

Appendix A – Site Assessment Sheets

Site Assessment Sheet: Broad Zone 01

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 Settlement coalescence concerns, in views from Cotswold escarpment, with subsuming of historic village conservation areas. Southern area strong concerns over rural settings of conservation areas and listed buildings (Weston Subedge, Saintbury and Willersey). Northern area potentially more scope but exploring of this should only be on the basis of a smaller size new village type settlement. 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 (perhaps moderate degree of less than substantial?) harm to the significance of the scheduled monument of the 'Moated site, enclosures and water management features' (NHLE no: 1003359) through changes to its setting, which lies c.250m to the southeast of proposal area at Weston Subedge. There could also be harm similarly to scheduled Willersey Hill Camp (NHLE: 1003327) which overlooks the site from the Cotswold Hills. There are also clusters of listed buildings at Willersey, Saintbury and Weston-sub-edge. Site also contains several known and probable non-designated heritage assets including historic landscape elements such as extensive contiguous blocks of relict ridge and furrow earthworks to N. of Willersey and Saintbury respectively, and multi-period structures and below-ground archaeology 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. Cumulative impacts from neighbouring S&As to be included. Site also contains several known and probable non-designated below-ground heritage assets of	N/A		

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	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. Mainly <i>Deciduous Woodland</i> with some <i>Traditional Orchards</i> around Willersey. Assets within 250m: - No designated assets within 250m Assets within 2km: - No designated assets within 2km IRZs: The zone falls within SSSI IRZs, but none list residential development as a land use of risk. Assessment: There are several priority habitats within the assessment area, most notably is the linear corridor of deciduous woodland bordering the length of the dismantled railway line. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure priority habitats within and in proximity to the assessment area are maintained and where appropriate enhanced. Negligible effects may occur at all development sizes.	N/A	*	*
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.	N/A	?	?

Site Assessment Sheet: Broad Zone 01

Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects have been identified in relation to water quality.	N/A		
Flood Risk	There are patches of land to the north of the settlement of Willersey that are 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 eastern border due to the presence of further watercourses. 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 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 assessment area is not located within any Mineral Safeguarding Areas. therefore negligible effects have been identified in relation to mineral resources for all development size options.	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)
Broad Zone 01 has limited capacity to accommodate large-scale development without adversely affecting landscape character, visual amenity and settlement form. The flat topography and open views, particularly from higher land to the south, increase visual sensitivity. The area plays a key role in preserving the distinct rural setting of Willersey, as well as maintaining the physical and perceived separation between dispersed dwellings and farmsteads. The presence of ridge and furrow, tree-lined boundaries and long views across the vale all contribute to a landscape with time-depth,	High	High	Medium-High

Site Assessment Sheet: Broad Zone 01

perceptual quality and visual openness. Some very small-scale development may be possible in visually enclosed pockets or alongside existing infrastructure, but the majority of the zone is constrained by visual prominence and settlement setting.			
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Accessibility

Topic	Rationale	Score		
Access to employment	19,793 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. 132,303 jobs are accessible within 30 minutes' drive, putting this topic in the less than 150,000 jobs orange 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 – 41 – 3; Hospital – 91 – 3; GP – 15 – 1; Primary Ed – Impossible – 3; Secondary Ed – Impossible – 3 Giving a total score of 13, with 2 of the GP/Hospital/Supermarket as orange categories (score 3). The site 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: Most of the site within 5km (Blue Category) of Honeybourne Station Buses within 500m of site: Medium Frequency: 606 Low Frequency: 1/1A; R4 Daily Frequency: None 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 01

Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Wastewater	Severn Trent Water response pending.	N/A	TBC	TBC
Electricity	Willersey/Saintbury/Honeybourne area - Predominantly medium & low rated overhead assets some of which are long radial & operating at single phase only. Significant upgrade works from Broadway Primary with new 11kV Circuits to support even up to 1500 plots. Upwards of 1500 plots would trigger multiple 11kV Circuits & Primary substation upgrades (upwards of 3-5yrs)	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	Within 5km of Honeybourne station although presently no direct bus service to it. Provision of a bus link could result in higher levels of rail use.	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 and proposed National Cycle Network but there would be opportunities and need for enhancements, i.e. to Honeybourne railway station.	N/A		

Broad Zone 01

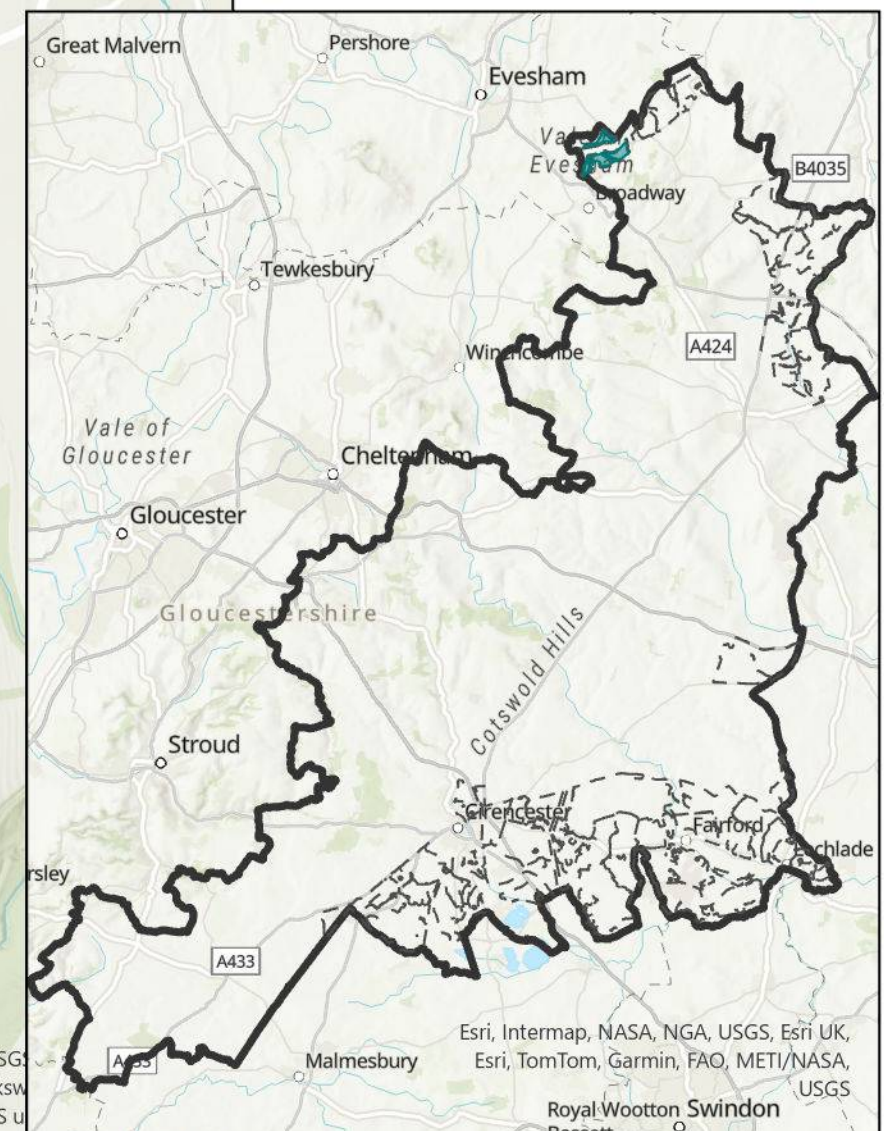
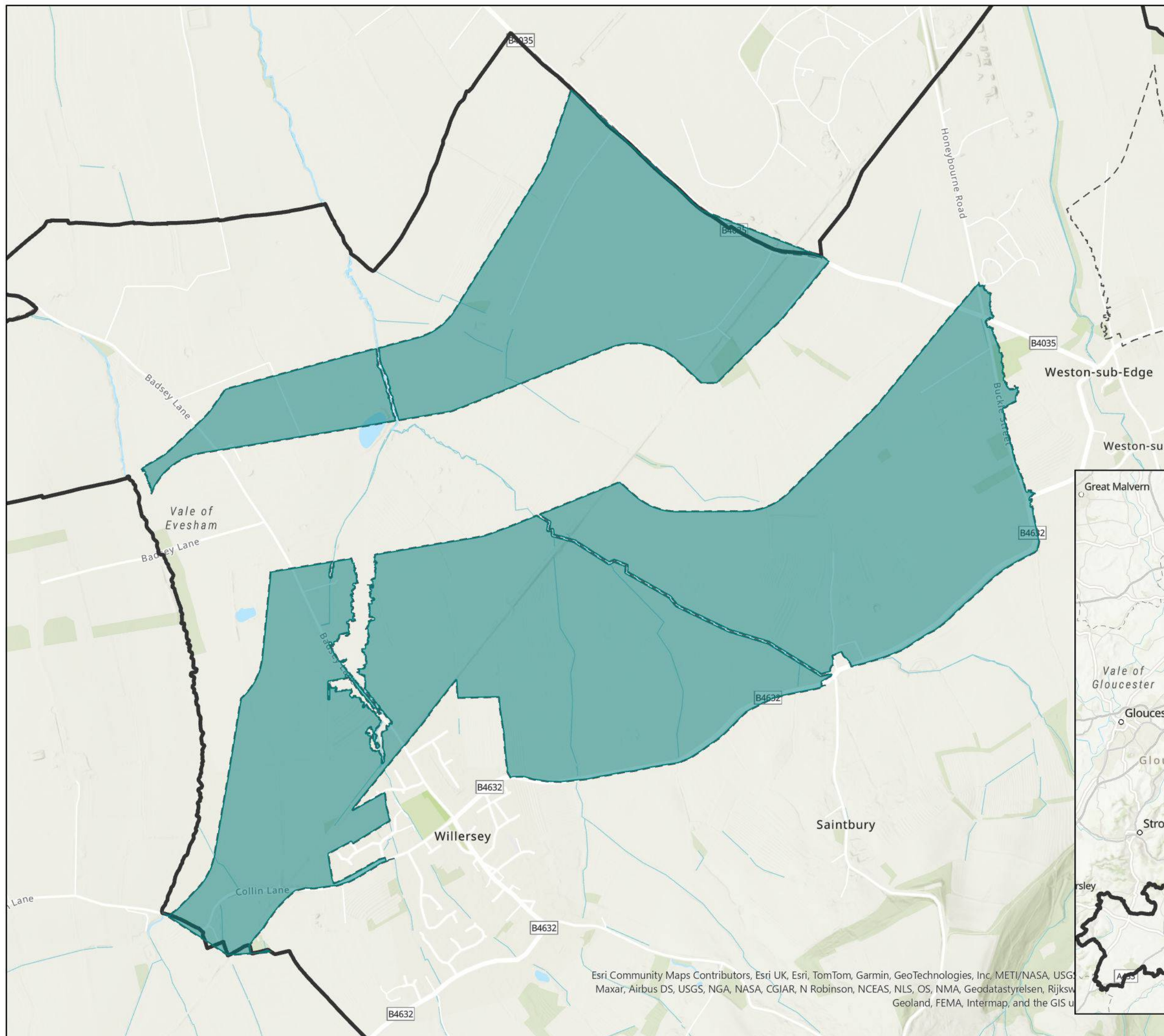
Description:
Around Willersey

Size: 298.73 ha

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

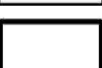
Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 01: Primary Constraints

Legend

-  Oil/Gas Pipelines Buffered
-  Designated Heritage Asset
-  Ancient Woodlands
-  Flood Zone 3
-  Mineral Extraction Site
-  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: 01
 Type: New Settlement
 Area: 298.73 ha
 Description:
 Around Willersey

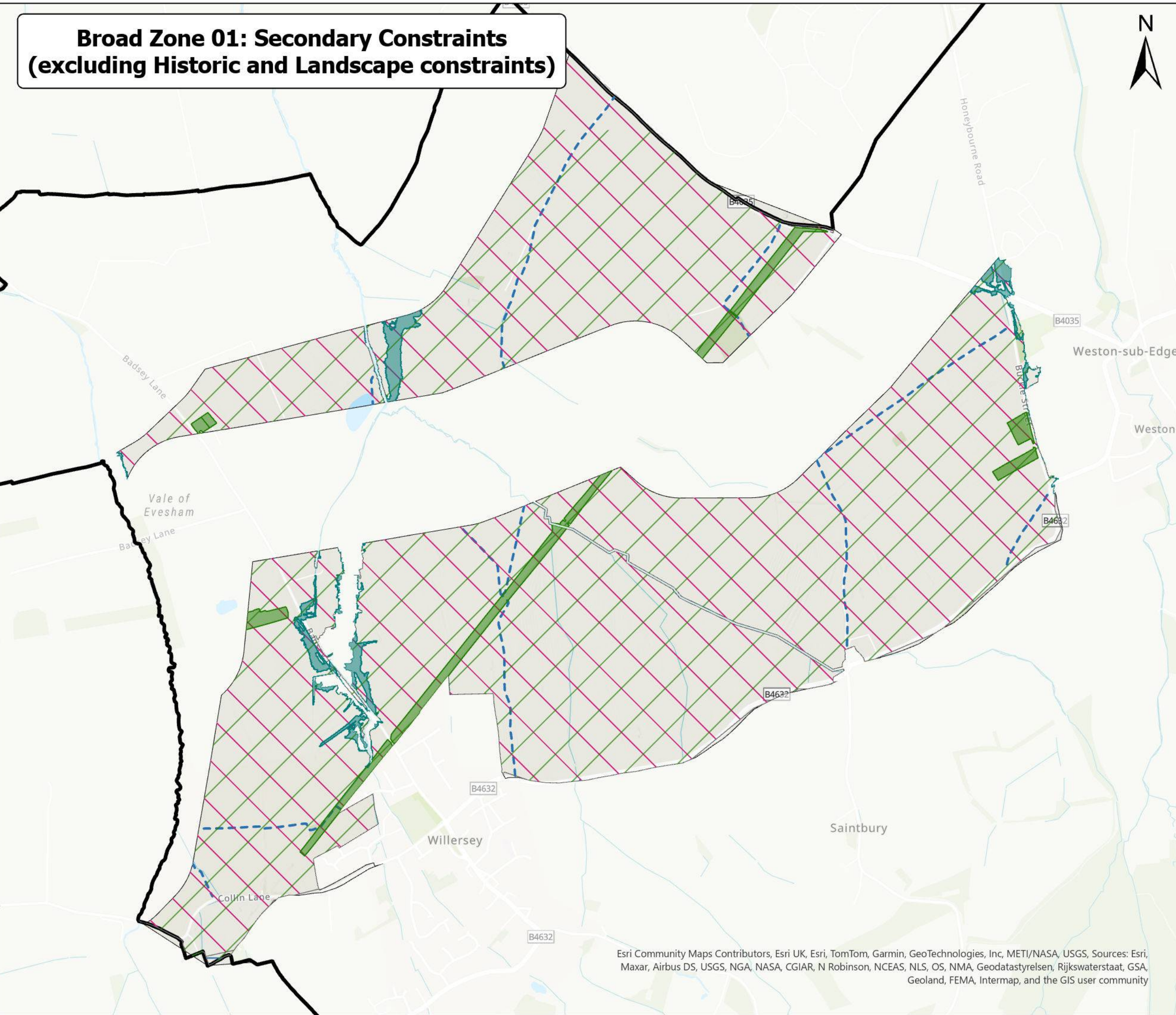
0 0.17 0.35 0.7 Km

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 01: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 2
 - Grade 3
 - Public Rights of Way
 - 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: 01
Type: New Settlement
Area: 298.73 ha
Description:
Around Willersey



Broad Zone 01: Landscape Sensitivity



Legend

Landscape Character

Area:



Unwooded Vale



Cotswold National
Landscape



Broad Zone



District Boundary

Reference: 01

Type: New Settlement

Area: 298.73 ha

Description:

Around Willersey

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 01: Primary and Secondary Historic Environment Constraints



Legend

Listed Building
Grade

- I
- II
- II*

Scheduled
Monument

Conservation Area

Former Railway Line

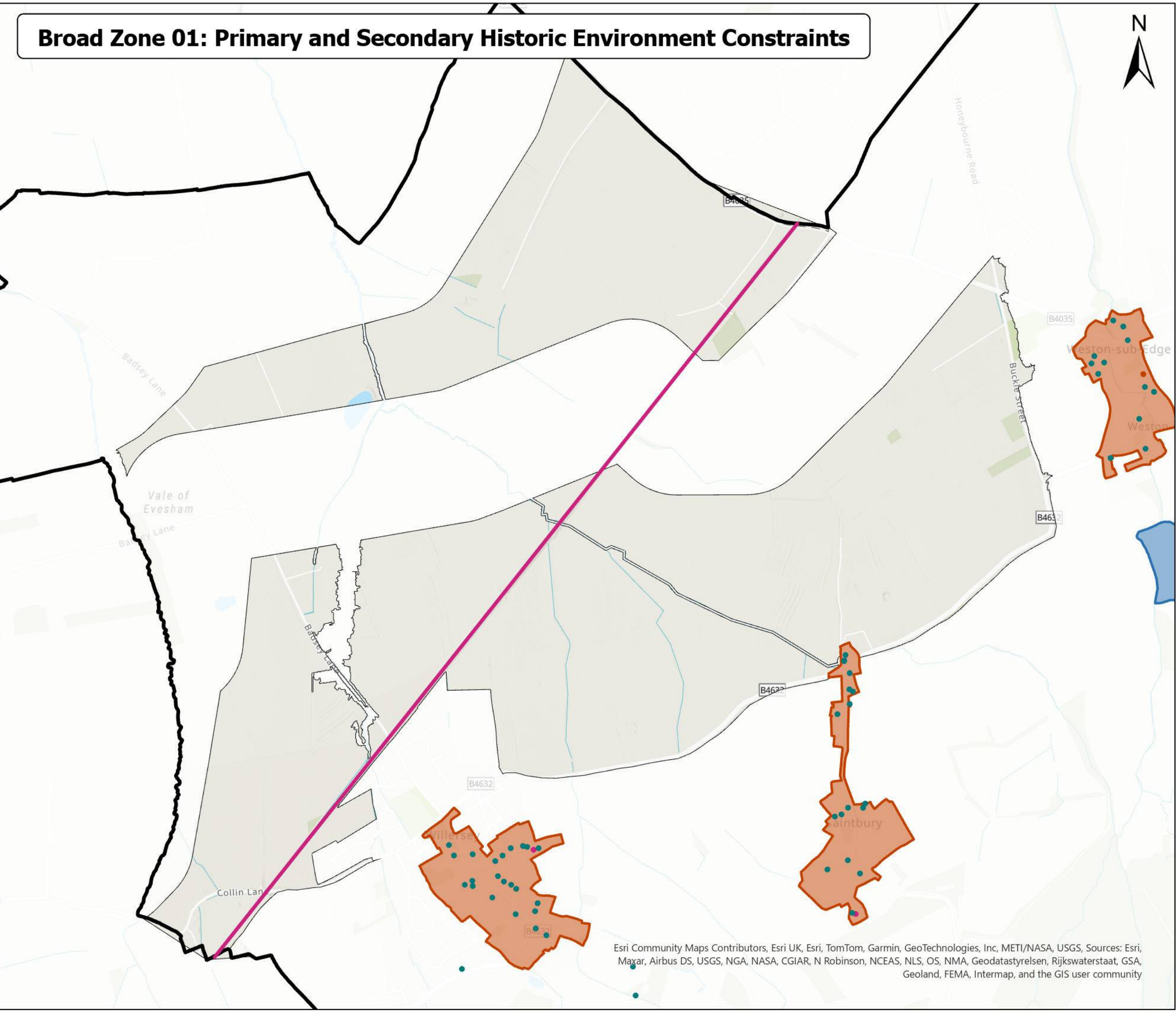
Broad Zone

District Boundary

Reference: 01
Type: New Settlement
Area: 298.73 ha
Description:
Around Willersey

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



Site Assessment Sheet: Broad Zone 02

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 Critical openness to maintain between historic Mickleton and C20 development to the east. This gap has been consistently refused development. Majority of zone to SW includes setting of villages as per previous zone, and also setting of Norton Hall and its landscape park setting and longer range landscape views. Area to NE (corner E of B4632) potentially more worth exploring, in terms of modest extension of the existing area of C20 development in Mickleton. Need to be wary of dwarfing the adjacent historic village, views from Kiftsgate Court gardens, and even longer range views from Norton Hall across its restored landscape park and towards the rising ground (Meon Hill?). 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 (perhaps towards upper degree of less than substantial?) harm to the significance of the scheduled monument of the 'Deserted village of Norton Sub Edge SE of White's Farm (now Norton Sub Edge Farm' (NHLE no: 1003589) through changes to its setting as it would be immediately surrounded on its western, eastern and southern sides by the proposed development. There could also be harm similarly to the scheduled 'Deserted Village of Polden' (NHLE: 1005288) which lies c.300m to the northwest of the proposal area, and also the scheduled 'Multivallate hillfort on Meon Hill (NHLE 1011372), located on an outlier of the Cotswolds and which overlooks the proposal area. There are also clusters of listed buildings within the villages at the bottom of the edge, e.g. Mickleton. Western and Aston Subedge and a couple within the proposal area. Site also contains several known and probable non-designated			

Site Assessment Sheet: Broad Zone 02

	heritage assets including historic landscape elements such as contiguous blocks of relict ridge and furrow earthworks round Mickleton, and multi-period structures and below-ground archaeology 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. Cumulative impacts from neighbouring S&As to be included. Site also contains several known and probable non-designated below-ground heritage assets 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. Mainly <i>Deciduous Woodland</i> in the centre and <i>Traditional Orchards</i> to the east and south of the assessment area. Assets within 250m: - No designated assets within 250m. Assets within 2km: - No designated assets within 2km. IRZs: A small part on the eastern edge 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: There are several priority habitats within the assessment area therefore, any development will be required to provide suitable avoidance and mitigation measures to ensure priority habitats within and in proximity to the assessment area are maintained and enhanced. Centrally located deciduous woodland copses will require adequate buffering from development, and connectivity between these	*	*	*

Site Assessment Sheet: Broad Zone 02

	habitats should be strengthened, along with enhancements to existing and newly created woodland areas. Negligible effects may occur at all development sizes, provided that detailed development design and other mitigation measures are secured to address potential adverse impacts on the SSSI.			
Soil Quality	The majority of 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. Some areas to the eastern edge of the assessment area are grade 2 agricultural land. The zone cannot accommodate a new town without encroaching on this land. This option therefore has a guaranteed significant negative effect.		?	?
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects have been identified in relation to water quality.			
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 western border due to the presence of further watercourses. 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	The assessment area is not located within any Mineral Safeguarding Areas. therefore negligible effects have been identified in relation to mineral resources for all development size options.			

Site Assessment Sheet: Broad Zone 02

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.			
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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 02 encompasses a diverse rural landscape with strong visual and perceptual qualities, particularly in its SLA-designated western half. This area includes Thistley Hill, which is highly prominent, exposed to views, and contributes strongly to local character and scenic value. The eastern part of the zone is flatter, more open, and closer to Mickleton's edge, offering slightly greater scope for landscape integration if sensitively designed. However, the entire zone is visually connected to the Cotswolds National Landscape, with long views to its escarpment from within the site and reciprocal views from higher ground. Development in this area risks compromising the setting of both Mickleton and the wider rural landscape, particularly where it would intrude into the open skylines or SLA-designated areas.	High	High	Medium-High

Accessibility

Topic	Rationale	Score	
Access to employment	18,228 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. 126,992 jobs are accessible within 30 minutes' drive, putting this topic in the less than 150,000 jobs orange 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 – 23 – 2 / Hospital – 34 – 2 / GP – 18 – 1 / Primary Ed – 12 – 1 / Secondary Ed – 19 – 1. Giving a total score of 7. The site has a total score of 5 to 10, and no orange for GP/Hospital/Supermarket so has an overall Green score.		

Site Assessment Sheet: Broad Zone 02

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 46-54% or more– blue category.			
Proximity to sustainable transport networks	Train Accessibility: Most of the site within 5km (Blue category) of Honeybourne Station, northern edge within 2.5km Buses within 500m of site: Medium Frequency: 2/2A; 606 Low Frequency: 1/1A Daily Frequency: 608 Bus Score – Blue++ having 2+ routes with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm)) National Cycle Network: 1 – On NCN 442	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	Severn Trent Water response pending.	TBC	TBC	TBC
Electricity	Long Marston/Mickleton area - The Existing 66kV/11kV Primary known as Long Marston (roughly central to Zone 2 area) is close to load limits. Even for a further 1500 dwellings would likely trigger major Primary transformer works (3-5yrs). As with Zone 1 existing local assets are predominant overhead medium rated assets. So new 11kV Circuits from Primary would be required			
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 Honeybourne station although presently no direct bus service to it. Provision of a bus link could result in higher levels of rail use. Rail line runs through			

Site Assessment Sheet: Broad Zone 02

	the Broad Zone, however, due to the proximity of Honeybourne a new station is unlikely to be feasible even for the largest development type.			
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 442 and is likely to deliver significant improvements in cycling routes to key destinations.			

Broad Zone 02

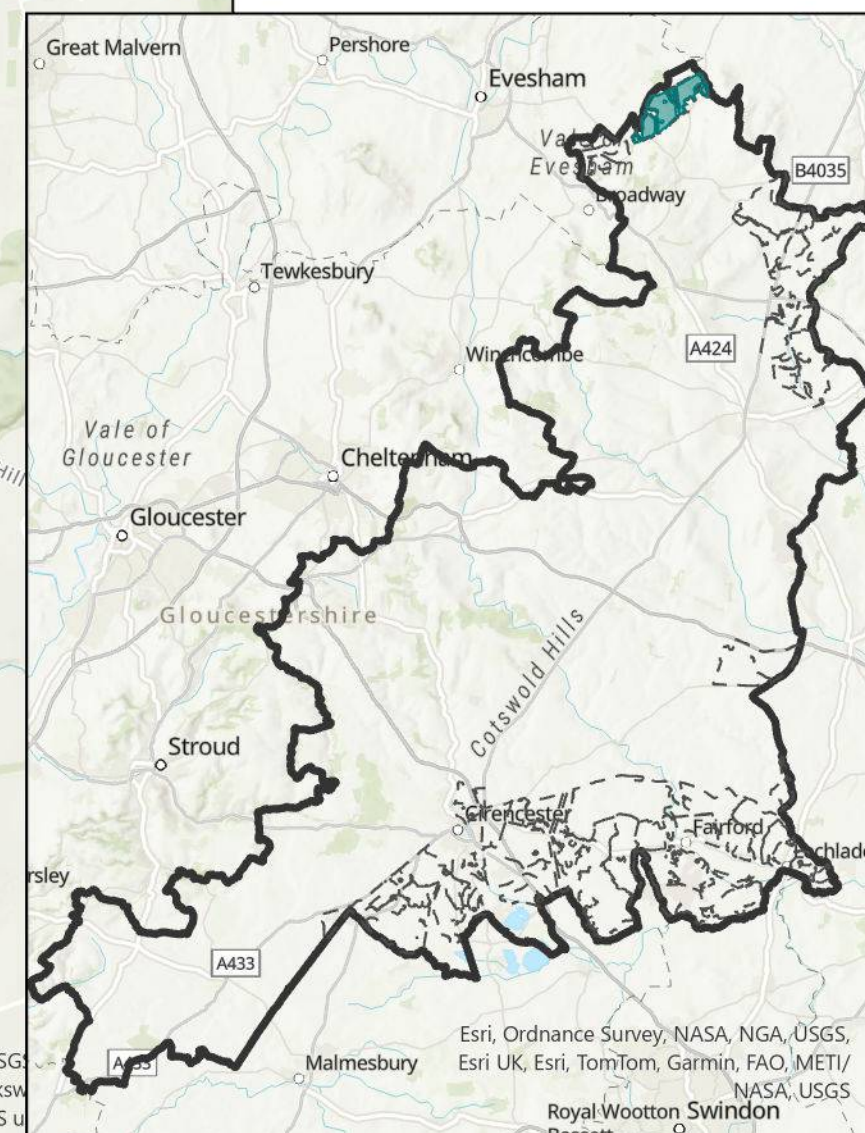
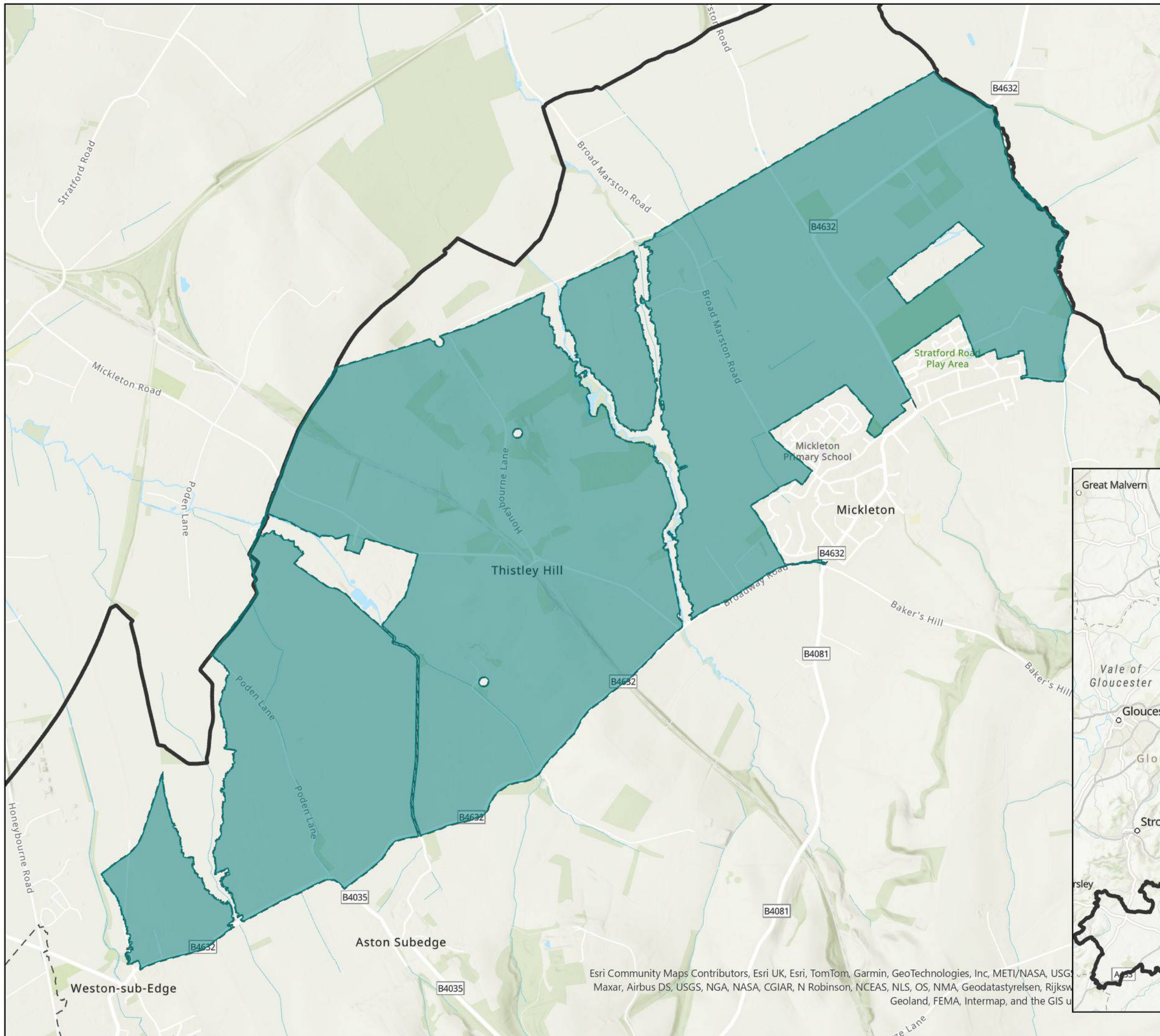
Description:
Around Mickleton

Size: 686.17 ha

Development Typology:
New Settlement

Legend

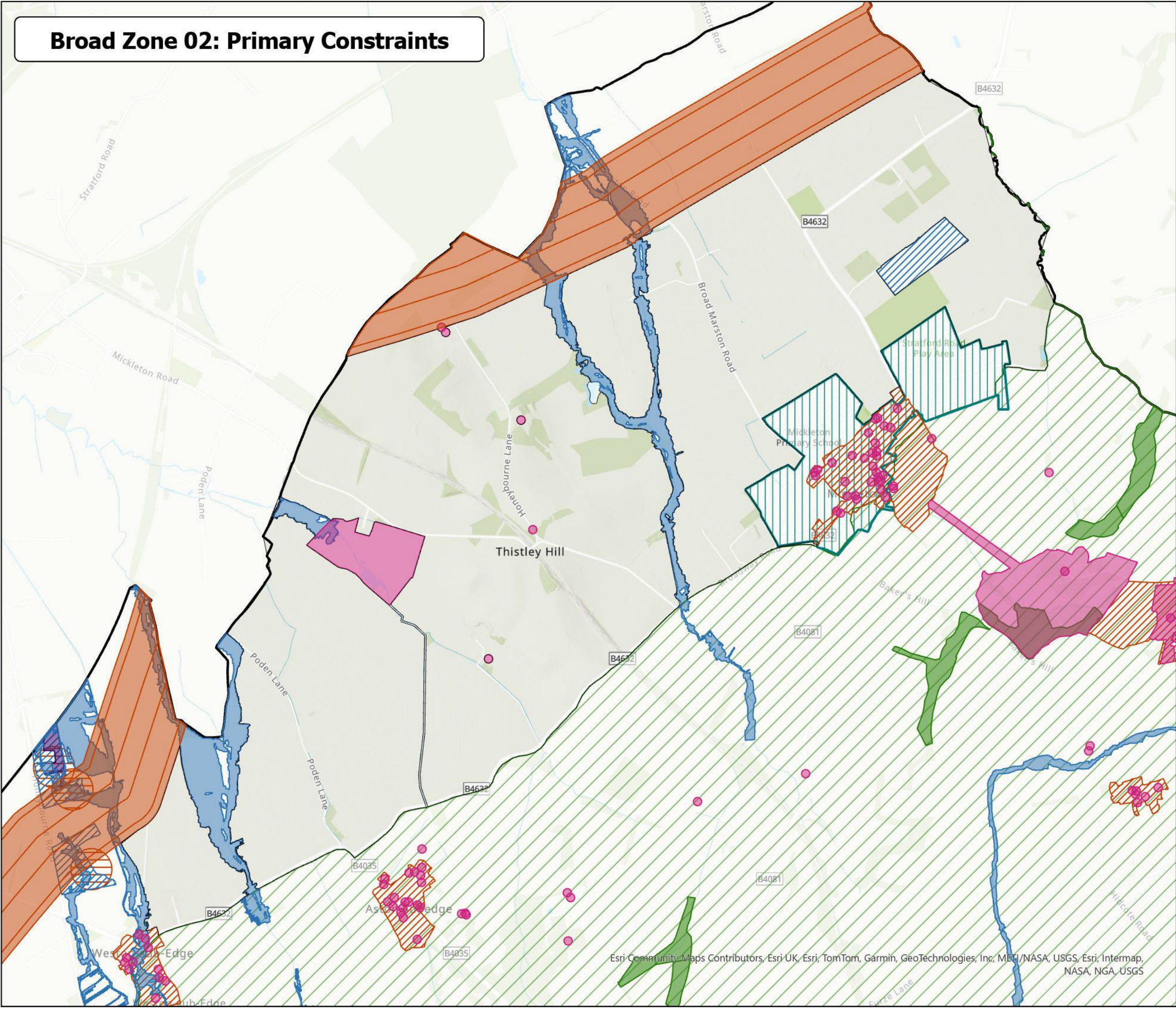
-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



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Broad Zone 02: Primary Constraints

- Legend**
- Oil/Gas Pipelines Buffered
 - Designated Heritage Asset
 - Ancient Woodlands
 - Flood Zone 3
 - Mineral Extraction Site
 - Waste Sites with 100m Buffer
 - Development Boundary
 - Conservation_Areas
 - Established Employment Site
 - Cotswold National Landscape
 - Broad Zone
 - District Boundary



Reference: 02
Type: New Settlement
Area: 698.24 ha
Description:
Around Mickleton

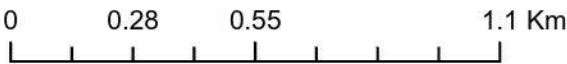
**Broad Zone 02: Secondary Constraints
(excluding Historic and Landscape constraints)**



Legend

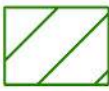
- Priority Habitat Inventory
- SSSI Impact Risk Zones
- Agricultural Land Classification:
 - Grade 2
 - Grade 3
- Public Rights of Way
- National Cycle Network
- Floodzone 2
- Broad Zone
- District Boundary

Reference: 02
Type: New Settlement
Area: 686.17 ha
Description:
Around Mickleton

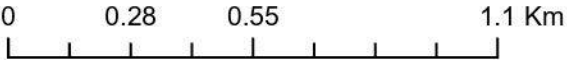


Broad Zone 02: Landscape Sensitivity

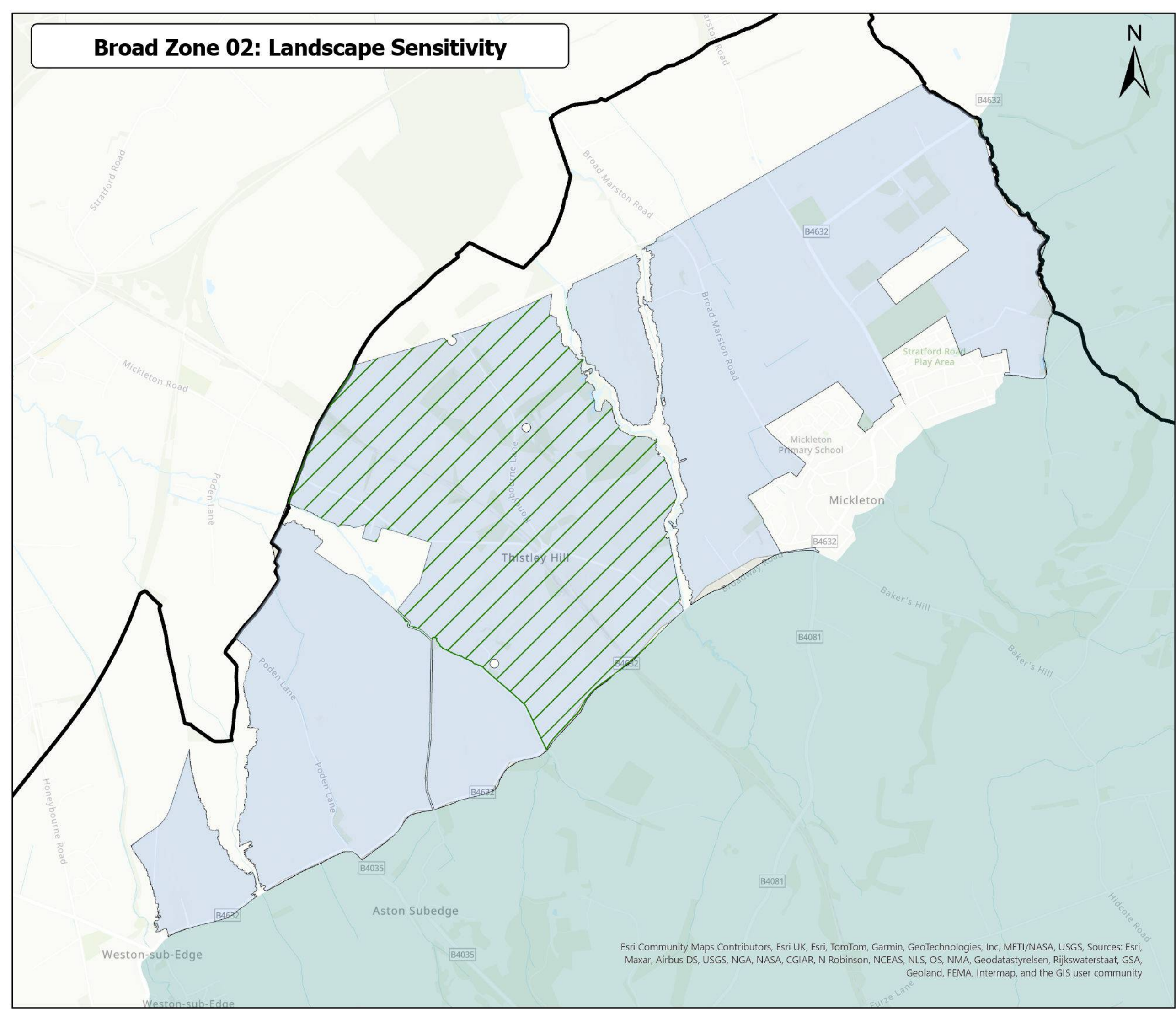


- Legend**
-  Special Landscape Area
 - Landscape Character Area:**
 -  Unwooded Vale
 -  Cotswold National Landscape
 -  Broad Zone
 -  District Boundary

Reference: 02
Type: New Settlement
Area: 698.24 ha
Description:
Around Mickleton



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Broad Zone 02: 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: 02
Type: New Settlement
Area: 698.24 ha
Description:
Around Mickleton



Site Assessment Sheet: Broad Zone 03

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 Southern area around Aston Magna (Conservation Areas, Listed Buildings, Scheduled Monuments) seems too sensitive. Also Dorn listed farm. Should rule out setting of Aston Magna and Paxford, and listed farms (such as Blackdowns) plus Charingworth Grange. So south of river and east of Paxford. Central area has fewer assets so could be explored but seems to be high plateau. 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 (perhaps towards upper degree of less than substantial?) harm to the significance of the scheduled monument of the 'Upper Ditchford medieval settlement' (NHLE no: 101813) through changes to its setting as it would be immediately surrounded on its northern, eastern and southern sides by the proposed development. There could also be harm similarly (again upper degree of LTSH?) to the scheduled 'Moated Site at Aston Magna' (NHLE 1016081) which would be immediately surrounded on all sides, and 'Lower Ditchford medieval settlement' (NHLE: 101852) which would lie c.400m to the southwest of the proposal area. There are also 7 LBs within the proposal area and more in the surrounding settlements. Site also contains several known and probable non-designated heritage assets including historic landscape elements such as contiguous blocks of relict ridge and furrow earthworks around Ditchford Hill and around the moated site at Aston Magna, and multi-period structures and below-ground archaeology 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			

Site Assessment Sheet: Broad Zone 03

	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 below-ground heritage assets 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, mostly <i>Deciduous Woodland</i>. Assets within 250m: - Wellacre Quarry SSSI, although only the very western tip of the assessment area falls within 250m. Assets within 2km: - Wellacre Quarry SSSI. About one third of the assessment area on the western side fall within this radius. IRZs: The zone falls within SSSI IRZs, but none list residential development as a land use of risk. Assessment: There are several priority habitats within the assessment site, including deciduous woodland copses located in the south and west. Connectivity between these habitats and the off-site ancient woodland located southeast of the development site should be strengthened. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats are maintained and enhanced.	*	*	*

Site Assessment Sheet: Broad Zone 03

	Negligible effects may occur at all development sizes, provided that detailed development design and other mitigation measures are secured to address potential adverse impacts.			
Soil Quality	The majority of the land in the assessment area is grade 3 agricultural land. A small section on the north western edge is 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	Only a small area at the southern tip of the assessment area intersects with a Drinking Water Safeguarding Zone. As such, negligible effects have been identified in relation to water quality.			
Flood Risk	There is an area of land running straight through the Broad Zone (west to east) 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 and 3 on its north eastern border due to the presence of further watercourses. However, there is sufficient space to accommodate all 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 a road at 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			

Site Assessment Sheet: Broad Zone 03

	the period 07:00-23:00. However, there is enough land to accommodate all development options while leaving a sufficient buffer from this road.			
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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 03 is a rural, open and scenically exposed landscape, entirely within a designated Special Landscape Area and forming part of the wider setting to Moreton-in-Marsh and Batsford. It is characterised by rolling landform, historic enclosure, sparse settlement, and open visual connections to the escarpment and upper vale. The absence of a functional or physical relationship to existing settlements, combined with strong perceptual rurality, high visual exposure, and lack of natural containment, make this landscape highly sensitive to change. While valley-bottom land may offer some degree of enclosure, the scale and pattern of development required for a new settlement would result in substantial harm to landscape character, visual amenity, and rural identity.	High	High	High

Accessibility

Topic	Rationale	Score	
Access to employment	544 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the less than 10,000 jobs orange category. 122,593 jobs are accessible within 30 minutes' drive, putting this topic in the less than 150,000 jobs orange 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 – 41 – 3 / Hospital – 41 – 3 / GP – 42 – 3 / Primary Ed – 32 – 2 / Secondary Ed – 35 – 2. Giving a total score of 13, with 3 of the GP/Hospital/Supermarket as orange categories (score 3).		

Site Assessment Sheet: Broad Zone 03

	The site 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 48% on average based on the local Census area data. This is in the 46-54% or more– blue category.			
Proximity to sustainable transport networks	Train Accessibility: Southern half of the site within 5km (Blue Category) of Moreton Station, (southern tip within 2.5km). Buses within 500m of site: Medium Frequency: 2/2A; 51/51A Low Frequency: None Daily Frequency: 606; 6; 8 Bus Score – Light Blue having 2+ Routes with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm)) National Cycle Network: 2 - Near NCN 442	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	Severn Trent Water response pending.	TBC	TBC	TBC
Electricity	This area is fed primarily from Moreton Primary, with the northern area from Shipston Primary. The 11kV network is predominantly overhead line. From both Moreton and Shipston Primary new circuits would be required to accommodate anything from 1500 plots. It is estimated less than 10MVA is available at each Primary. Please note, these are just the 11kV capabilities and further network studies to identify any higher level reinforcement.			
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.			

Site Assessment Sheet: Broad Zone 03

Rail Transport	Most of the Broad Zone within 5km of Moreton-in-Marsh station. Small or large villages less likely to be sufficient to unlock major 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.			
Cycle Transport	Zone is near the NCN 442 and offers reasonable prospect of delivering connections to key destinations (Moreton in Marsh).			

Broad Zone 03

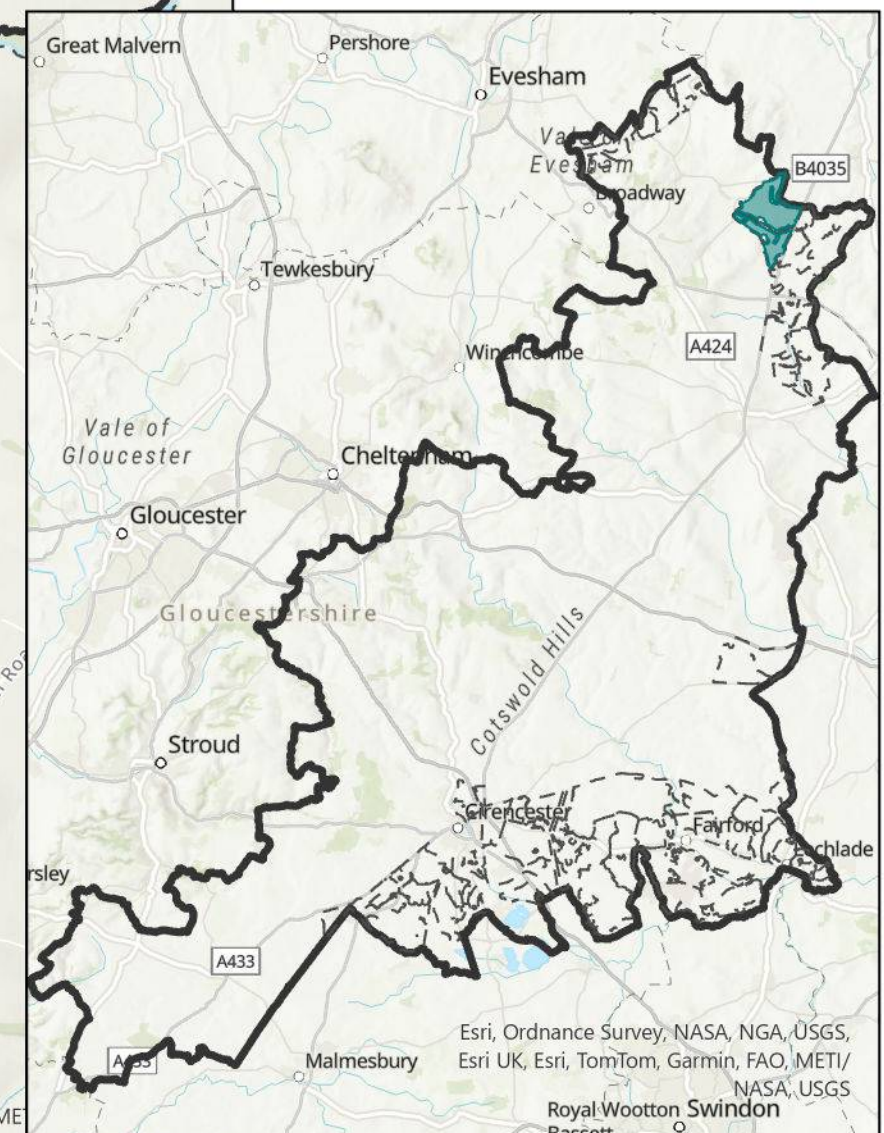
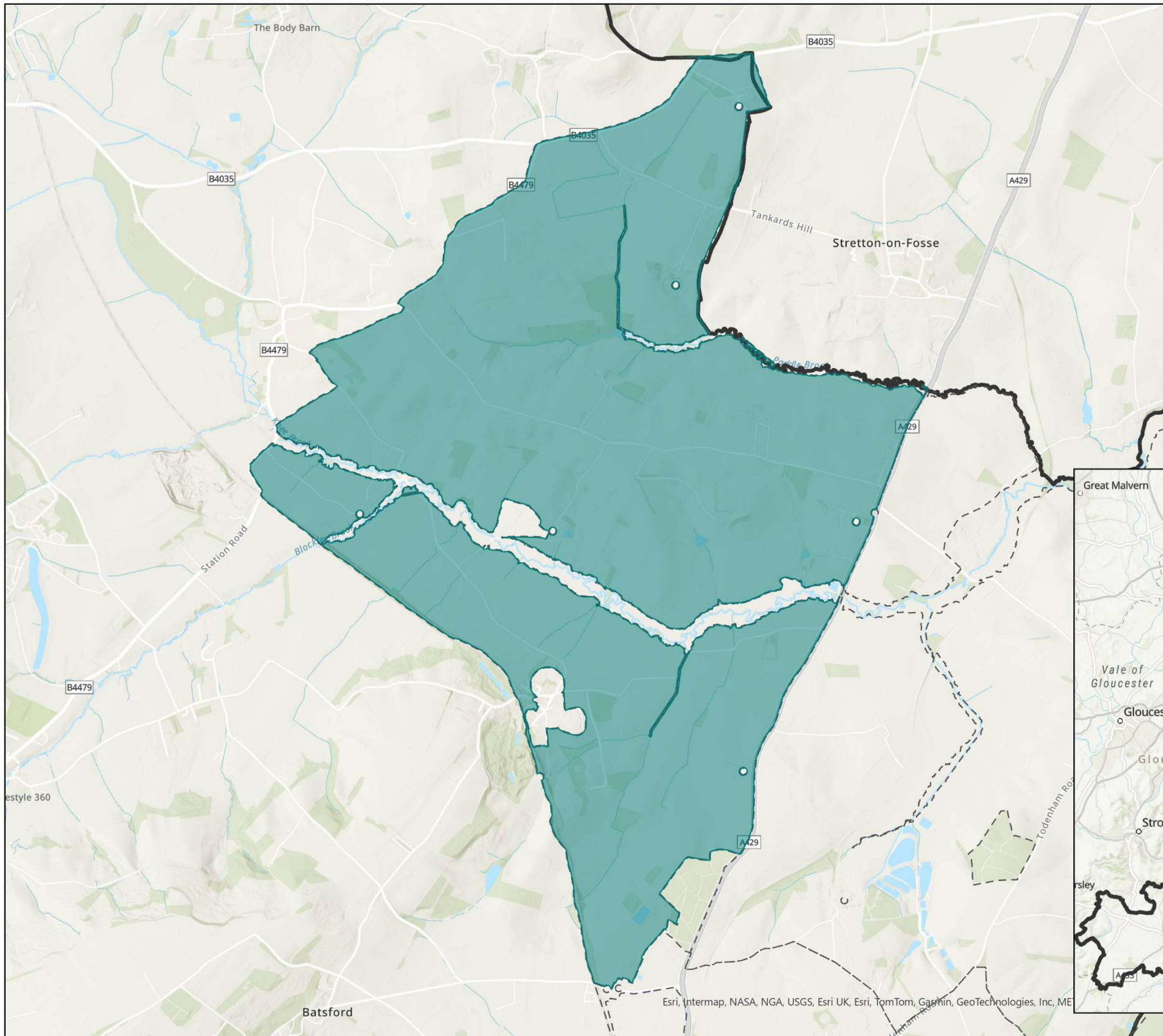
Description:
North West of Moreton

Size: 986.72 ha

Development Typology:
New Settlement

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 03: Primary Constraints

Legend

- Designated Heritage Asset
- Ancient Woodlands
- 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
- Cotswold National Landscape
- Broad Zone
- District Boundary

Reference: 03
Type: New Settlement
Area: 646.87 ha
Description:
North West of Moreton

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

0 0.38 0.75 1.5 Km

**Broad Zone 03: Secondary Constraints
(excluding Historic and Landscape constraints)**



Legend

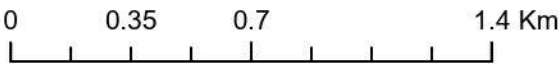
- Priority Habitat Inventory
- SSSI Impact Risk Zones

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
- Drinking Water Safeguarding Zone
- Floodzone 2
- Broad Zone
- District Boundary

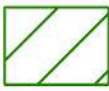
Reference: 03
Type: New Settlement
Area: 986.72 ha
Description:
North West of Moreton



Broad Zone 03: Landscape Sensitivity



Legend

 Special Landscape Area

Landscape Character Area:

 Pastoral Lowland Vale

 Undulating Lowland Vale

 Cotswold National Landscape

 Broad Zone

 District Boundary

Reference: 03
Type: New Settlement
Area: 646.87 ha
Description:
North West of Moreton

0 0.35 0.7 1.4 Km

Broad Zone 03: 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: 03
Type: New Settlement
Area: 646.87 ha
Description:
North West of Moreton



Site Assessment Sheet: Broad Zone 04

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 Key issue is avoiding coalescence or enveloping Todenham village and Conservation Area and Listed Buildings. Also potentially larger setting as Todenham set on hill. So central zone sensitive. A few isolated listed buildings including Grade I Church and farm. Zones to NE and SW could be further explored to assess any harm. Need to maintain open landscape buffer to prevent coalescence between Moreton and Todenham. 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 (perhaps towards upper degree of less than substantial?) harm to the significance of the scheduled monument of the 'Lower Ditchford medieval settlement' (NHLE no: 1018152) through changes to its setting as it would be immediately surrounded on its western, eastern and southern sides by the proposed development. There could also be harm similarly to the scheduled 'Moated Site ' at Great Welford (NHLE 1016081) which would lie c.380m to the southwest of the proposal area. There are also several listed buildings at Todenham and two within the site. Site also contains several known and probable non-designated heritage assets including historic landscape elements such as contiguous blocks of relict ridge and furrow earthworks around Todenham and Lower Lemington, medieval settlement earthworks and multi-period structures and below-ground archaeology 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 Assessment Sheet: Broad Zone 04

	Cumulative impacts from neighbouring S&As to be included. Site also contains several known and probable non-designated below-ground heritage assets 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. Mostly <i>Deciduous Woodland</i> and <i>Traditional Orchards</i>. 3 Ancient Woodlands: Aston Hall Coppice, Dunsden Coppice and Lemington Coppice Assets within 250m: - Wolford Wood and Old Covert SSSI. Although only a small patch in the south east falls within 250m. Assets within 2km: - Wolford Wood and Old Covert SSSI. About one third of the assessment area on the southern side falls within the radius. 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 priority habitats, including deciduous woodland and traditional orchard habitats within the assessment area. In addition, there are three ancient woodland parcels: two within the assessment area and one bordering the western boundary. Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats are maintained and enhanced.	*	*	*

Site Assessment Sheet: Broad Zone 04

	There are opportunities to strengthened ecological connectivity in the south, linking the deciduous woodland and ancient 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.	?	?	?
Water Quality	The assessment area is not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects have been identified in relation to water quality.			
Flood Risk	There are patches of land in the western side of the Broad Zone which are 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 and 3 along its northern and eastern border due to the presence of further watercourses. 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	The Broad Zone is 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 at the western border of the assessment area which creates an area that has noise levels in exceedance of 55dB at night and 60dB on average during			

Site Assessment Sheet: Broad Zone 04

	the period 07:00-23:00. However, there is enough land to accommodate all development options while leaving a sufficient buffer from this road.			
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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 04 is a large and visually and perceptually sensitive rural landscape, entirely within a designated Special Landscape Area. Its rolling topography, historic settlement pattern, vegetation structure, and open skylines contribute to a highly scenic and characterful environment. The area forms the setting to Todenham and other dispersed farms and provides long-ranging views to and from elevated land. The combination of exposure, absence of settlement connection, and strong rural identity means the zone has limited capacity to absorb development, especially at scale. Development would undermine the integrity of the SLA and would appear visually intrusive and spatially disconnected, fundamentally altering the structure and feel of the area.	High	High	High

Accessibility

Topic	Rationale	Score	
Access to employment	771 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. 120,544 jobs are accessible within 30 minutes' drive, putting this topic in the less than 150,000 jobs orange 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 – 23 – 2 / Hospital – 26 – 2 / GP – 28 – 2 / Primary Ed – Impossible – 3 / Secondary Ed – Impossible – 3. Giving a total score of 12, with none of the GP/Hospital/Supermarket as orange categories (score 3). The zone has a total score of 12 or more 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 46-54% - blue category.		

Site Assessment Sheet: Broad Zone 04

Proximity to sustainable transport networks	Train Accessibility: Southern half of the site within 5km of Moreton Station (southern tip within 2.5km) Buses within 500m of site: Medium Frequency: 51/51A Low Frequency: None Daily Frequency: 6; 8 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: 1 – on NCN 48.	Train	Bus	Cycling
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Deliverability/Infrastructure

Topic	Rationale	Town/city (10,000+ dwellings)	Large village (5,000 - 10,000 dwellings)	Small village (1,500 - 5,000 dwellings)
Wastewater	Severn Trent Water response pending.	TBC	TBC	TBC
Electricity	North East Moreton - Todenham towards Burmington. This is a split area. Todenham Area is fed from Moreton primary & new 11kV Circuits out from Moreton Primary being required heading out toward Todenham these works would be needed for 1500 Plots up to 5000 Plots. More Plots would trigger 66kV Transformer changes at Primary.			
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	Most of the Broad Zone within 5km of Moreton-in-Marsh station. Small or large villages less likely to be sufficient to unlock major investment.			
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			

Site Assessment Sheet: Broad Zone 04

	some opportunity to increase bus patronage, warranting 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.			

Broad Zone 04

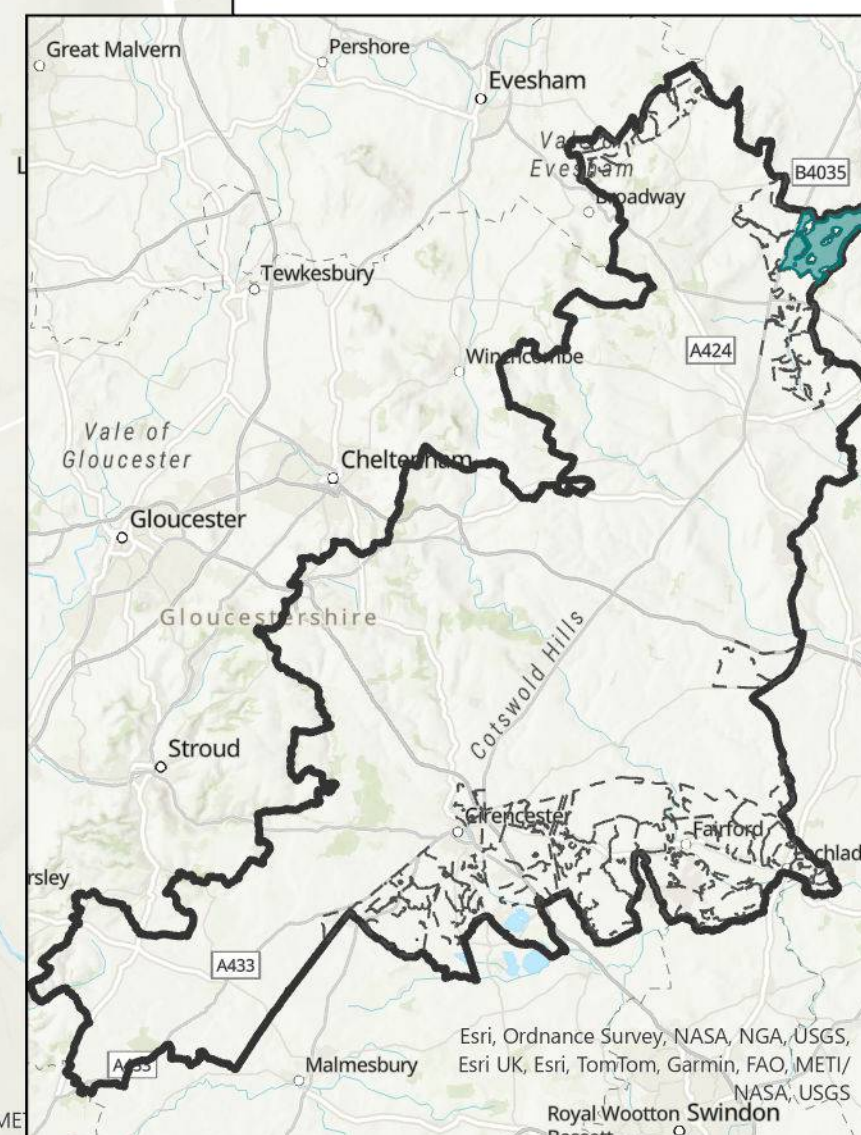
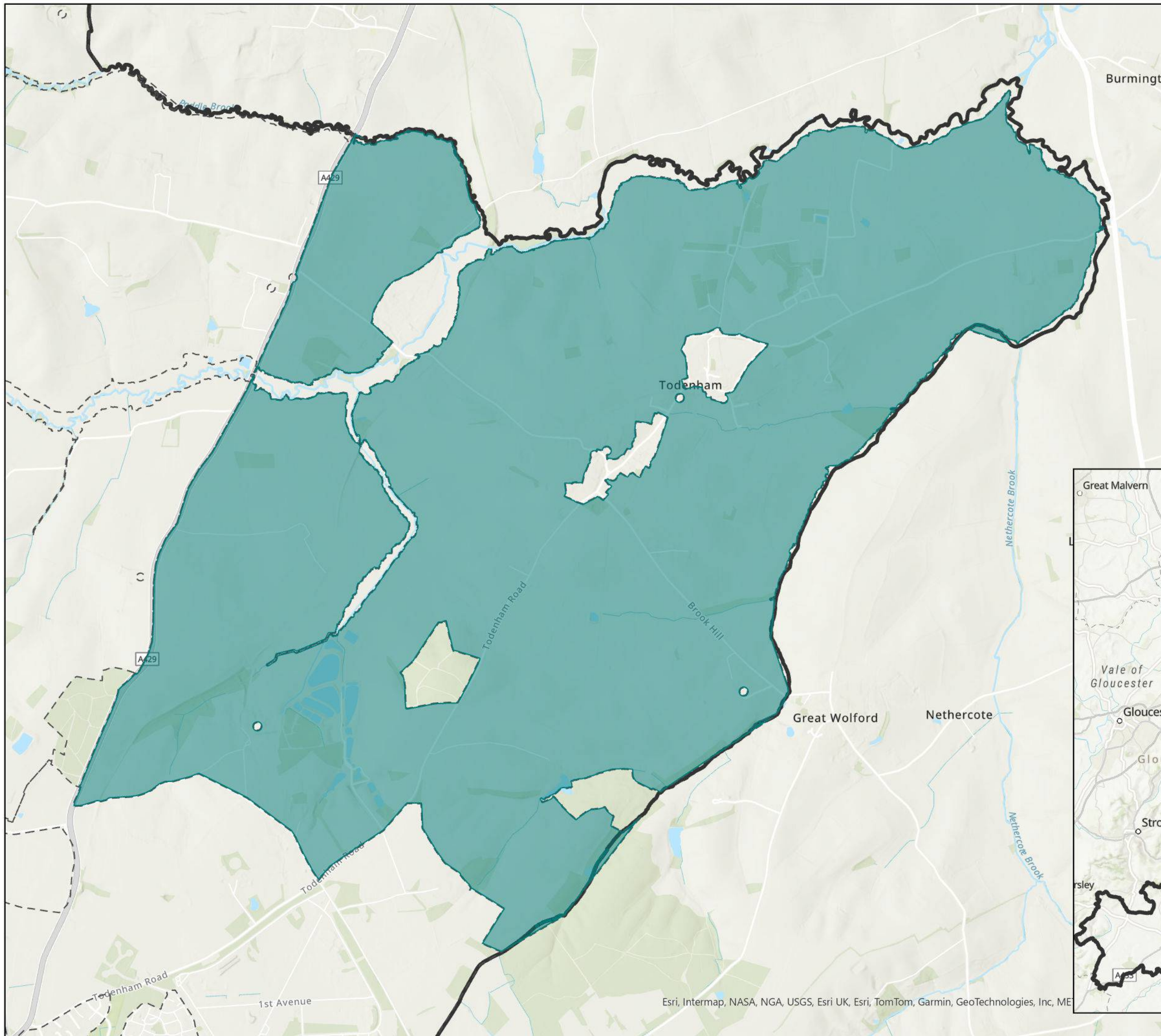
Description:
North East of Moreton

Size: 1,157.14 ha

Development Typology:
New Settlement

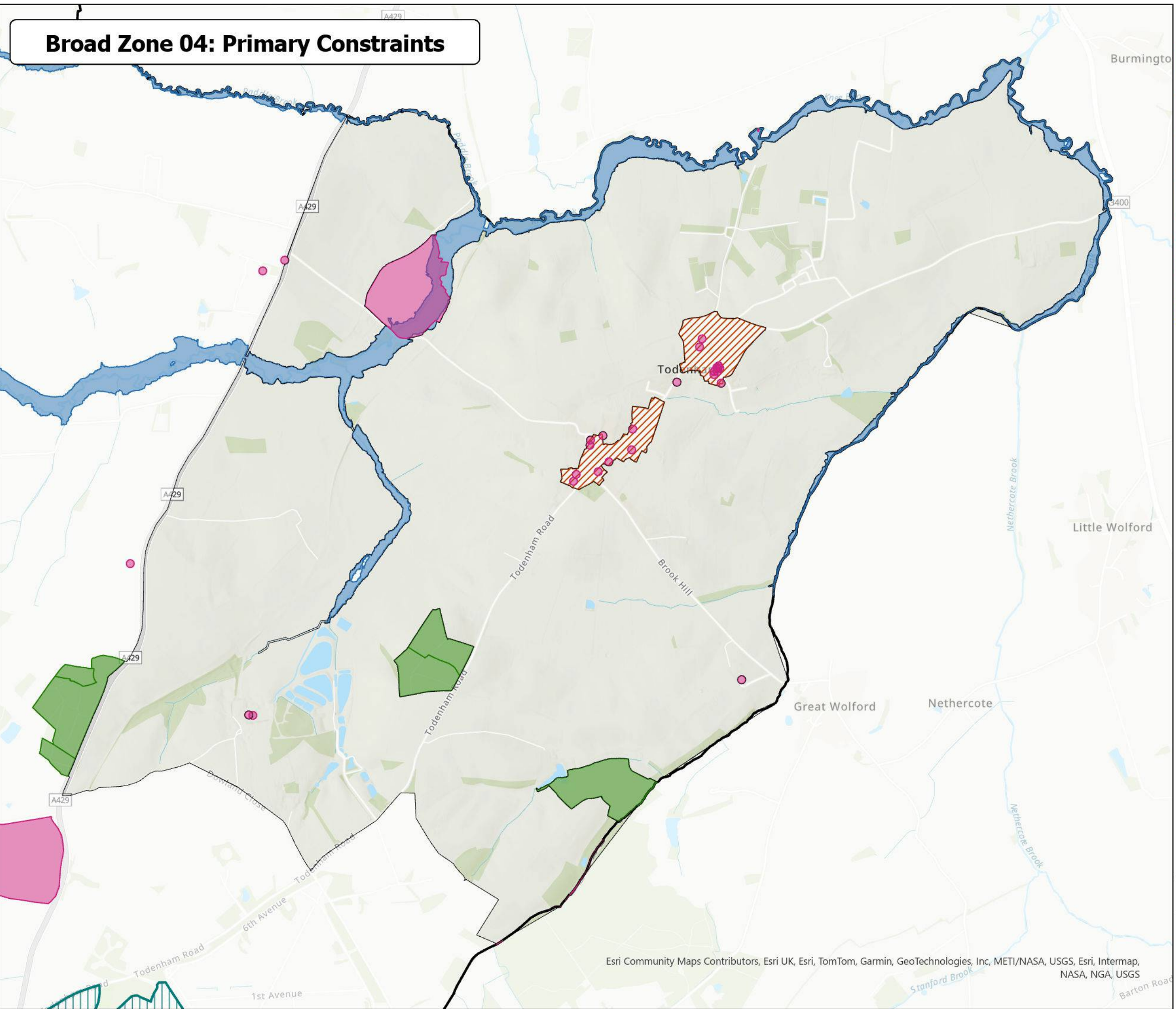
Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



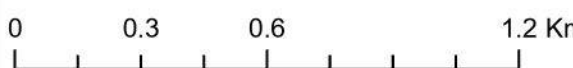
Broad Zone 04: Primary Constraints

- Legend**
- Designated Heritage Asset
 - Ancient Woodlands
 - Flood Zone 3
 - Development Boundary
 - Sites of Special Scientific Interest
 - Conservation_Areas
 - Broad Zone
 - District Boundary



Reference: 04
Type: New Settlement
Area: 1,076.36 ha
Description:
North East of Moreton

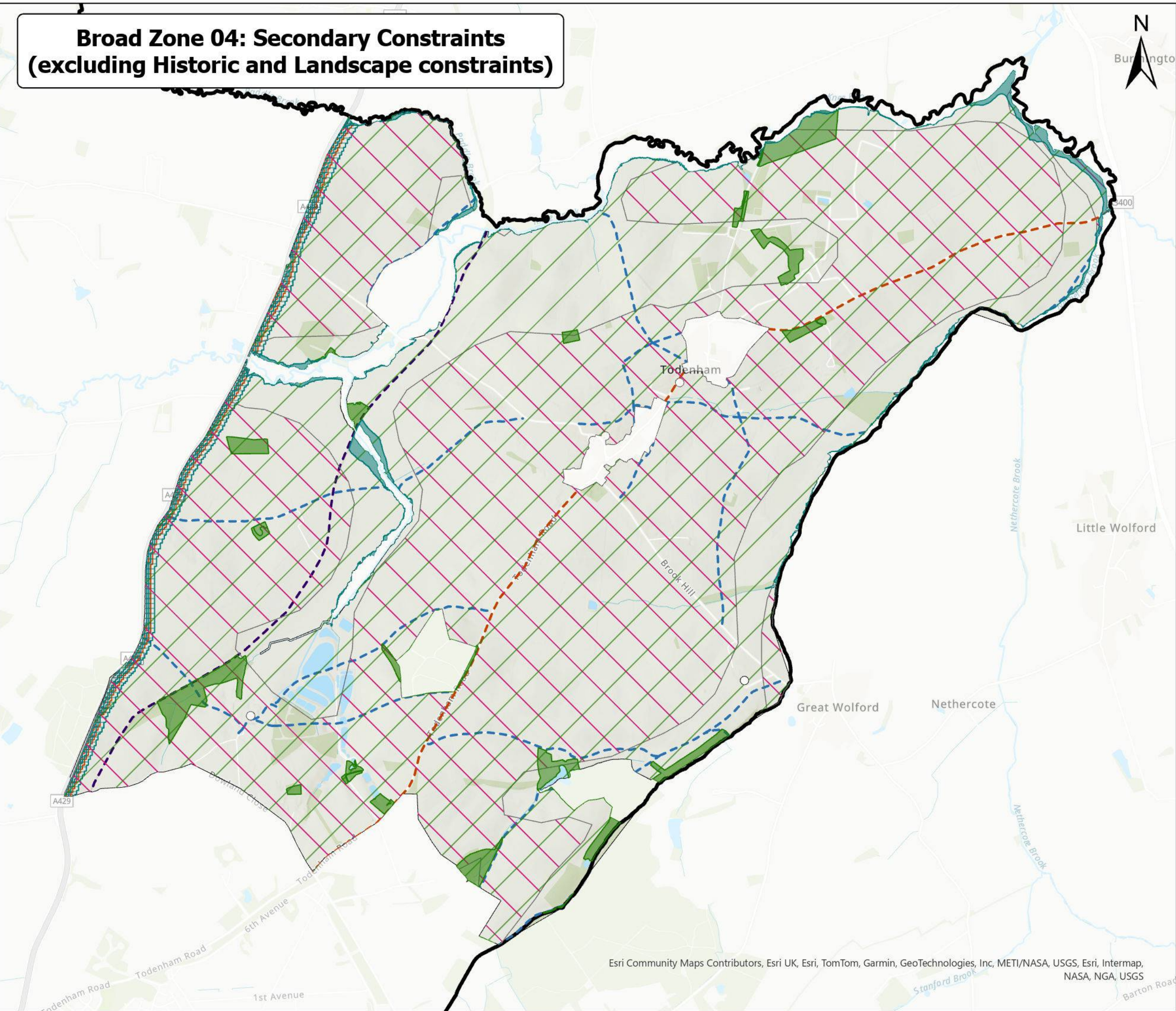
Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Esri, Intermap, NASA, NGA, USGS



**Broad Zone 04: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - 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
 - Protected Routes
 - Floodzone 2
 - Broad Zone
 - District Boundary



Reference: 04
Type: New Settlement
Area: 1,157.14 ha
Description:
North East of Moreton

0 0.28 0.55 1.1 Km

Broad Zone 04: Landscape Sensitivity



- Legend**
-  Special Landscape Area
 - Landscape Character Area:**
 -  Pastoral Lowland Vale
 -  Undulating Lowland Vale
 -  Cotswold National Landscape
 -  Broad Zone
 -  District Boundary

Reference: 04
Type: New Settlement
Area: 1,076.36 ha
Description:
North East of Moreton

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



Broad Zone 04: Primary and Secondary Historic Environment Constraints



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

Reference: 04
Type: New Settlement
Area: 1,076.36 ha
Description:
North East of Moreton



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

Site Assessment Sheet: Broad Zone 05

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 historic town Conservation Area and Listed Buildings (only couple of isolated Listed Buildings) potentially sensitive but not much direct interface. Potentially area surrounding airfield and area to south could be explored. Need to maintain open landscape buffer between Moreton and Todenham. 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 the 'Roman small town of Dorm' (NHLE no: 1018451) through changes to its setting as it would be immediately surrounded on its northern, eastern and southern sides by the proposed development. There are also clusters of listed buildings within Dorn, Moreton-in-Marsh and around Four Shire which may be affected. Site also contains several known and probable non-designated heritage assets including historic landscape elements such as contiguous blocks of relict ridge and furrow earthworks around Lemington Grange, Coldicote and Four Shires, historic water meadows at Heath End and multi-period structures and below-ground archaeology 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. Cumulative impacts from neighbouring S&As to be included. Site also contains several known and probable non-designated below-ground heritage assets of			

Site Assessment Sheet: Broad Zone 05

	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. Mostly <i>Deciduous Woodland</i>. - Aston Hall Coppice Ancient Woodland Assets within 250m: - Wolford Wood and Old Covert SSSI. Although only a small patch in the north east falls within 250m. Assets within 2km: - Wolford Wood and Old Covert SSSI. About half of the assessment area on the north eastern side falls within the radius. 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 priority habitats within the assessment area, particularly within the north. Additionally, ancient woodland habitats and a Site of Special Scientific Interest are situated just beyond the northern and eastern boundaries of the assessment area. 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. Opportunities to strengthened ecological connectivity should be secured in the north of the assessment area, linking existing woodland habitats through the creation of new woodland, scrub and wildflower meadow habitats.	*	*	*

Site Assessment Sheet: Broad Zone 05

	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	The majority of the land in the assessment area is grade 3 agricultural land (or not considered agricultural land). A small section on the western edge is 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 majority of the assessment area is located within a Drinking Water Safeguarding Zone. As such, significant adverse effect in relation to water quality are likely.			
Flood Risk	There are several patches of land on the western side of the Broad Zone which are located within Flood Zone 2 and 3 due to the presence of a watercourse. Another watercourse runs from the south to the east through the Broad Zone, creating further patches of Flood Zone 2 and 3. However, there is sufficient space to accommodate all development scales in outside of these zones, therefore negligible effects are anticipated. Although a large urban extension could only be located in the northern area of the Broad Zone.			
Mineral Resources	The Broad Zone is 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 at the western side 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 all development options while leaving a sufficient buffer from this road.			

Site Assessment Sheet: Broad Zone 05

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 05 sits in a visually prominent, partly transitional landscape that forms the immediate rural edge and southern setting of Moreton-in-Marsh. Much of the land lies within a Special Landscape Area, reflecting its contribution to the town's landscape setting, open rural character and perceptual separation from the wider countryside. While some areas (particularly on flatter land adjacent to existing housing) offer opportunities for limited, landscape-led development, most of the zone is highly sensitive to changes in openness, skyline character and settlement edge definition. Particular care would be needed to protect visual amenity and the role the landscape plays in framing views toward the Cotswolds National Landscape to the south.	High	High	Medium-High

Accessibility

Topic	Rationale	Score		
Access to employment	18,402 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. 105,636 jobs are accessible within 30 minutes' drive, putting this topic in the less than 150,000 jobs orange 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 – 9 – 1 / Hospital – 10– 1 / GP – 9 – 1 / Primary Ed – 28 – 2 / Secondary Ed – 45 – 3. 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 8 or more, 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 46% on average based on the local Census area data. This is in the 46-54% – blue category.			
Proximity to sustainable	Train Accessibility: Most of the site within 2.5km of Moreton Station, remainder in 5km. Buses within 500m of site:	Train	Bus ++	Cycling

Site Assessment Sheet: Broad Zone 05

transport networks	Medium Frequency: 2/2A; 51/51A; 606; 801 Low Frequency: 1/1A Daily Frequency: 6; 803; V22; V26 Bus Score – Light Blue having 2+ Routes with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) National Cycle Network: 1 - On NCN 48			
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Deliverability/Infrastructure

Topic	Rationale	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Wastewater	There currently is capacity for c500 properties.			
Electricity	East of Moreton In Marsh. NGED carried out some reinforcement through Moreton High St down the Fosseyway end 2024 for a new residential development for Spitfire Homes. This would facilitate further development in that area only. Proposed & further expanded development around the Fire College (London Rd) area would trigger new 11kV Circuits from the Primary on the north end of the Town for up to 1500 Plots. A Medium or Large extension would also trigger the same 66kV Primary changes as referred for Zone 04 as both Zone 04 & Zone 05 would be fed from the same Primary source.			
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 2.5km of Moreton-in-Marsh station. Small or large urban extensions less likely to be sufficient to unlock investment.			

Site Assessment Sheet: Broad Zone 05

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			

Broad Zone 05

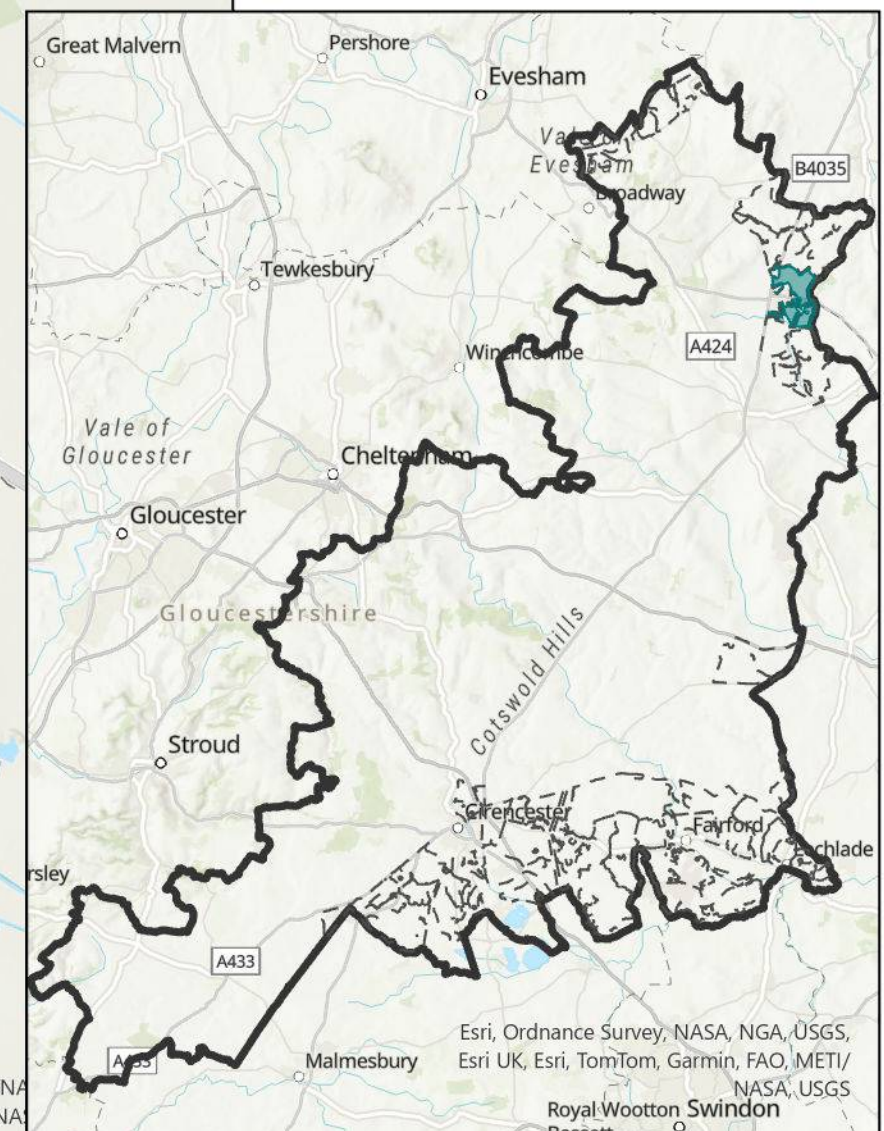
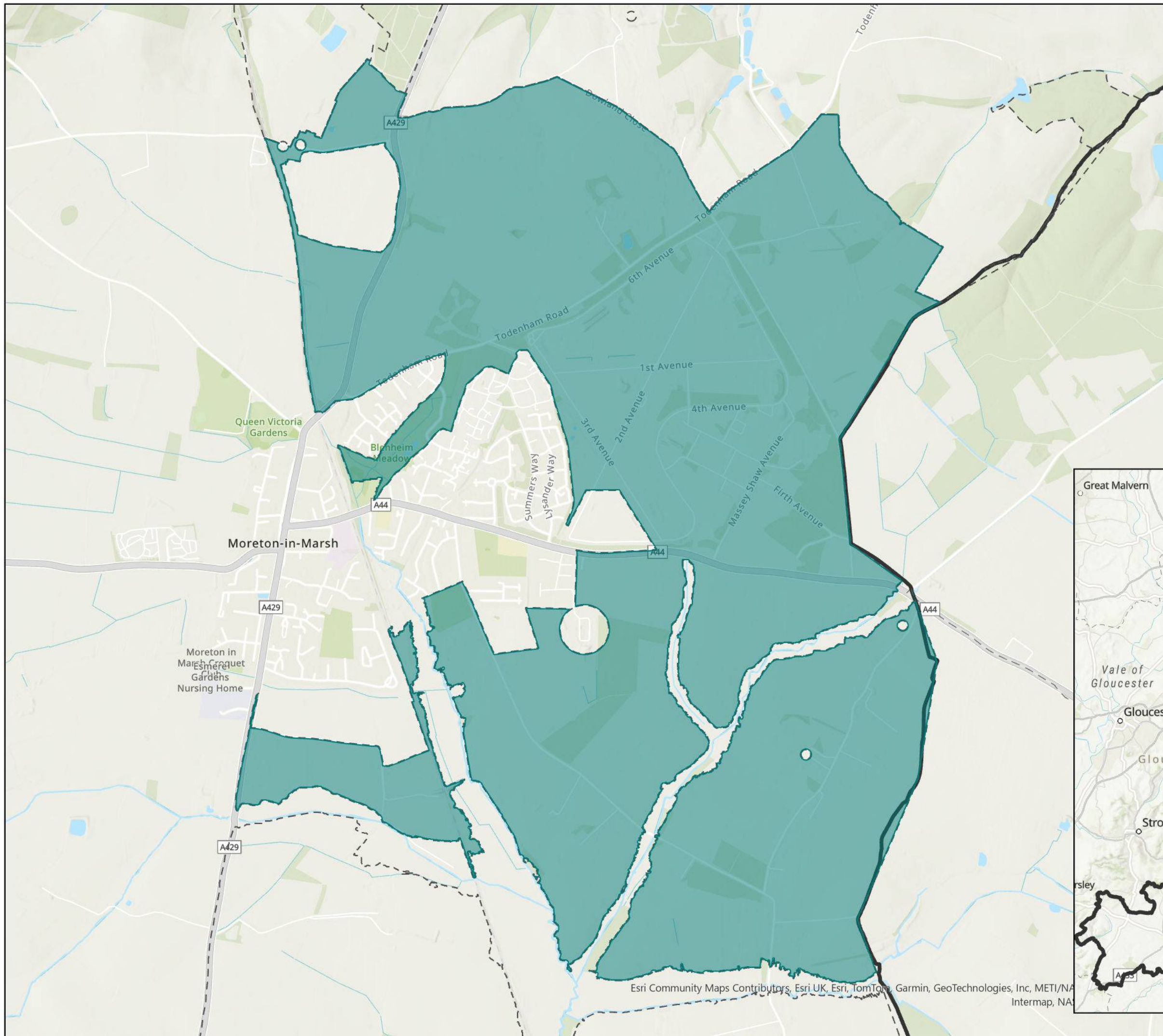
Description:
Around Moreton

Size: 620.23 ha

Development Typology:
Urban Extension

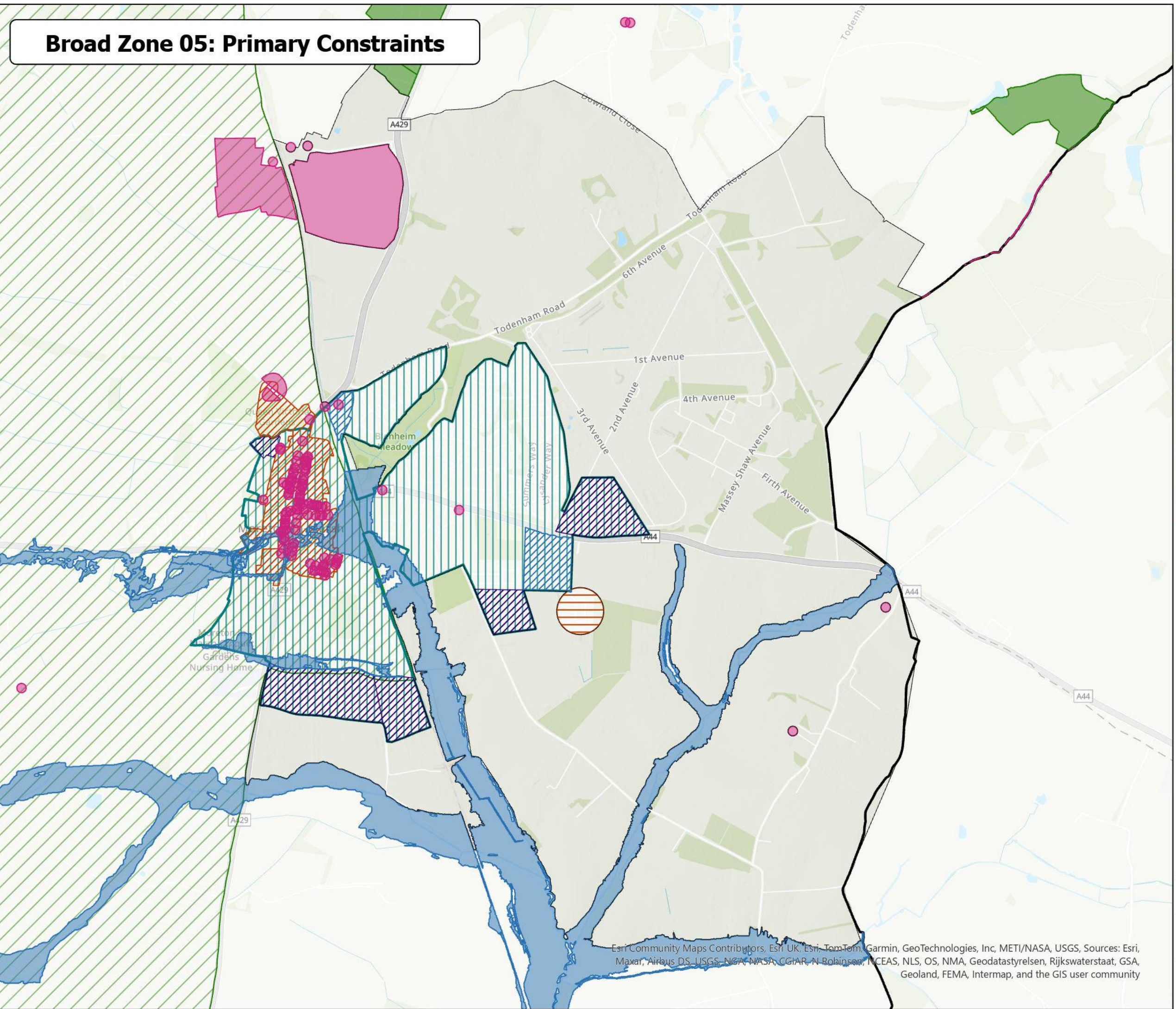
Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



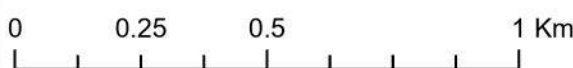
Broad Zone 05: Primary Constraints

- Legend**
- Designated Heritage Asset
 - Ancient Woodlands
 - Flood Zone 3
 - Waste Sites with 100m Buffer
 - Development Boundary
 - Sites of Special Scientific Interest
 - Conservation_Areas
 - Established Employment Site
 - Local Plan Allocation
 - Cotswold National Landscape
 - Broad Zone
 - District Boundary



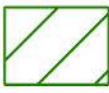
Reference: 05
Type: Urban Extension
Area: 123.69 ha
Description:
Around Moreton

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



Broad Zone 05: Landscape Sensitivity

Legend

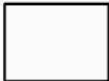
 Special Landscape Area

Landscape Character Area:

 Pastoral Lowland Vale

 Undulating Lowland Vale

 Cotswold National Landscape

 Broad Zone

 District Boundary

Reference: 05
Type: Urban Extension
Area: 123.69 ha
Description:
Around Moreton

Broad Zone 05: Primary and Secondary Historic Environment Constraints



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

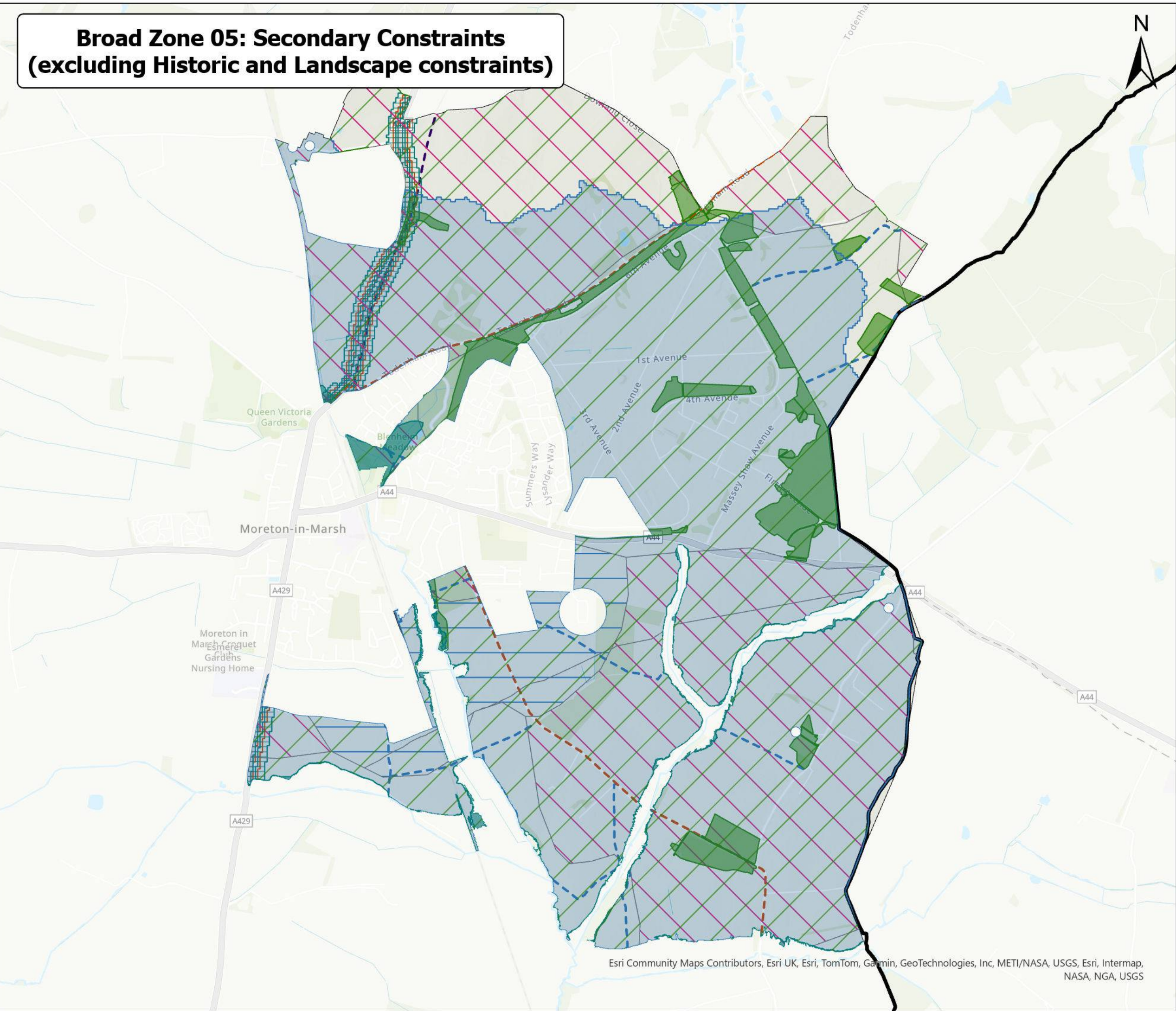
Reference: 05
Type: Urban Extension
Area: 123.69 ha
Description:
Around Moreton

0 0.25 0.5 1 Km

**Broad Zone 05: Secondary Constraints
(excluding Historic and Landscape constraints)**



- Legend**
- Priority Habitat Inventory
 - 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
 - Drinking Water Safeguarding Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary



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

Reference: 05
Type: Urban Extension
Area: 620.23 ha
Description:
Around Moreton



Site Assessment Sheet: Broad Zone 06

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 Evenlode, Broadwell and Adlestrop Conservation Areas and Listed Buildings within seems to make central and southern areas sensitive. Parcel to NW nearer Moreton potentially more scope to explore. 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. There are clusters of listed buildings at Evenlode and Oddington which may be affected. Site also contains several known and probable non-designated heritage assets including historic landscape elements such as contiguous blocks of relict ridge and furrow earthworks around Evenlode and multi-period structures and below-ground archaeology that would be harmed/destroyed by development; in the western half of the site are several known Iron Age and Romano-British settlements. 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 below-ground heritage assets 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. Mostly <i>Deciduous Woodland</i> and some <i>Lowland Meadows and Grassland</i> along the river Evenlode - Crawthorn Wood Ancient Woodlands	*	*	*

Site Assessment Sheet: Broad Zone 06

	Assets within 250m: - The south eastern and south western edges fall within 250m of the Cotswold Valleys Nature Improvement Area which intersects with the southern tip of the assessment area. Assets within 2km: - No designated assets within 2km IRZs: The zone falls within SSSI IRZs, but none list residential development as a land use of risk. Assessment: There are several priority habitats present within the assessment area; deciduous woodlands predominantly located in the north-west and species-rich grasslands associated with the River Evenlode. Additionally, an ancient woodland copse is adjacent to the western riverbank. Consequently, any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats are maintained and enhanced. Suitable buffer zones must be secured between the River Evenlode (10m from the riparian habitat), the ancient woodland (at least a 15m root protection zone) and any built development, including infrastructure. 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	The majority of the land in the assessment area is grade 3 agricultural land (or not considered agricultural land). A small section on the northern edge is 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	?	?	?

Site Assessment Sheet: Broad Zone 06

	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 Drinking Water Safeguarding Zone. As such, significant adverse effect in relation to water quality are likely.			
Flood Risk	The zone is fully split into a western and eastern side due to an area of Flood Zone 3 which runs north to south through the assessment area with patches of Flood Zone 2 along its 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 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) 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 a road at the north-western 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 all development options while leaving a sufficient buffer from this road.			

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)	High	High	Medium-High
Assessment Area 2 (see Appendix C)	High	High	High

Site Assessment Sheet: Broad Zone 06

Broad Zone 06 is a low-lying, expansive and highly sensitive rural landscape located entirely within a Special Landscape Area. It contains multiple small-scale villages, historic rural field patterns, and an open visual character defined by flat topography and sparse tree cover. While the river and railway corridor provide some structure, the overall scale, openness and perceptual integrity of the landscape would be fundamentally compromised by new settlement-scale development. A new settlement would appear disconnected, visually intrusive and out of scale with local form and pattern. The zone's role in maintaining separation between Moreton and other settlements, and in reinforcing a tranquil and scenic landscape, is significant and would be difficult to mitigate.

Accessibility

Topic	Rationale	Score		
Access to employment	1,465 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. 93,005 jobs are accessible within 30 minutes' drive, putting this topic in the less than 150,000 jobs orange category.	Public	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. Note that, as with all sites, some sub-areas will be more accessible than the centroid.			
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: Most of the site within 5km of Moreton Station. Northern edge within 2.5km of Moreton. Southern edge within 5km of Kingham Station, Buses within 500m of site: Medium Frequency: 801 Low Frequency: None Very Infrequent: 803; V2; V6; V12; V21; V22; V26 Bus Score – 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: 1 – on NCN 442	Train	Bus	Cycling

Site Assessment Sheet: Broad Zone 06

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 c350 properties.			
Electricity	This area is also fed from Moreton Primary (same as Zone 04 & Zone 05) - Due to the overall distance from Moreton Primary to this area, further 11kV works would need to be considered to come in from the South around Broadwell/Adlestrop areas via Stow On the Wold - either way significant upgrades would be required that would likely take 3-5yrs to achieve. Existing assets in these areas are long radial medium rated overhead. Unlikely to support any more than 1500 in total across this Zone without the upgrade works.			
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	Most of the Broad Zone within 5km of Moreton-in-Marsh station. Small or large villages less likely to be sufficient to unlock major investment.			
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. Location between Moreton in Marsh and Kingham increases potential.			
Cycle Transport	Zone is on the NCN 442 and is likely to deliver significant improvements in cycling routes to key destinations.			

Broad Zone 06

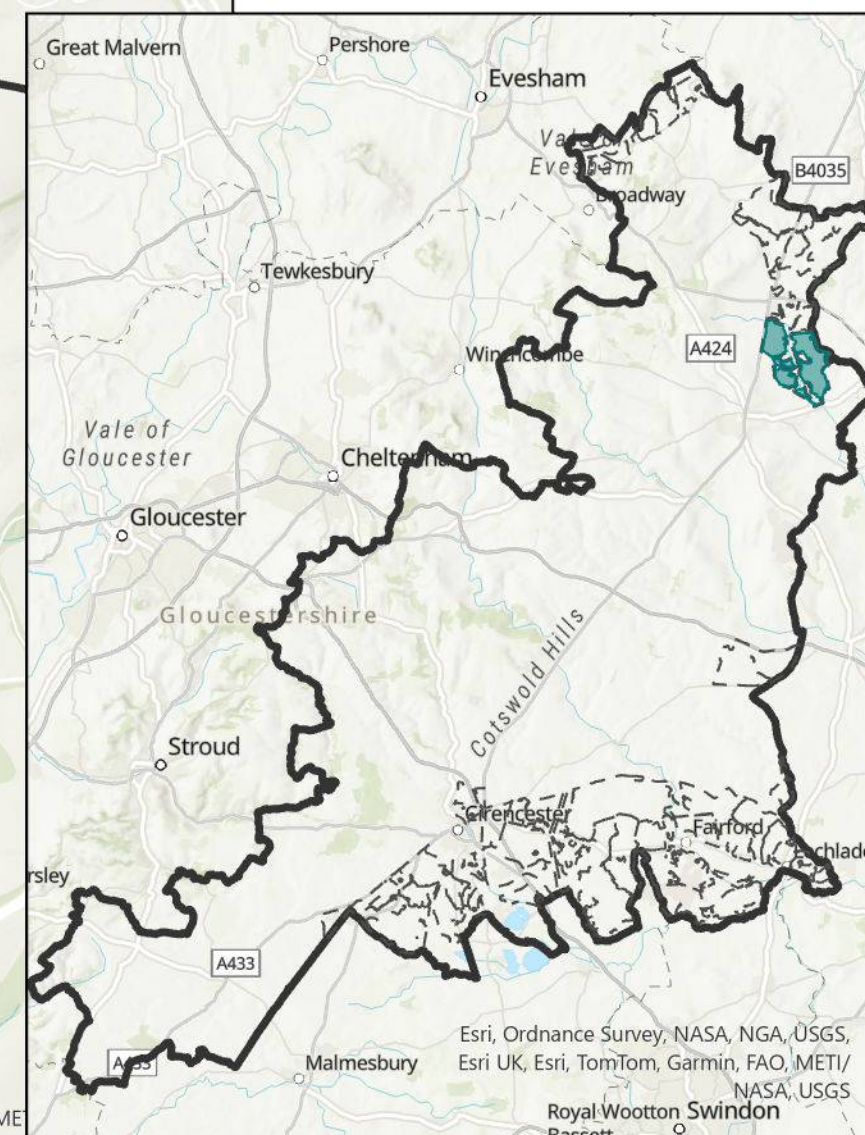
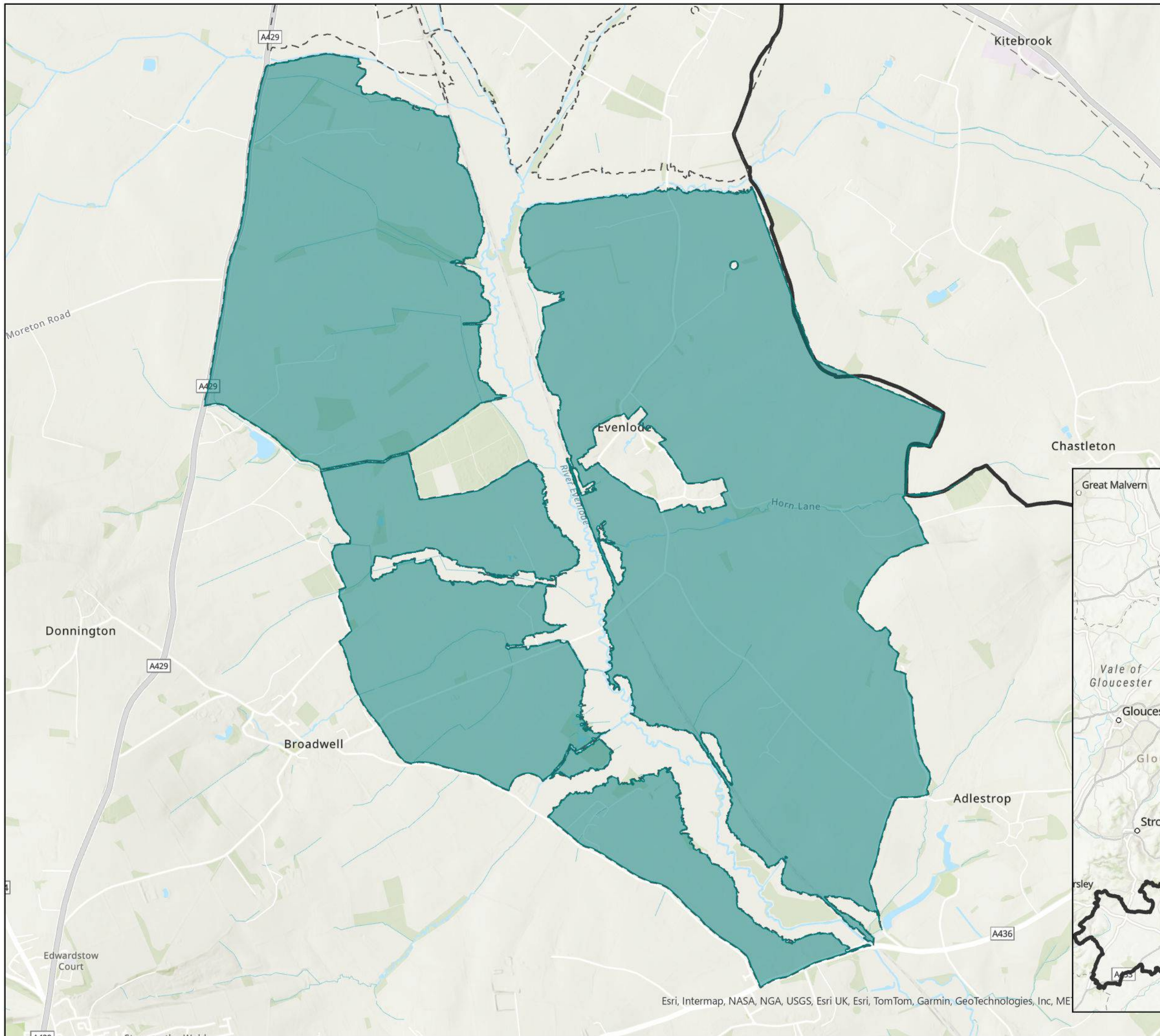
Description:
South of Moreton

Size: 1,036.28 ha

Development Typology:
New Settlement

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary

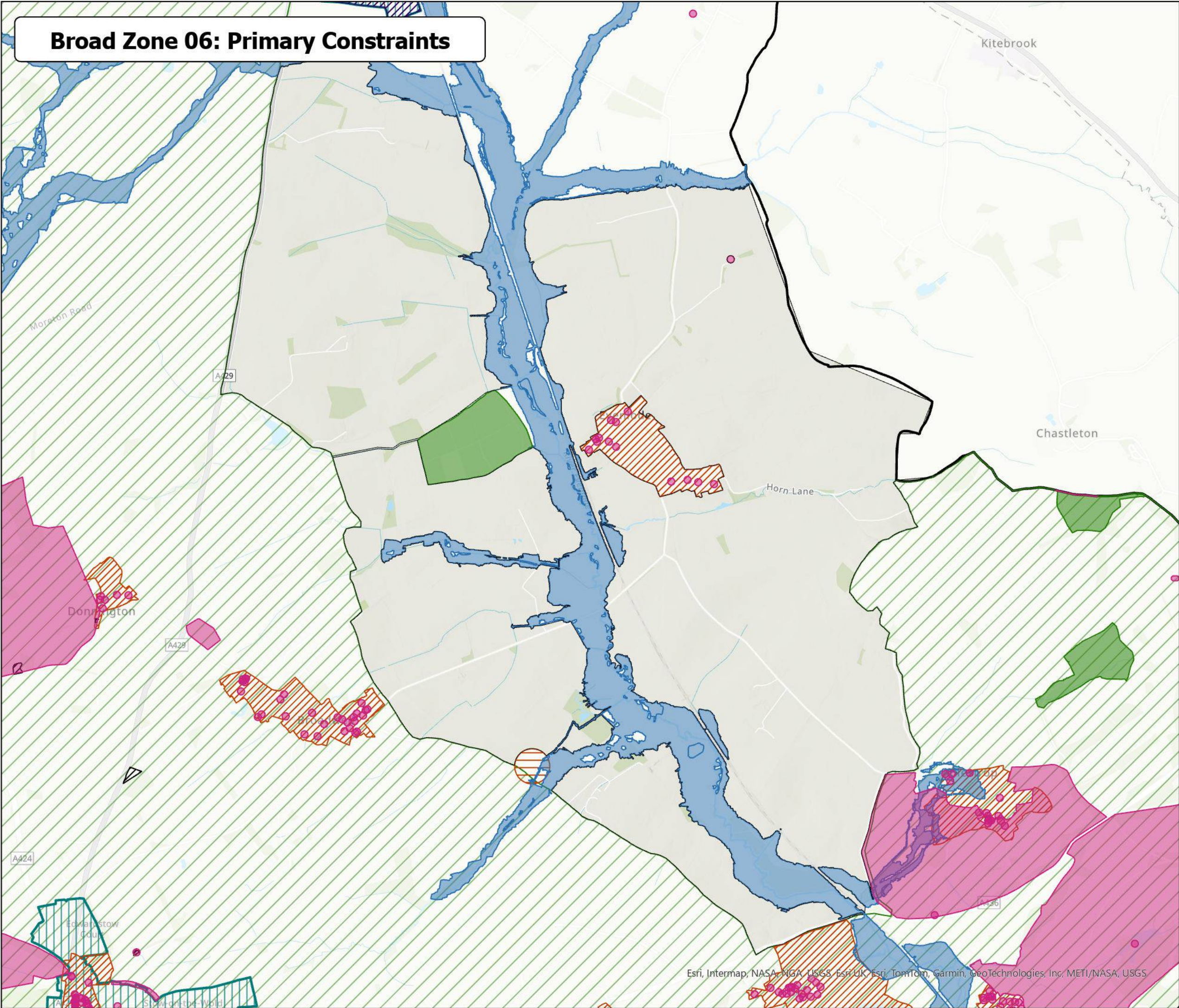


Broad Zone 06: Primary Constraints

- Legend**
- Designated Heritage Asset
 - Ancient Woodlands
 - Flood Zone 3
 - Waste Sites with 100m Buffer
 - Development Boundary
 - Open Access Land
 - Conservation_Areas
 - Local Plan Allocation
 - Cotswold National Landscape
 - Broad Zone
 - District Boundary

Reference: 06
Type: New Settlement
Area: 1,036.28 ha
Description:
South of Moreton

0 0.35 0.7 1.4 K



**Broad Zone 06: 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
- Drinking Water Safeguarding Zone
- Floodzone 2
- Broad Zone
- District Boundary

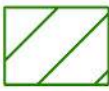
Reference: 06
Type: New Settlement
Area: 1,036.28 ha
Description:
South of Moreton

0 0.3 0.6 1.2 Km

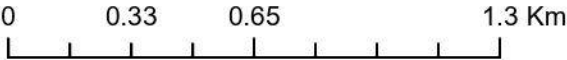
Broad Zone 06: Landscape Sensitivity



Legend

-  Special Landscape Area
- Landscape Character Area:
 -  Pastoral Lowland Vale
 -  Cotswold National Landscape
-  Broad Zone
-  District Boundary

Reference: 06
Type: New Settlement
Area: 1,036.28 ha
Description:
South of Moreton



Broad Zone 06: Primary and Secondary Historic Environment Constraints



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

Reference: 06
Type: New Settlement
Area: 1,036.28 ha
Description:
South of Moreton

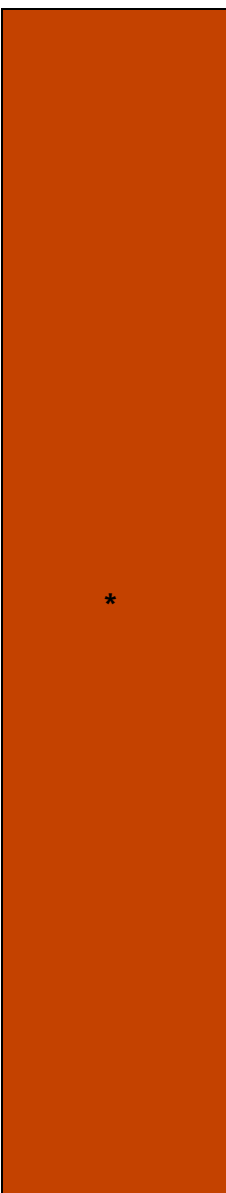
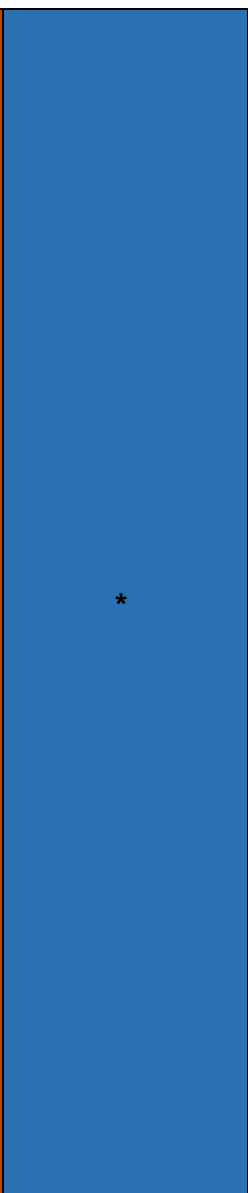
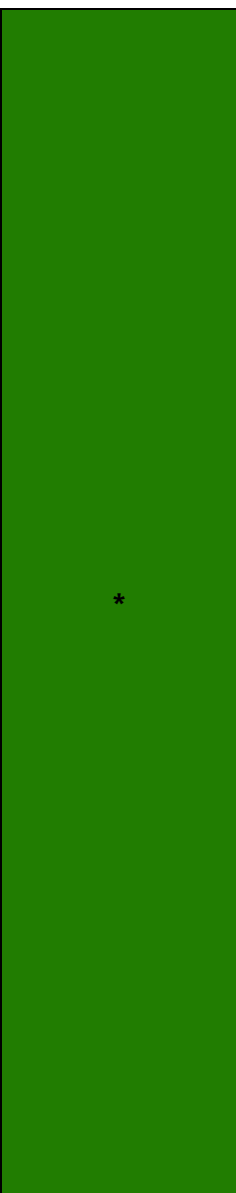


Site Assessment Sheet: Broad Zone 07

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 Northern part more sensitive due to wider setting of Windrush and Little Barrington. But southern zone could be explored for small settlement subject to landscape (just two isolated listed barns). 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 (perhaps towards upper degree of less than substantial?) harm to the significance of the scheduled monument of the 'Windrush Camp' (NHLE no: 1003323) through changes to its setting as it would be immediately surrounded on its northern, eastern and southern sides by the proposed development. There is also a cluster of scheduled monuments to the south of the proposed development within a couple of kilometres which may be affected. There is a single listed building within site and others in the surrounding settlements which may be affected. Site also contains several known and probable non-designated heritage assets including multi-period structures and below-ground archaeology that would be harmed/destroyed by development; there are several cropmarks of Iron Age and Romano-British sites. 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 below-ground heritage assets of multi-period date. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.			

Site Assessment Sheet: Broad Zone 07

Ecological and Geological Environment	Assets within the assessment area: - Multiple priority habitats. Mainly <i>Deciduous Woodland</i>. Assets within 250m: - Westwell Gorse SSSI. Although only a small area on the eastern border of the assessment area falls within this radius. - A small area along the northern border falls within 250m of the Cotswold Valleys Nature Improvement Area. Assets within 2km: - Westwell Gorse SSSI. Almost half of the assessment site on the eastern side falls within this radius. 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 is located primarily within the east of the assessment area, however, there are a few parcels located north and more centrally within the site. In addition, Westwell Gorse, designated as a Site of Special Scientific Interest, is located along the eastern site boundary. As a result, any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure these habitats are maintained and enhanced. Opportunities to strengthen the connectivity amongst these habitats should be considered, this may comprise additional woodland, scrub and wildflower meadow planting. 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.			
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Site Assessment Sheet: Broad Zone 07

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	There is an area of land running from the centre to the east of Broad Zone which is located within Flood Zone 2 and 3 due to the presence of a watercourse. However, there is sufficient space to accommodate all 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.			
Flood Risk	The majority of the assessment area is located within a Drinking Water Safeguarding Zone. As such, significant adverse effect in relation to water quality are likely. Only a small village could potentially be located outside of the Drinking Water Safeguarding Zone.			
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 northern 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.			

Site Assessment Sheet: Broad Zone 07

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 07 is a remote, visually prominent and scenic rural landscape, located within the Special Landscape Area and framed on three sides by the Cotswolds National Landscape. It includes open plateau land, a river valley setting, and a historic, undeveloped pattern of farmsteads and enclosures. The absence of settlement, combined with intervisibility with designated landscapes, extensive recreational access, and a lack of natural containment, make the area highly sensitive to built development. Development would introduce a scale, form and visual presence that is wholly uncharacteristic and likely to cause significant harm to both landscape character and perceived scenic value.	High	High	High

Accessibility

Topic	Rationale	Score	
Access to employment	585 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. 151,339 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. Note that, as with all sites, some sub-areas will be more accessible than the centroid. Giving a total score of 13, 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.		

Site Assessment Sheet: Broad Zone 07

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 45% or less– green category.			
Proximity to sustainable transport networks	Train Accessibility: No stations within 5km Buses within 500m of site: Medium Frequency: S2 Low Frequency: None Very Infrequent: None 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: 2 - Near NCN 57	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 c200 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.			
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 07

Cycle Transport	Zone is near the NCN 442 and offers reasonable prospect of delivering connections to key destinations.			
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Broad Zone 07

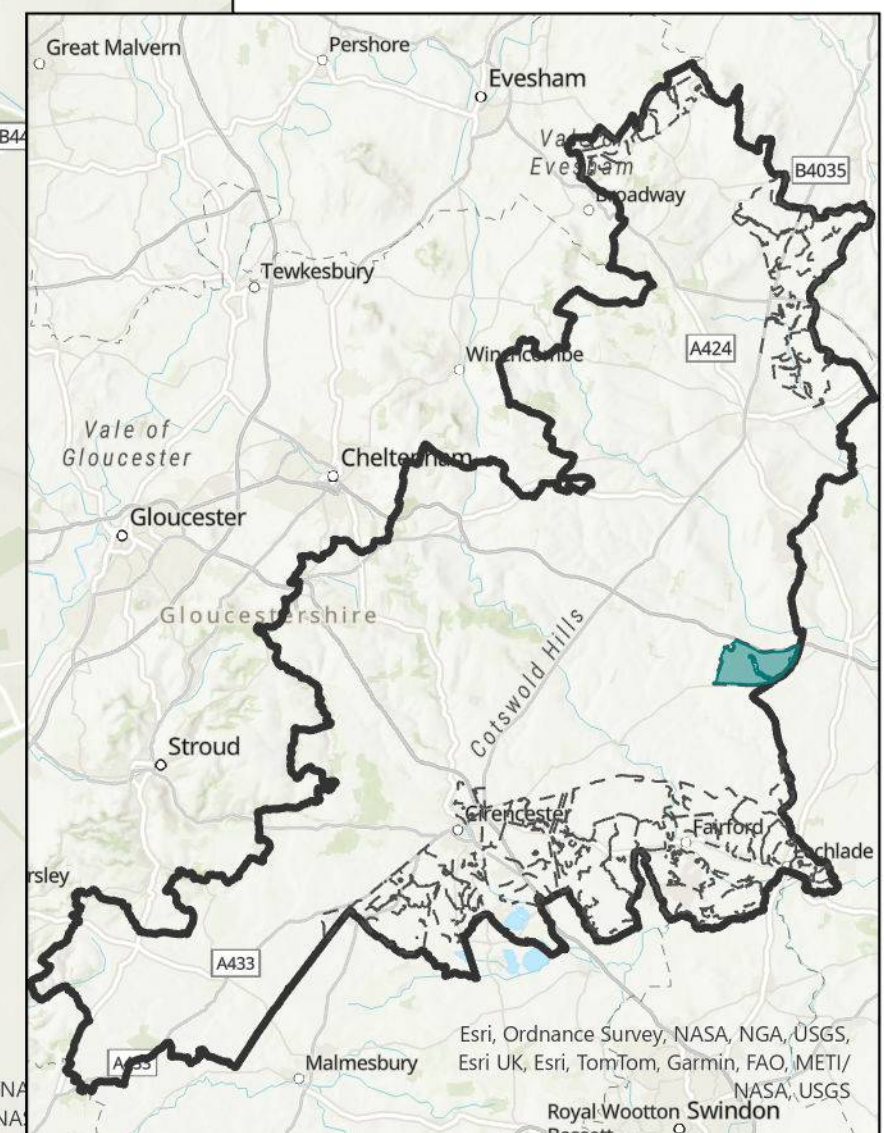
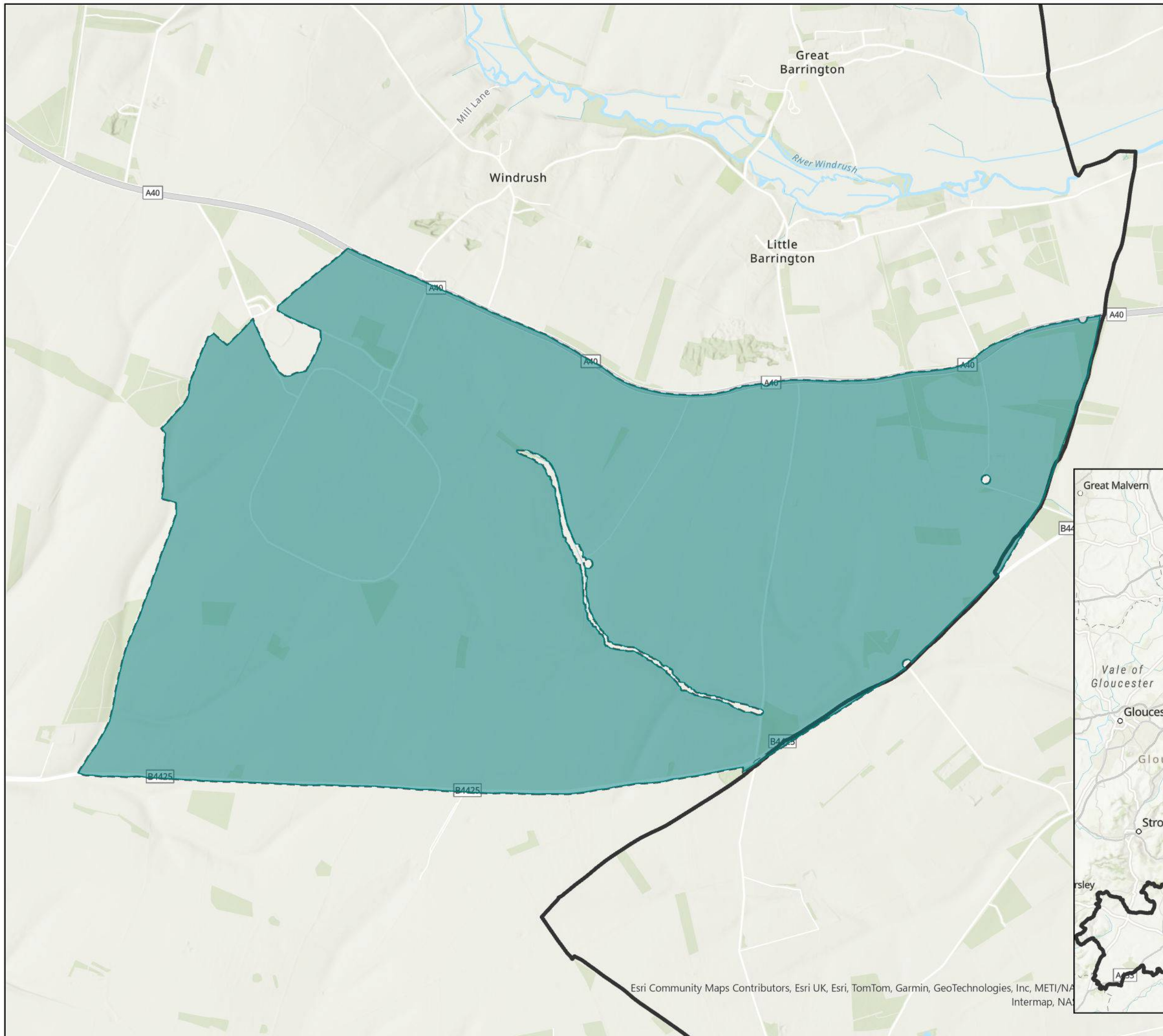
Description:
South of Windrush

Size: 882.17 ha

Development Typology:
New Settlement

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 07: Primary Constraints

Legend

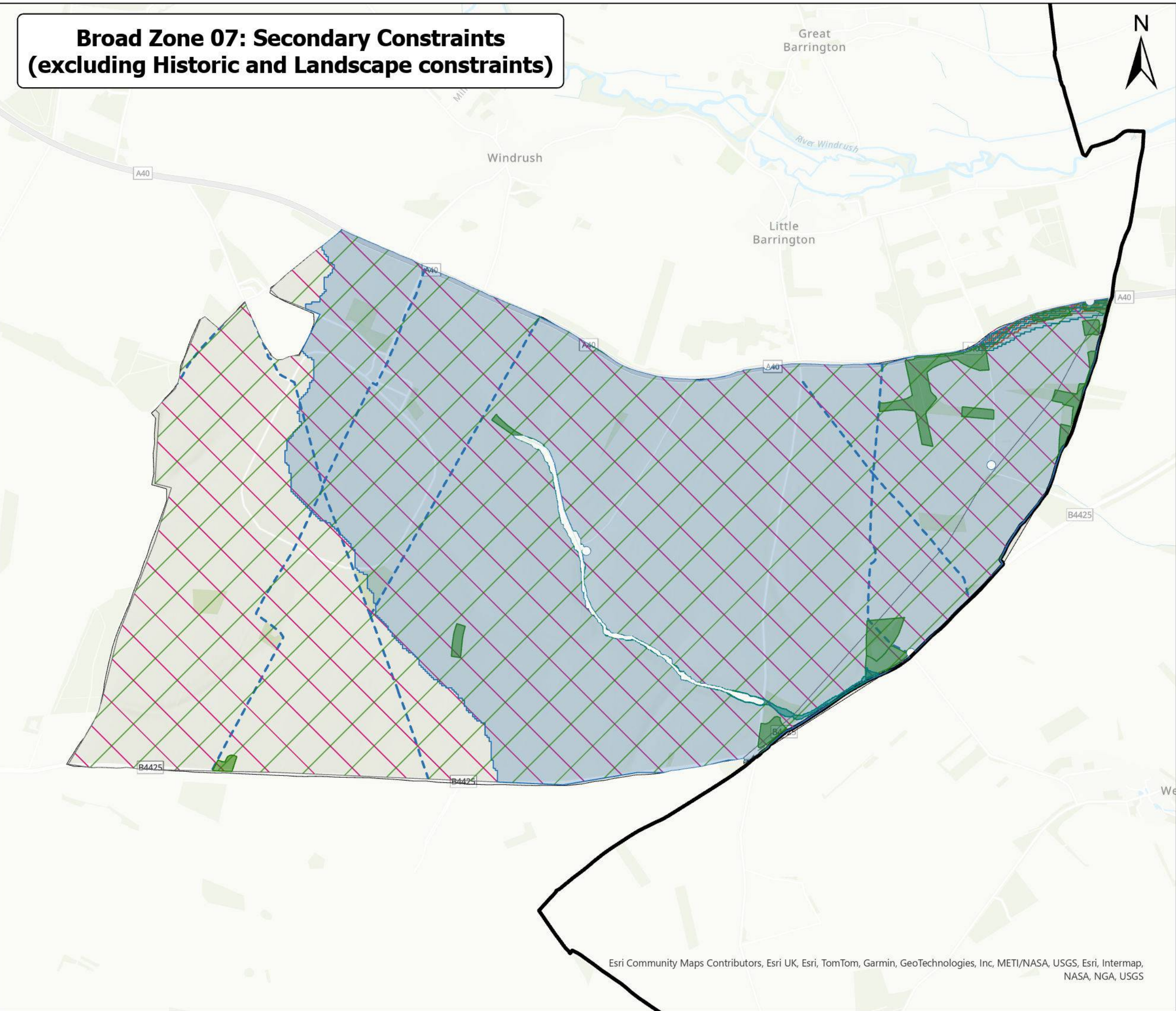
- Overhead Electricity Lines 60m Buffer
- Designated Heritage Asset
- Flood Zone 3
- Open Access Land
- Sites of Special Scientific Interest
- Conservation_Areas
- Cotswold National Landscape
- Broad Zone
- District Boundary

Reference: 07
Type: New Settlement
Area: 882.17 ha
Description:
South of Windrush

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

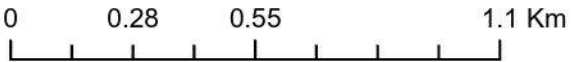
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**Broad Zone 07: Secondary Constraints
(excluding Historic and Landscape constraints)**



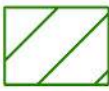
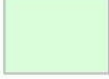
- Legend**
- Priority Habitat Inventory
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 3
 - Road Noise Day $\geq 60\text{dB}$
 - Road Noise Night $\geq 55\text{dB}$
 - Public Rights of Way
 - Drinking Water Safeguarding Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 07
Type: New Settlement
Area: 882.17 ha
Description:
South of Windrush



Broad Zone 07: Landscape Sensitivity

Legend

-  Special Landscape Area
- Landscape Character Area:
 -  Dip Slope Lowland
 -  Cotswold National Landscape
-  Broad Zone
-  District Boundary

Reference: 07
Type: New Settlement
Area: 882.17 ha
Description:
South of Windrush

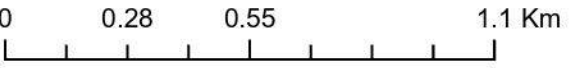
0 0.28 0.55 1.1 Km

Broad Zone 07: 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: 07
Type: New Settlement
Area: 882.17 ha
Description:
South of Windrush



Site Assessment Sheet: Broad Zone 08

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 Close to Southrop and Eastleach Conservation Areas and Listed Buildings, and also Listed Buildings and hamlet of Fyfield between would have direct interface. Seems very close and likely to cause harm to setting and potential coalescence. 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 (perhaps towards upper degree of less than substantial?) harm to the significance of the scheduled monument of the 'Causewayed enclosure and settlement enclosures immediately north west of Shire Gate' (NHLE no: 1016631) through changes to its setting as it would be immediately surrounded on its northern, western and southern sides by the proposed development. There are also single listed buildings at Eastleach Martin and Southrop which may be affected. Site also contains several known and probable non-designated heritage assets including multi-period structures and below-ground archaeology that would be harmed/destroyed by development; there are several cropmarks. 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 below-ground heritage assets of multi-period date. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.	N/A	N/A	
Ecological and	Assets within the assessment area: One <i>Deciduous Woodland</i> priority habitat	N/A	N/A	*

Site Assessment Sheet: Broad Zone 08

Geological Environment	- Strategic Nature Area (Cotswolds). Only a small area on the western side falls within this designation. Assets within 250m: - Nature Improvement Area (Cotswold Valleys). An area in the south west and a small patch in the north of the assessment area. 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 is one priority habitat located within the assessment area however, current land use means that this area is unlikely to qualify as a habitat of principal importance. Negligible effects may occur as a result of development, provided that detailed development design and other mitigation measures are secured to prevent pollutions entering the watercourse to the west which is hydrologically linked to the Cotswold Water Park Site of Special Scientific Interest located south of the assessment area.			
Soil Quality	The majority of the land in the assessment area is grade 3 agricultural land (or not considered agricultural land). A small section on the southern edge is grade 2 agricultural land, however, there is enough land available to accommodate the only potential development option without encroaching on this grade 2 land. As such, significant negative effects may occur in relation to soil quality, however, the effects are uncertain as there is no data distinguishing whether the grade 3 land is grade 3a	N/A	N/A	?

Site Assessment Sheet: Broad Zone 08

	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 a third of the assessment area is located within a Drinking Water Safeguarding Zone. However, a small village could potentially be located outside of the Drinking Water Safeguarding Zone.	N/A	N/A	
Flood Risk	The assessment area does not fall into Flood Zone 2. Therefore negligible effects are anticipated 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 08 is a rural and largely intact agricultural landscape, with a strong field structure, mature hedgerow network, and low levels of development or infrastructure. Its physical and perceptual detachment from surrounding settlements and limited road and Public Rights of Way access mean it plays little role in settlement structure but offers a strong rural context. Although parts of the zone are visually contained and have some potential for discreet development, the open northern slopes, historic landscape continuity, and isolated setting contribute to a moderate to high sensitivity overall. Development here would introduce a new and uncharacteristic settlement form that would be difficult to integrate without detracting from the existing rural character.	High	High	Medium-High

Site Assessment Sheet: Broad Zone 08

Accessibility

Topic	Rationale	Score		
Access to employment	6,417 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. 214,300 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 – 12 – 1 / Secondary Ed – 42 – 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 43% 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 within 5km. Buses within 500m of site: Medium Frequency: 76/77 Low Frequency: None Very Infrequent: None Bus Score – Blue++ having 2+ routes with medium frequency (at least 1-2 hour frequency / 6-12 services covering 8am-6pm) National Cycle Network: 3 - Away From NCN	Train	Bus ++	Cycling

Site Assessment Sheet: Broad Zone 08

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 c500 properties.	N/A	N/A	
Electricity	The nearest Grid Supply Point and Primary Substation are not constrained, but the nearest Bulk Supply Point 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 away from the existing and proposed National Cycle Network but there would be opportunities and need for enhancements.	N/A	N/A	

Broad Zone 08

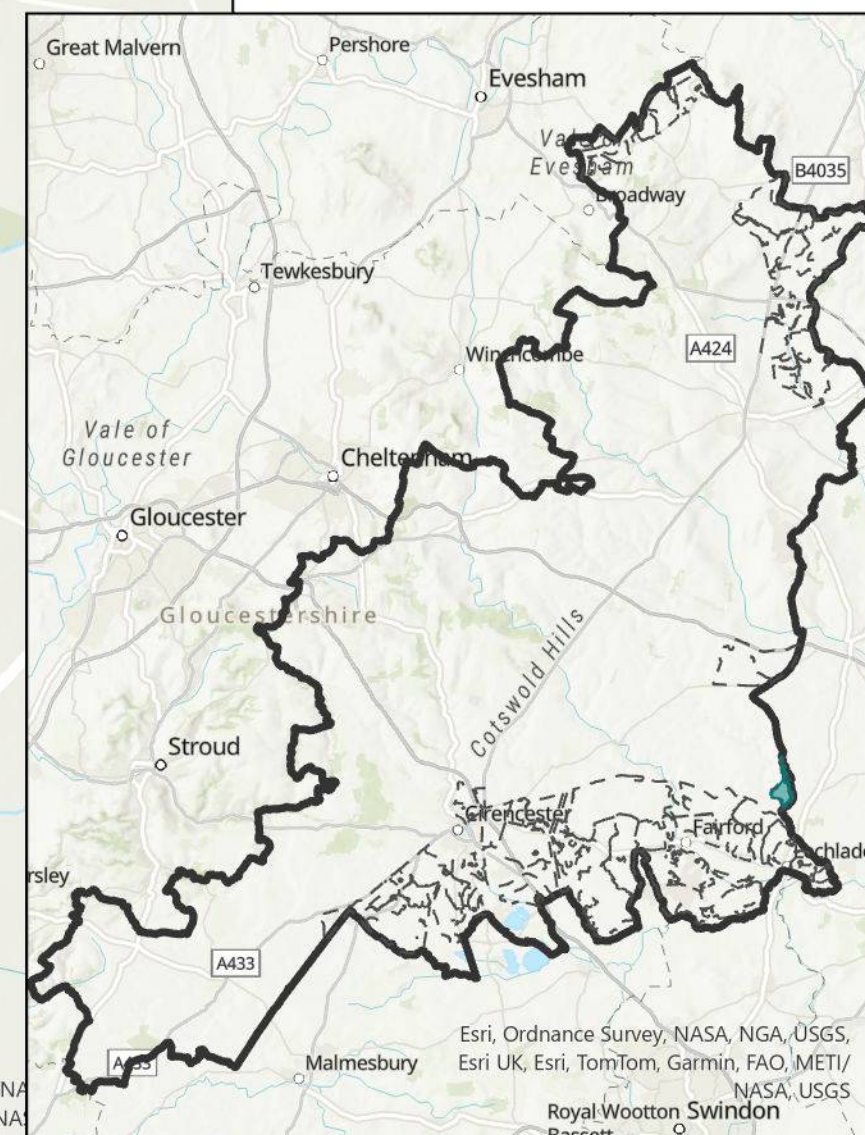
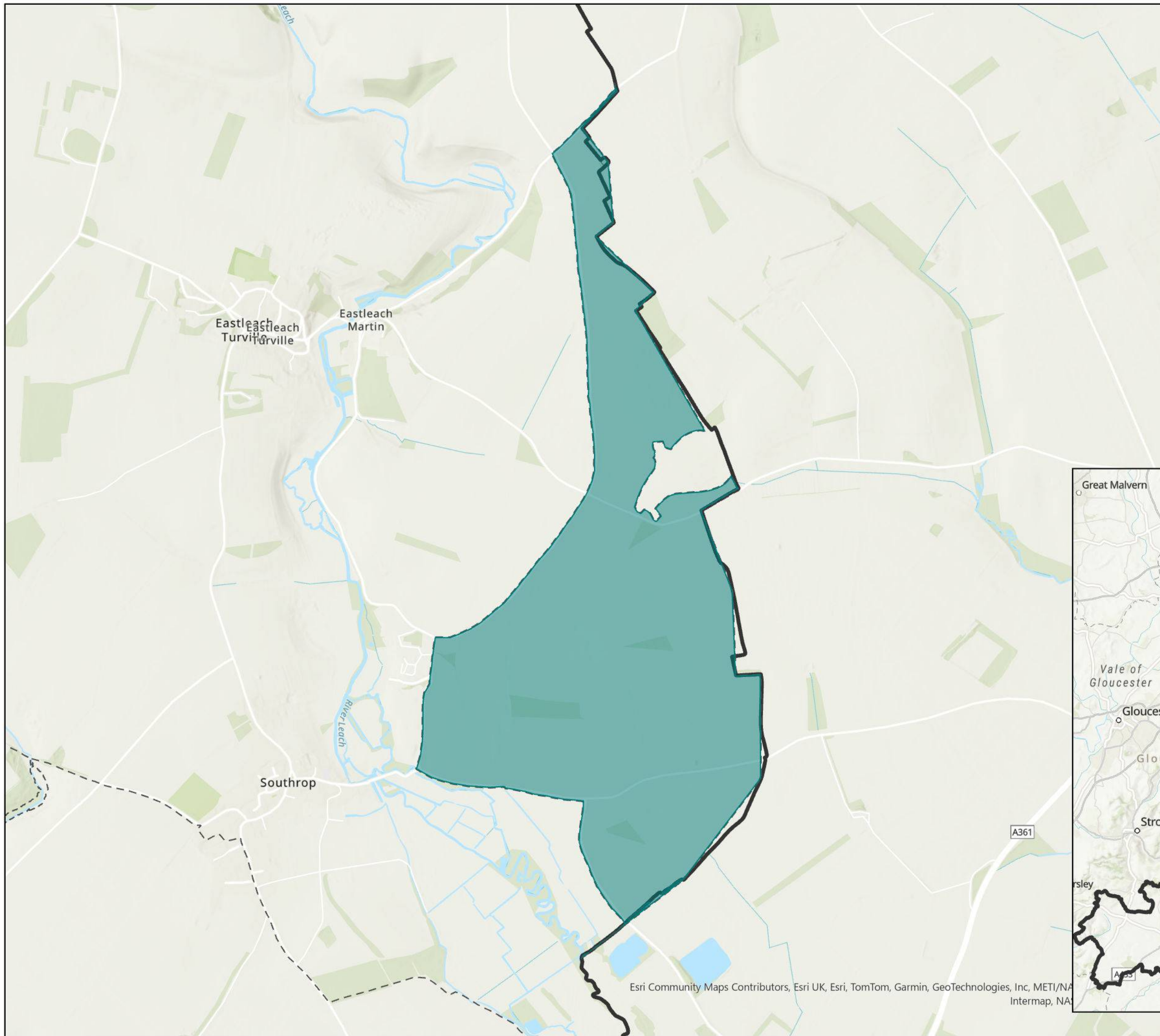
Description:
Around Eastleach

Size: 168.58 ha

Development Typology:
New Settlement
(small village only)

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 08: Primary Constraints

- Legend**
- Designated Heritage Asset
 - Flood Zone 3
 - Open Access Land
 - Conservation_Areas
 - Cotswold National Landscape
 - Broad Zone
 - District Boundary

Reference: 08
Type: New Settlement
Area: 174.88 ha
Description:
Around Eastleach

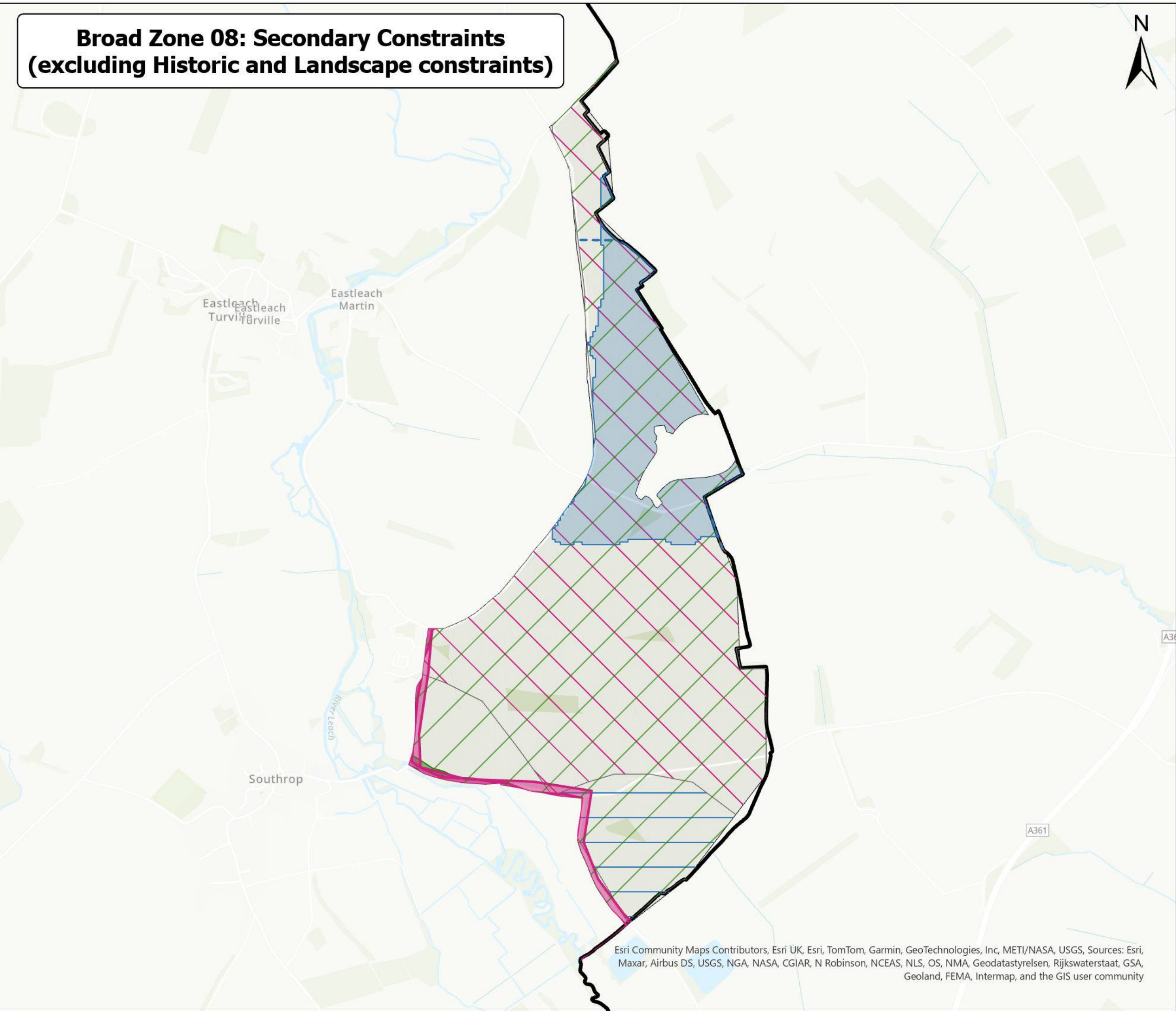
Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

0 0.23 0.45 0.9 Km

**Broad Zone 08: 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
 - 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: 08
Type: New Settlement
Area: 168.58 ha
Description:
Around Eastleach

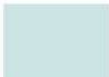
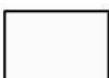
0 0.2 0.4 0.8 Km

Broad Zone 08: Landscape Sensitivity



Legend

Landscape Character Area:

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

Reference: 08
Type: New Settlement
Area: 174.88 ha
Description:
Around Eastleach

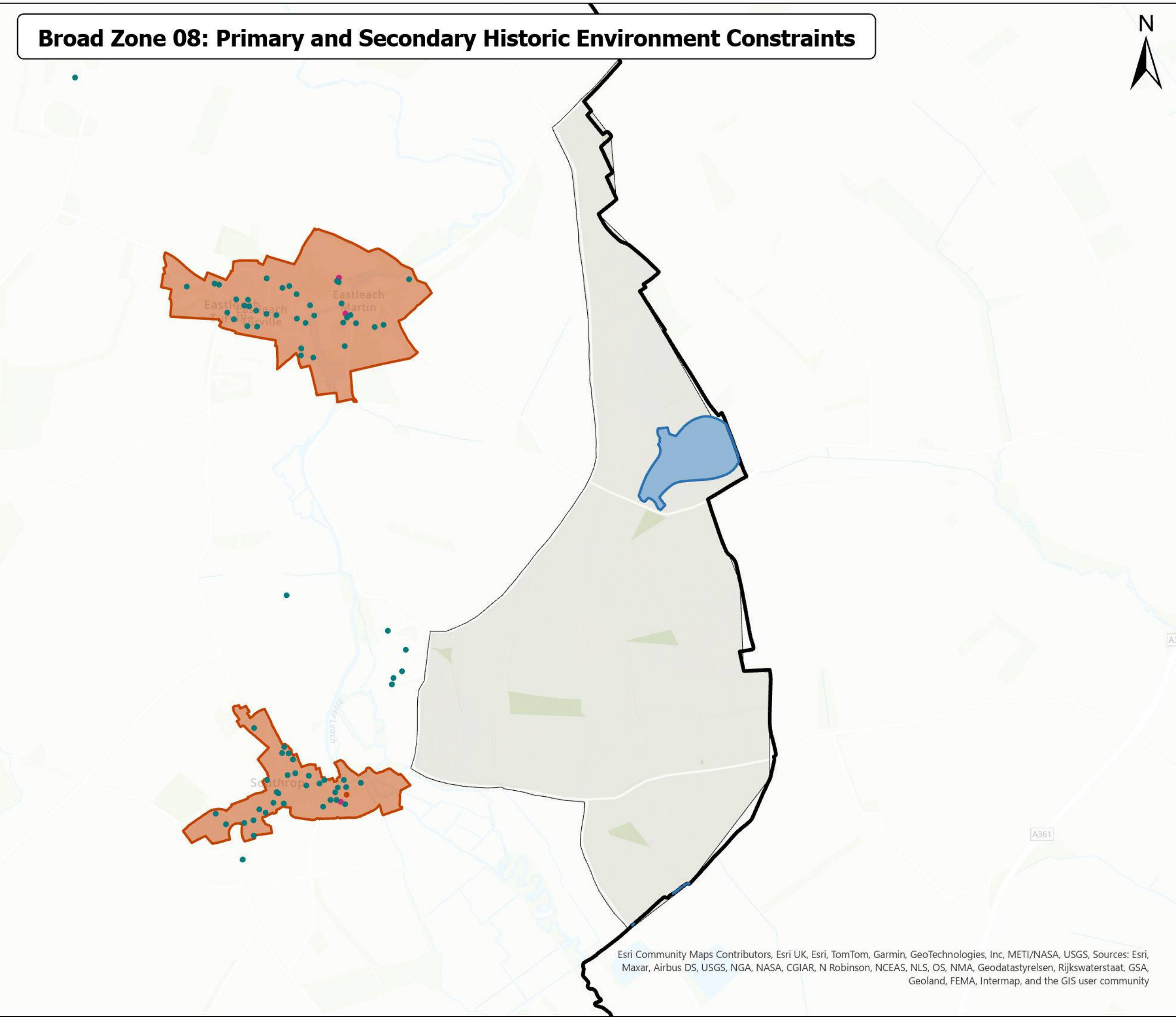
Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

0 0.2 0.4 0.8 Km

Broad Zone 08: Primary and Secondary Historic Environment Constraints

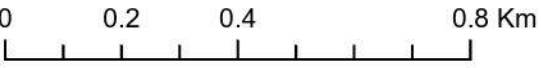


- Legend**
- Listed Building Grade
- I
 - II
 - II*
- Scheduled Monument
- Conservation Area
- Broad Zone
- District Boundary



Reference: 08
Type: New Settlement
Area: 174.88 ha
Description:
Around Eastleach

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 09

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 No on-site designated heritage assets. Would need to assess off-site to west. But generally less sensitive. 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 so any impact through changes to setting is anticipated to be of a lesser degree. There are also small clusters of listed buildings which may be affected. Site also contains several known and probable non-designated heritage assets including multi-period structures and below-ground archaeology that would be harmed/destroyed by development; there are a range of cropmarks. 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 below-ground heritage assets of multi-period date. 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: - Nature Improvement Area (Cotswold Water Park). The whole assessment area falls within this designation. Assets within 250m: - No designated assets within 2km	N/A	N/A	*

Site Assessment Sheet: Broad Zone 09

	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 watercourses within and surrounding the assessment area, 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. The whole assessment area is situated within the Upper Thames Clay Vales Strategic Nature Area, and the Cotswold Water Park Nature Improvement Area. These strategies have been used to inform the Local Nature Recovery Strategy (not yet adopted) and therefore, any development within the assessment area should aim to deliver ecological enhancements that maintain, restore and create priority habitats and support protected and priority species in line with these strategies.			
Soil Quality	Just over half of the assessment area is grade 2 agricultural land. Any development will therefore result in the loss of high quality agricultural land. As such, development will have significant negative effects in relation to soil quality	N/A	N/A	
Water Quality	The assessment area is almost fully located within a Drinking Water Safeguarding Zone. As such, significant adverse effect in relation to water quality are likely.	N/A	N/A	
Flood Risk	Large areas of the Broad Zone fall into Flood Zone 2, therefore significant adverse effects can be expected in regards to flood risk.	N/A	N/A	

Site Assessment Sheet: Broad Zone 09

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	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	High	High	Medium-High
Broad Zone 09 is a flat, rural and isolated landscape, with a simple agricultural structure and a moderate degree of enclosure. Its lack of designation, low levels of access, and functional detachment from settlements mean that landscape value is modest, but sensitivity arises from its open character, time-depth, and peaceful experiential qualities. Development would introduce a new and uncharacteristic land use and would risk disrupting the balance between open fields, rural structure, and visual containment. Although not visually dramatic, the area's tranquillity and undeveloped nature are key assets that would be difficult to preserve under significant development pressure.	High	High	Medium-High

Accessibility

Topic	Rationale	Score	
Access to employment	10,133 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. 157,157 jobs are accessible within 30 minutes' drive, putting this topic in the 150,000-250,000 jobs orange 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 – Impossible – 3 / Hospital – Impossible – 3 / GP – 26 – 2 / Primary Ed – 23 – 2 / Secondary Ed – 49 – 3 Giving a total score of 13, with 2 of the GP/Hospital/Supermarket as		

Site Assessment Sheet: Broad Zone 09

transport	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 51 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 stations within 5km. Buses within 500m of site: Medium Frequency: 76/77 Low Frequency: None Very Infrequent: None 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 c250 properties.	N/A	N/A	
Electricity	The nearest Grid Supply Point and Primary Substation are not constrained, but the nearest Bulk Supply Point 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	N/A	N/A	

Site Assessment Sheet: Broad Zone 09

	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 just over 2km to Lechlade, end of number '30' set out in County Cycling and Walking Infrastructure Plan	N/A	N/A	

Broad Zone 09

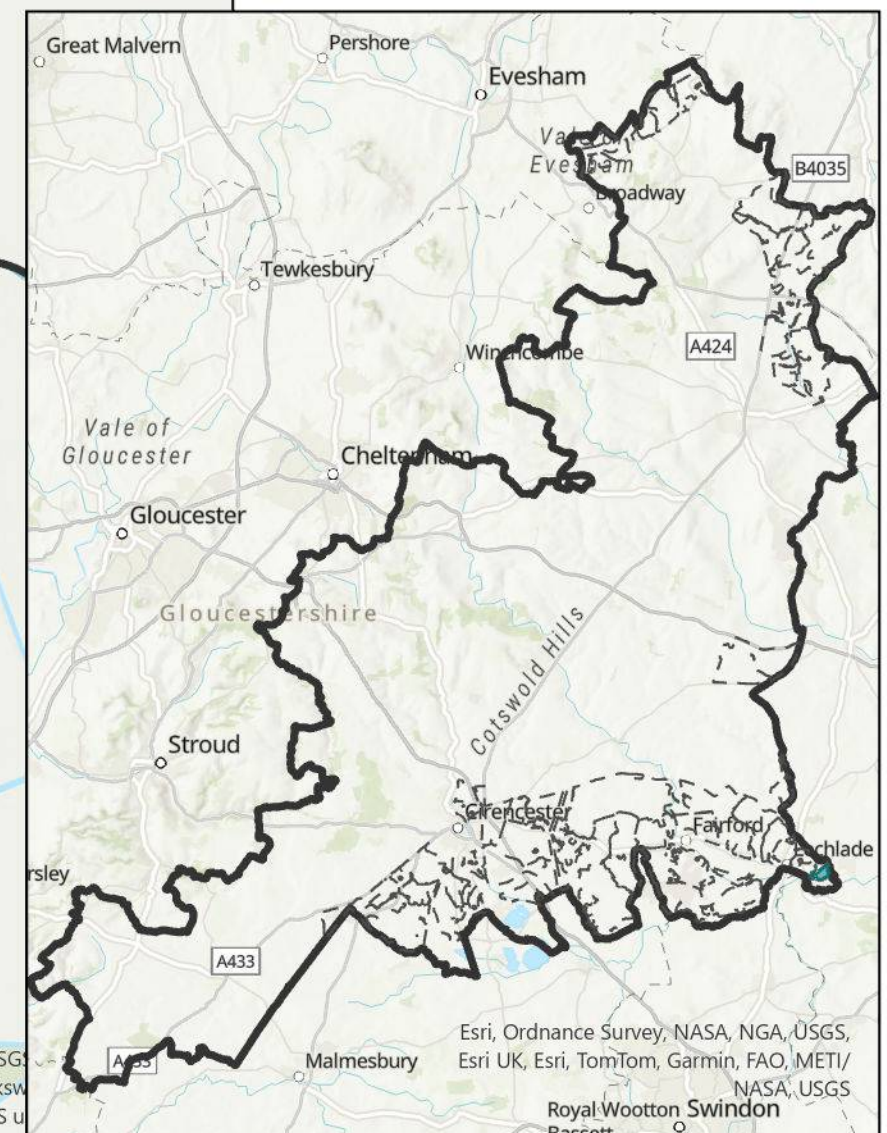
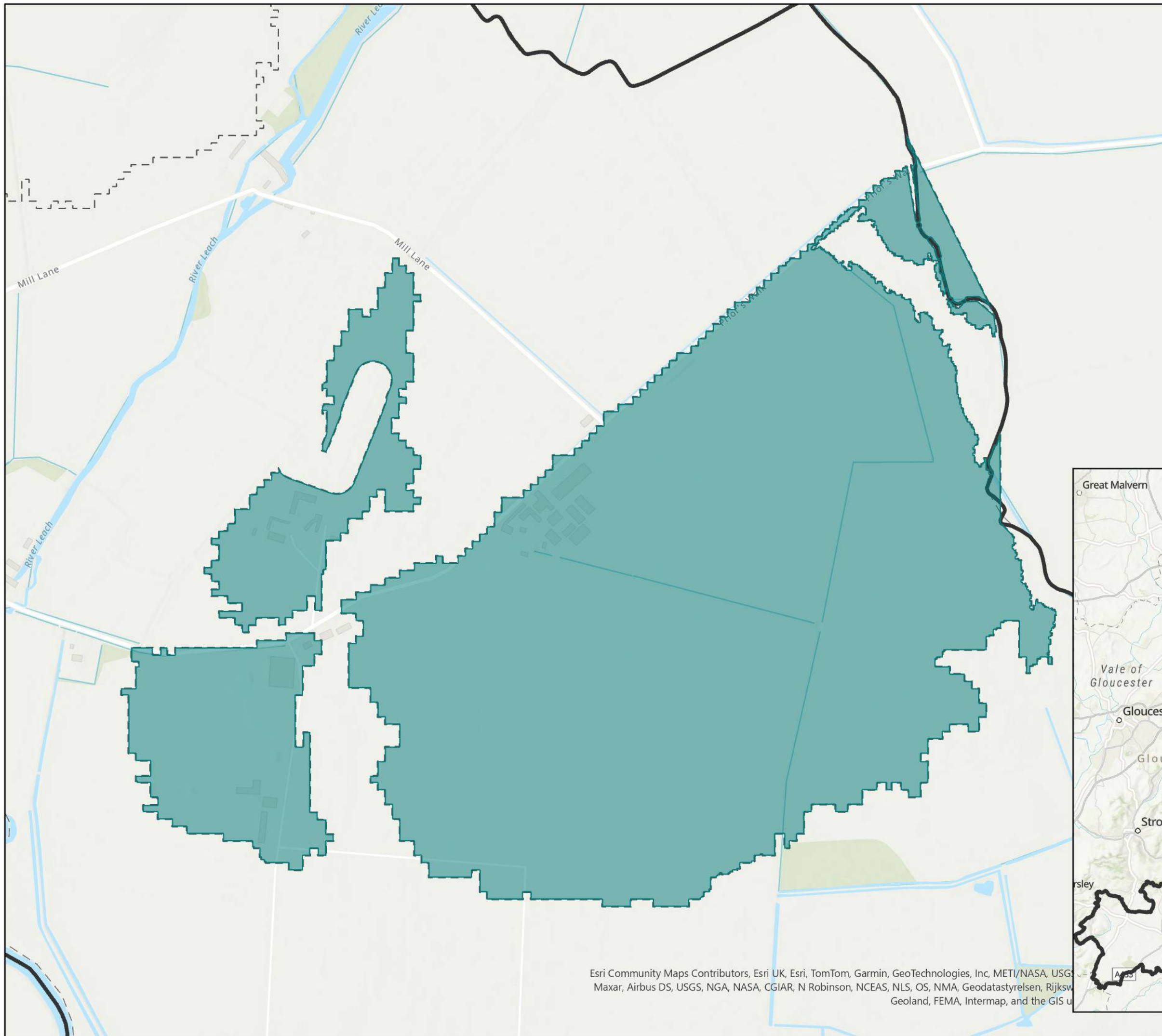
Description:
West of Kelmscott

Size: 66.51 ha

Development Typology:
New Settlement
(small village only)

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 09: Primary Constraints

Legend

- Oil/Gas Pipelines Buffered
- Designated Heritage Asset
- Flood Zone 3
- Broad Zone
- District Boundary

Reference: 09
Type: New Settlement
Area: 66.51 ha
Description:
West of Kelmscott

0 0.07 0.15 0.3 Km

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, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

**Broad Zone 09: 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
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 09
Type: New Settlement
Area: 66.51 ha
Description:
West of Kelmscott

0 0.07 0.15 0.3 Km

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

Broad Zone 09: Landscape Sensitivity

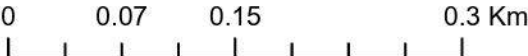


Legend

- Landscape Character Area:
-  River Basin Lowland
 -  Broad Zone
 -  District Boundary

Reference: 09
Type: New Settlement
Area: 66.51 ha
Description:
West of Kelmscott

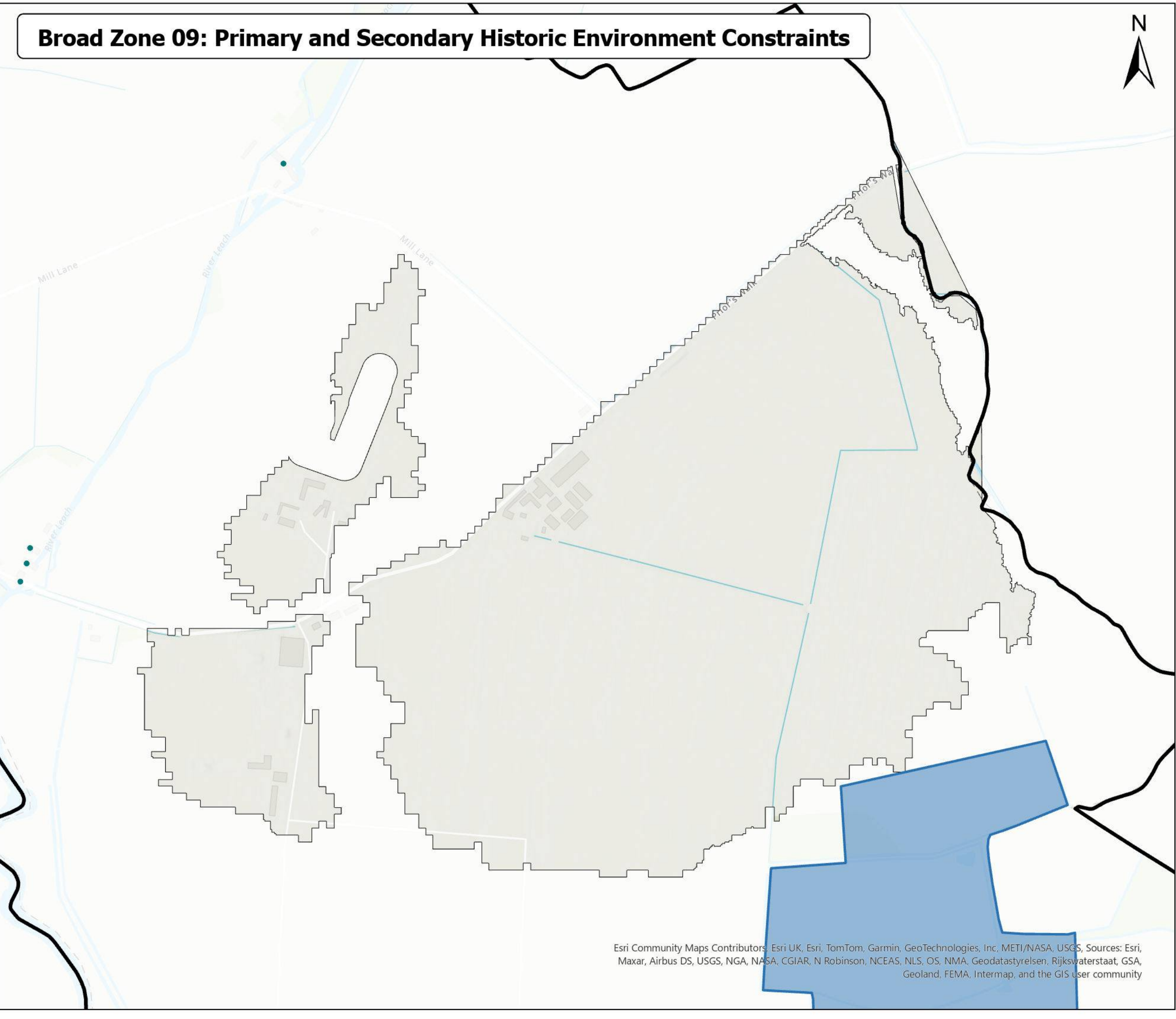
Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Broad Zone 09: Primary and Secondary Historic Environment Constraints

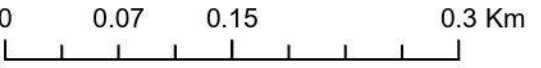


- Legend**
- Listed Building Grade
 - II
 - Scheduled Monument
 - Broad Zone
 - District Boundary



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: 09
Type: New Settlement
Area: 66.51 ha
Description:
West of Kelmscott



Site Assessment Sheet: Broad Zone 10a

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 Large western swathe setting of Lechlade, Church, water meadows and St Clothilde making this very sensitive. 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 so any impact through changes to setting is anticipated to be of a lesser degree. There are also listed buildings at Lechlade on Thames and at Manor Farm and at Lechlade Mill which may be affected. Site also contains several known and probable non-designated heritage assets including multi-period structures and below-ground archaeology that would be harmed/destroyed by development; there are a range of cropmarks. 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 below-ground heritage assets of multi-period date. 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 habitats. Mostly <i>Deciduous Woodland</i> and <i>Floodplain Grazing Marsh</i> to the south.	N/A		*

Site Assessment Sheet: Broad Zone 10a

	- Nature Improvement Area (Cotswold Water Park). The whole assessment area falls within this designation. Assets within 250m: - No designated assets within 250m. Assets within 2km: - The western edge of the assessment area falls 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: Any development within the assessment area will be required to provide suitable avoidance and mitigation measures to ensure priority habitats and the Cotswold Water Park Site of Special Scientific Interest which is adjacent to the northern site boundary are adequately maintained and enhanced. Due to the various biodiversity constraints, a medium development expansion may not be possible; further detailed assessment is required. There are several opportunities to deliver ecological enhancements to enhance and expand existing habitats, in line with the objectives of the Cotswold Water Park Nature Improvement Area (soon to be superseded by the Local Nature Recovery Strategy).			
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	N/A	?	?

Site Assessment Sheet: Broad Zone 10a

	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 not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects have been identified in relation to water quality.	N/A		
Flood Risk	Large areas of the Broad Zone fall into Flood Zone 2, 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		
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 10a forms an important landscape transition between the eastern edge of Lechlade and the open countryside. While parts of the zone (particularly to the north-west) are already influenced by new residential development, much of the central and southern landscape retains a semi-rural, structured character with historic parkland features, woodland, and vegetated enclosure. These features contribute to local identity and setting, particularly in relation to Lechlade Manor and the southern approach to the town. Although the northern and western extents could potentially accommodate some development with sensitive design and integration, the southern and south-eastern areas are more sensitive due to their historic, visual and experiential qualities.	High	Medium-High	Medium-High

Site Assessment Sheet: Broad Zone 10a

Accessibility

Topic	Rationale	Score		
Access to employment	15,154 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. 237,974 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 – 20 – 2 / Primary Ed – 17 – 1 / Secondary Ed – 39 – 2 Giving a total score of 11, 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 51% 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 stations within 5km. Buses within 500m of site: Medium Frequency: 76/77 Low Frequency: 64 Very Infrequent: 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	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Wastewater	There currently is capacity for c250 properties.	N/A		

Site Assessment Sheet: Broad Zone 10a

Electricity	The nearest Grid Supply Point and Primary Substation are not constrained, but the nearest Bulk Supply Point 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 '30' set out in County Cycling and Walking Infrastructure Plan.	N/A		

Broad Zone 10a

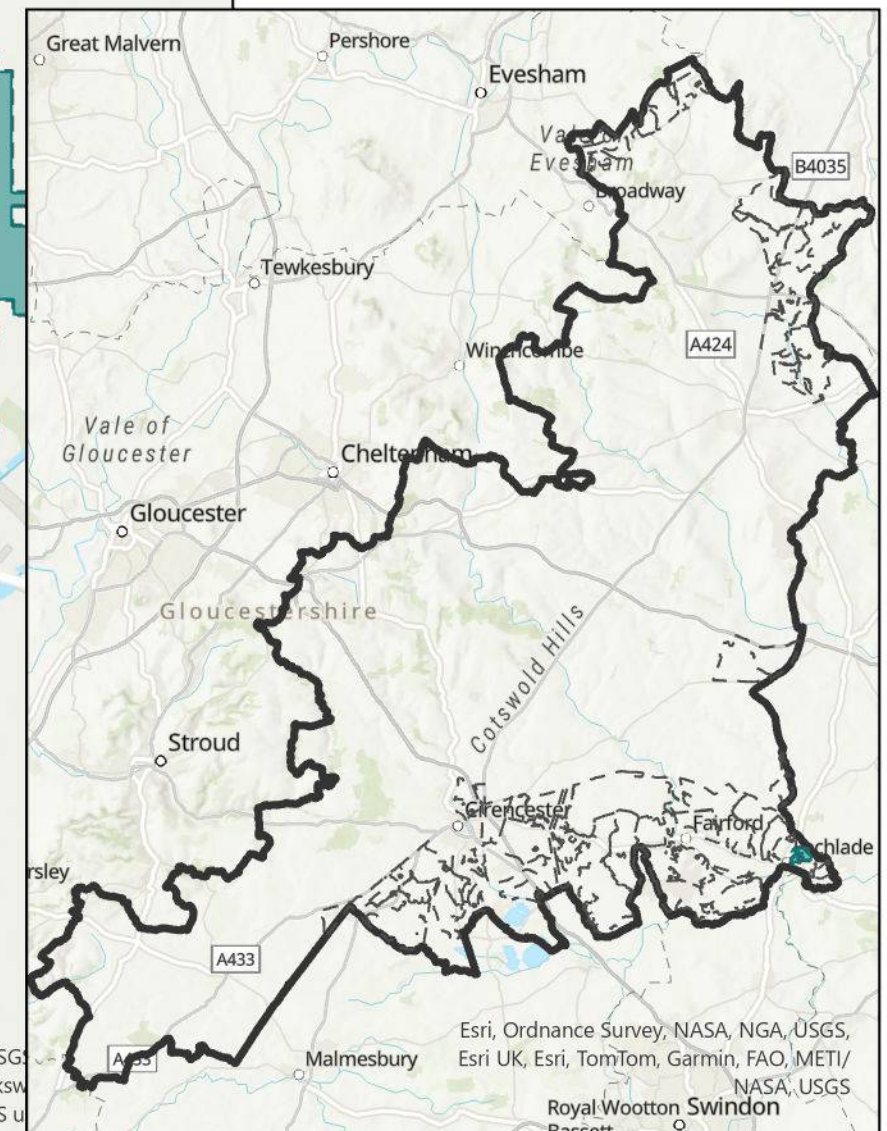
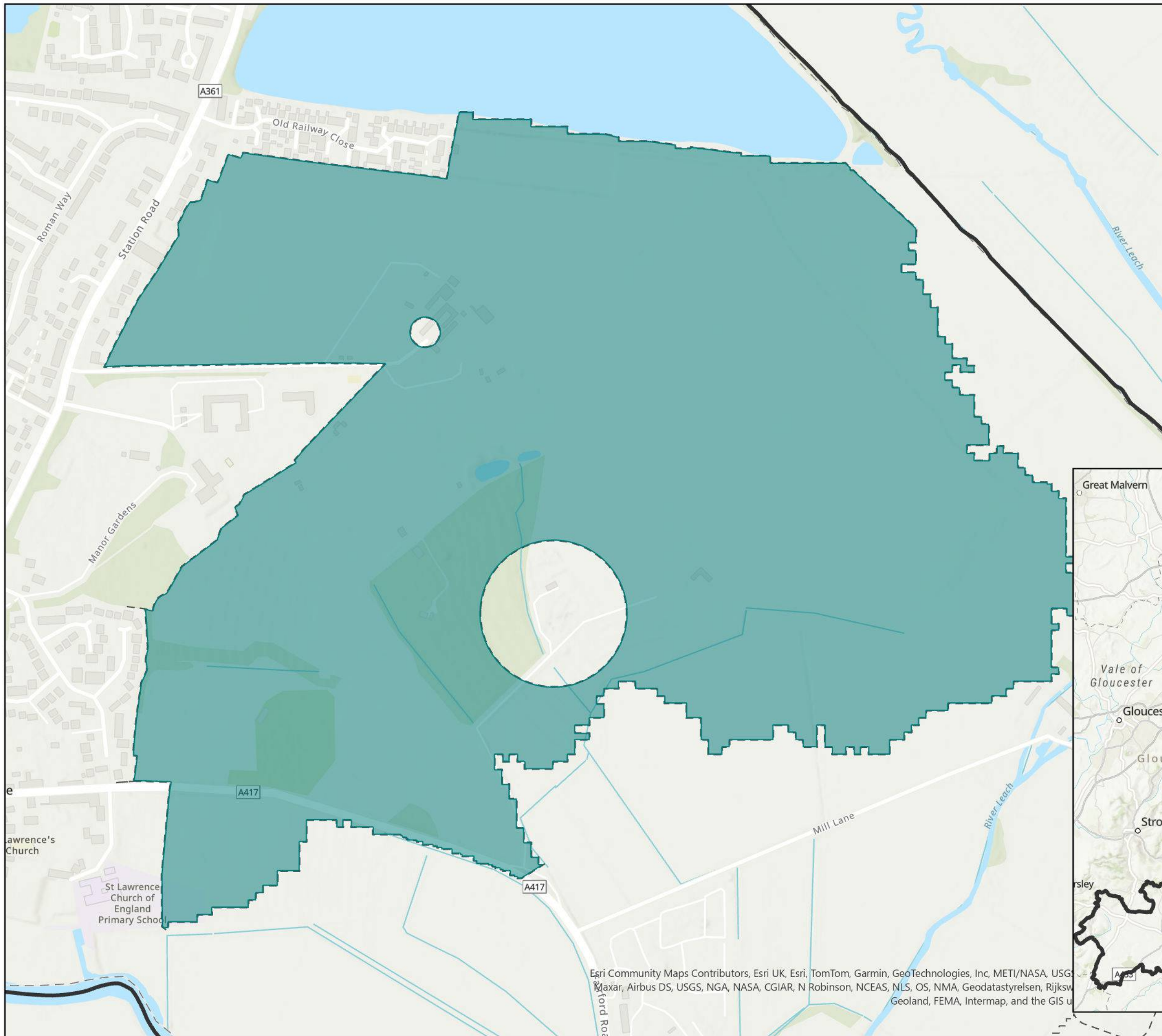
Description:
Lechlade East

Size: 91.58 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, Geodatastyrelsen, Rijkswaterstaat, Geoland, FEMA, Intermap, and the GIS User Community

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Broad Zone 10a: Primary Constraints

Legend

- Oil/Gas Pipelines Buffered
- Designated Heritage Asset
- Flood Zone 3
- Waste Sites with 100m Buffer
- Development Boundary
- Local Green Space
- Conservation_Areas
- Broad Zone
- District Boundary

Reference: 10a
Type: Urban Extension
Area: 91.58 ha
Description:
Lechlade East

0 0.07 0.15 0.3 Km

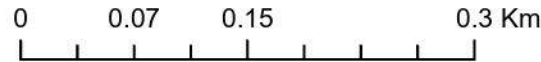
Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

**Broad Zone 10a: 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
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 10a
Type: Urban Extension
Area: 91.58 ha
Description:
Lechlade East



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 10a: Landscape Sensitivity



Legend

Landscape Character

Area:

-  River Basin Lowland
-  Broad Zone
-  District Boundary

Reference: 10a
Type: Urban Extension
Area: 91.58 ha
Description:
Lechlade East

0 0.07 0.15 0.3 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 10a: Primary and Secondary Historic Environment Constraints



Legend

Listed Building

Grade

I

II

Registered Park/
Garden

Scheduled
Monument

Conservation Area

Broad Zone

District Boundary

Reference: 10a
Type: Urban Extension
Area: 91.58 ha
Description:
Lechlade East

0 0.07 0.15 0.3 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 10b

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 To south sensitivity of western entrance to town and rural setting of Lechlade. Setting of two listed farms in northern and central zone would need consideration. Eastern area nearer lakes may be less sensitive. 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 Multi-period settlement, cemetery, and ceremonial complex W of Lechlade (NHLE no: 1003434) 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 Lechlade and Little Faringdon 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 cropmark sites. If site is allocated, pre-determination archaeological evaluation should be a policy requirement. There is also the potential for nationally significant archaeological remains to continue into the area from the neighbouring scheduled monument to the east which included an extensive Anglo-Saxon cemetery at Butler's Field alongside other multi-period remains.			

Site Assessment Sheet: Broad Zone 10b

Ecological and Geological Environment	Assets within the assessment area: - Some priority habitats in the northern part of the assessment area. Mainly <i>Deciduous Woodland</i>. - Nature Improvement Area (Cotswold Water Park). The whole assessment area falls within this designation. Assets within 250m: - The north eastern edge is located next to the Eric Richardson and Phyllis Amey Nature Reserve (LGS). - The southern tip of the assessment area falls within 250m of the Cotswold Lakes SSSI. Assets within 2km: - The majority of the assessment area lies 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: Any development within the east or the south of the assessment area will be required to provide suitable avoidance and mitigation measures to ensure priority deciduous woodland habitats, and the Cotswold Water Park Site of Special Scientific Interest are adequately buffered and mitigated. There are opportunities to deliver ecological enhancements and connectivity in line with the objectives of the Cotswold Water Park Nature Improvement Area, particularly within the east of the assessment area.	*	*	*
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Site Assessment Sheet: Broad Zone 10b

	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 the Site of Special Scientific Interest.			
Soil Quality	The majority of the land in the assessment area is grade 3 agricultural land. A small section on the southern edge is 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 not located within any Drinking Water Safeguarding Zones or Source Protection Zones. As such, negligible effects have been identified in relation to water quality.			
Flood Risk	There are patches of land in the south and along the northern border of the Broad Zone which are located within Flood Zone 2. However, there is sufficient space to accommodate a small or medium sized urban extension outside of these zones, therefore negligible effects are anticipated for this development typology. A larger 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.			
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 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 all development options while leaving a sufficient buffer from this road.			

Site Assessment Sheet: Broad Zone 10b

Landscape Sensitivity

Overview of Sensitivity and Spatial Variation	High	Medium-High	Medium
Broad Zone 10b is a flat, open and largely agricultural landscape, with a simple character shaped by large arable fields and limited settlement presence. It forms a visual and physical buffer between Lechlade and the countryside to the west, with some sensitivity due to riparian features, wetland vegetation, and the presence of historic views toward Lechlade church. While some parts of the zone especially the south-western fields could potentially accommodate development as part of an urban extension, care must be taken to avoid visual intrusion, severance of rural landscape continuity, and loss of character in the more enclosed and ecologically sensitive areas in the north-east.	High	Medium-High	Medium

Accessibility

Topic	Rationale	Score		
Access to employment	14,358 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. 229,024 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 – 10 – 1 / Primary Ed – 15 – 1 / Secondary Ed – 33 – 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 51% on average based on the local Census area data. This is in the 46-54% – blue 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: 72F SM6	Train	Bus	Cycling

Site Assessment Sheet: Broad Zone 10b

	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			
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Deliverability/Infrastructure

Topic	Rationale	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Wastewater	There currently is capacity for c250 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.			
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 10b

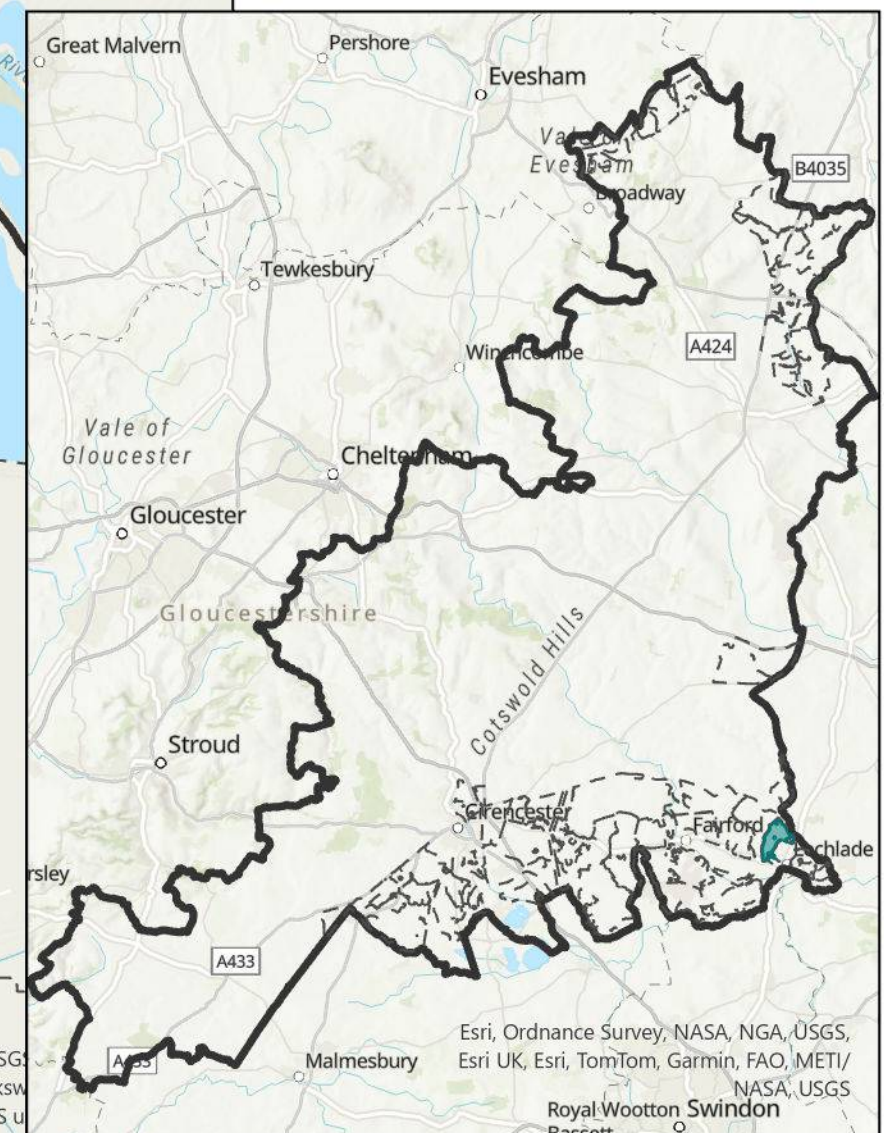
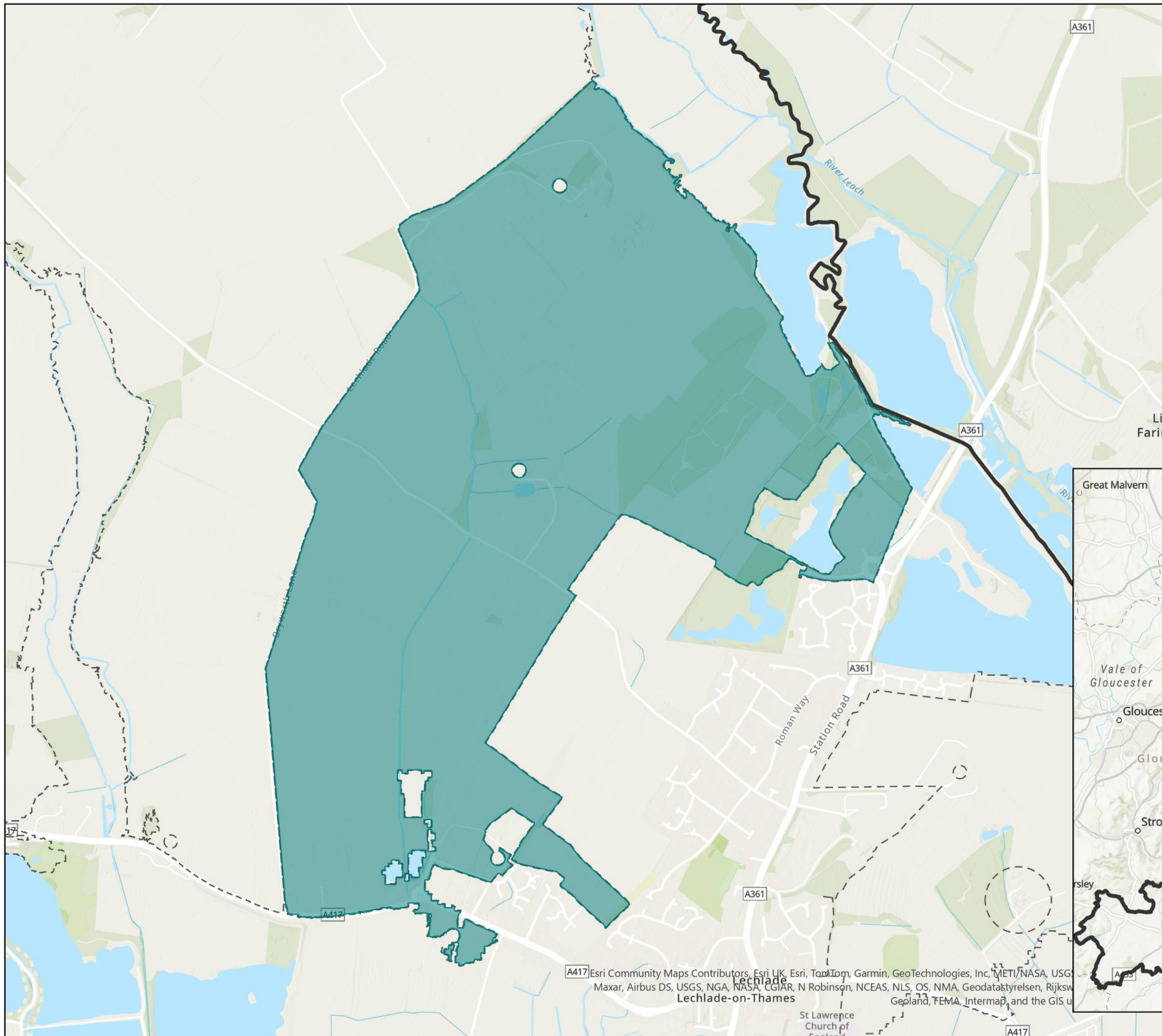
Description:
Lechlade West

Size: 242.8 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, Gepland, 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 10b: Primary Constraints

Legend

- Designated Heritage Asset
- Flood Zone 3
- Waste Sites with 100m Buffer
- Development Boundary
- Open Access Land
- Local Green Space
- Sites of Special Scientific Interest
- Conservation_Areas
- Local Plan Allocation
- Cotswold National Landscape
- Broad Zone
- District Boundary

Reference: 10b
Type: Urban Extension
Area: 212.38 ha
Description:
Lechlade West

0 0.17 0.35 0.7 Km

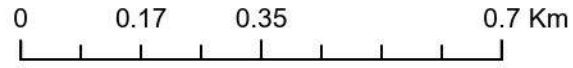
Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

**Broad Zone 10b: 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
 - Protected Routes
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 10b
Type: Urban Extension
Area: 242.8 ha
Description:
Lechlade West



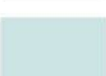
Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Broad Zone 10b: Landscape Sensitivity

Legend

Landscape Character

Area:

-  Cornbrash Lowlands
-  River Basin Lowland
-  Cotswold National Landscape
-  Broad Zone
-  District Boundary

Reference: 10b
Type: Urban Extension
Area: 212.38 ha
Description:
Lechlade 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 10b: Primary and Secondary Historic Environment Constraints



Legend

Listed Building

Grade

I

II

Registered Park/
Garden

Scheduled
Monument

Conservation Area

Broad Zone

District Boundary

Reference: 10b
Type: Urban Extension
Area: 212.38 ha
Description:
Lechlade West

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Maxar, Airbus DS, USGS, NOAA, 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 11

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 General risk of coalescence of settlements. Setting of Fairford, Lechlade, Southrop, Quenington, Hatherop. Whole northern zone including NW area (SE of Quenington with concerns at setting of village, Hatherop Castle park and garden, and individual listed buildings plus on high ground). And northern zone further to east nearer Southrop. Southern most area could be explored but limiting size of development as rural gap between Fairford and Lechlade important. 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 monuments of: Barrow Elm round barrow (NHLE no: 1016505), the Roman villa at Great Lemhill (NHLE no: 1003420), Ring ditches and Enclosures (NHLE no: 1006338) and Multi-period settlement, cemetery, and ceremonial complex W of Lechlade (no: 1003434), although as 'below ground sites' with the exception of the round barrow, any impact through changes to setting is anticipated to be of a lesser degree. 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 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 (earthworks and below-ground) of multi-period date. If site is allocated, pre-determination archaeological evaluation should be a policy requirement.			
Ecological and	Assets within the assessment area:		*	*

Site Assessment Sheet: Broad Zone 11

Geological Environment	- Multiple Priority Habitats spread across the assessment area. Mostly <i>Deciduous Woodland</i>. - Lee Wood Ancient Woodland - Nature Improvement Area (Cotswold Water Park). Most of the area falls within this designation except for a central corridor in the middle of the Broad Zone. Assets within 250m: - Lee Wood and The Grove Ancient Woodland (both on the western edge) - Nature Improvement Area (Cotswold Water Park) - A negligible part on the south eastern tip of the assessment area falls within 250m of the Cotswold Lakes SSSI Assets within 2km: - The southern part of the assessment area falls 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: There are several constraints within and in proximity to the assessment area, including ancient woodland, several deciduous woodland habitats, river corridors and the Cotswold Water Park Site of Special Scientific Interest. 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.			
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Site Assessment Sheet: Broad Zone 11

	The presence of several statutory and non-statutory habitat designations across the assessment area presents various opportunities to strengthen ecological connectivity, including linking existing woodland habitats through the creation of new woodlands, scrub, hedgerows and wildflower meadows. In addition, the restoration of riparian habitats and the creation of new pond, wet woodland and meadows should be considered. Due to the presence of various biodiversity constraints across the assessment area, it is unlikely that a new town/city can be accommodated. Further investigation is required to determine whether a large or small village is acceptable within the assessment area. Development of a large or small village would require detailed development design and other mitigation measures to address potential adverse impacts to statutory and non-statutory habitat designations.			
Soil Quality	The majority of the land in the assessment area is grade 3 agricultural land. A small section on the southern edge is 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	An area at the western side of the assessment area intersects with a Source Protection Zone. However, there is sufficient land remaining to accommodate all development options outside of this zone, negligible effects have therefore been identified in relation to water quality.			
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			

Site Assessment Sheet: Broad Zone 11

	all 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). 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 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-High	High	High
Assessment Area 2 (see Appendix C)	Medium-High	Medium-High	High
Broad Zone 11 is a large, multi-layered rural landscape, with a mix of open plateau areas, historic parkland, wooded edges, and former airfield features. While some parts of the zone, particularly in the central plateau and modified former airbase areas, may offer a degree of development capacity, the openness, proximity to the National Landscape, visibility from higher ground, and local landscape value of the parkland and SLA-designated land mean that the zone is sensitive to large-scale or poorly integrated development. The rural grain, landscape variety, and visual relationship with the wider setting need to be carefully protected.			

Site Assessment Sheet: Broad Zone 11

Accessibility

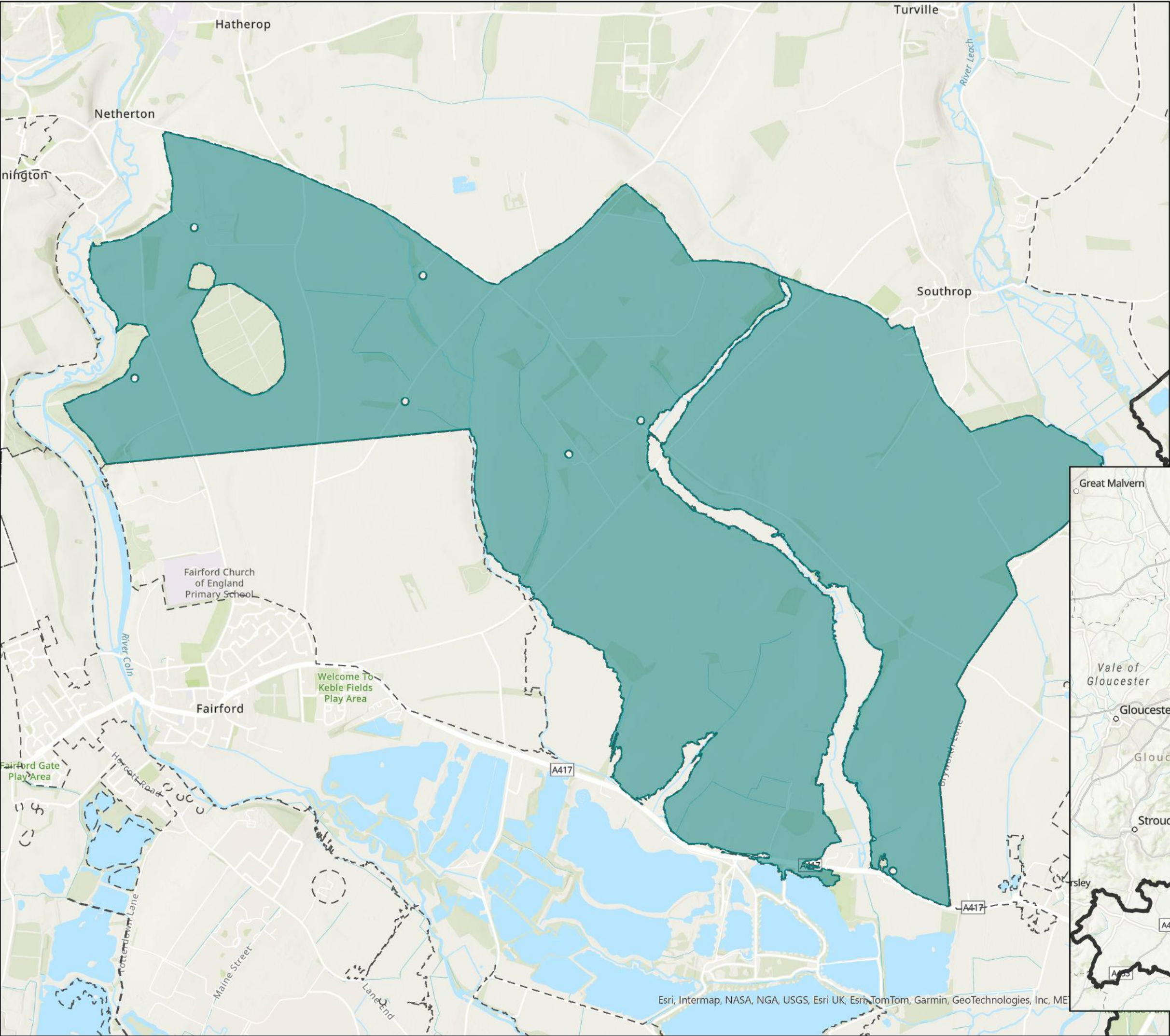
Topic	Rationale	Score		
Access to employment	7,896 jobs are accessible within 45 minutes' walk and/or bus from the central point, putting this topic in the less than 10,000 orange category. 204,495 jobs are accessible within 30 minutes' drive, putting this topic in the 150,000-250,000 jobs blue category.	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 – 25 – 2 / Secondary Ed – 66 – 3 Giving a total score of 14, 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 47% 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: 855 Very Infrequent: 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 c500 properties.			
Electricity	The nearest Grid Supply Point and Primary Substation are not constrained, but the nearest Bulk Supply Point will need upgrading.			

Site Assessment Sheet: Broad Zone 11

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. They have noted that due to water, there might be engineering difficulties (and therefore higher costs) with connecting this site.			
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 11

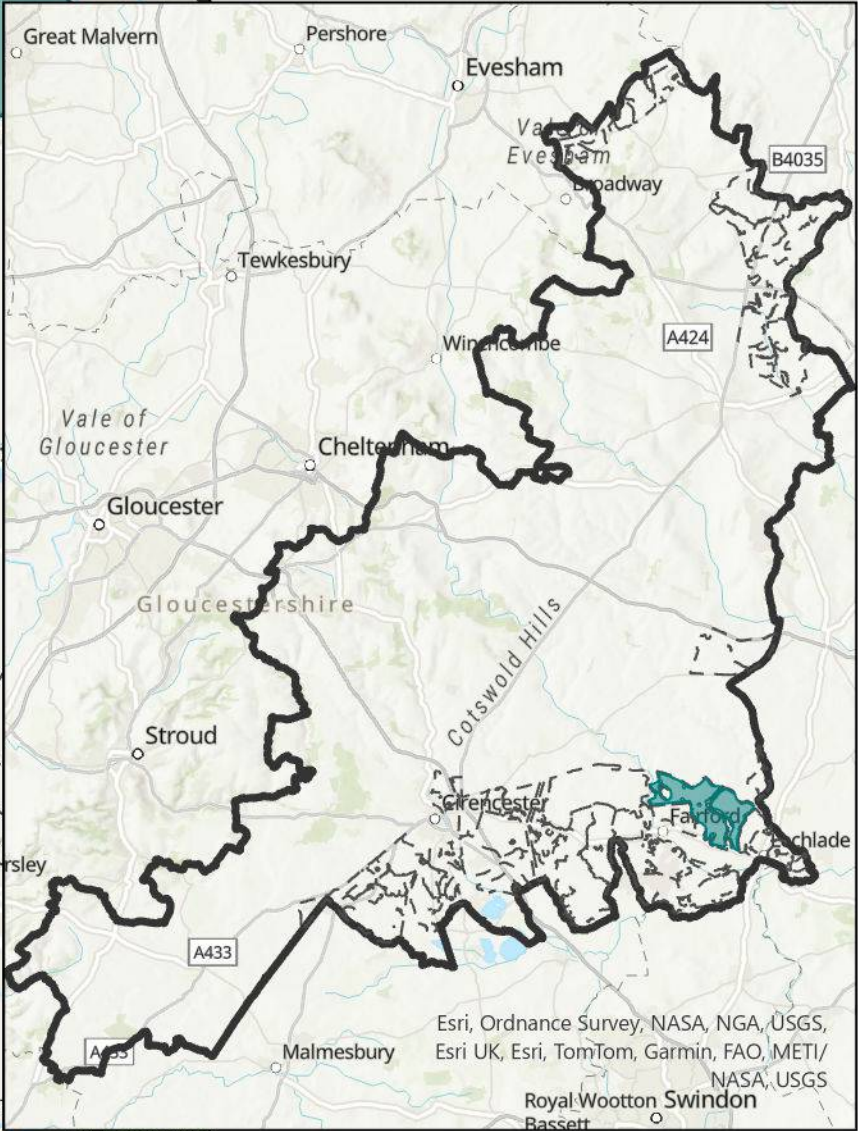
Description:
South of Southrop

Size: 1,225.37 ha

Development Typology:
New Settlement

Legend

- Broad Zone
- Other Broad Zones
- Cotswold District Boundary



Broad Zone 11: Primary Constraints

Legend

- 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
- Local Plan Allocation
- Cotswold National Landscape
- Broad Zone
- District Boundary

Reference: 11
Type: New Settlement
Area: 1,298.83 ha
Description:
South of Southrop

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

0 0.38 0.75 1.5

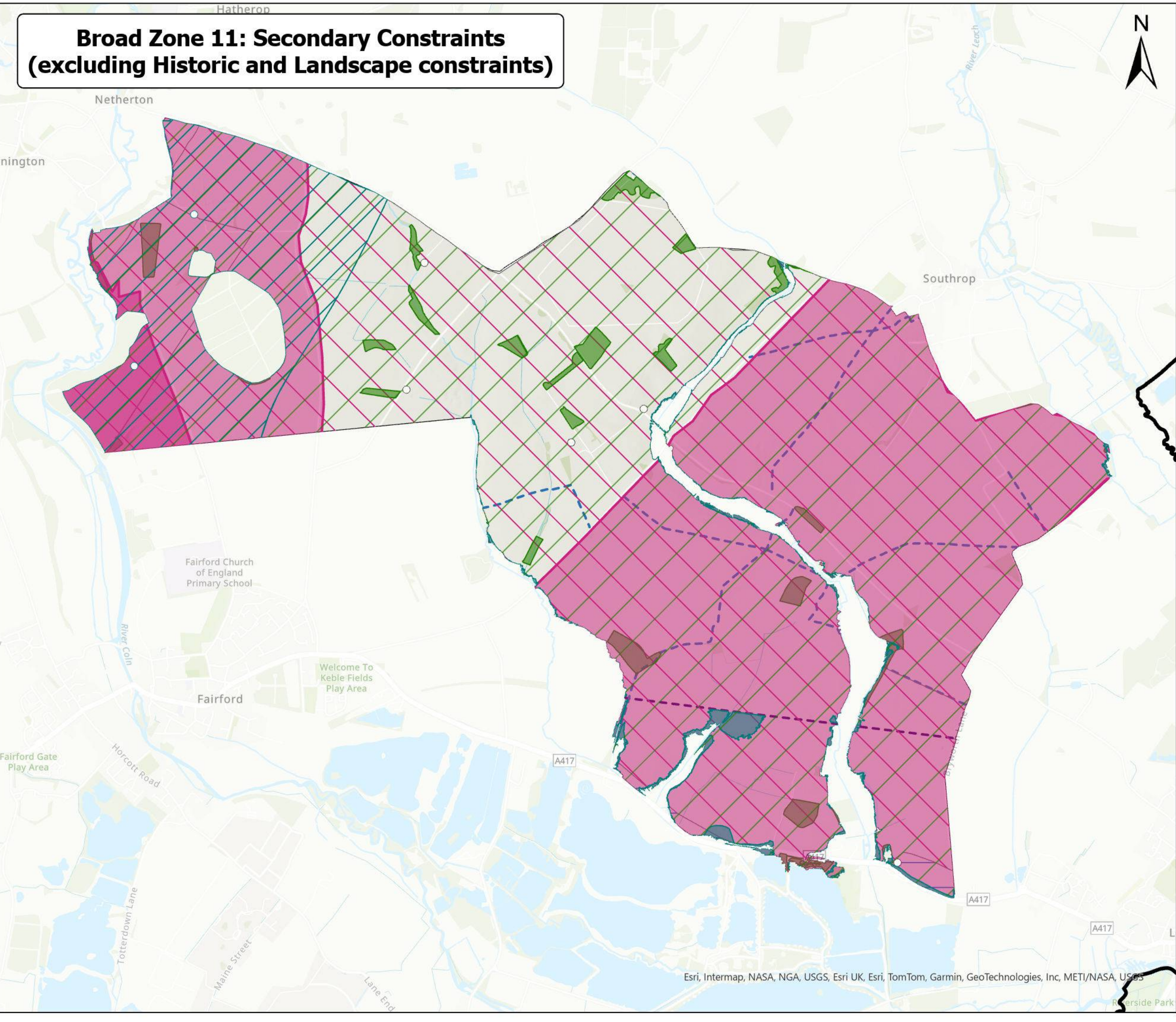
**Broad Zone 11: Secondary Constraints
(excluding Historic and Landscape constraints)**



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

Reference: 11
Type: New Settlement
Area: 1,225.37 ha
Description:
South of Southrop

0 0.33 0.65 1.3 Km



Broad Zone 11: Landscape Sensitivity

Legend

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

Reference: 11
Type: New Settlement
Area: 1,298.83 ha
Description:
South of Southrop

0 0.35 0.7 1.4 Km

Broad Zone 11: 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: 11
Type: New Settlement
Area: 1,298.83 ha
Description:
South of Southrop



Site Assessment Sheet: Broad Zone 12a

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 Fairford Park house former parkland around Farmors School mean west very sensitive and nearer to historic core of Fairford. Area to east of Hatherop Road and north of Southrop Road could be explored, maintaining southernmost area as rural approach to Fairford. Gloucester County Council Heritage & Ecology Team No known designated heritage assets of archaeological interest within the proposal area or in surrounding vicinity, i.e. World Heritage Sites or Scheduled Monuments. No Registered Battlefields or Registered Parks and Gardens. Listed buildings at Fairford. 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: • High concentration of priority habitats on the western edge. Mostly <i>Deciduous Woodland</i>. • Nature Improvement Area (Cotswold Water Park). Except for the north eastern corner, most of the area is covered by this designation. Assets within 250m: • The Grove Ancient Woodlands is located adjacent to the site to the north west. • Nature Improvement Area (Cotswold Water Park)	*	*	*

Site Assessment Sheet: Broad Zone 12a

	Assets within 2km: • Most of the assessment area is 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: Most priority habitats are located along the western boundary of the assessment area, adjacent to a river corridor. To the south of the assessment area is the Cotswold Water Park Site of Special Scientific Interest and to the east is another river corridor. Note that a small part of the assessment area falls within the inner Zone of Influence of the North Meadow Special Area of Conservation, which lies to the southwest. 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 strengthening the woodland belt along the western boundary, creating links across the assessment area to woodland parcels in the east, improvements to riparian habitats and the creation of ponds, wet woodlands, species-rich grasslands and wet meadow habitats to increase ecological connectivity to the Cotswold Water Park Site of Special Scientific Interest. Negligible effects may occur at all development sizes, provided that detailed development design and other mitigation measures are secured to address potential adverse impacts.			
Soil Quality	The majority of the land in the assessment area is grade 3 agricultural land. A small section on the southern edge is grade 2 agricultural land, however, there is enough	?	?	?

Site Assessment Sheet: Broad Zone 12a

	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	An area at the western side of the assessment area intersects with a Source Protection Zone. However, there is sufficient land remaining to accommodate all development options outside of this zone, negligible effects have therefore been identified in relation to water quality.			
Flood Risk	There are small patches of land along the western and eastern border of the assessment area that fall within Flood Zone 2. 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 12a

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 12a plays a key role in defining the northern rural edge of Fairford, with a gradient of landscape quality from west to east. The western section, within the Special Landscape Area, is visually and functionally sensitive due to its parkland character, ecological features, and connection to the River Coln corridor. The remainder of the zone is less structured and more expansive, with large arable fields and fewer constraints, but would require careful integration to avoid disrupting settlement edge views, visual openness, and rural structure. Development across the entire zone would alter the settlement setting and compromise key views unless strong green infrastructure and buffer planting are delivered.	High	Medium-High	Medium

Accessibility

Topic	Rationale	Score		
Access to employment	17,190 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. 207,239 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 – 12 – 1 / Primary Ed – 10 – 1 / Secondary Ed – 16 – 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 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	Train Accessibility: No station with 5km. Buses within 500m of site:	Train	Bus	Cycling

Site Assessment Sheet: Broad Zone 12a

transport networks	Medium Frequency: 76/77 Low Frequency: None Very Infrequent: 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			
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Deliverability/Infrastructure

Topic	Rationale	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Wastewater	There currently is capacity for c500 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 12a

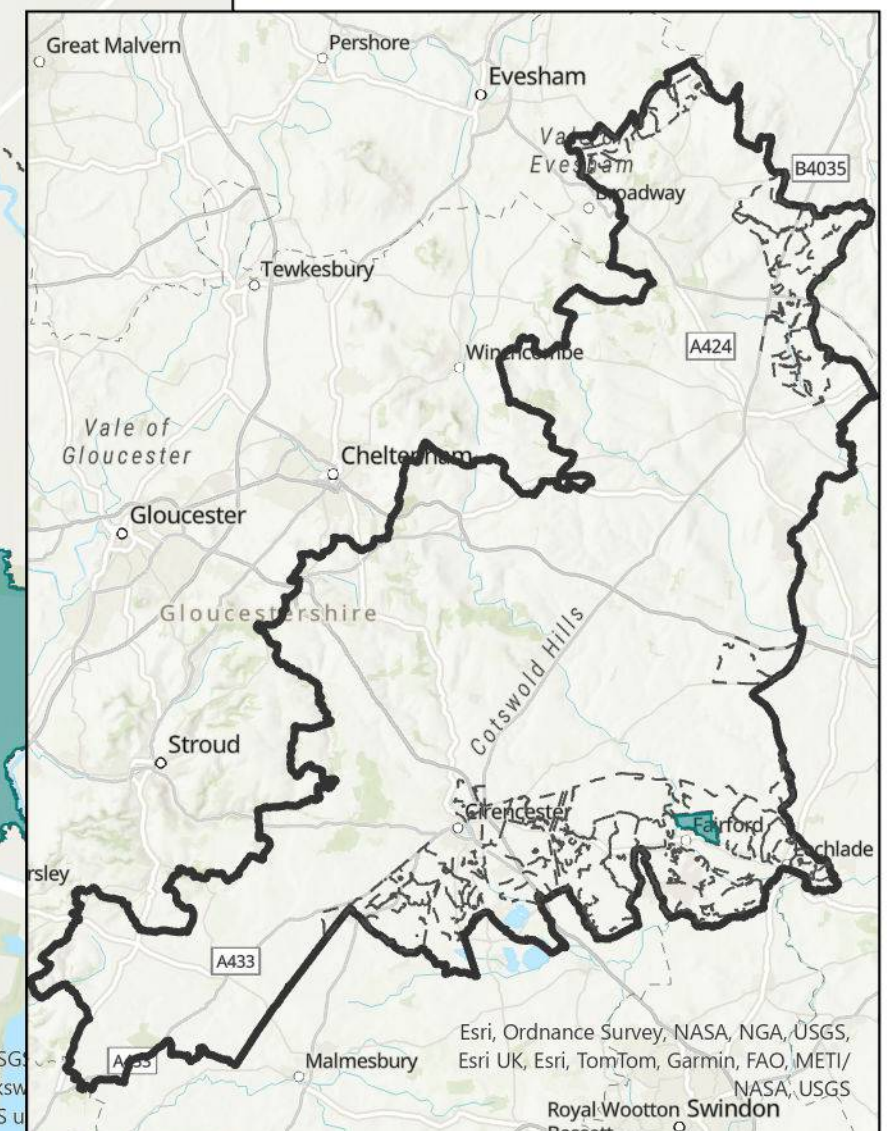
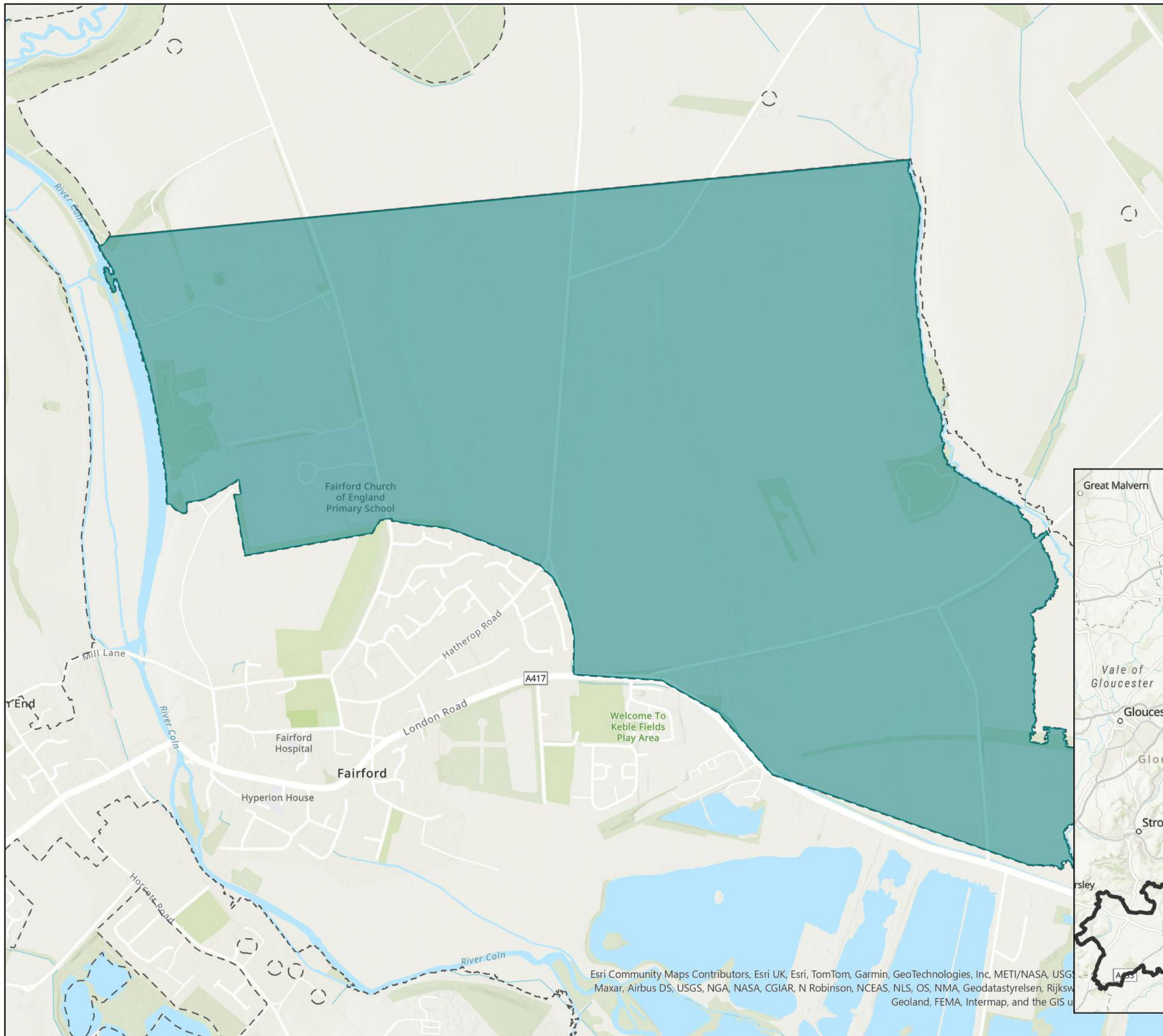
Description:
Fairford North

Size: 289.88 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 12a: Primary Constraints

Legend

- Designated Heritage Asset
- Ancient Woodlands
- Flood Zone 3
- Development Boundary
- Sites of Special Scientific Interest
- Conservation_Areas
- Established Employment Site
- Local Plan Allocation
- Broad Zone
- District Boundary

Fairford Church
of England
Primary School

Hatherop Road

Willcome To
Keele Fields
Play Area

Reference: 12a
Type: Urban Extension
Area: 289.88 ha
Description:
Fairford 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

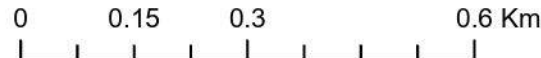
0 0.17 0.35 0.7 K

**Broad Zone 12a: Secondary Constraints
(excluding Historic and Landscape constraints)**

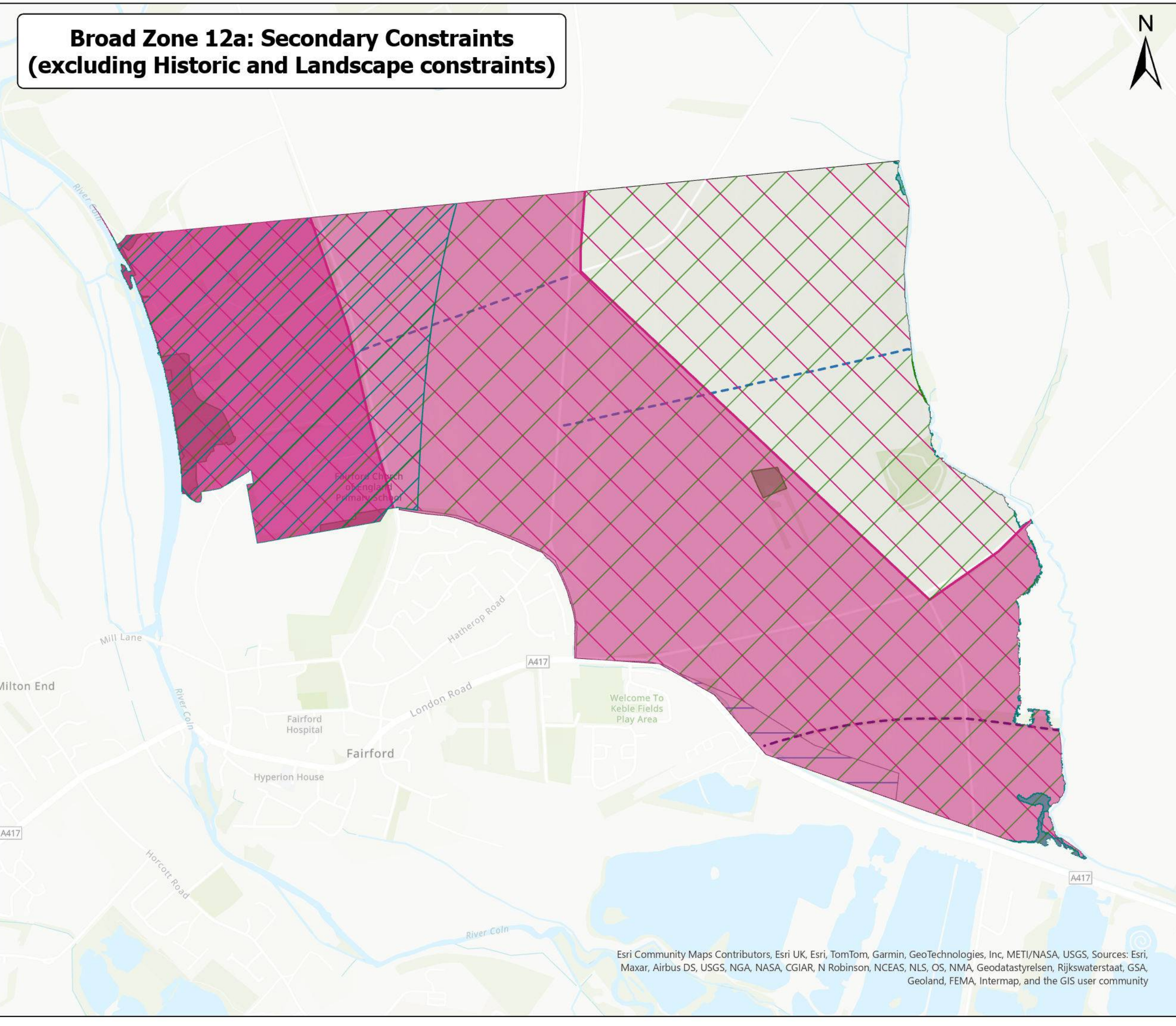


- Legend**
- Priority Habitat Inventory
 - Nature Improvement Area
 - SSSI Impact Risk Zones
 - Agricultural Land Classification:
 - Grade 2
 - Grade 3
 - Public Rights of Way
 - Protected Routes
 - Source Protection Zone
 - Floodzone 2
 - Broad Zone
 - District Boundary

Reference: 12a
Type: Urban Extension
Area: 289.88 ha
Description:
Fairford 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



Broad Zone 12a: Landscape Sensitivity



Legend

 Special Landscape Area

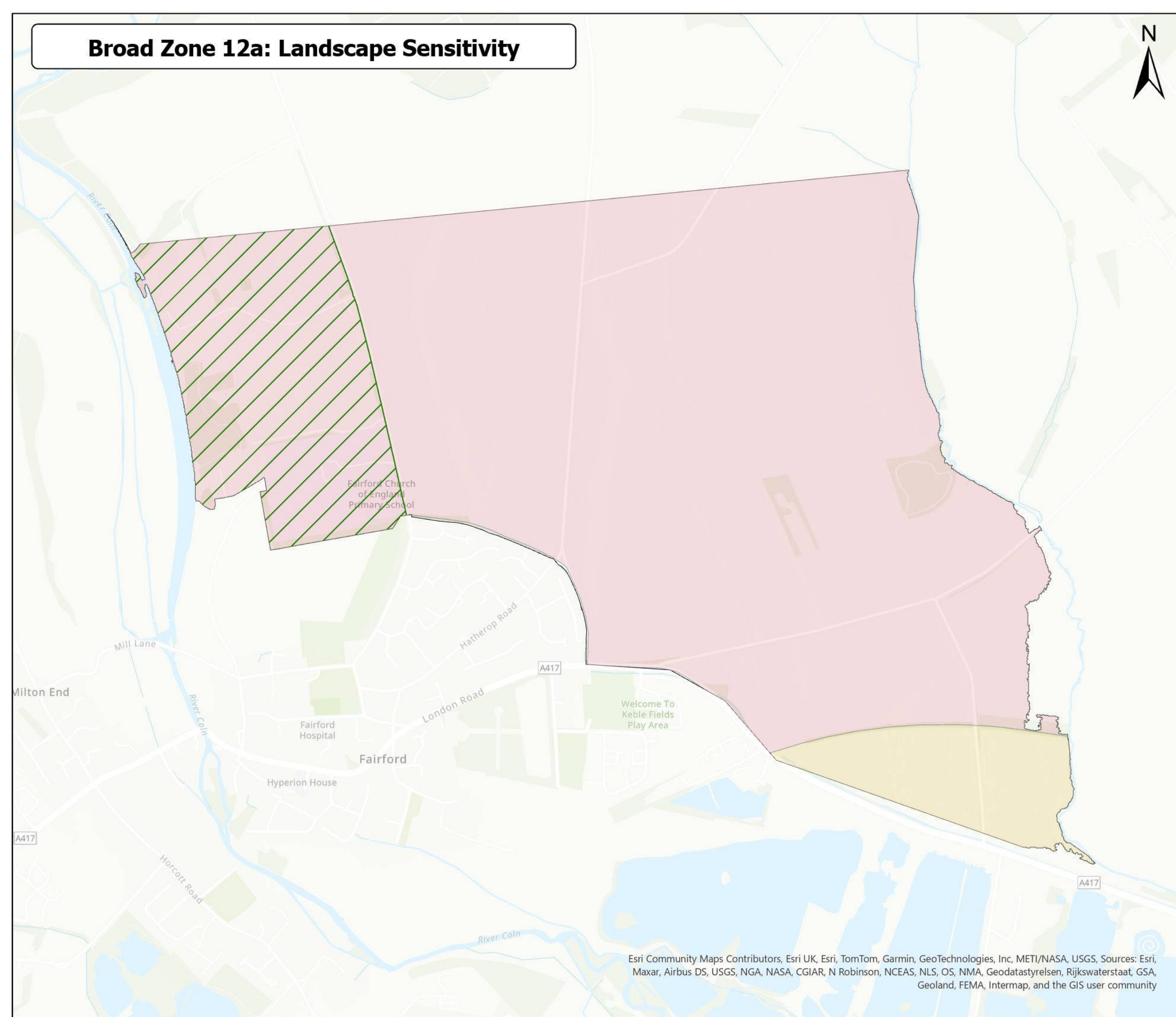
Landscape Character Area:

 Cornbrash Lowlands

 River Basin Lowland

 Broad Zone

 District Boundary



Reference: 12a
Type: Urban Extension
Area: 289.88 ha
Description:
Fairford 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

0 0.15 0.3 0.6 Km

Broad Zone 12a: Primary and Secondary Historic Environment Constraints



Legend

Listed Building

Grade

● I

● II

● II*

■ Scheduled Monument

■ Conservation Area

□ Broad Zone

□ District Boundary

Reference: 12a
Type: Urban Extension
Area: 289.88 ha
Description:
Fairford 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

0 0.15 0.3 0.6 Km

Site Assessment Sheet: Broad Zone 12b

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 Eastern portion near historic town, Fairford Park and open river valley very harmful. Central portion to either side of Welsh Way less sensitive and could be explored for smaller development. Southern edge and buffer adjacent to A417 more sensitive as need to maintain rural approach and town edge. 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 scheduled monument of Fairford Saxon cemetery (NHLE 1003419) is surrounded on all sides by the proposed development. As a 'below ground site' there is unlikely to be an indirect impact on significance through changes to setting. However, there is the potential for archaeological remains of equivalence to national significance to continue into site. Also listed buildings at Fairford. 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 Habitats, 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 12b

- The Grove Ancient Woodlands is located adjacent to the site to the north east.

Assets within 2km:

- A small area on the eastern edge is within 2km of the Cotswold Lakes SSSI.

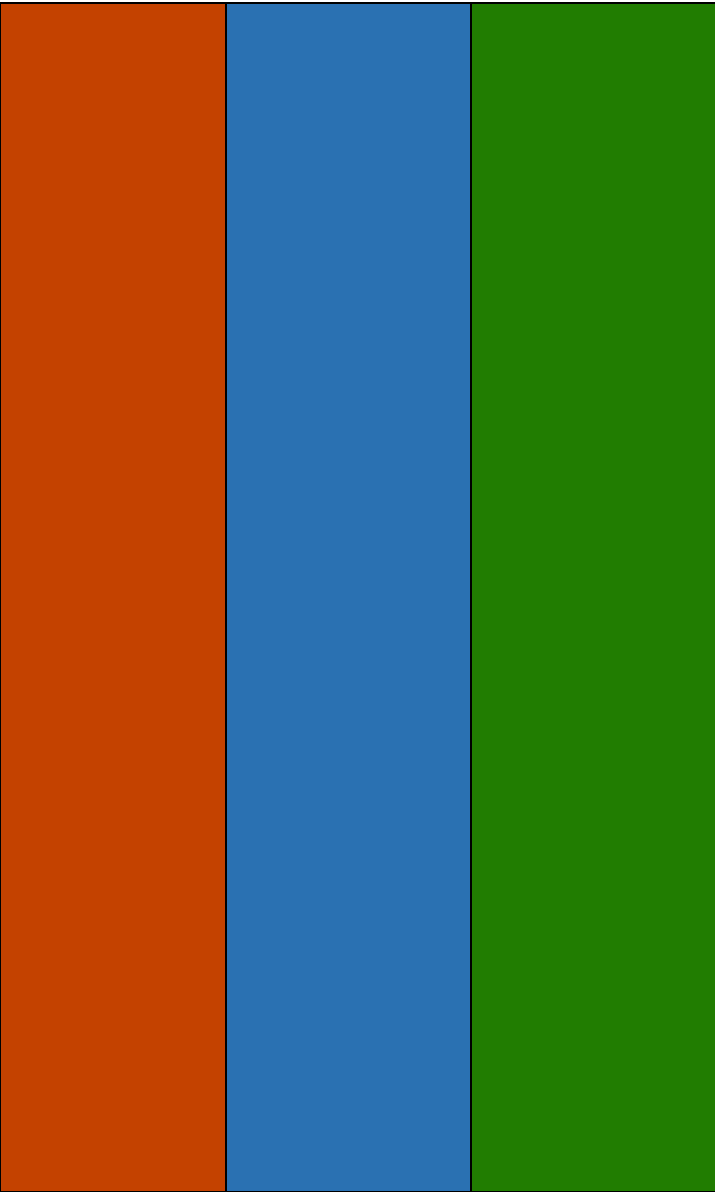
IRZs: The zone falls within several SSSI IRZs, some referring to (works related to) residential development. Development in this Broad Zone would likely require consultation with Natural England.

Assessment:

Pockets of deciduous woodland are located across the assessment area, watercourses are present, most notably to the east which has hydrological connectivity to the Cotswold Water Park Site of Special Scientific Interest, located southeast of the assessment area. In addition, the assessment area falls completely within the North Meadow SAC outer Zone of Influence. Consequently, 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 the creation of ecological corridors across the assessment area to existing woodland parcels, the creation of new woodlands, improvements to riparian habitats and the creation of ponds, wet woodlands, species-rich grasslands and wet meadow habitats to improve ecological connectivity to the Cotswold Water Park Site of Special Scientific Interest.

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



Site Assessment Sheet: Broad Zone 12b

Soil Quality	The majority of the land in the assessment area is grade 3 agricultural land. A small section on the southern edge is 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 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 along the edges of the assessment area that fall within Flood Zone 2. 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) 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.			

Site Assessment Sheet: Broad Zone 12b

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 12b includes a range of landscape sensitivities, with the eastern edge forming part of the SLA and contributing to the valued riverside and historic setting of Fairford. Development in this area would risk diminishing scenic quality, eroding landscape structure, and introducing a disruptive built edge to the River Coln corridor. The central and western areas are more open and less well enclosed, meaning any development would be highly visible unless supported by a strong green infrastructure strategy. The zones openness, and the site's role in framing Fairford's western edge all contribute to a complex capacity picture, requiring careful master planning and visual containment.	High	High	Medium-High

Accessibility

Topic	Rationale	Score	
Access to employment	17,386 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. 188,684 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 – 19 – 1 / Secondary Ed – 20 – 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 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.		

Site Assessment Sheet: Broad Zone 12b

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: 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
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Deliverability/Infrastructure

Topic	Rationale	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Wastewater	There currently is capacity for c500 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 12b

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.			
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Broad Zone 12b

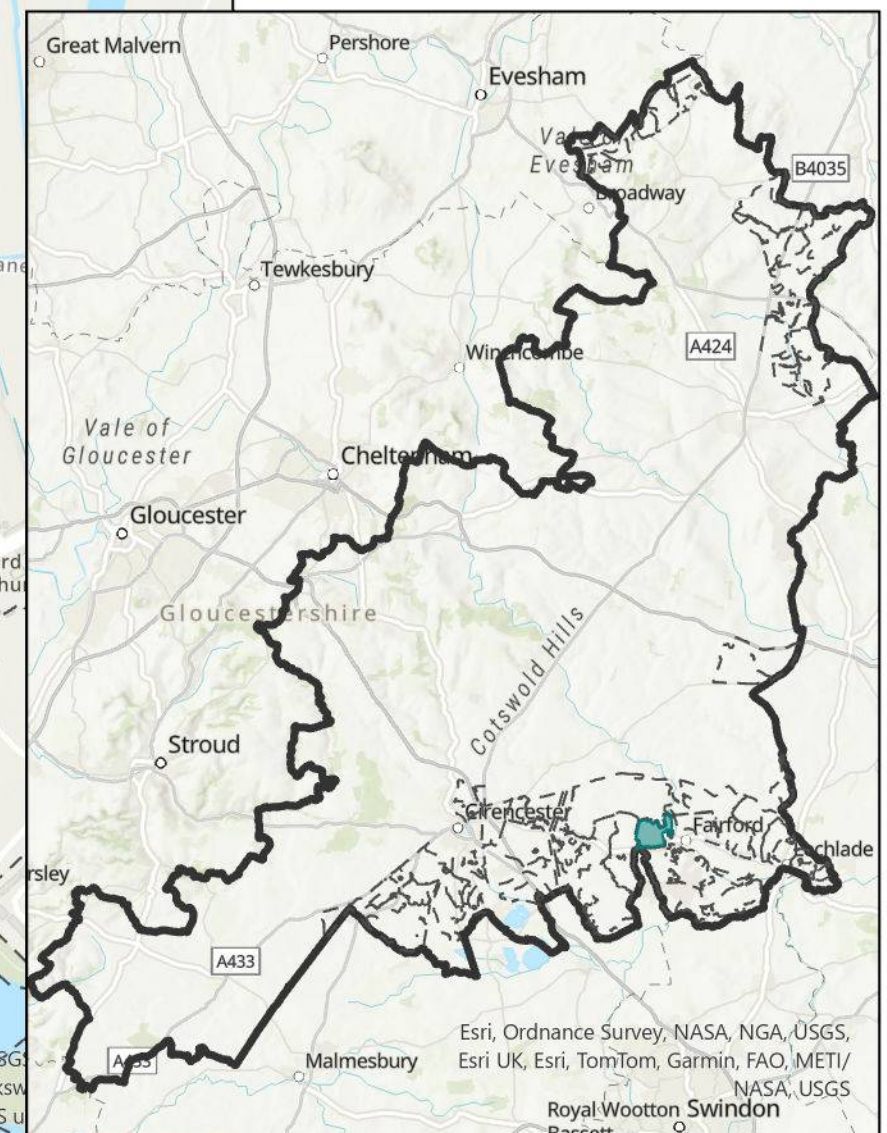
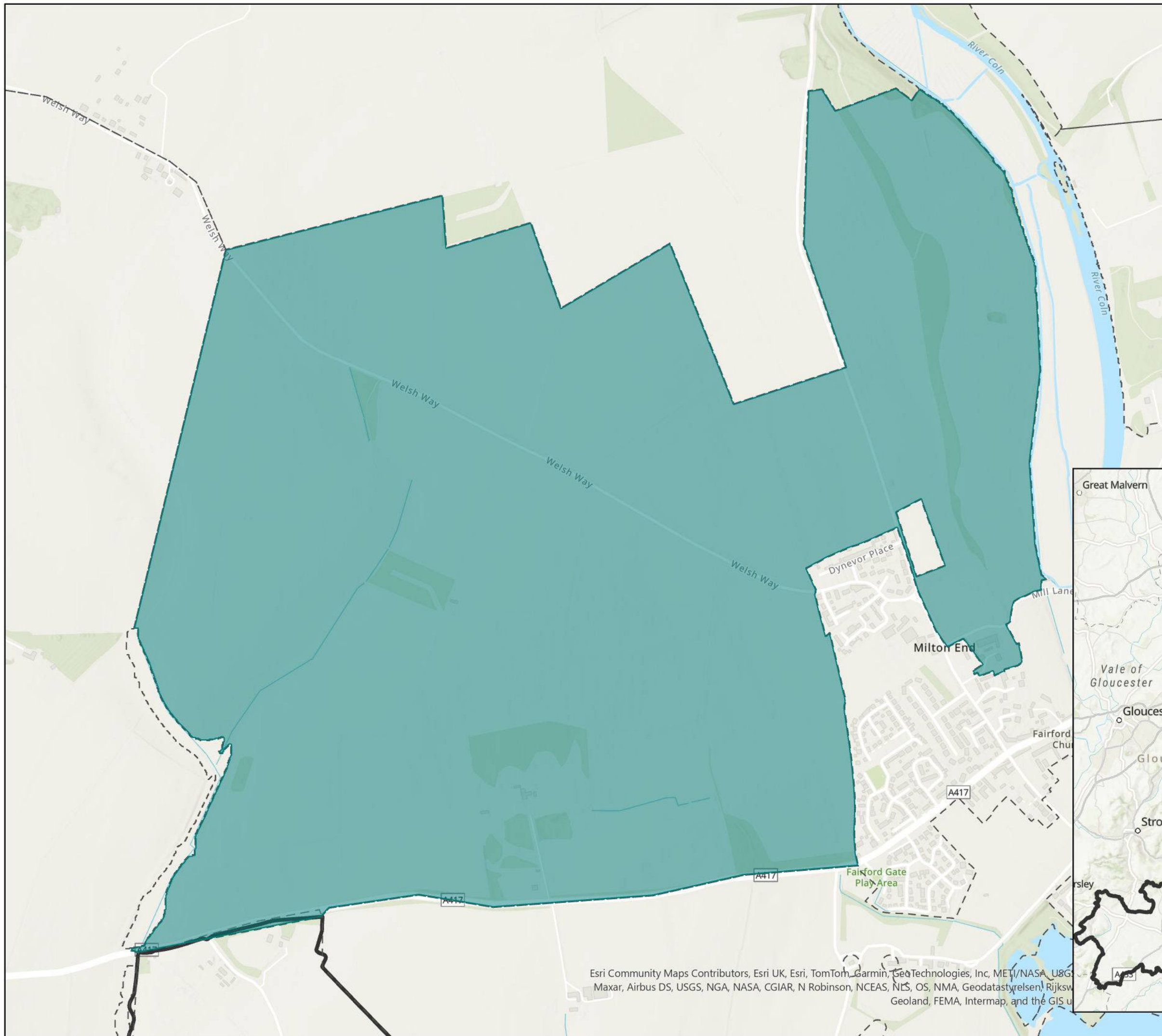
Description:
Fairford West

Size: 312.74 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

Broad Zone 12b: Primary Constraints

Legend

- Designated Heritage Asset
- Ancient Woodlands
- Flood Zone 3
- Development Boundary
- Conservation_Areas
- Established Employment Site
- Local Plan Allocation
- Broad Zone
- District Boundary

Reference: 12b
Type: Urban Extension
Area: 312.74 ha
Description:
Fairford 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 0.15 0.3 0.6 Km

**Broad Zone 12b: 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: 12b
 Type: Urban Extension
 Area: 312.74 ha
 Description:
 Fairford West

0 0.13 0.25 0.5 Km

Broad Zone 12b: Landscape Sensitivity



Legend

 Special Landscape Area

Landscape Character Area:

 Cornbrash Lowlands

 Dip Slope Lowland

 Dip Slope Lowland Valley

 River Basin Lowland

 Broad Zone

 District Boundary

Reference: 12b
Type: Urban Extension
Area: 312.74 ha
Description:
Fairford 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 0.15 0.3 0.6 Km

Broad Zone 12b: Primary and Secondary Historic Environment Constraints



Legend

Listed Building
Grade

I

II

II*

Scheduled
Monument

Conservation Area

Broad Zone

District Boundary

Reference: 12b
Type: Urban Extension
Area: 312.74 ha
Description:
Fairford 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 0.15 0.3 0.6 Km

Site Assessment Sheet: Broad Zone 12c

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 Horcott gap and setting of Conservation Area and Listed Buildings (include Coln House). Historic Horcott with Listed Buildings. Burdocks country house. All makes northern zone very sensitive. Southern portion setting of rural listed buildings to far west and east, and also setting of Whelford with Listed Buildings to SE to consider, but could explore other central areas. 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 scheduled monument of 'Hengiform Barrow and associated ring ditch south of Burdocks'; (NHLE 1014394) which survives as a low earthwork is surrounded on all sides by the proposed development and may be adversely impacted. Also listed buildings at Fairford. A Heritage Impact Assessment would be required prior to and 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 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, mostly <i>Deciduous Woodland</i>. - Nature Improvement Area (Cotswold Water Park). The whole assessment area falls within this designation.			

Site Assessment Sheet: Broad Zone 12c

Assets within 250m:

- A small part on the north eastern edge falls within 250m of the Cotswold Lakes SSSI.

Assets within 2km:

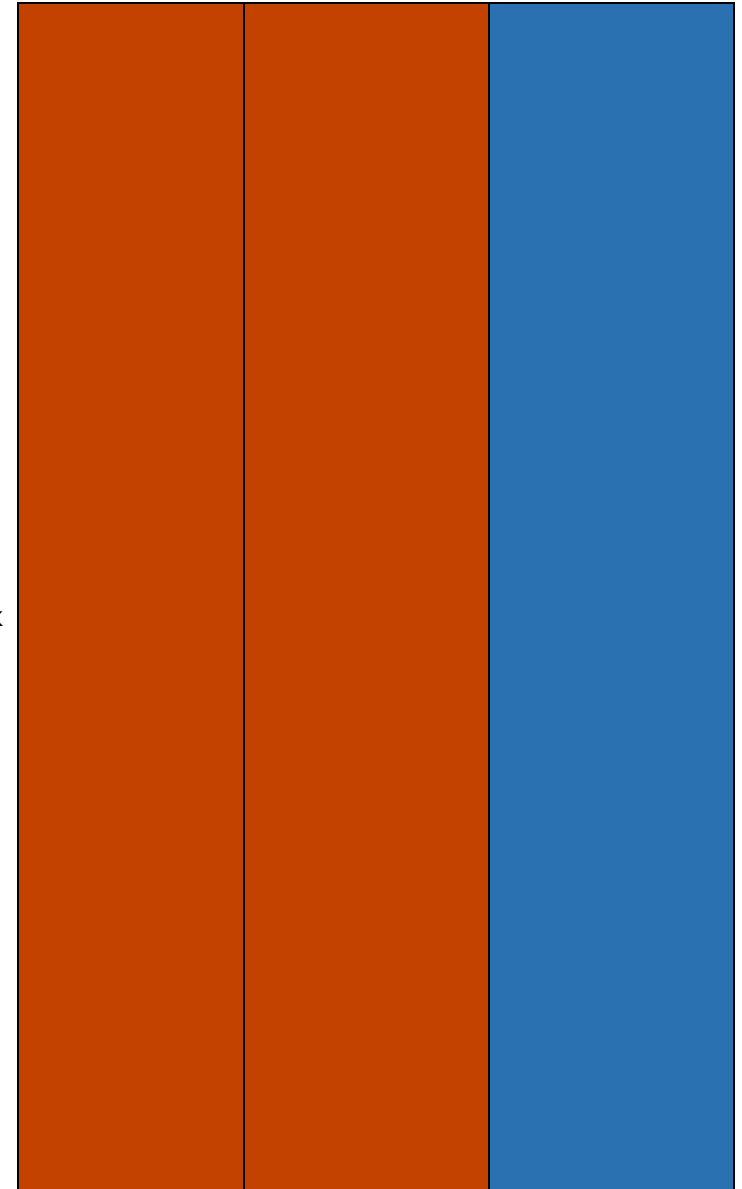
- Two thirds of the assessment area is within 2km of the Cotswold Lakes SSSI located to the east.

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 woodland associated with the site boundaries and the lakes, coastal floodplain and grazing marsh in the east, and the Cotswold Water Park Site of Special Scientific Interest located centrally and northeast 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 statutory and non-statutory habitat designations across the assessment area presents various opportunities to strengthen ecological connectivity, including linking existing woodland habitats through the creation of new woodland, scrub, hedgerow and wildflower meadow habitats. In addition, the restoration of riparian habitats and the creation of new ponds, wet woodland and wet meadow habitats should be considered.



Site Assessment Sheet: Broad Zone 12c

	Due to the presence of various biodiversity constraints across the assessment area, further investigation is required to determine whether development within the assessment area is acceptable. 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	Just over half 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 significant negative effects 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.			?
Water Quality	The assessment area is almost 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.			
Flood Risk	There are patches of land in the centre, south and along the eastern border of the Broad Zone which are located within Flood Zone 2. However, there is sufficient space to accommodate a small or medium sized urban extension outside of these zones, therefore negligible effects are anticipated for this development typology. A larger 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.			
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.			

Site Assessment Sheet: Broad Zone 12c

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.			
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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 12b includes a range of landscape sensitivities, with the eastern edge forming part of the SLA and contributing to the valued riverside and historic setting of Fairford. Development in this area would risk diminishing scenic quality, eroding landscape structure, and introducing a disruptive built edge to the River Coln corridor. The central and western areas are more open and less well enclosed, meaning any development would be highly visible unless supported by a strong green infrastructure strategy. The zones openness, and the site's role in framing Fairford's western edge all contribute to a complex capacity picture, requiring careful master planning and visual containment.	High	High	Medium-High

Accessibility

Topic	Rationale	Score	
Access to employment	1,759 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. 182,473 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 – 39 – 3 / Primary Ed – Impossible – 3 / Secondary Ed – 42 – 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.		

Site Assessment Sheet: Broad Zone 12c

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: None Very Infrequent: 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	Large Extension (3,500+ dwellings)	Medium Extension (1,500 - 3,500 dwellings)	Small Extension (500 - 1,500 dwellings)
Wastewater	There currently is capacity for c500 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 12c

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.			
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Broad Zone 12c

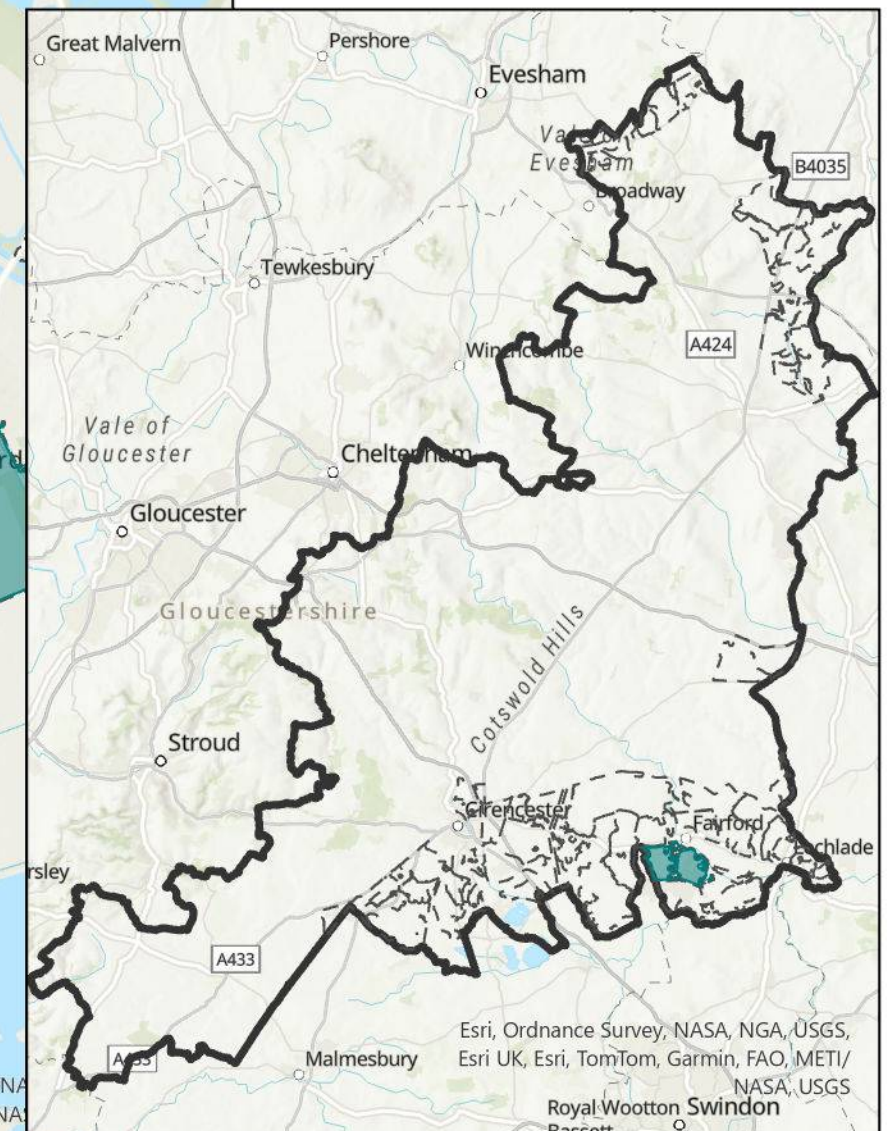
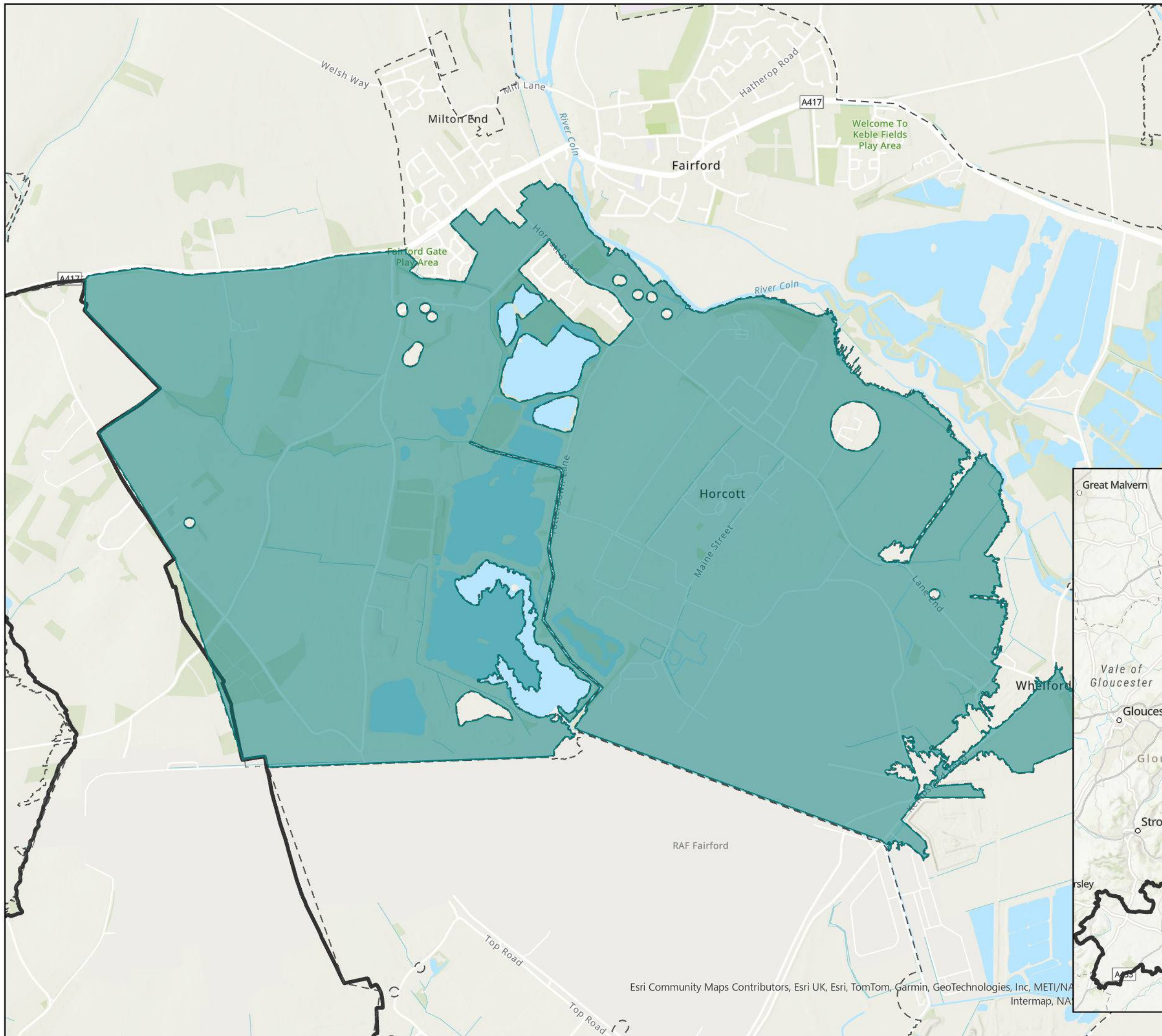
Description:
Fairford South

Size: 654.98 ha

Development Typology:
Urban Extension

Legend

-  Broad Zone
-  Other Broad Zones
-  Cotswold District Boundary



Broad Zone 12c: Primary Constraints

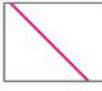


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**Broad Zone 12c: Secondary Constraints
(excluding Historic and Landscape constraints)**



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: 12c
Type: Urban Extension
Area: 654.98 ha
Description:
Fairford South



Broad Zone 12c: Landscape Sensitivity



Legend

Landscape Character

Area:

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

Reference: 12c
Type: Urban Extension
Area: 655.49 ha
Description:
Fairford South

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 12c: Primary and Secondary Historic Environment Constraints



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

Reference: 12c
Type: Urban Extension
Area: 655.49 ha
Description:
Fairford South

