment area is fully covered by either a Source Protection Zone or a Drinking Water Safeguarding Zone. As such, significant adverse effects in relation to water quality are likely,			
Flood Risk	There are patches of land in the south west the Broad Zone which is located within Flood Zone 2 and 3. However, there is sufficient space to accommodate all development typologies outside of these zones, therefore negligible effects are anticipated.			
Mineral Resources	The Broad Zone is almost wholly located within a Mineral Safeguarding Area. Therefore, significant negative effects are likely in relation to mineral resources all development types.			
Noise	There is a road along the north-western border of the assessment area which in some places creates areas that have noise levels in exceedance of 55dB at night and 60dB on average during the period 07:00-23:00. However, there is enough land to accommodate all development options while leaving a sufficient buffer from this road.			

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Broad Zone 21d is a visually and perceptually detached rural landscape, largely defined by its landform variation, traditional field structure, and historic pastoral qualities. It lies largely within the Special Landscape Area, and its contribution to the rural setting of Cirencester is significant. The rolling topography, patchwork of land use, and lack of settlement context present substantial challenges to accommodating change.	High	High	Medium-High

Site Assessment Sheet: Broad Zone 21d

Accessibility

Topic	Rationale	Score		
Access to employment	11,154 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the 10,000 – 20,000 blue category. 249,599 jobs are accessible within 30 minutes' drive, putting this topic in the 150,000 – 250,000 blue category.	Public Transport	Car	
Access to other key services and facilities by public transport	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – 38 – 3 / Hospital – 38 – 2 / GP – 20 – 2 / Primary Ed – 51 – 3 / Secondary Ed – 27 – 2. Giving a total score of 12, with 1 of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 12 or more, and/or has 1+ orange for GP/Hospital/Supermarket so has an overall orange score.			
Private car use by commuters	The Car as Method of Travel to Work percentage is 49% on average based on the local Census area data. This is in the 46-55% blue category.			
Proximity to sustainable transport networks	Train Accessibility: Zone completely within 5km of Kemble station, southern edge within 2.5km Buses within 500m of site: Medium Frequency: 76/77; 882 / Low Frequency: 54/54A / Very Infrequent: College; 72F; SM6; Bus Score – Blue++ having 2+ routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm. National Cycle Network: 1 – on NCN (45)	Train	Bus ++	Cycling

Site Assessment Sheet: Broad Zone 21d

Deliverability/Infrastructure

Topic	Rationale	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Wastewater	There is capacity for c3000 properties before the score moves from green to blue.			
Electricity	Significant works would be required to provide the infrastructure (e.g. New primary substations) which would incur a high cost but there would not be any engineering reasons why this could not be provided.			
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.			
Rail Transport	Broad Zone within 5km of Kemble station. Small or large urban extensions less likely to be sufficient to unlock investment.			
Bus Transport	Zone has access to 2+ Routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm, indicating greater opportunity for increasing bus patronage, with minimal diversion to meet future travel demand. Zone also covers part of routes considered for Kemble-Cirencester public transport links which would be a valuable improvement to the area's overall sustainability.			
Cycle Transport	Zone is on the NCN 45 and is likely to deliver significant improvements in cycling routes to key destinations, i.e. through the Cirencester Local Cycling and Walking Infrastructure Plan and delivery of the Kemble-Cirencester Public Transport / Cycle links.			

Broad Zone 21d

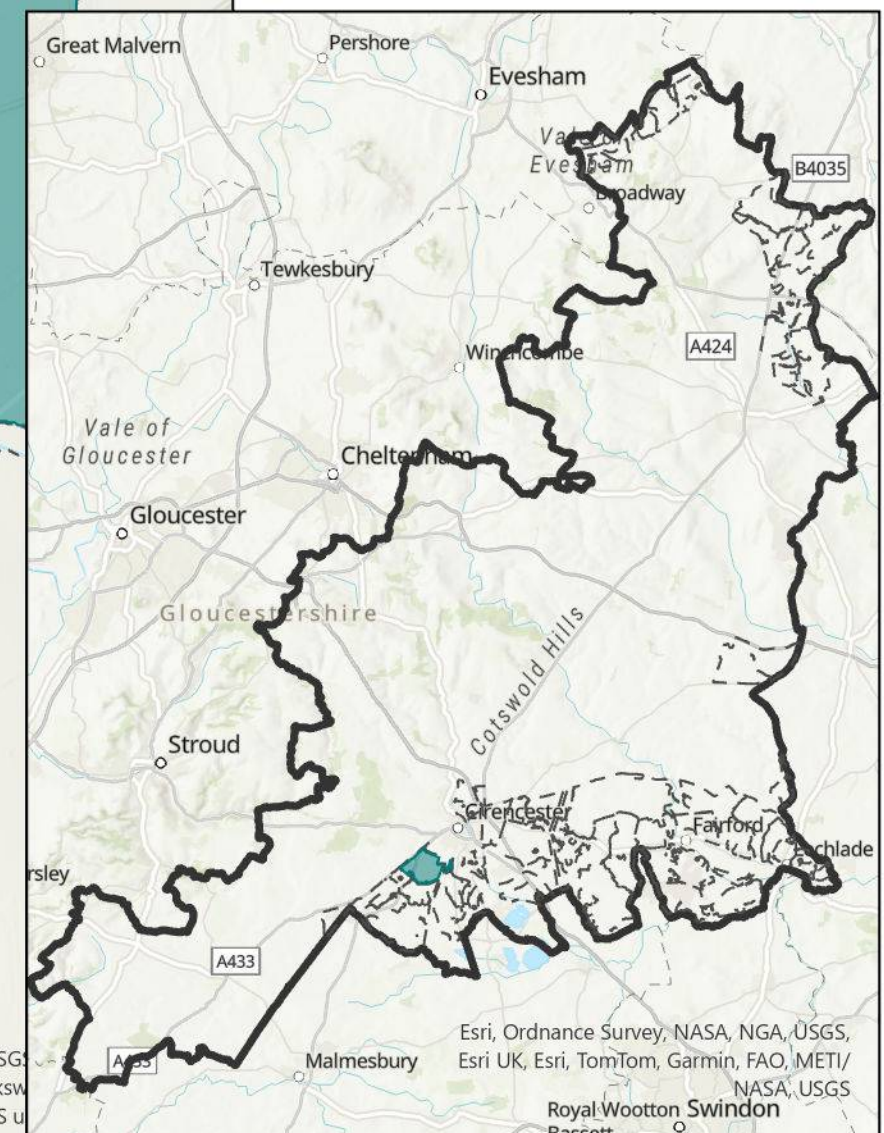
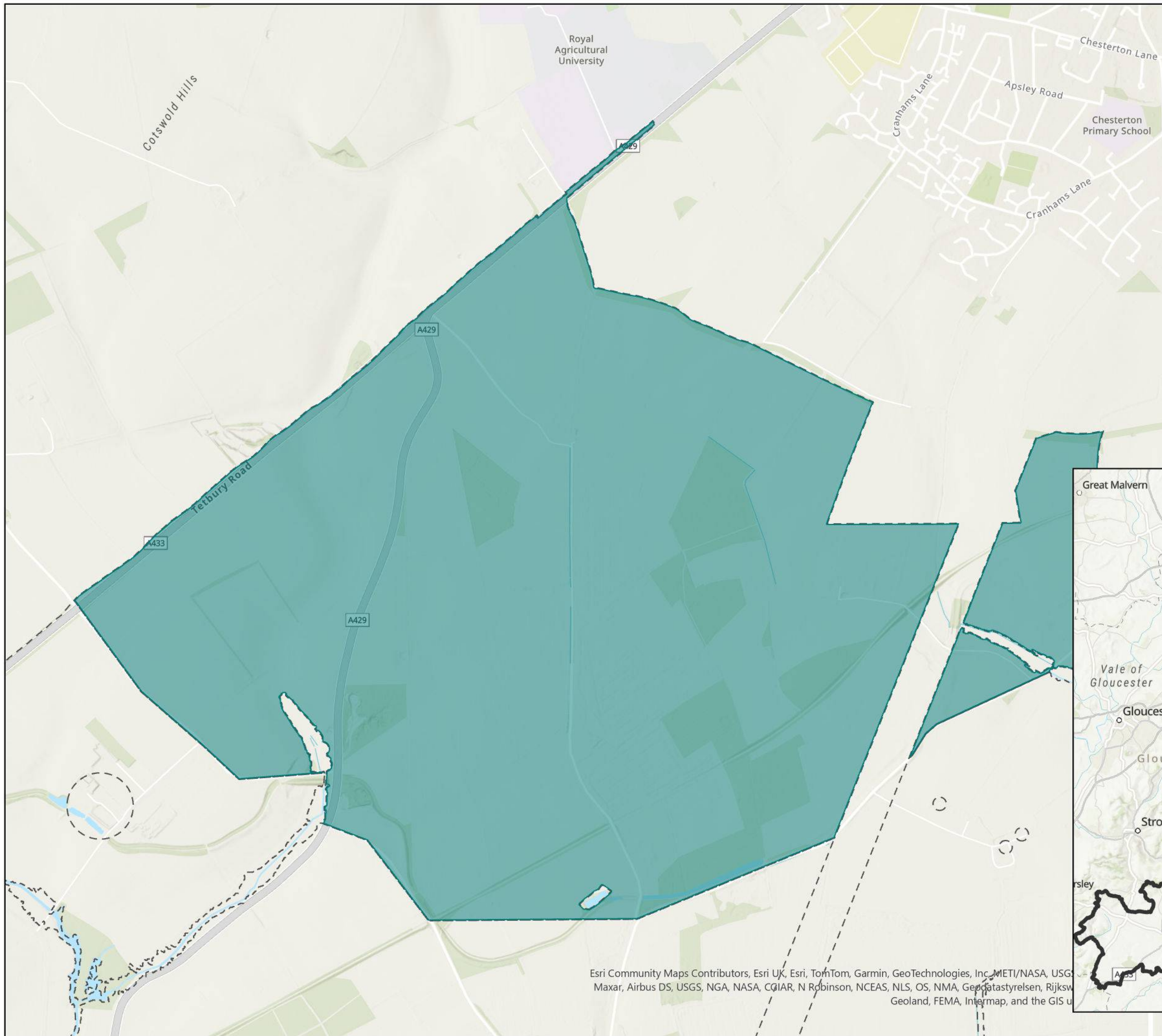
Description:
Cirencester West

Size: 366.03 ha

Development Typology:
Urban Extension

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 21d: Primary Constraints

Legend

-  Oil/Gas Pipelines Buffered
-  Overhead Electricity Lines 60m Buffer
-  Designated Heritage Asset
-  Flood Zone 3
-  Waste Sites with 100m Buffer
-  Development Boundary
-  Established Employment Site
-  Local Plan Allocation
-  Cotswold National Landscape
-  Broad Zone
-  District Boundary

Reference: 21d
 Type: Urban Extension
 Area: 365.92 ha
 Description:
 Cirencester West

0 0.17 0.35 0.7 Km

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

**Broad Zone 21d: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 1
 - Grade 2
 - Grade 3
 - Road Noise Day $\geq 60\text{dB}$
 - Road Noise Night $\geq 55\text{dB}$
 - Public Rights of Way
 - National Cycle Network
 - Protected Routes
 - Drinking Water Safeguarding Zone
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone

Reference: 21d
Type: Urban Extension
Area: 366.03 ha
Description:
Cirencester West



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Broad Zone 21d: Landscape Sensitivity

Legend

 Special Landscape Area

Landscape Character Area:

 Cornbrash Lowlands

 Dip Slope Lowland

 Cotswold National Landscape

 Broad Zone

 District Boundary

Reference: 21d
Type: Urban Extension
Area: 365.92 ha
Description:
Cirencester West

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

0 0.17 0.35 0.7 Km

Broad Zone 21d: Primary and Secondary Historic Environment Constraints



Legend

Listed Building

Grade

• II

Scheduled Monument

Broad Zone

District Boundary

Reference: 21d
Type: Urban Extension
Area: 365.92 ha
Description:
Cirencester West

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

0 0.17 0.35 0.7 Km

Site Assessment Sheet: Broad Zone 22

Environmental Constraints

Topic	Constraints and assessment	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Swathe of land around Shorncote Listed Buildings very sensitive. Also need to leave buffer and preserve setting of Ewen and Somerford Keynes. Area to east and greater central portion of main block of land. Gloucester County Council Heritage & Ecology Team No known designated heritage assets of archaeological interest within the proposal area, i.e. World Heritage Sites or Scheduled Monuments. No Registered Battlefields or Registered Parks and Gardens. However, potential harm to the significance of the scheduled monument of South Cerney Castle (NHLE no: 1003422) through changes to its setting, which lies c.800m to the northeast of proposal area. A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. Cumulative impacts from neighbouring S&As to be included. Site also contains several known and probable non-designated heritage assets (earthworks, structures and below-ground) of multi-period date. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.			
Ecological and Geological Environment	Assets within the assessment area: - Multiple Priority Habitats consisting of <i>Deciduous Woodland</i> and <i>Grazing Marsh</i>. - Nature Improvement Area (Cotswold Water Park). The whole assessment area falls within this designation. Assets within 250m:			

Site Assessment Sheet: Broad Zone 22

- The eastern tip lies within 250m of the Upper Up Playing Fields Local Green Space.
- The southern tip lies within 250m of the Coke's Pit Lake Local Nature Reserve.

Assets within 2km:

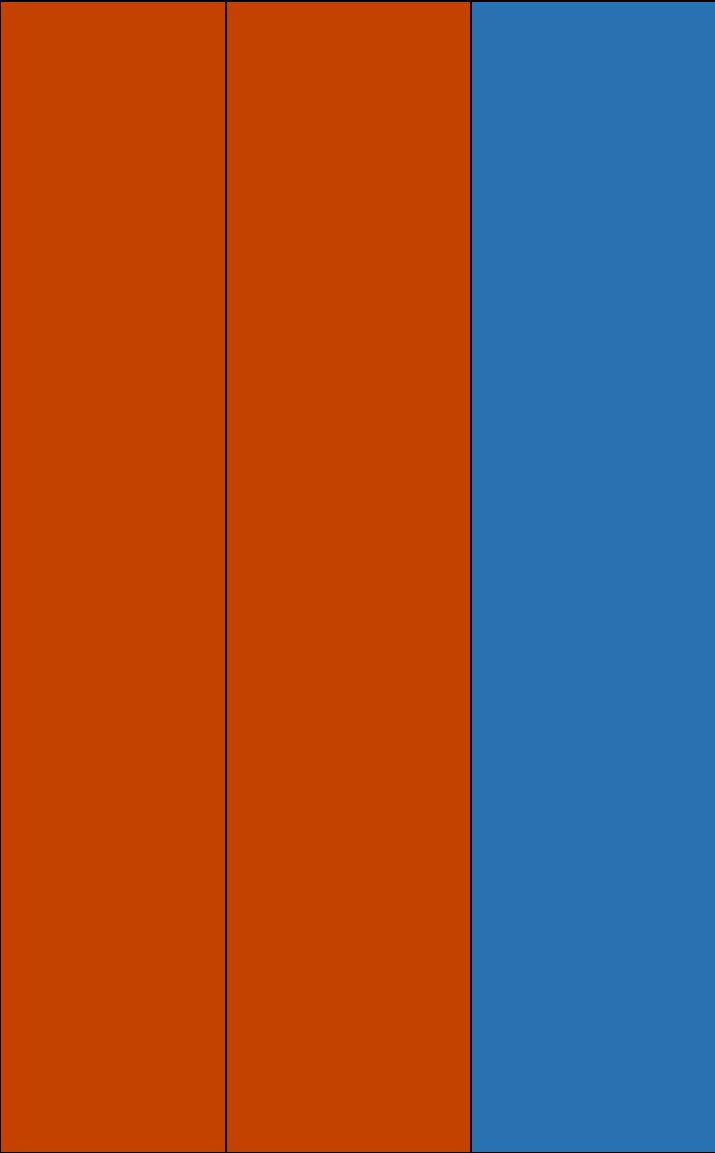
- The southern part falls within 2km of the Cotswold Lakes and Clattinger Farm SSSIs.
- North Meadow & Clattinger Farm Special Area of Conservation is also located to the south.

IRZs: The zone falls within several SSSI IRZs, some referring to (works related to) residential development. Development in this Broad Zone would likely require consultation with Natural England.

Assessment:

Priority habitats, including deciduous woodland and coastal floodplain and grazing marsh are located in the east, west and south of the assessment area, primarily associated with the lakes of the Cotswold Water Park Site of Special Scientific Interest, which is adjacent to the eastern and southern boundaries of the assessment area. In addition, the assessment area falls completely within the North Meadow Special Area of Conservation Outer Zone of Influence. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats and designations are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure.

Opportunities to enhance biodiversity may include habitat creation and enhancement to aid in connecting the assessment area to the Cotswold Water Park,



Site Assessment Sheet: Broad Zone 22

	this may include the creation of ponds, wet meadows, wet woodlands, scrub, hedgerows and species-rich grasslands. Due to the ecological sensitivity of the Site of Special Scientific Interest and the proximity of the assessment area, further investigation is required to determine whether any development within the assessment area is acceptable. If development occurs, detailed development design and other mitigation measures must be secured to address potential adverse impacts to biodiversity, including the Site of Special Scientific Interest.			
Soil Quality	There are several patches of grade 2 agricultural land in the assessment area. Any development above a large village will therefore result in the loss of high quality agricultural land. As such, development will have significant negative effects in relation to soil quality. A small or large villages could be accommodated on grade 3 agricultural land only. As such, significant negative effects may occur in relation to soil quality for this development option, however, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.			?
Water Quality	The assessment area is fully covered by a Source Protection Zone and a Drinking Water Safeguarding Zone. As such, significant adverse effects in relation to water quality are likely,			
Flood Risk	There are several larger areas of land on the western and eastern side of Broad Zone which are located within Flood Zone 2. Additionally, there are further patches centrally in the assessment area located within Flood Zone 2. However, there is sufficient space to accommodate a small village outside of these zones, therefore negligible effects are anticipated for this development typology. A large village or town would struggle to be located fully outside of these zones, therefore significant adverse effects can be expected in regards to flood risk.			
Mineral Resources	Most of the Broad Zone is located within a Mineral Safeguarding Area (MSA) and none of the development types can be accommodated without intersecting with the			

Site Assessment Sheet: Broad Zone 22

	MSA. Therefore, significant negative effects are likely in relation to mineral resources for all development types.			
Noise	There is no land within the assessment area boundaries located within an area recognised as having noise levels in exceedance of 55dB at night or 60dB on average during the period 07:00-23:00. Therefore, effects in relation to noise are considered likely to be negligible for all development size options.			

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Broad Zone 22 includes a wide, flat landscape with a patchwork of ecological and historic landscape features, notably the River Thames corridor to the west. These features provide a strong rural identity, reinforced by visual openness, tranquillity, and limited settlement form. Development in this area would be challenging to integrate, particularly where it risks fragmenting open views or introducing massing into a visually sensitive area. The eastern edge near the lakes may offer more scope for integration, where tourism infrastructure and altered landscapes already occur however, this would need to carefully consider the setting of Somerford Keynes with any development needing to be sensitive to ecological, hydrological, and landscape structure, avoiding harm to tranquil areas and character zones.	High	High	Medium-High

Accessibility

Topic	Rationale	Score	
Access to employment	23,677 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the more than 20,000 green category. 248,878 jobs are accessible within 30 minutes' drive, putting this topic in the 150,000-250,000 blue category.	Public Transport	Car
Access to other key	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – Impossible – 3 / Hospital – 32 – 2 / GP – Impossible – 3 / Primary Ed – 38 – 2		

Site Assessment Sheet: Broad Zone 22

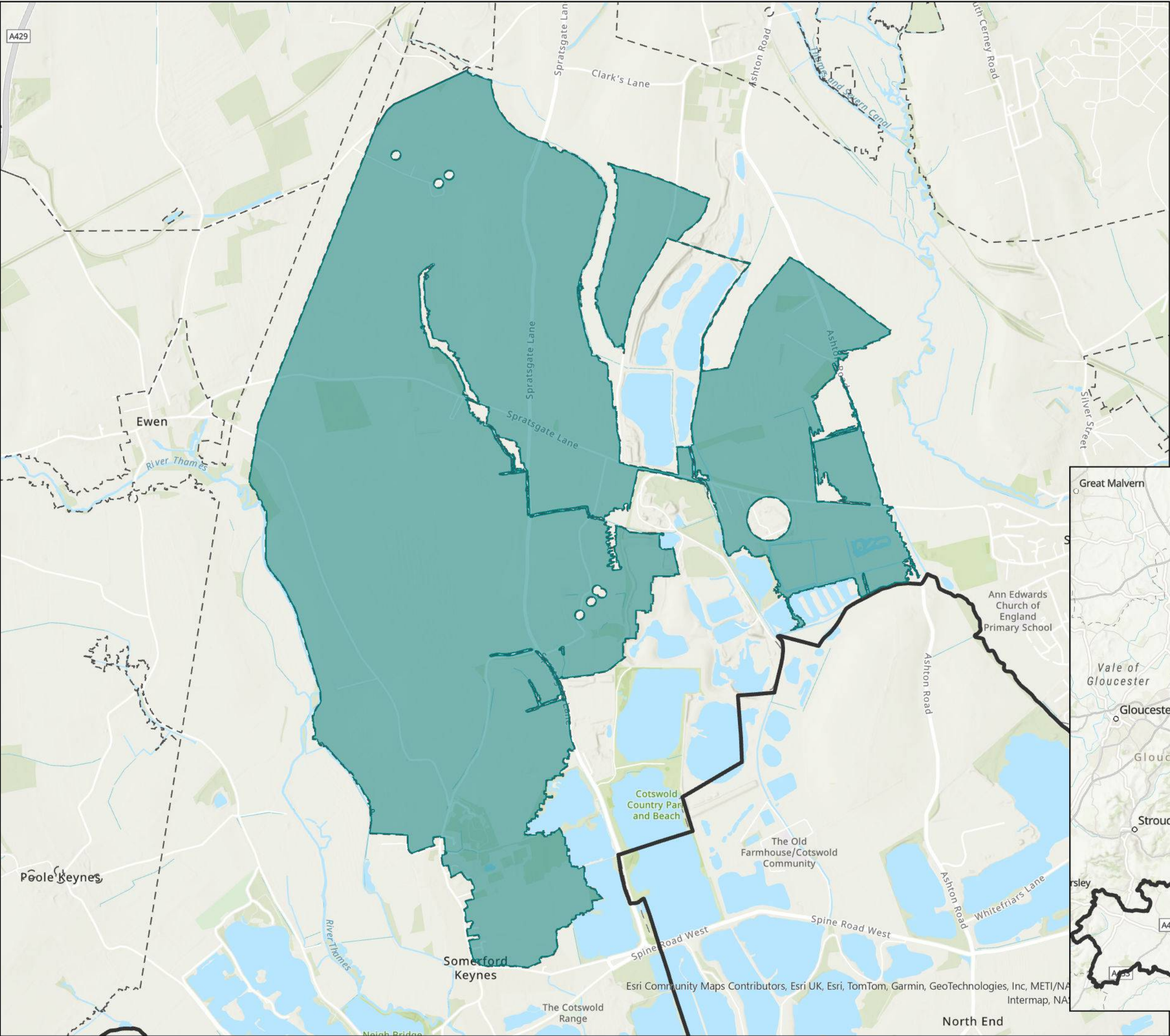
services and facilities by public transport	Secondary Ed – 35 – 2 Giving a total score of 12, with 2 of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 12 or more, and more than 1 orange for GP/Hospital/Supermarket so has an overall orange score.			
Private car use by commuters	The Car as Method of Travel to Work percentage is 45% on average based on the local Census area data. This is in the less than 45% green category.			
Proximity to sustainable transport networks	Train Accessibility: Site almost completely within 5km of Kemble Station Buses within 500m of site: Medium Frequency: 51/51X; 93/93A; 882 Low Frequency: None Very Infrequent: College; 72C; 72T Bus Score – Blue++ having 2+ Routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm : National Cycle Network: 1 – on NCN (45)	Train	Bus ++	Cycling

Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Wastewater	There is capacity for c3000 properties before the score moves from green to blue.			
Electricity	The nearest Grid and Bulk Supply Points are not constrained, but the nearest Primary Substation will need upgrading.			
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.			
Rail Transport	Within 5km of Kemble station although presently no direct bus service to it. Provision of a bus link could result in higher levels of rail use.			

Site Assessment Sheet: Broad Zone 22

Bus Transport	Zone has access to 2+ Routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm, indicating greater opportunity for increasing bus patronage, with minimal diversion to meet future travel demand.			
Cycle Transport	Zone is on the NCN 45 and is likely to deliver significant improvements in cycling routes to key destinations, i.e. through the Cirencester Local Cycling and Walking Infrastructure Plan.			



Broad Zone 22

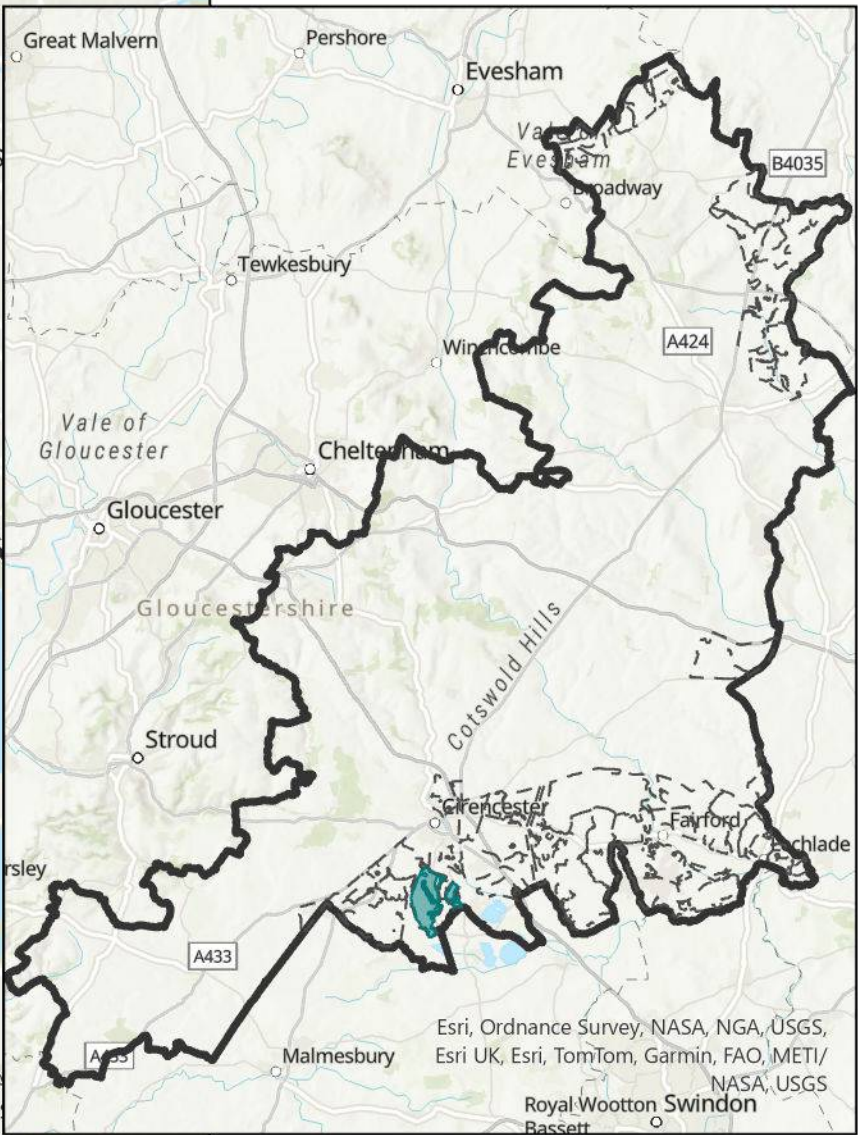
Description:
West of South Cerney

Size: 603.39 ha

Development Typology:
New Settlement

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



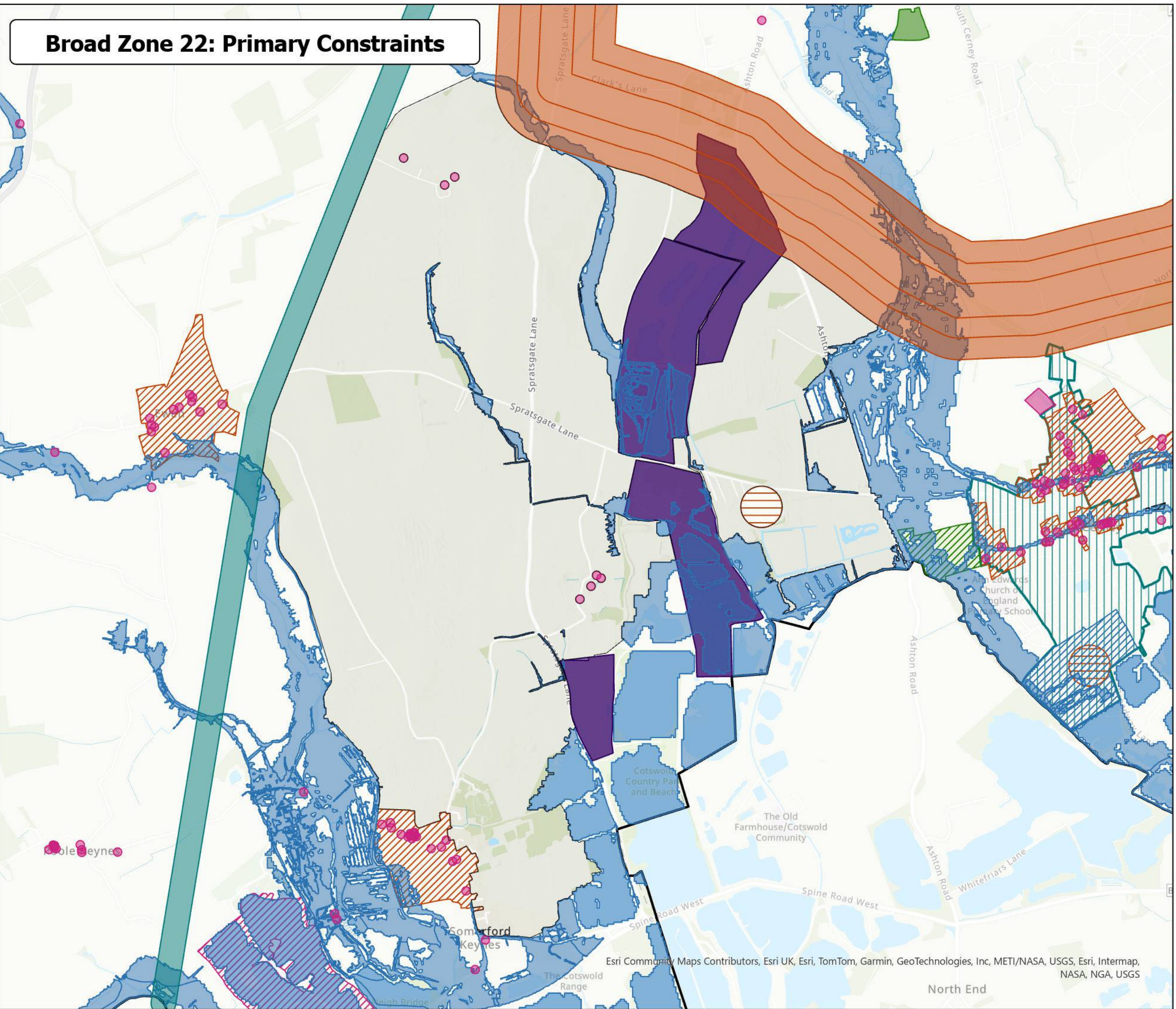
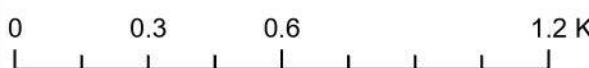
Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NA Intermap, NA

Esri, Ordnance Survey, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, FAO, METI/NA, NASA, USGS

Broad Zone 22: Primary Constraints

- Legend**
- Oil/Gas Pipelines Buffered
 - Overhead Electricity Lines 60m Buffer
 - Designated Heritage Asset
 - Ancient Woodlands
 - Flood Zone 3
 - Mineral Extraction Site
 - Waste Sites with 100m Buffer
 - Development Boundary
 - Open Access Land
 - Local Green Space
 - Sites of Special Scientific Interest
 - Conservation_Areas
 - Established Employment Site
 - Broad Zone
 - District Boundary

Reference: 22
Type: New Settlement
Area: 603.39 ha
Description:
West of South Cerney

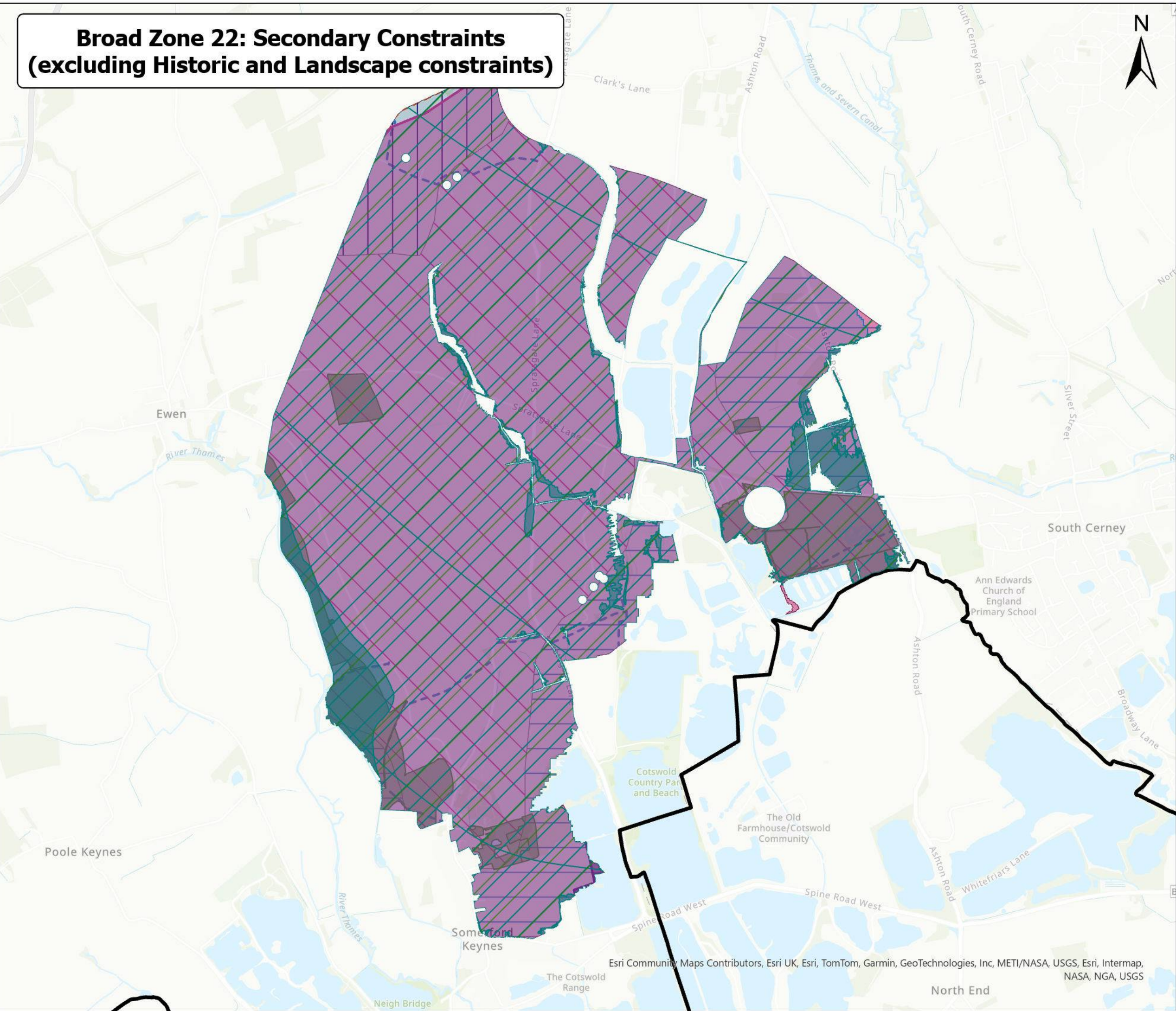


**Broad Zone 22: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - Local Nature Reserves
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 1
 - Grade 2
 - Grade 3
 - Public Rights of Way
 - National Cycle Network
 - Drinking Water Safeguarding Zone
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 22
Type: New Settlement
Area: 603.39 ha
Description:
West of South Cerney

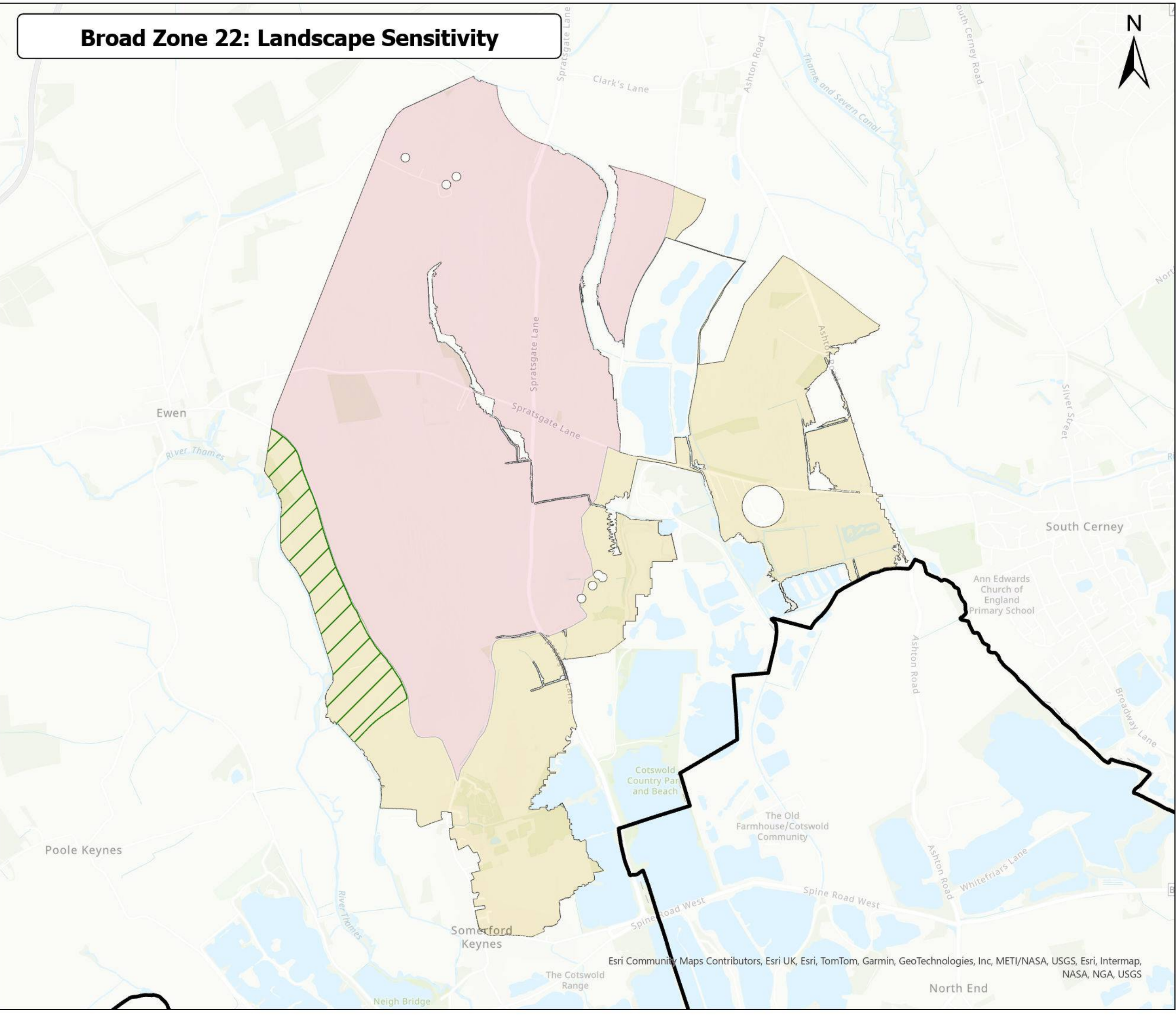
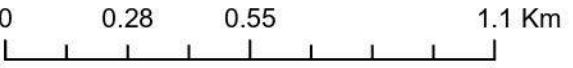


Broad Zone 22: Landscape Sensitivity



- Legend**
-  Special Landscape Area
 - Landscape Character Area:**
 -  Cornbrash Lowlands
 -  Dip Slope Lowland
 -  River Basin Lowland
 -  Broad Zone
 -  District Boundary

Reference: 22
Type: New Settlement
Area: 603.39 ha
Description:
West of South Cerney



Broad Zone 22: Primary and Secondary Historic Environment Constraints



- Legend**
- Listed Building Grade
- I
 - II
 - II*
- Scheduled Monument
- Conservation Area
- Broad Zone
- District Boundary

Reference: 22
Type: New Settlement
Area: 603.39 ha
Description:
West of South Cerney



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Esri, Intermap, NASA, NGA, USGS

Site Assessment Sheet: Broad Zone 23

Environmental Constraints

Topic	Constraints and assessment	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Historic Environment	Cotswold District Council Conservation & Design Team Rural setting and character of Kemble and Ewen with Conservation Areas and Listed Buildings. Need to avoid whole northern portion to avoid coalescence, including good buffer to south of Kemble. Kemble Airfield is very exposed and sensitive and has listed hangars. Landscape sensitivity related to setting of LBs and wider setting of Rodmarton. Southern area may have potential to explore, subject to setting of LBs and general rural character of Poole Keynes. Gloucester County Council Heritage & Ecology Team No known designated heritage assets of archaeological interest within the proposal area, i.e. World Heritage Sites or Scheduled Monuments. No Registered Battlefields or Registered Parks and Gardens. However, potential harm to the significance of the scheduled monument of Hullasey Village (NHLE no: 1003359) through changes to its setting, which lies c.700m to the north of proposal area, and to that of Norwood Castle (NHLE: 1012048) in Wiltshire. Site also contains several known and probable non-designated heritage assets (earthworks, structures and below-ground) of multi-period date that would be harmed/destroyed by development. A Heritage Impact Assessment would be required prior to decision-making on the site allocation to inform upon the degree of impact to the significance of designated and non-designated (above-ground) heritage assets. Site also contains several known and probable non-designated heritage assets (earthworks and below-ground) of multi-period date. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.			
Ecological and Geological	Assets within the assessment area: Multiple Priority Habitat spread across the assessment area, mostly <i>Deciduous Woodland</i>.			

Site Assessment Sheet: Broad Zone 23

Environment

- A small part on the eastern edge overlaps with the Cotswold Water Park Nature Improvement Area.
- Kemble Wood Ancient Woodlands lies in the western part.
- Kemble Community Gardens and Playing Fields Local Green Spaces lie centrally in the assessment area.
- Several parts of the Kemble Railway Cuttings SSSI fall within the assessment area.

Assets within 250m:

- Kemble Railway Cuttings SSSI
- Kemble Community Gardens and Playing Fields Local Green Spaces
- Cotswold Water Park Nature Improvement Area.
- Kemble Wood Ancient Woodlands

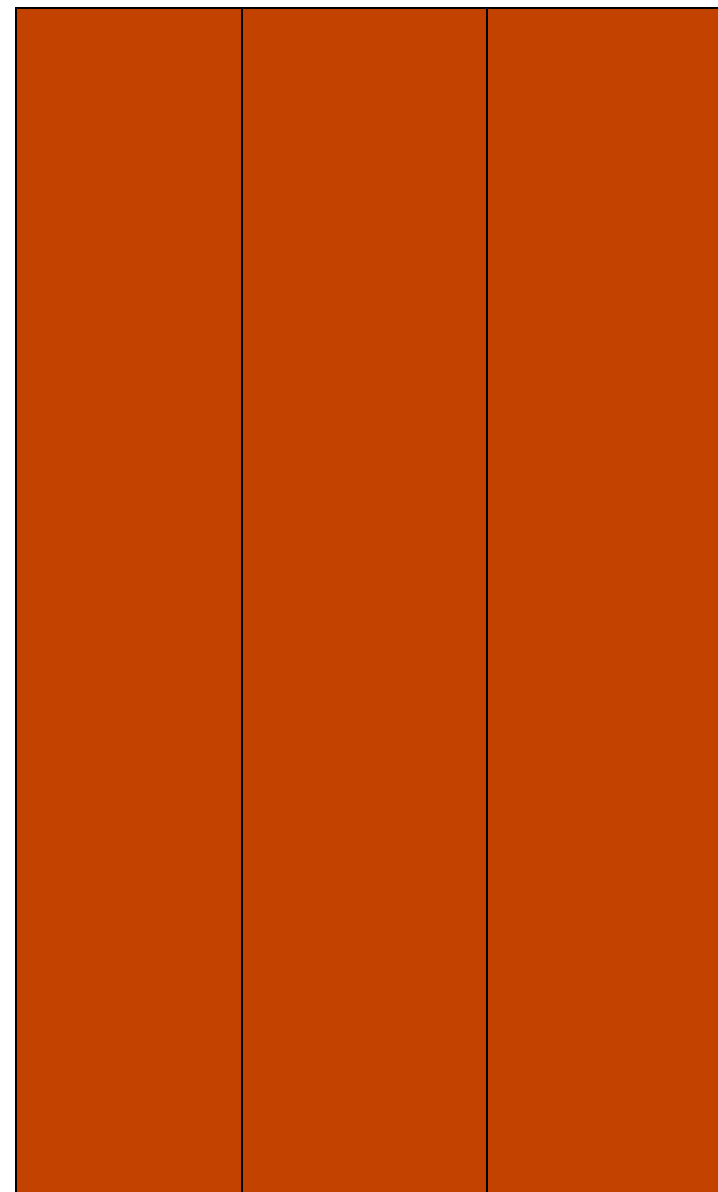
Assets within 2km:

- North Meadow & Clattinger Farm Special Area of Conservation is located to the south, but only a small part of the assessment site falls within 2k.
- The whole assessment area falls within 2km of a SSSI (Kemble Railway Cuttings SSSI and Cotswold Lakes SSSI).

IRZs: The zone falls within several SSSI IRZs, some referring to (works related to) residential development. Development in this Broad Zone would likely require consultation with Natural England.

Assessment:

There are several biodiversity constraints within the assessment area including, deciduous woodland which occurs across most of the site, traditional orchard in the south, coastal and floodplain grazing marsh in the east, ancient woodland in the southeast, and a river which bisects the site and is hydrologically linked to the Cotswold Water Park Site of Special Scientific Interest, southeast of the assessment



Site Assessment Sheet: Broad Zone 23

	area. In addition, approximately half of the assessment area falls within the Cotswold Beechwoods Special Area of Conservation Zone of Influence which lies to the north, while a third falls within the Outer Zone of Influence of the North Meadow Special Area of Conservation, which lies to the southeast. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats and designations are maintained and enhanced, including the provision of adequate buffers between these habitats and all built development, including infrastructure. There are several opportunities to enhance biodiversity, particularly the through the enhancement and strengthening of existing woodland habitats and the creation of scrub, ponds and species-rich grasslands which will aid in connecting the assessment area to the Site of Special Scientific Interest. Due to the proximity of the Site of Special Scientific Interest and the numerous non-statutory habitat designations, further investigation is required to determine whether any development within the assessment area is acceptable. If development occurs, detailed development design and other mitigation measures must be secured to address potential adverse impacts to biodiversity.			
Soil Quality	The majority of the land in the assessment area is grade 3 agricultural land. There are some patches of grade 1 and 2 agricultural land on the edges, however, there is enough land available to accommodate all development options without encroaching on these patches. As such, significant negative effects may occur in relation to soil quality for all development options. However, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a or the lower quality grade 3b. Development therefore has the potential to result in the loss of high quality agricultural land, dependent upon whether it is grade 3a or grade 3b.	?	?	?

Site Assessment Sheet: Broad Zone 23

Water Quality	The assessment area is fully covered by a Source Protection Zone and a Drinking Water Safeguarding Zone. As such, significant adverse effects in relation to water quality are likely,			
Flood Risk	There are patches of land crossing the Broad Zone which are located within Flood Zone 2 and 3 due to the presence of watercourses. Additionally, there are further patches of the assessment area located within Flood Zone 2 on its eastern border. However, there is sufficient space to accommodate a small or large village outside of these zones, therefore negligible effects are anticipated for these development typologies. A town would struggle to be located fully outside of these zones, therefore significant adverse effects can be expected in regards to flood risk.			
Mineral Resources	Most of the Broad Zone is located within a Mineral Safeguarding Area (MSA) and none of the development types can be accommodated without intersecting with the MSA. Therefore, significant negative effects are likely in relation to mineral resources for all development types.			
Noise	There is no land within the assessment area boundaries located within an area recognised as having noise levels in exceedance of 55dB at night or 60dB on average during the period 07:00-23:00. Therefore, effects in relation to noise are considered likely to be negligible for all development size options.			

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Broad Zone 23 encompasses a diverse agricultural landscape, with a coherent rural structure and high landscape sensitivity toward the SLA to the north and east and adjoining National Landscape. While parts of the area near the airport and main roads are more visually degraded, the core structure of hedgerows, woodland belts, and historic settlement remains legible and valued. Introducing large-scale development here would conflict with the rural setting, reduce the separation between Kemble and smaller settlements, and risk visual and character harm near	High	High	Medium-High

Site Assessment Sheet: Broad Zone 23

designated landscapes. The relatively limited infrastructure, particularly to the south of Kemble and strong rural identity also reduce the area's capacity to absorb substantial change without mitigation.			
--	--	--	--

Accessibility

Topic	Rationale	Score		
Access to employment	49,978 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the more than 20,000 green category. 244,720 jobs are accessible within 30 minutes' drive, putting this topic in the 150,000-250,000 blue category.	Public Transport	Car	
Access to other key services and facilities by public transport	The centre of the site had the following Service – Timing – Score for access to services: Supermarket – 40 – 3 / Hospital – 5 – 1 / GP – 40 – 3 / Primary Ed – 4 – 1 / Secondary Ed – 22 – 2 Giving a total score of 10, with 2 of the GP/Hospital/Supermarket as orange categories (score 3) The zone has a total score of 12 or more, and/or more than 1 orange for GP/Hospital/Supermarket so has an overall orange score.			
Private car use by commuters	The Car as Method of Travel to Work percentage is 41% on average based on the local Census area data. This is in the less than 45% green category.			
Proximity to sustainable transport networks	Train Accessibility: Site almost completely within 2.5km of Kemble Station, remainder in 5km. Buses within 500m of site: Medium Frequency: 93/93A; 882 Low Frequency: None Very Infrequent: College; 72C; 72T; SM6 Bus Score – Blue++ having 2+ routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm : National Cycle Network: 1 – on NCN (45)	Train	Bus ++	Cycling

Site Assessment Sheet: Broad Zone 23

Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Wastewater	There is capacity for c3000 properties before the score moves from green to blue.			
Electricity	Significant works would be required to provide the infrastructure (such as new primary substations) which would incur a high cost but there would not be any engineering reasons why this could not be provided			
Gas	Upcoming Local Plan policies prohibit the use of fossil fuel in new residential developments so this metric is likely to be obsolete. For good measure, the utility provider was still asked to check the potential for connecting each development type to the gas grid.			
Rail Transport	Within 2.5km of Kemble station.			
Bus Transport	Zone has access to 2+ Routes with at least 1-2 hour frequency / 6-12 services covering 8am-6pm, indicating greater opportunity for increasing bus patronage, with minimal diversion to meet future travel demand. Zone also covers part of routes considered for Kemble-Cirencester public transport links which would be a valuable improvement to the area's overall sustainability.			
Cycle Transport	Zone is on the NCN 45 and is likely to deliver significant improvements in cycling routes to key destinations, i.e. through the County CWIP '29', Cirencester Local Cycling and Walking Infrastructure Plan and delivery of the Kemble-Cirencester Public Transport / Cycle links.			

Broad Zone 23

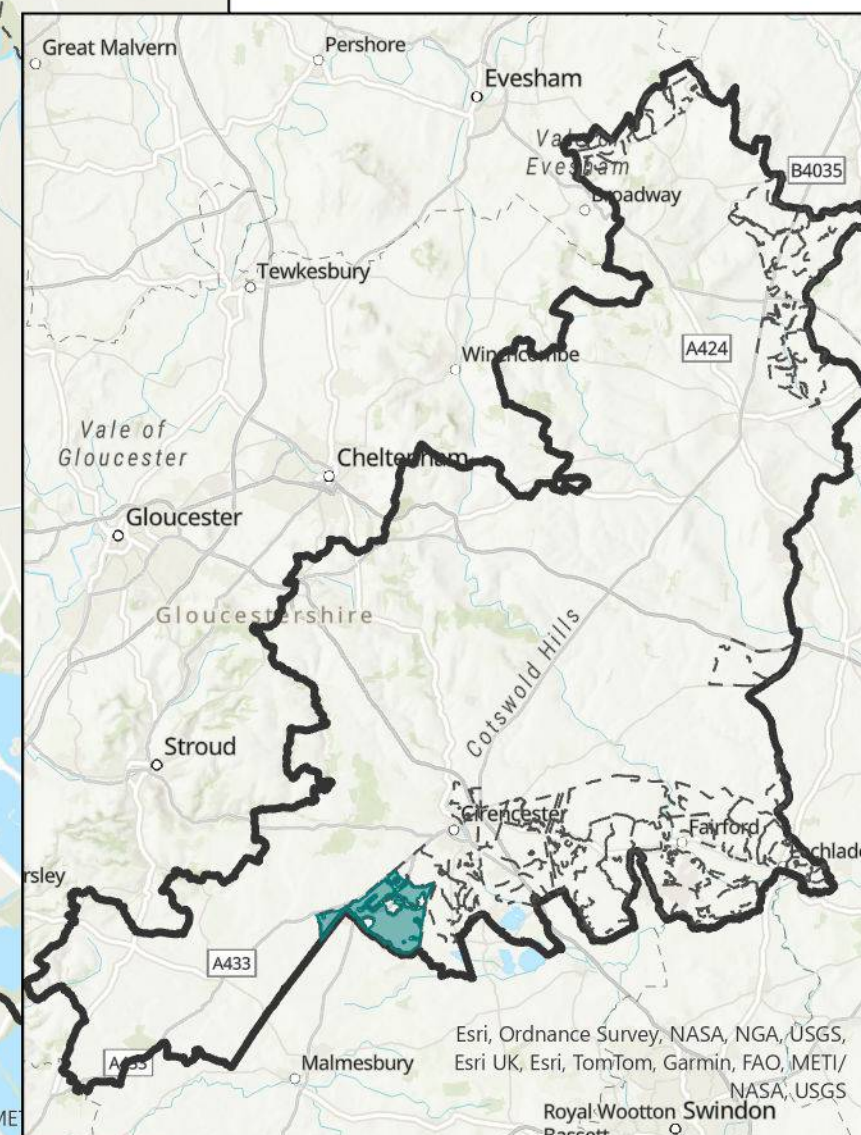
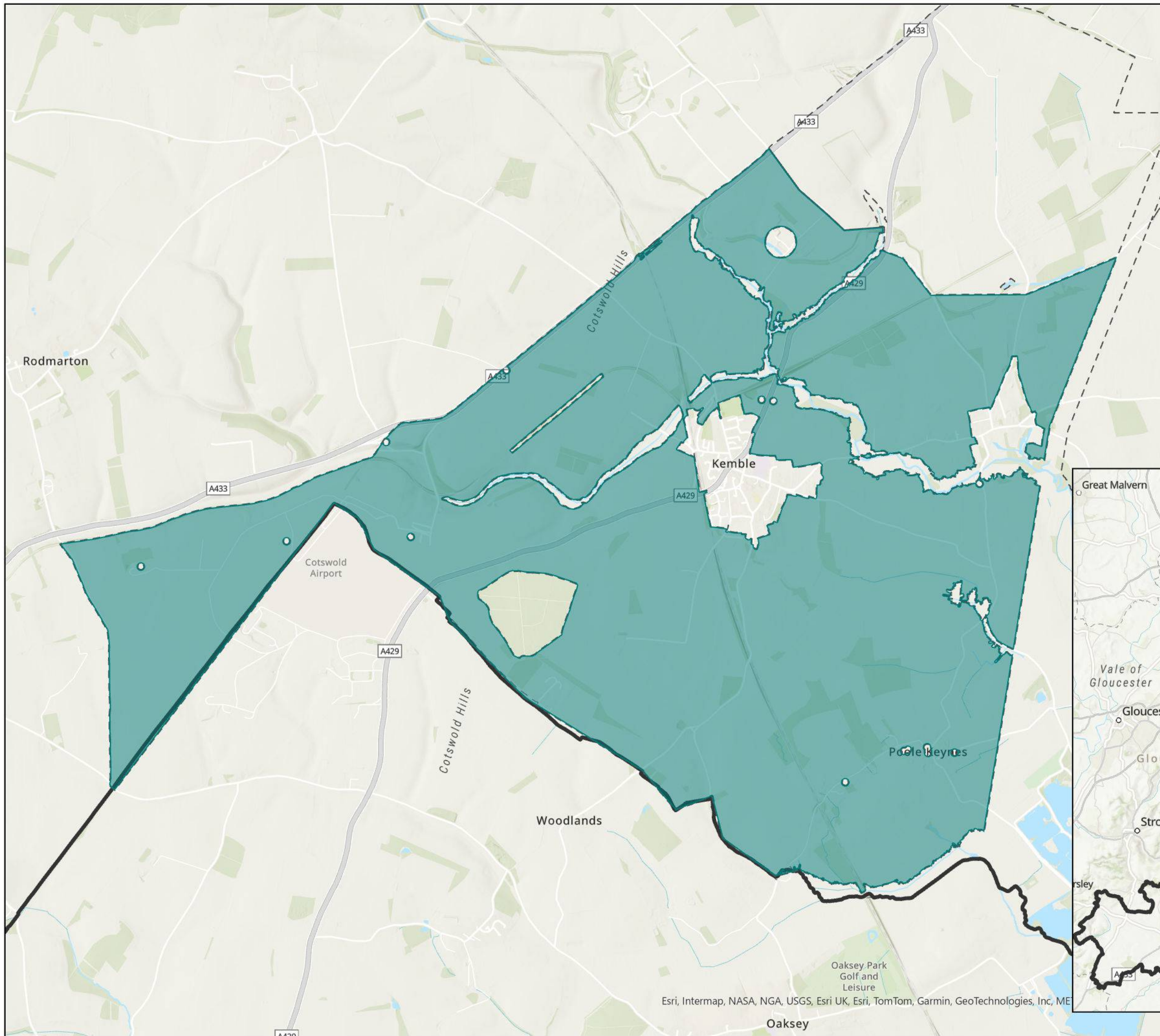
Description:
Around Kemble

Size: 1,431.23 ha

Development Typology:
New Settlement

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 23: Primary Constraints

Legend

- Oil/Gas Pipelines Buffered
- Overhead Electricity Lines 60m Buffer
- Designated Heritage Asset
- Ancient Woodlands
- Flood Zone 3
- Waste Sites with 100m Buffer
- Development Boundary
- Local Green Space
- Sites of Special Scientific Interest
- Conservation_Areas
- Local Plan Allocation
- Cotswold National Landscape
- Broad Zone
- District Boundary

Reference: 23
Type: New Settlement
Area: 1,431.23 ha
Description:
Around Kemble

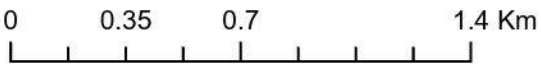
**Broad Zone 23: Secondary Constraints
(excluding Historic and Landscape constraints)**



Legend

- Priority Habitat Inventory
- Nature Improvement Area
- SSSI Impact Risk Zones
- Agricultural Land Classification:
 - Grade 1
 - Grade 2
 - Grade 3
- Public Rights of Way
- National Cycle Network
- Protected Routes
- Drinking Water Safeguarding Zone
- Source Protection Zone
- Floodzone 2
- Broad Zone
- District Boundary

Reference: 23
Type: New Settlement
Area: 1,431.23 ha
Description:
Around Kemble

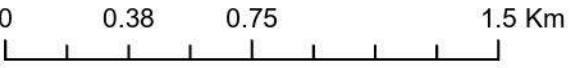


Broad Zone 23: Landscape Sensitivity



- Legend**
-  Special Landscape Area
 - Landscape Character Area:**
 -  Cornbrash Lowlands
 -  Dip Slope Lowland
 -  River Basin Lowland
 -  Cotswold National Landscape
 -  Broad Zone
 -  District Boundary

Reference: 23
Type: New Settlement
Area: 1,431.23 ha
Description:
Around Kemble



Broad Zone 23: Primary and Secondary Historic Environment Constraints



- Legend**
- Listed Building Grade
- I
 - II
 - II*
- Registered Park/Garden
- Scheduled Monument
- Conservation Area
- Broad Zone
- District Boundary

Reference: 23
Type: New Settlement
Area: 1,431.23 ha
Description:
Around Kemble

