

APPENDIX I – SUSTAINABILITY APPRAISAL OF SITE (BY PARISH)

General Information About Sites

This part of the appraisal process considers the existing use of the site (greenfield /agricultural/ brownfield, etc.), the potential number of dwellings which could be accommodated (at a density of 30per ha), its relationship to the existing designated settlement boundary and whether it is safeguarded land in the Minerals Plan.

The ratings are as follows:

Existing Use

Greenfield/Agricultural	
Brownfield	
Other	

Relationship to DSB

Outside DSB (open countryside)	
Inside DSB	
Adjoining DSB	

Safeguarded/Consultation Area in Minerals Plan?

Yes	
No	

Filter 1: Potential Conflicts with International/National Planning Policy

This question concerns whether the site is in a Special Area of Conservation (SAC) or a Special Scientific Site of Interest (SSSI). Ratings are as follows:

Is the Site SAC?	Yes	No	Adjacent
Is the Site SSSI?	Yes	No	Adjacent

Filter 2: Distance to Services Rating

Each site has been considered in relation to how far away necessary services are and rated as follows:

Sustainability criterion	>800m	800-1500m	>1500m
Distance to Primary School	>800m	800-1500m	>1500m

Distance to GP surgery	>800m	800-1500m	>1500m
Distance to Town Centre	>800m	800-1500m	>1500m
Distance to Bus &/or Train Station	>800m	800-1500m	>1500m
Distance to Employment Site	>1000m	1000-2000m	>2000

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability

++	Double positive
+	Positive
0	Neutral
-	Negative
--	Double negative

Officer's Conclusion

Each site has a final conclusion and is rated with a colour. This is based on whether the site is:

UNABLE TO MEET SA CRITERIA	Unacceptable location for development, e.g. flood zone or adjacent to bat site, etc. Development cannot meet SA criteria.
UNLIKELY TO MEET SA CRITERIA	The site does not score well, and development is unlikely to outweigh the adverse impacts.
NOT EXCLUDED BY SA CRITERIA	These sites are neutral (may include small sites and some urban PDL)
COULD MEET SA CRITERIA	There may be some low-key issues to consider, but the site has no real contrary indications. Acceptability may depend on the design/nature of the scheme proposed.
MEETS SA CRITERIA	This category is reserved for sites where there is at least an allocation and sometimes a planning application/permission. It reflects the additional assessment which has taken place to conclude that the scheme or land concerned scores positive or double positive.

Alvington

ALVINGTON 1
ALVINGTON 2

Court Lane

Garlands Road

Site policy reference	ALVINGTON I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Court Lane	Is the site SAC?	No
Parish	Alvington	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.45ha /13 dwellings (at 30 per ha)	Town centre by road	ca. 3.8km to the Lydney Town Centre. Petrol station with shop on the outskirts of the village.
Relevant Planning History	None	Primary School by road	2.2km to Aylburton Primary School
		GP by road	4.8km to Lydney Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes - close to bus stop on major bus route Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.2km to Aylburton Business Centre, 5.6km from Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - accessed via Court Road which leads onto the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access via PROW and pavements. Cycling would be along highway.	+
Climate Change - Is there a flood risk?	Not in flood zone but surface water issues.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Site bounded by hedgerows.	0
Land quality	Grade 2 agricultural land	-
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has an open rural character, close to the CA.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to the Conservation Area and a Grade II listed building (Globe Inn) within 54m.	-
FoD Officers' conclusion:		
Site close to sensitive designations and may have constrained access, open landscape reasonable level of services for village location- sustainable option with some potential adverse impacts.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA	

Court Lane

[Interactive Map link](#)



Site policy reference	ALVINGTON 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Garlands Road	Is the site SAC?	No
Parish	Alvington	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	2ha /60 dwellings (at 30 per ha)	Town centre by road	ca. 3.8km to the Lydney Town Centre. Petrol station with shop on the outskirts of the village.
Relevant Planning History	P0912/10/FUL - Erection of 6 affordable houses - Refused	Primary School by road	2.2km to Aylburton Primary School
		GP by road	4.8km to Lydney Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes - walking distance to bus stop on major bus route Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.2km to Aylburton Business Centre, 5.6km from Lydney Industrial Estate.

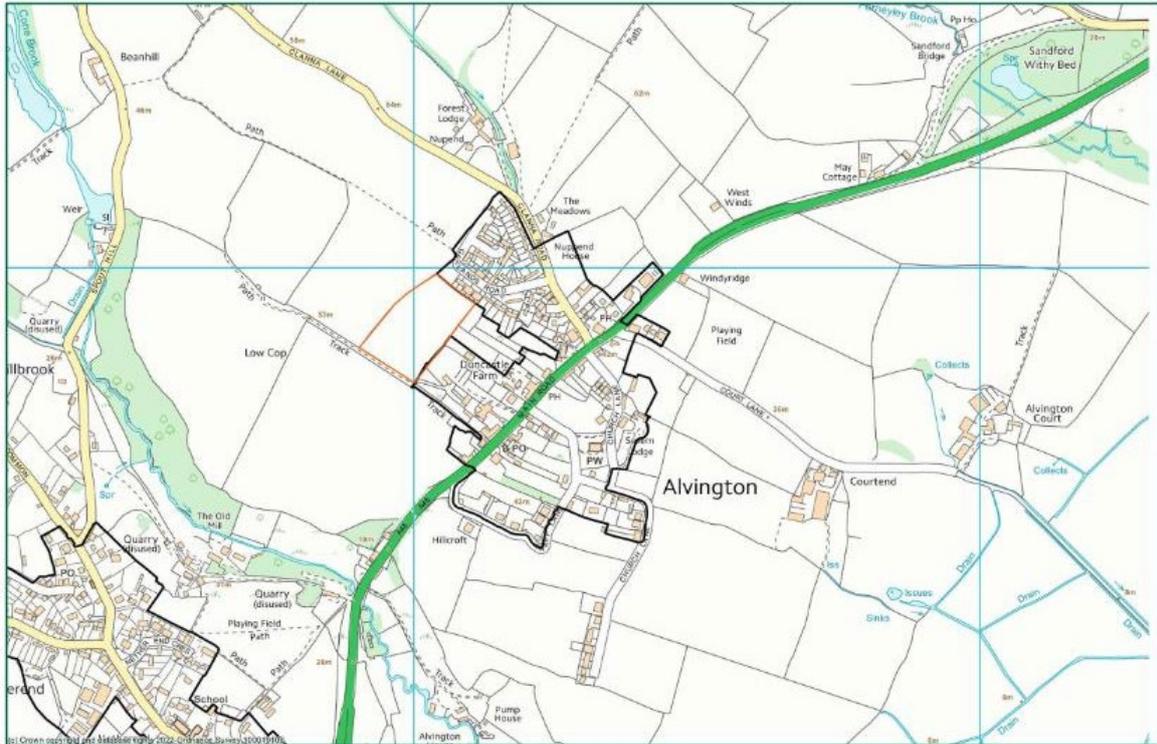
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - no vehicular access onto land. Would need to join into Garlands Road, which leads onto the A48.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access via PROW and pavements, once connected to Garlands Road. Cycling would be along highway.	+
Climate Change - Is there a flood risk?	Not in flood zone. Surface water issues.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Hedgerows.	0
Land quality	Grade 2 & 3 agricultural land	-
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield land, but only visible off private track. Adjacent to the CA.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to the Alvington Conservation Area. There are 3 listed buildings within 250m. of the site.	-
FoD Officers' conclusion:		
Quite large site in relation to village but capable of development. Likely to be less sustainable than some options as only some basic services are close by. Limited development could meet SA criteria.		

Does the site meet SA criteria?

COULD MEET SA CRITERIA (limited development)

Garlands Road

[Interactive Map link](#)



Site Location Plan: Garlands Road, Alvington

Scale: 1:5000
15 March 2022



Aylburton

[AYLBURTON 1](#)

[AYLBURTON 2](#)

[AYLBURTON 3](#)

[AYLBURTON 4](#)

Chapel Lane

Chapel Lane (smaller area)

Aylburton Business Park

Taurus Crafts

Site policy reference	AYLBURTON I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Chapel Lane	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.2ha /66 dwellings (at 30 per ha)	Town centre by road	ca. 3.2km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	SHLAA 2021	Primary School by road	0.3km to Aylburton Primary School
		GP by road	2.9km to Severnbank Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes - walking distance to bus stop on major bus route Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	3.2km from Lydney Industrial Estate. But there is a small business park in Aylburton.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - could gain access via Chapel Hill, leading onto the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Narrow lanes and few pedestrian pavements on Chapel Hill. Cycling would be along highways.	-
Climate Change - Is there a flood risk?	Not in flood zone, but floodzones 2 and 3 ca. 260m east of the site .	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with mature boundary hedges and some trees.	-
Land quality	Grade 3 agricultural land	-
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is located in a back land position and would expand the settlement into the open countryside. Existing development on the eastern and northern boundaries of the site.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	30m west of the Conservation Area. There are 7 listed buildings within 150m. of the site.	0
FoD Officers' conclusion:		

Quite large site in relation to village but capable of development. Likely to be less sustainable than some options as only some basic services are close by. Limited development could meet SA criteria.

Does the site meet SA criteria?

COULD MEET SA CRITERIA - potential to consider possibly as a smaller site if required as part of Local Plan

Land to West of Cross Farm Close

[Interactive Map link](#)



Scale: 1:2000
15 December 2021

Site policy reference	AYLBURTON 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Chapel Lane (smaller area)	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.1ha /33 dwellings (at 30 per ha)	Town centre by road	ca. 3.2km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	SHLAA 2021	Primary School by road	0.3km to Aylburton Primary School
		GP by road	2.9km to Severnbank Practice, Lydney
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes - walking distance to bus stop on major bus route Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	3.2km from Lydney Industrial Estate. But there is a small business park in Aylburton.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - could gain access via Chapel Hill, leading onto the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Narrow lanes and few pedestrian pavements on Chapel Hill. Cycling would be along highways.	-
Climate Change - Is there a flood risk?	Not in flood zone, but floodzones 2 and 3 ca. 260m east of the site .	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Mature boundary and some trees.	-
Land quality	Grade 3 agricultural land	-
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is located in a back land position and would expand the settlement into the open countryside. Existing development on the eastern and northern boundaries of the site.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	30m west of the Conservation Area. There are 7 listed buildings within 150m. of the site.	0
FoD Officers' conclusion:		
Still quite large, but more in relation to village, and capable of development. Likely to be less sustainable than some options as only some basic services are close by. Limited development could meet SA criteria.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA	

Site policy reference	AYLBURTON 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Aylburton Business Park	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Business Centre	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.48ha	Town centre by road	ca. 3.3km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	Planning policy AP.19	Primary School by road	0.4km to Aylburton Primary School
		GP by road	Ca. 3km to Severnbank Practice, Lydney
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes - walking distance to bus stop (at site entrance) on major bus route Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	3.2km from Lydney Industrial Estate. But this site is a small business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – direct access onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements outside the business park leading into village centre and beyond. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	Not in flood zone, but floodzones 3 ca. 212m southeast of the site .	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Some trees around boundaries for screening. Business park is a range of units (steel buildings.)	0
Land quality	Grade 3 agricultural land, but the site is already constructed as a business park.	0
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an existing development of a small range of units (steel clad/rendered buildings). Any extension to this could be proportionate and in-keeping.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The Conservation Area is some 126m to the northeast with intervening buildings. The nearest listed building is some 263m to the northeast.	++
FoD Officers' conclusion:		

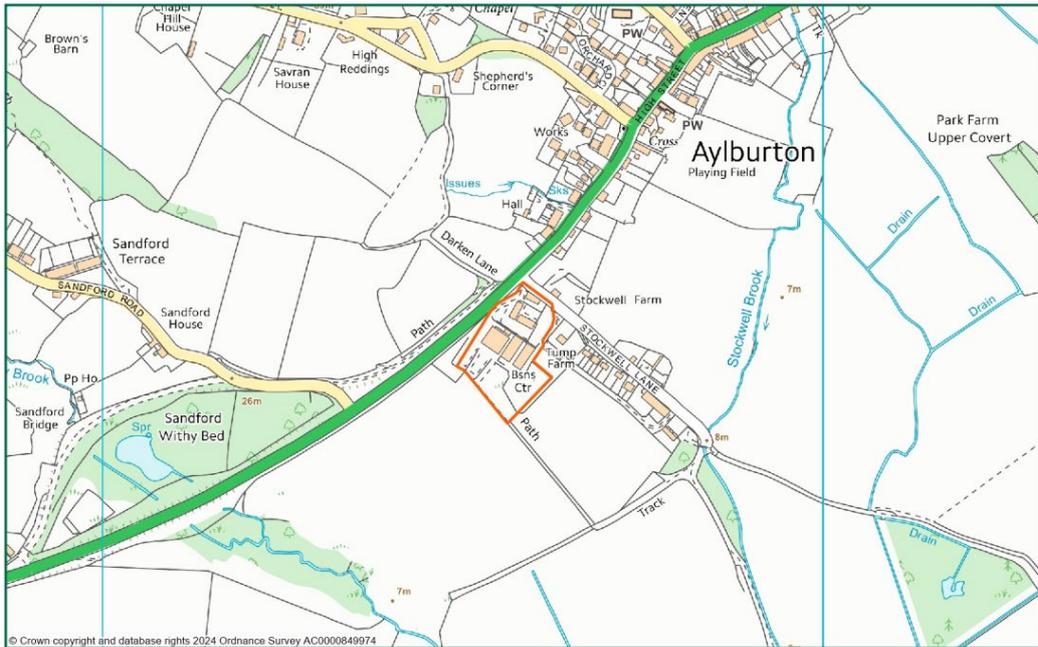
The site is a small business park which provides employment opportunities. Any extension to this would need to be in scale and character with the existing business park. The current site is small in scale, on the edge of the settlement with excellent access and the buildings are quite agricultural (steel clad) in character. As an employment site, this meets SA criteria.

Does the site meet SA criteria?

MEETS SA CRITERIA for employment uses

Aylburton Business Park

[Interactive Map link](#)



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Aylburton Business Park

Scale: 1:5000

06 February 2024



Site policy reference	AYLBURTON 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Taurus Crafts	Is the site SAC?	No
Parish	Aylburton	Is the site SSSI?	No
Existing Use	Employment/Recreation/Tourism	Filter 2: Distance to services rating	
Site Area & Potential capacity	6.6ha	Town centre by road	ca. 1.5km to the Lydney Town Centre. Limited services in village.
Relevant Planning History	Planning policy AP.18	Primary School by road	0.4km to Aylburton Primary School
		GP by road	Ca. 3km to Severnbank Practice, Lydney
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes – at entrance to site Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	This is an employment site. Ca. 1 km from Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – direct access onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements outside the site leading into Aylburton village centre in one direction and leading into Lydney town centre in the other. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	With the exception of a very small tip to the northwest (next to the Stockwell Brook), the site is not in flood zone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Some trees around boundaries. Quite open frontage. Range if different types of buildings, some converted barns and a farmhouse. Quite a compact complex in green setting with woodland backdrop. Part of the Lydney Park Estate historic setting.	0
Land quality	Grade 2 (very good) agricultural land, but the site is already built upon in the main complex.	0
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an existing development of a small range of various units, some are larger agricultural style buildings, whilst others are stone barn conversions, a farmhouse and associated works. Any extension to this could be proportionate and in-keeping. But would need to be in scale and sensitive to the landscape.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The Aylburton Conservation Area is almost adjacent to the site, and Park Farm farmhouse and Old Park Stables within the complex are Grade II listed (but already enclosed by existing development). Little Camp Hill (SAM) and Lydney Park Estate (Grade II) are to the north (set in woodland).	+

FoD Officers' conclusion:

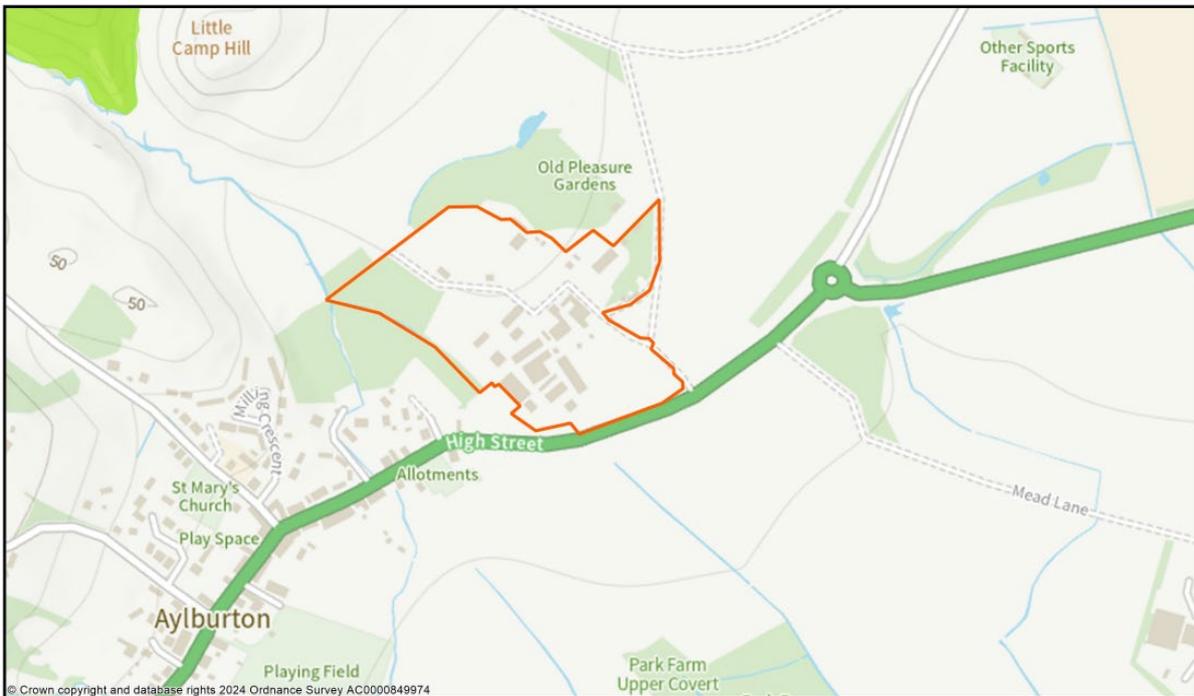
The site is a small employment site, with a mixture of businesses ranging from arts/crafts, garden centre, nursery and recreation/tourism. Any extension to this would need to be in scale and character with the existing business park and sensitive to the historic buildings and landscape. The current site is small in scale, on the edge of the settlement with excellent access. As an employment site, this meets SA criteria.

Does the site meet SA criteria?

MEETS SA CRITERIA for employment uses

Taurus Crafts

[Interactive Map link](#)

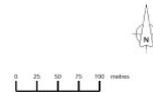


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Taurus Crafts
Draft Local Plan 2041 Policies Map Extract

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Blakeney

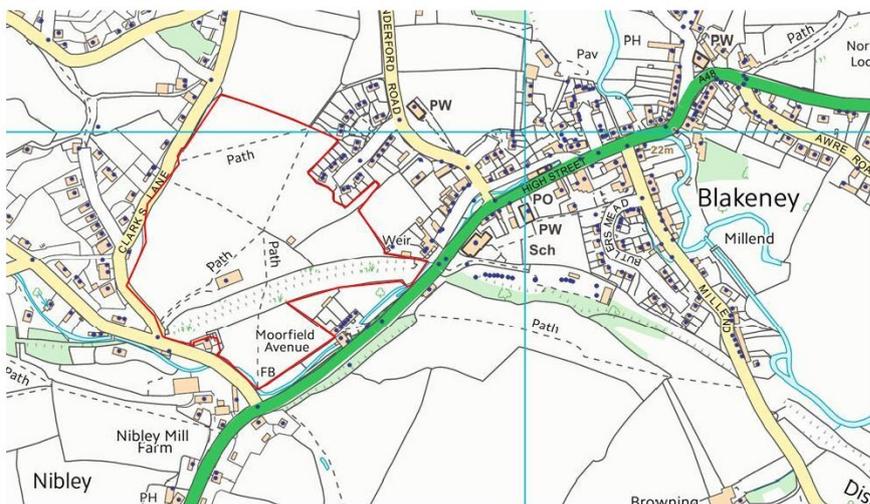
<u>BLAKENEY 1</u>	Land off Clarks Lane
<u>BLAKENEY 2</u>	Brownings Farm, Millend
<u>BLAKENEY 3</u>	Land south of Awre Road
<u>BLAKENEY 4</u>	Land south of Colsty Meadow

Site policy reference	BLAKENEY I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off Clark's Lane	Is the site SAC?	No
Parish	Blakeney	Is the site SSSI?	No
Existing Use	Greenfield and a large shed	Filter 2: Distance to services rating	
Site Area & Potential capacity	7.1ha /212 dwellings (at 30 per ha)	Town centre by road	800m to Blakeney village centre - limited services.
Relevant Planning History	SHLAA 2013	Primary School by road	804m to Blakeney Primary School
		GP by road	968m to Blakeney Surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes - walking distance to existing bus route.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	171m to Caircant employment site

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access off Clark's Lane or High Street	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian pavements on High Street. Clarks Lane is steep narrow lane. Good connectivity into village.	+
Climate Change - Is there a flood risk?	Small area along the southern boundary of the site within Floodzone 2 and 3, following a brook that passes the eastern boundary of the assessment area.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Change in topography. Mature boundaries, trees.	-
Land quality	Grade 4 and non-agricultural land	0
Biodiversity - existing habitat	LWS within 89m and several LWS, SSSI, SAC, SPA and RIGs within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield with rising ground levels. Former Railway (formation still clearly visible).	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Blakeney Conservation Area adjacent to the southern and eastern boundaries of the assessment area and large amount of Listed Buildings in all directions with some very close to the boundary.	--
FoD Officers' conclusion:		
Harm to listed buildings, conservation area and general landscape. Drainage issues. Land is bridge from Blakeney to Forest, contains former railway (formation still clearly visible). Ecological impacts.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA	

Land off Clark's Lane

[Interactive Map link](#)

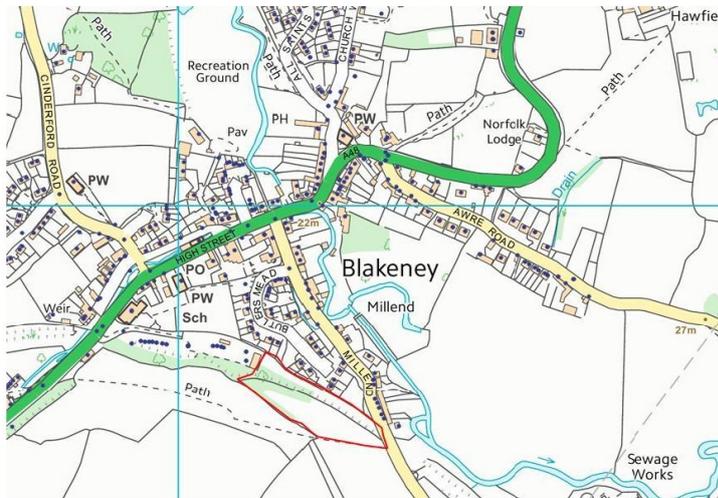


Site policy reference	BLAKENEY 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Brownings Farm, Millend	Is the site SAC?	No
Parish	Blakeney	Is the site SSSI?	No
Existing Use	Greenfield / Dismantled Railway	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.947ha /28dwellings (at 30 per ha)	Town centre by road	800m to Blakeney village centre - limited services.
Relevant Planning History	SHLAA 2020	Primary School by road	804m to Blakeney Primary School
		GP by road	968m to Blakeney Surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes - walking distance to existing bus route.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	171m to Caircant employment site

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - access off Millend Lane, which leads onto High St. Millend is a poor narrow lane.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Millend Lane is a narrow lane with no pedestrian footpath. Opportunities if dismantled railway corridor could be re-activated.	+
Climate Change - Is there a flood risk?	There is floodzone 2 and 3 land 50m north of the assessment area (brook).	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Dismantled railway. Trees and mature boundaries.	-
Land quality	Grade 3 agricultural land	0
Biodiversity - existing habitat	Vegetated land with high potential for ecology. Close to Local Wildlife Site and several LWS, SSSI, SAC, SPA and RIGs within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Vegetated greenfield land well screened by hedgerow/trees. Forms part of the setting of the Conservation Area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Partly within the CA. Large number of listed buildings within Blakeney with one very close to the Northern boundary.	--
FoD Officers' conclusion:		
Close to the services in the village, but Millend is a very poor narrow lane for access. Harm to landscape, biodiversity and heritage. Small site. Difficult access well vegetated and not well defined probably partly a good green site at present.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA	

Brownings Farm, Millend

[Interactive Map link](#)

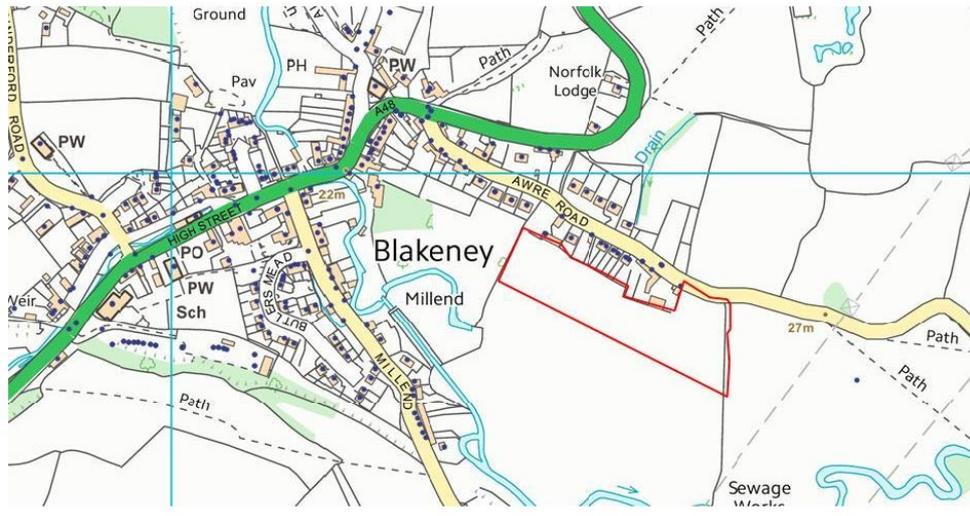


Site policy reference	BLAKENEY 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south of Awre Road	Is the site SAC?	No
Parish	Blakeney	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.68ha /50 dwellings (at 30 per ha)	Town centre by road	593m to Blakeney village centre - limited services.
Relevant Planning History	SHLAA 2008	Primary School by road	753m to Blakeney Primary School
		GP by road	544m to Blakeney Surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes - walking distance to existing bus route.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	927m to Caircant employment site

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - access off Awre Road is a poor lane, but it leads onto the A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Awre Road is a narrow lane with no pedestrian footpath.	+
Climate Change - Is there a flood risk?	No. But land to the south of the site is within flood zone 3.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Relatively clear of trees. Mature boundaries.	-
Land quality	Grade 4 agricultural land.	0
Biodiversity - existing habitat	Several LWS, SSSI, SAC, SPA and RIGs within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Extends into the open countryside, not following existing pattern of development. Open landscape.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Large amount of listed buildings within Blakeney as well as the adjacent Conservation Area.	-
FoD Officers' conclusion:		
Close to services in village and good general access, but Awre Road is not a good lane for a significant increase in traffic. Extends into open countryside in an illogical manner. Could be harmful to landscape. Access may be poor and site itself not well related to village.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA.	

Land South of Awre Road

[Interactive Map link](#)

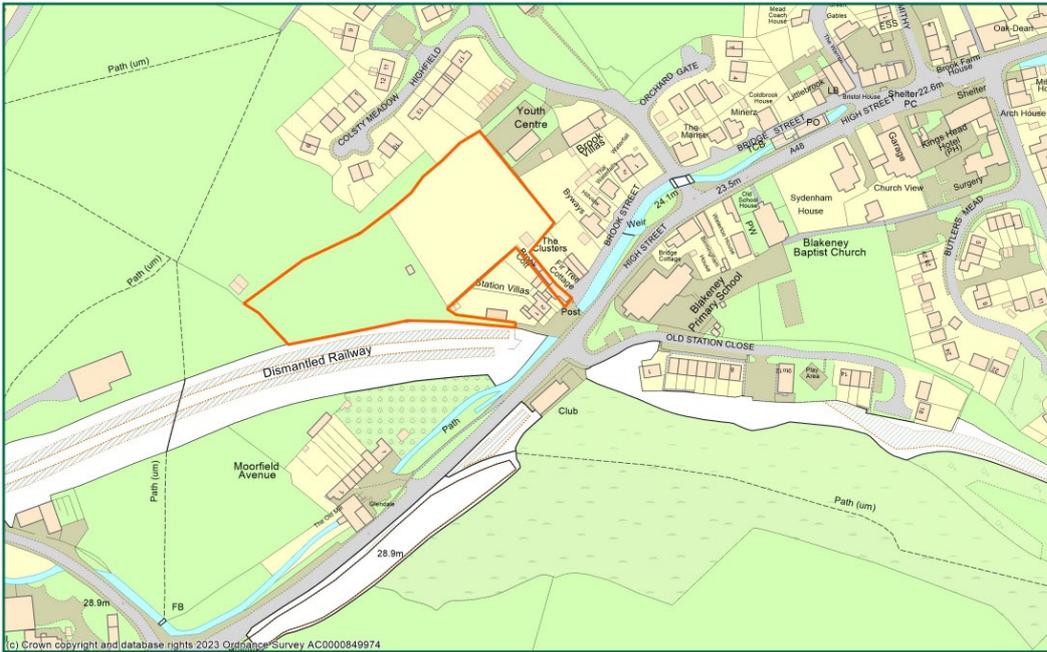


Site policy reference	BLAKENEY 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south of Colsty Meadow	Is the site SAC?	No
Parish	Blakeney	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.9ha /27 dwellings (at 30 per ha)	Town centre by road	800m to Blakeney village centre - limited services.
Relevant Planning History	SHLAA 2007	Primary School by road	804m to Blakeney Primary School
		GP by road	968m to Blakeney Surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes - walking distance to existing bus route.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	171m to Caircant employment site

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access could be off High Street/Brook Street, but may be limited.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian pavements on High Street. Good connectivity into village by foot. Cycling would be on the highway.	+
Climate Change - Is there a flood risk?	Not within a flood zone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Open agricultural land with mature boundaries, trees.	-
Land quality	Grade 4	0
Biodiversity - existing habitat	LWS within 89m and several LWS, SSSI, SAC, SPA and RIGs within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing features act as wildlife corridors.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield with rising ground levels. Former Railway (formation still clearly visible).	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Blakeney Conservation Area adjacent to the southern and eastern boundaries of the assessment area and large amount of Listed Buildings in all directions with some very close to the boundary.	--
FoD Officers' conclusion:		
Harm to listed buildings, conservation area, although a smaller area closer to the existing settlement boundary would have less general landscape harm. Land contains former railway (formation still clearly visible). Ecological impacts.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Land south of Colsty Meadow

[Interactive Map link](#)



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Land to south of Colsty Meadow

Scale: 1:2000

25 October 2023



Bromsberrow

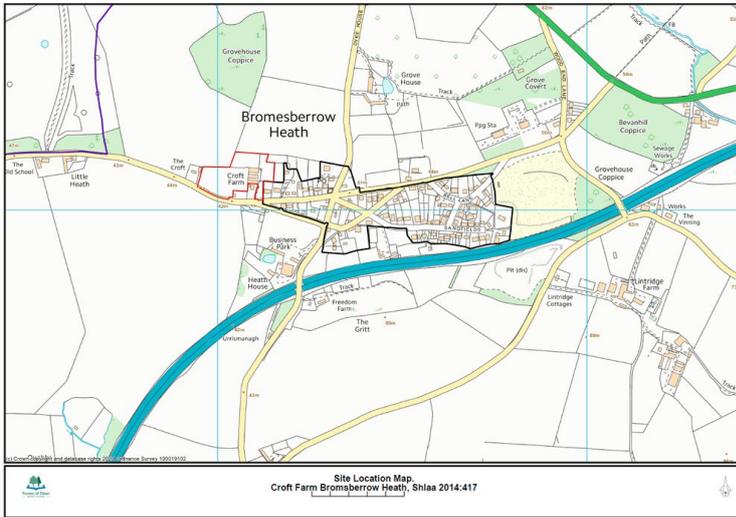
<u>BROMSBERROW 1</u>	Croft Farm, Bromsberrow Heath
<u>BROMSBERROW 2</u>	Land at Dyke House Lane, Bromsberrow Heath
<u>BROMSBERROW 3</u>	Land West of Bromsberrow Heath
<u>BROMSBERROW 4</u>	Land to the north of Bromsberrow Heath Business Park (Area 1)
<u>BROMSBERROW 5</u>	Land to the north of Bromsberrow Heath Business Park (Area 2)
<u>BROMSBERROW 6</u>	Land to the north of Bromsberrow Heath Business Park (Area 3)
<u>BROMSBERROW 7</u>	Land to the north of Beach Lane, Bromsberrow

Site policy reference	BROMSBERROW I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Croft Farm, Bromsberrow Heath	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.73ha /51 dwellings (at 30 per ha)	Town centre by road	327m to Bromsberrow Heath general store and business park.
Relevant Planning History	SHLAA 2014 & P0837/05/OUT: Outline application for the erection of 10 dwellings- Refused	Primary School by road	2.33km to Bromsberrow Heath Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? No Is this on an existing bus route? No
		Employment Area (direct line)	327 to Bromsberrow Heath business park.
Safeguarded/consultation area in Minerals Plan?	Yes		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	0
Climate Change - Is there a flood risk?	No.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Some farm buildings.	+
Land quality	Grade 2 (very good) agricultural land.	-
Biodiversity - existing habitat	Some LWS within 2km. A coppice (non designated) is within 250m.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Could provide linkage to Grovehouse Coppice.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Greenfield site with some farm buildings on it.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are two Grade II Listed Buildings (Heath Farmhouse ca. 195m. to the south of the assessment area and Grove House ca. 339m. to the northeast) .	-
FoD Officers' conclusion:		
Good access, subject to design and ecological mitigation, could develop part of the site. Connected to settlement boundary so is not isolated and has some existing buildings therefore would not be too much of an extension into open countryside. However general village the location is unsustainable in terms of proximity to higher order services.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA	

Croft Farm, Bromsberrow Heath

[Interactive Map link](#)

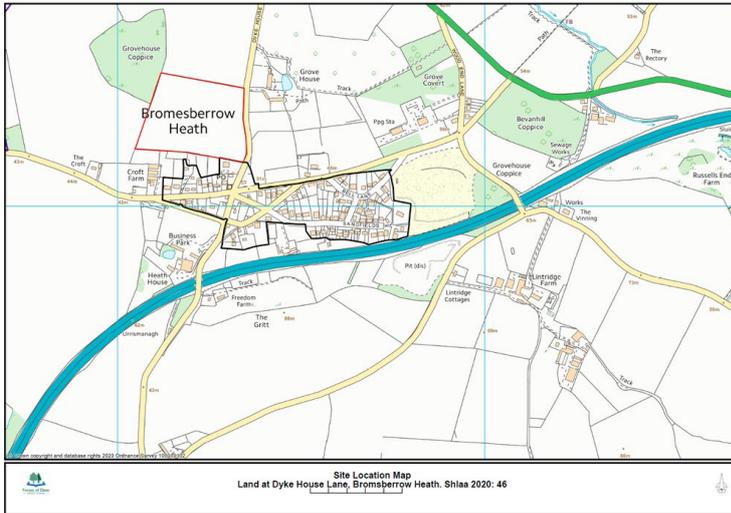


Site policy reference	BROMSBERROW 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Dyke House Lane, Bromsberrow Heath	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	5.39ha /161 dwellings (at 30 per ha)	Town centre by road	303m to Bromsberrow Heath general store and business park.
Relevant Planning History	SHLAA 2020	Primary School by road	2.33km to Bromsberrow Heath Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, 923m away Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	303 to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	0
Climate Change - Is there a flood risk?	No.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Green open land with mature boundaries.	+
Land quality	Grade 2 (very good) agricultural land.	-
Biodiversity - existing habitat	Some LWS within 2km. A coppice (non designated) is adjacent to the site.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Could provide linkage to Grovehouse Coppice.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Greenfield site.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Grade II Listed Building (Grove House) to the east (60m) on the opposite side of Dyke House Lane.	-
FoD Officers' conclusion:		
Good access, and some development could front the highway. Concerns over the size of the site and it not being so well related to main settlement. May result in ribbon of development which is out of place. Some limited development with careful design could be possible. Concerned that this is too large of a development in relation to the size and function of settlement- barely any services here. Looks like a disconnected blob in the open countryside, not really connected to settlement. Significant landscape impacts. Not a well-connected site and not in scale with the village.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA	

Land at Dyke House Lane, Bromsberrow Heath

[Interactive Map link](#)



Site policy reference	BROMSBERROW 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land West of Bromsberrow Heath	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	58ha /1740 dwellings (at 30 per ha)	Town centre by road	547m to Bromsberrow Heath general store and business park.
Relevant Planning History	SHLAA 2020	Primary School by road	2.33km to Bromsberrow Heath Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Outside	Public Transport	Potential to access bus route? No Is this on an existing bus route? No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	547m to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access onto class 3 highway. Site is adjacent to the M50 motorway, but there is no connection onto it.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area. Some Public Rights of Way passing through and around the site.	-
Climate Change - Is there a flood risk?	A very small area along with southern boundary contains Floodzone 2 and 3 land.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large area of open greenfield with mature boundaries.	-
Land quality	Grade 2 (very good) agricultural land.	-
Biodiversity - existing habitat	A LWS adjacent to the site, 4 other LWS and a RIGS within 1km of the site and a further LWS within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Could provide linkage adjacent LWS (Whites Farm)	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Large open greenfield site.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building is adjacent to the site with a further Grade II building being located 500m north east, located on the other side of the settlement. There is also a Grade II building 500m to the west. 3 further listed buildings are located 500m south west.	-
FoD Officers' conclusion:		
Separated from main settlement which is in any event a modest village. The site could form part of Bromsberrow or something in its own right but would be relatively small to be self contained even if a substantial area were to be developed. It is considered that the potential harm to the landscape, the lack of connectivity and the scale proposed make the site unsuitable for the location when applying the SA criteria.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA	

Land West of Bromsberrow Heath

[Interactive Map link](#)



Site policy reference	BROMSBERROW 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the North of Bromsberrow Heath Business Park (Area 1)	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.43ha /12 dwellings (at 30 per ha)	Town centre by road	Adjacent to Bromsberrow Heath general store and business park.
Relevant Planning History	SHLAA 2020	Primary School by road	2.3km to Bromsberrow Heath Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, 980m away Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	-
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Green parcel of land, betwixt the class 3 highway and business park. Has built development to north, east and south.	-
Land quality	Grade 2 (very good) agricultural land.	-
Biodiversity - existing habitat	Several LVS within 2km, but not closer than 250m.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Built development between the site and the National Landscape.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building (Heath Farmhouse) to the south of the Business Park.	+
FoD Officers' conclusion:		
Good access, well related to main settlement and landscape harm is minimal. Is next to the business park and rest of the settlement therefore would not look overly out of place. Not badly located in relation to the village and may have some potential for a modest development. Potential rural exception site.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA.	

Site policy reference	BROMSBERROW 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the North of Bromsberrow Heath Business Park (Area 2)	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.88ha /56 dwellings (at 30 per ha)	Town centre by road	Adjacent to Bromsberrow Heath general store and business park.
Relevant Planning History	Part of SHLAA 2011 and 2020	Primary School by road	2.3km to Bromsberrow Heath Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, 980m away Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	-
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large green parcel of land, betwixt the class 3 highway and business park. Has built development to north, east and south.	-
Land quality	Grade 2 (very good) agricultural land.	-
Biodiversity - existing habitat	Several LVS within 2km, but not closer than 250m.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Built development between the site and the National Landscape.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building (Heath Farmhouse) to the south of the Business Park.	+
FoD Officers' conclusion:		
Good access, well related to main settlement and landscape harm is minimal. Is next to the business park and rest of the settlement therefore would not look overly out of place. Not badly located in relation to the village and may have some potential for a modest development. Potential may exist for rural exception site on part of land assessed		
Does the site meet SA criteria?	WHOLE SITE IS UNLIKELY TO MEET SA CRITERIA, PART DEVELOPMENT NOT EXCLUDED BY SA CRITERIA.	

Land to the North of Bromsberrow Heath Business Park (Area 2)

[Interactive Map link](#)



Site policy reference	BROMSBERROW 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the North of Bromsberrow Heath Business Park (Area 3)	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.25ha /37 dwellings (at 30 per ha)	Town centre by road	Adjacent to Bromsberrow Heath general store and business park.
Relevant Planning History	Part of SHLAA 2011	Primary School by road	2.3km to Bromsberrow Heath Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, 980m away Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	-
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large green parcel of land, betwixt the class 3 highway and business park. Has built development to north, east and south.	-
Land quality	Grade 2 (very good) agricultural land.	-
Biodiversity - existing habitat	Several LVS within 2km, but not closer than 250m.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Built development between the site and the National Landscape.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building (Heath Farmhouse) to the south of the Business Park.	+
FoD Officers' conclusion:		
Good access, well related to main settlement and landscape harm is minimal. Is next to the business park and rest of the settlement therefore would not look overly out of place. Not badly located in relation to the village and may have some potential for a modest development. Potential may exist for rural exception site on part of land assessed.		
Using the outcomes of the SA criteria, could this site be considered further?	WHOLE SITE IS UNLIKELY TO MEET SA CRITERIA, PART DEVELOPMENT NOT EXCLUDED BY SA CRITERIA.	

Site policy reference	BROMSBERROW 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the North of Beach Lane	Is the site SAC?	No
Parish	Bromsberrow	Is the site SSSI?	No
Existing Use	Greenfield/Agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.51 ha /45 dwellings (at 30 per ha)	Town centre by road	Some 260m. from Bromsberrow Heath general store and business park.
Relevant Planning History	Site suggested during options discussions.	Primary School by road	2.3km to Bromsberrow Heath Primary School
		GP by road	7.7km to Ledbury surgeries
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, 700m away Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Some 260m. to Bromsberrow Heath business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access onto class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities and bus service. Lanes are narrow with footpaths only through the built up area.	-
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield site bounded by hedgerows.	-
Land quality	Grade 2 (very good) agricultural land.	-
Biodiversity - existing habitat	Some LWS within a 2km buffer (not closer than 250m).	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Malvern Hills National Landscape is close by. Open rural aspect and views towards site.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	One Grade II Listed Building (Grove House) ca. 118m to the north, separated from site by open fields.	+
FoD Officers' conclusion:		
rural and open aspect relatively unsustainable location in relation to site size.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Land to the north of Beach Lane, Bromsberrow Heath

[Interactive Map link](#)



Site Location Plan: Land to the north of Beach Road, Bromsberrow.

Scale: 1:5000
02 March 2022



Churcham

<u>CHURCHAM 1</u>	Land south of A40 Churcham
<u>CHURCHAM 2</u>	Land south of A40 (Larger area)
<u>CHURCHAM 3</u>	Birdwood Farm and Birdwood House Farm
<u>CHURCHAM 4</u>	Ley Court Farm and Sainthill
<u>CHURCHAM 5</u>	Stone End Farm (Business Park), Churcham

Site policy reference	CHURCHAM I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south of A40 Churcham	Is the site SAC?	No
Parish	Churcham	Is the site SSSI?	No
Existing Use	Agriculture/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	177ha (3,000 dwellings as part of mixed development including greenspace (30%))	Town centre by road	3km to Gloucester City
Relevant Planning History	SHLAA 2020 -	Primary School by road	790m to Churcham Primary School
		GP by road	7.5 to Gloucester Royal Hospital
Relationship to DSB	Open countryside	Public Transport	Potential to access bus route? Yes, route is along A40 & A48 Is this on an existing bus route? Yes
		Employment Area (direct line)	The site adjoins Churcham business park.
Safeguarded/consultation area in Minerals Plan?	Yes - Partly		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good - well connected to the A40 and A48 (located at the junction between the A40 and A48). A railway line lies adjacent to the site therefore there may be capacity to create a new station.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities but frequent bus route running along A40 and A48. Cycle lane near to the site and public rights of way passing over the site. GCC LTP have plans for a public transport interchange at Highnam which could also be utilised.	++
Climate Change - Is there a flood risk?	Small area along the southern boundary of the site which is within Floodzone 2. Floodzone 2 and 3 on land to the west (100m. away). Some areas at risk of surface water flooding owing to ponds and streams.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Open fields, adjacent to Business Park. Mature boundaries.	0
Land quality	Grade 3 (good to moderate) agricultural land.	-
Biodiversity - existing habitat	Adjacent to LWS (Highnam Woods).	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is connected to Highnam woods, Corseleas Brake, and has an avenue of woodland bisecting it from north to south, so the site has many GI opportunities. It is also large enough to accommodate quality open space and recreation corridors integrated through the site improving access and contribution to nature recovery/ BNG.	++
Character (built and natural) - Could development harm or enhance the character of the area?	Large expanse of agricultural land with hedgerows/trees. Open character and landscape is sensitive to high amount of change. Visible from A48 and A48.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	5 listed buildings adjacent to the assessment area within the district. Further listed buildings at nearby Minsterworth (outside of district boundary), including Highnam Court Park and Garden (Grade I).	--

FoD Officers' conclusion:

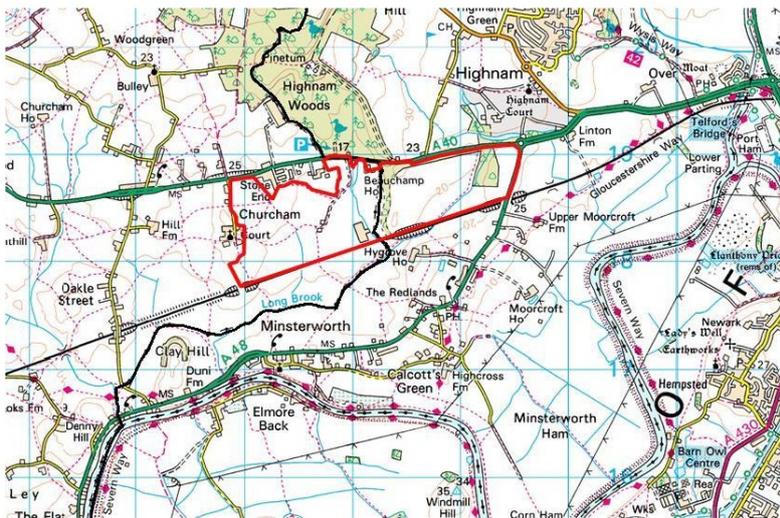
Accessible location. Access a major issue alongside the potential impacts on the existing network of a development at this location- so would need in depth consideration in this respect. Needs strategic consideration of transport including public transport and active travel potential. Would need to ensure high level of GI and open green space, which would affect densities and form of development. Consideration of flood risk needed including future increased risk (if likely) as areas presently at risk adjoin the site. Potentially a major site bringing with it very significant infrastructure requirements and a need to address many potential impacts. Well located for travel if it can provide a basis for improved public transport. Landscape, ecology and flood risk are other areas for study both for potential impacts and possible enhancements. In principle the location has some advantages as well as likely adverse impacts. This site could be further considered along with other options for a NS and also against the strategy which does not include a NS. Can only proceed if it is demonstrated to be a sustainable option, must bring transport solutions, GI planned Nature recovery areas biodiversity gain etc. from an SA point of view could form part of a plan strategy. Development would need to bring potential for self containment (on site services and employment). Part of the site lies in a neighbouring district (Tewkesbury).

Does the site meet SA criteria?

COULD MEET SA CRITERIA - if development of this nature is masterplanned.

Land south of A40 Churcham

[Interactive Map link](#)



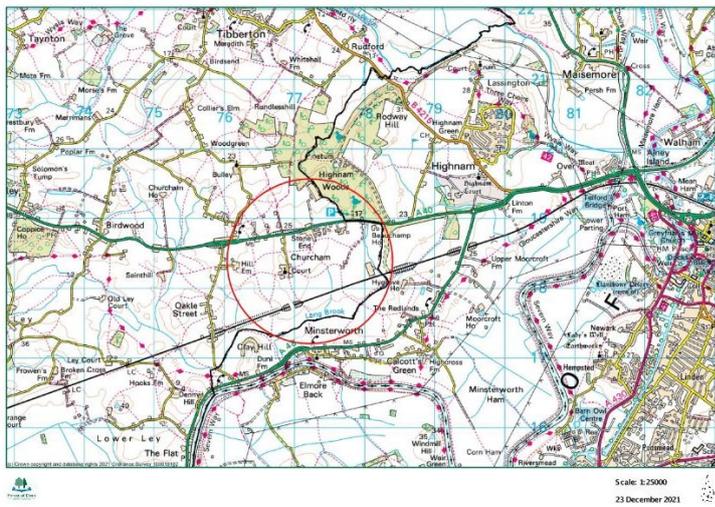
Site policy reference	CHURCHAM 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south of A40 Churcham (larger area)	Is the site SAC?	No
Parish	Churcham	Is the site SSSI?	No
Existing Use	Agricultural/greenfield, with some areas of residential	Filter 2: Distance to services rating	
Site Area & Potential capacity	445.5ha (Area of search for potential mixed development opportunity - new settlement)	Town centre by road	3km to Gloucester City
Relevant Planning History	Includes SHLAA 2020	Primary School by road	790m to Churcham Primary School
		GP by road	7.5 to Gloucester Royal Hospital
Relationship to DSB	Open countryside	Public Transport	Potential to access bus route? Yes, route is along A40 & close to A48 Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes - Partly	Employment Area (direct line)	The site includes Churcham business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good - well connected to the A40 and A48. A railway line lies adjacent to the site therefore there may be capacity to create a new station.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities but frequent bus route running along A40 and A48. Cycle lane near to the site and public rights of way passing over the site. GCC LTP have plans for a public transport interchange at Highnam which could also be utilised.	++
Climate Change - Is there a flood risk?	The southern part of the site abuts or includes areas within Floodzone 2 and 3. Some areas at risk of surface water flooding owing to ponds and streams.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large expanses of open fields, residential development and Business Park. Mature boundaries and trees.	0
Land quality	Grade 3 (good to moderate) agricultural land.	-
Biodiversity - existing habitat	Includes LWS (Highnam Woods).	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is connected to Highnam woods, Corseleas Brake, and has an avenue of woodland bisecting it from north to south, so the site has many GI opportunities. It is also large enough to accommodate quality open space and recreation corridors integrated through the site improving access and contribution to nature recovery/ BNG.	++
Character (built and natural) - Could development harm or enhance the character of the area?	Large expanse of agricultural land with hedgerows/trees. Open character and landscape is sensitive to high amount of change. Visible from A40 and A48.	-
Heritage - Does the site include a listed building or fall within the setting of a	5 listed buildings adjacent to the assessment area within the district. Further listed buildings at nearby Minsterworth (outside	--

listed building? Is the site likely to have archaeological interest?	of district boundary), including Highnam Court Park and Garden (Grade I).	
FoD Officers' conclusion:		
<p>Accessible location. Access a major issue alongside the potential impacts on the existing network of a development at this location- so would need in depth consideration in this respect. Needs strategic consideration of transport including public transport and active travel potential. Would need to ensure high level of GI and open green space, so not a dense development. Consideration of flood risk including future increased risk, if likely, as areas presently at risk adjoin the site. Potentially a major site bringing with it very significant infrastructure requirements and a need to address many potential impacts. Well located for travel if it can provide a basis for improved public transport. Landscape, ecology and flood risk are other areas for study both for potential impacts and possible enhancements. In principle the location has some advantages as well as likely adverse impacts. This site could be further considered along with other options for a NS and also against the strategy which does not include a NS. Can only proceed if it is demonstrated to be a sustainable option, must bring transport solutions, GI planned Nature recovery areas biodiversity gain etc. from an SA point of view could form part of a plan strategy. Part of the site lies in a neighbouring district (Tewkesbury) and co operation/ joint discussion would be needed.</p>		
Does the site meet SA criteria?	COULD MEET SA CRITERIA - if development of this nature is masterplanned.	

Land south of A40 Churcham (larger area)

[Interactive Map link](#)



Site policy reference	CHURCHAM 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Birdwood Farm and Birdwood Farm House	Is the site SAC?	No
Parish	Churcham	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	20ha (5.31ha = 15.089ha) (Mixed Development Site incl. approx. 5000 houses)	Town centre by road	2.2km from services in Huntley.
Relevant Planning History	SHLAA 2020	Primary School by road	1.41km to Churcham Primary School
		GP by road	10km to Gloucester Royal Hospital
Relationship to DSB	Open countryside	Public Transport	Potential to access bus route? Yes, route is along A40 & close to A48 Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	2.73km to Churcham business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good - well connected to the A40.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities but frequent bus route running along A40.	++
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Open greenfield land containing mature hedgerows, a small pond and some isolated trees.	–
Land quality	Grade 3 (good to moderate) agricultural land.	–
Biodiversity - existing habitat	A LWS (Birdwood Coppice) some 500m. to the west, and Grove wood LWS, some 1.5km to the north.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open character, highly visible, some heritage characteristics. Adjacent to existing built development.	–
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II listed chapel adjacent to assessment area.	–
FoD Officers' conclusion:		
Close to Huntley, could lead to an area of almost continuous development along the A40. Very small for a new settlement. Could be assessed as part of a larger proposal. It is remote from some areas where services are. It could be included in a wider assessment of landscapes and opportunities but as a stand alone prospect it should not be taken forward. Less well connected to Gloucester.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Birdwood Farm and Birdwood Farm House

[Interactive Map link](#)



Site policy reference	CHURCHAM 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Ley Court Farm and Sainthill	Is the site SAC?	No
Parish	Churcham	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	80ha (mixed development site including employment and services, approx. 1600 dwellings)	Town centre by road	14km to Gloucester City
Relevant Planning History	SHLAA 2020	Primary School by road	500m to Churcham Primary School
		GP by road	7.5 to Gloucester Royal Hospital
Relationship to DSB	Open countryside	Public Transport	Potential to access bus route? Yes, route is along A48 Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Small areas are within	Employment Area (direct line)	ca. 1.7km to Churcham business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	North of site is accessible from A40, south is off narrow lanes.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Isolated location with limited facilities but frequent bus route running along A40 to north of site. GCC LTP have plans for a public transport interchange at Highnam which could also be utilised.	+
Climate Change - Is there a flood risk?	Floodzone 2 and 3 comprises more than 50% of the site.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large expanse of open fields. Mature boundaries and trees. Farmstead in the middle of the site.	0
Land quality	Grade 3 (good to moderate) agricultural land.	-
Biodiversity - existing habitat	Nothing designated within 250m, but several LWS and SSI within 2km radius.	+
Could the site form a Green Infrastructure linkage between habitat fragments?	The site directly adjoins Ley Court wood, which could be extended across the site as a GI contribution.	++
Character (built and natural) - Could development harm or enhance the character of the area?	Large expanse of agricultural land with hedgerows/trees. Open character and landscape is sensitive to high amount of change. Visible from A40.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Two Grade II listed buildings close to assessment area.	-
FoD Officers' conclusion:		
Access would be poor as it is just lanes in this area at the moment. Site is defined but not a logical development parcel, part of the open countryside. Remote from other areas and affected by flooding, could contribute as GI for another development but not for built development- consider only as potential Green Infrastructure.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA.	

Leycourt Farm and Saint Hill

[Interactive Map link](#)



Site policy reference	CHURCHAM 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Stone End Farm (Churcham Business Park)	Is the site SAC?	No
Parish	Churcham	Is the site SSSI?	No
Existing Use	Business Centre	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.8ha	Town centre by road	Ca. 7km to Gloucester City Centre.
Relevant Planning History	Planning policy AP.12	Primary School by road	1.6km to Churcham Primary School
		GP by road	Ca. 3.2km to Highnam Surgery
Relationship to DSB	Open Countryside	Public Transport	Potential to access bus route? Yes – along A48 Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 7km to Gloucester City. But this site is a small business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – direct access onto A40.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements outside the business park leading into village centre and beyond. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	Not in flood zone.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Hedgerow and tree growth along boundary to A40 creates an attractive screening.	++
Land quality	Grade 3 agricultural land, but the site is already constructed as a business park.	0
Biodiversity - existing habitat	Several LWS, SAC, SPA and SSSI within 2 km. Dean's Wood (LWS) is some 600m to the north.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an existing development of a small range of steel clad units, which are uniform in pattern and have the appearance of agricultural poultry units. Very tidy and formal appearance. Any extension to this could be proportionate and in-keeping.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II Listed building (Stone End Farmhouse) is about 100m. away, however, it is separate from this site by existing buildings.	+
FoD Officers' conclusion:		
The site is a small business park which provides employment opportunities. Any extension to this would need to be in scale and character with the existing business park. The current site is small in scale, with excellent vehicular access and the buildings are quite agricultural (steel clad) in character. As an employment site, this meets SA criteria.		
Does the site meet SA criteria?	MEETS SA CRITERIA for employment uses	

Stone End Farm (Business Park), Churcham

[Interactive Map link](#)



Cinderford

<u>CINDERFORD 1</u>	St Whites Farm #1
<u>CINDERFORD 2</u>	St Whites Farm #2
<u>CINDERFORD 3</u>	St Whites Farm #3
<u>CINDERFORD 4</u>	Land adjacent to St Whites Farm
<u>CINDERFORD 5</u>	Station St
<u>CINDERFORD 6</u>	Sneyd Wood Road
<u>CINDERFORD 7</u>	Rear of Colliers Court
<u>CINDERFORD 8</u>	Northern Quarter #1
<u>CINDERFORD 9</u>	Northern Quarter #2
<u>CINDERFORD 10</u>	Newtown Road Steam Mills
<u>CINDERFORD 11</u>	The Dilke
<u>CINDERFORD 12</u>	St Whites playing field (currently open space)
<u>CINDERFORD 13</u>	Valley Road
<u>CINDERFORD 14</u>	Land to the East of Coomb Drive, Ruspidge
<u>CINDERFORD 15</u>	Sneyd Wood/St Whites
<u>CINDERFORD 16</u>	Forest Vale Employment
<u>CINDERFORD 17</u>	Lightmoor Works (Sawmill), Near Cinderford

Site policy reference	CINDERFORD I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	St Whites Farm #1	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield with former farm	Filter 2: Distance to services rating	
Site Area & Potential capacity	7.26ha (217 dwellings at 30 dwellings per ha)	Town centre by road	1.14km to Cinderford town centre
Relevant Planning History	SHLAA 2020	Primary School by road	ca. 100m. to St Whites school
		GP by road	2.7km to Cinderford Health Centre
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes., 226m away Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.31km to Forest Vale Industrial Estate

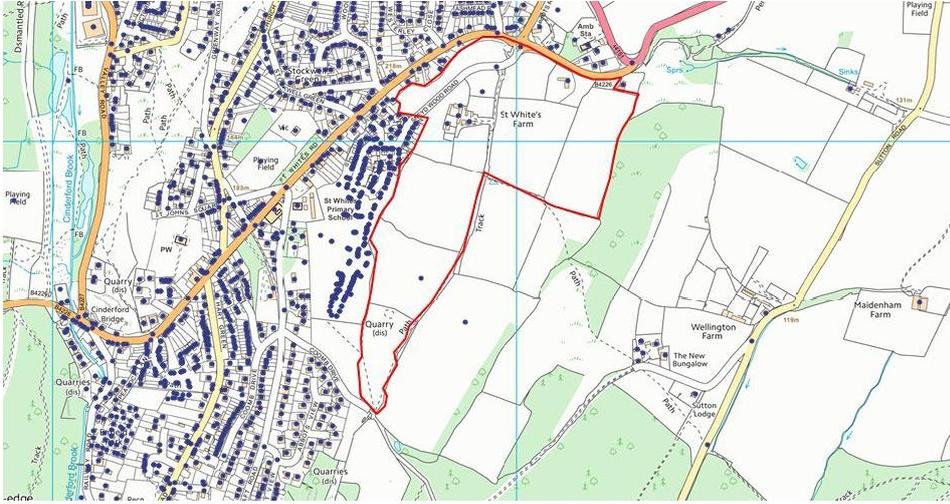
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access connects to B4226 onto A4151.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development on edge of town. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible although the relief of the land is a constraint.	+
Climate Change - Is there a flood risk?	Not within any floodzone. (n.b it is within a source protection zone (water quality)).	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield. Mature boundaries. Former farmstead.	-
Land quality	Classed as urban land despite being greenfield.	+
Biodiversity - existing habitat	Several LVS and RIG within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential (urban development to one side and greenfield to other).	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield with farm on urban edge of Cinderford. Land is highly visible and there are views from the site across the valley. Highly sensitive to change.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Access is available and it would be related to the existing settlement/development. Would have sustainable transport options. This is however a prominent greenfield site therefore there are landscape issues. Landscape with ecology would form main constraints. There may be parts of the site that could be developed around/ at former Farm.		

Site policy reference	CINDERFORD 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	St Whites Farm #2 (larger site)	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield with former farm.	Filter 2: Distance to services rating	
Site Area & Potential capacity	17.8ha (534 dwellings at 30 dwellings per ha)	Town centre by road	1.14km to Cinderford town centre
Relevant Planning History	SHLAA 2020	Primary School by road	ca. 100m. to St Whites school
		GP by road	2.7km to Cinderford Health Centre
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes,, 226m away Is this on an existing bus route? Yes
		Employment Area (direct line)	2.31km to Forest Vale Industrial Estate
Safeguarded/consultation area in Minerals Plan?	Yes		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access connects to B4226 onto A4151	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development on edge of town. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible although the relief of the land is a constraint.	+
Climate Change - Is there a flood risk?	Not within any floodzone. (n.b it is within a source protection zone (water quality)).	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield. Mature boundaries. Former farmstead.	–
Land quality	Mixture of urban land and Grade 4 (despite all of site being greenfield)	+
Biodiversity - existing habitat	Several LWS and RIG within 2km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential (urban development to one side and greenfield to other).	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield with farm on urban edge of Cinderford. Land is highly visible and there are views from the site across the valley. Highest point in Cinderford on a ridge. Highly sensitive to change.	– –
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
As above (St White #1) but potentially greater landscape impact and also ecology. Access is good, however, but landscape and ecology issues are likely to bring major constraints as this is probably the highest point in Cinderford.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA - retain as undeveloped, except existing buildings.	

St Whites Farm #2

[Interactive Map link](#)

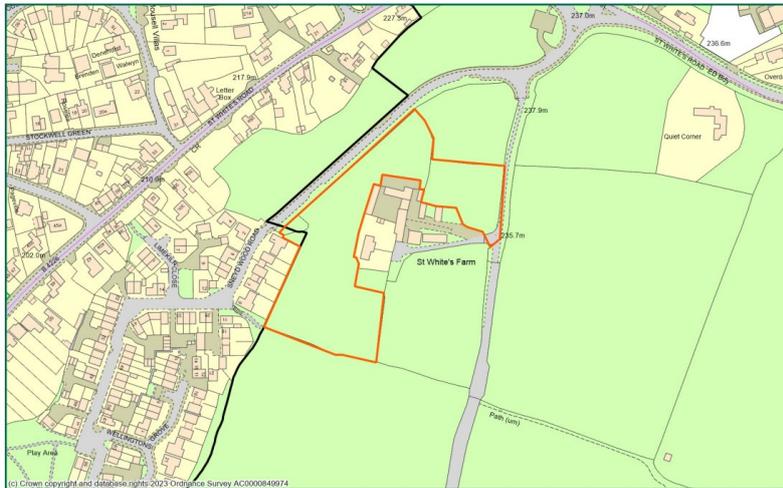


Site policy reference	CINDERFORD 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	St Whites Farm #3	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.2ha (36 dwellings at 30 dwellings per ha)	Town centre by road	1.14km to Cinderford town centre
Relevant Planning History	N/A	Primary School by road	ca. 100m. to St Whites school
		GP by road	2.7km to Cinderford Health Centre
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, ca. 226m away Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.31km to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Sneyd Wood Road which connects to B4226 onto A4151.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Close to residential development on edge of town. Pavements leading to key services/facilities. Cycling would be along highway/estate roads.	+
Climate Change - Is there a flood risk?	Not within any floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield. Mature boundaries. Land associated with former farmstead.	-
Land quality	Classed as urban land despite being greenfield.	+
Biodiversity - existing habitat	Several LWS and RIG within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential (urban development to one side and greenfield to other).	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield on urban edge of Cinderford. Land rises to the east and is visible, but mainly from the adjacent Sneyd Wood Road. Has a backdrop of the former farm building. However, if a small portion of the site (nearest the Sneyd Wood Road) was to be developed in conjunction with the northern side of the road, it could be designed to be in-keeping with the adjacent existing development.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Access is available and it would be related to the existing settlement/development. Would have sustainable transport options. If developed in conjunction with the northern side of Sneyd Wood Road, some smaller form of development on this site could be appropriate in terms of character and appearance.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA	

St Whites Farm #3

[Interactive Map link](#)



St Whites Farm #3

Scale: 1:2000
18 January 2024



Site policy reference	CINDERFORD 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjacent to St Whites farm	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	25.3ha (760 dwellings at 30 dwellings per ha)	Town centre by road	1.14km to Cinderford town centre
Relevant Planning History	SHLAA 2020 & P0932/08/FUL Erection of a new rugby clubhouse - Withdrawn.	Primary School by road	ca. 100m. to St Whites school
		GP by road	2.7km to Cinderford Health Centre
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes,, 226m away Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.31km to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access could be gained from Sneyd wood Road (small estate road) onto B4226/A4151.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development on edge of town. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible although the relief of the land is a constraint.	+
Climate Change - Is there a flood risk?	Not within any floodzone. (n.b it is within a source protection zone (water quality)).	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield. Mature boundaries. Former farmstead.	-
Land quality	Mixture of urban land and Grade 4 (despite all of site being greenfield)	+
Biodiversity - existing habitat	Several LWS and RIG within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential (urban development to one side and greenfield to other).	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open greenfield with farm on urban edge of Cinderford. Land is highly visible and there are views from the site across the valley. Highest point in Cinderford on a ridge. Highly sensitive to change.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		

This larger version of sites evaluated above is very prominent. It is connected to the town and includes an area laid out for a replacement sports pitch. More suited to open uses than development, which could include recreation, possibly constrained by ecology and landscape.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA for extensive built development retain as largely undeveloped.

Land adjacent to St Whites Farm

[Interactive Map link](#)



Site policy reference	CINDERFORD 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Station Street	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	5ha (150-160 dwellings at 30 dwellings per ha)	Town centre by road	447m to Cinderford town centre
Relevant Planning History	Existing Allocation AP.33	Primary School by road	1.07ha to Forest View Primary School
		GP by road	470m to Cinderford Health Centre
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes, Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	332m to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. Well connected to town and links beyond.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development in suburban location. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible,	++
Climate Change - Is there a flood risk?	Not within any floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Former industrial units onsite with no significant environmental features.	++
Land quality	Urban (Previously Developed Land)	++
Biodiversity - existing habitat	Linear Park LWS within 250m and several other LWS within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	Derelict brownfield site with former industrial buildings on it. Redevelopment would improve character.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Would be an improvement in the appearance of the site, and remediation of the land is positive. Access and potential sustainable transport options are good. Useful to see developed the big issue will be viability- retain allocation but needs support to develop. Access to service and transport is good. Biodiversity needs to be taken into account. Potential loss of employment site but alternatives close by.		
Does the site meet SA criteria?	MEETS SA CRITERIA - retain allocation and commitment	

Station Street

[Interactive Map link](#)



Site policy reference	CINDERFORD 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Sneyd Wood Road	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.58ha (17 dwellings at 30 dwellings per ha)	Town centre by road	918m to Cinderford town centre
Relevant Planning History	Allocated land AP.35 P1883/21/FUL application for 11 dwellings - pending consideration	Primary School by road	ca. 200m. to St Whites Primary School
		GP by road	2.6km to Cinderford Health Centre
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.22km to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access connects to B4226 onto A4151.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development on edge of town. Public footpaths leading to key services/facilities. Walking and cycle routes are accessible although the relief of the land is a constraint.	+
Climate Change - Is there a flood risk?	Not within any floodzone. (n.b it is within a source protection zone (water quality)).	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Scrubby (cleared) parcel of land with some hedgerows and few trees, adjacent to residential development.	-
Land quality	Urban	+
Biodiversity - existing habitat	Several LWS and RIG within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential (urban development to one side and greenfield to other).	0
Character (built and natural) - Could development harm or enhance the character of the area?	Small parcel of cleared land adjacent to residential development. Site is elevated, but views would be limited.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Site has access and sustainable transport options. Well connected to existing residential development. Small allocated site could be prominent and could also form better entrance to estate. Good access to transport and services. Design needs to be carefully considered, as does biodiversity and landscaping.		
Does the site meet SA criteria?	MEETS SA CRITERIA - retain as allocated site.	

Sneyd Wood Road

[Interactive Map link](#)



Site policy reference	CINDERFORD 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Rear of Colliers Court (incl. former football ground), Causeway Road.	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Playing field	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.47ha (74 dwellings at 30 dwellings per ha)	Town centre by road	432m to Cinderford town centre
Relevant Planning History	Allocated land AP.34 (for housing and allow FC to relocate)	Primary School by road	118m. to Forest View Primary School
		GP by road	1.6km to Cinderford Health Centre
Relationship to DSB	Within	Public Transport	Potential to access bus route? Yes 85m from Bus Station Is this on an existing bus route? Yes
		Employment Area (direct line)	1.32km to Forest Vale Industrial Estate
Safeguarded/consultation area in Minerals Plan?	Yes		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Adjacent to residential development on edge of town. Public footpaths leading to key services/facilities. Walking and cycling routes (although relief may become an issue accessing the wider forest area).	+
Climate Change - Is there a flood risk?	Not within any floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Amenity grassland/recreational playing field.	0
Land quality	Urban	+
Biodiversity - existing habitat	Heywood Inclosure LWS some 250m away and several other LWS within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development would remove playing field from community use, but would be replaced elsewhere. Loss of open space.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Loss of a recreational area. Good access to transport and services. Sustainable location. Needs some open space in recognition of current use, also FC to be replaced if moved. Could form mixed use site...some housing and some recreational land. Expands that site to the west. Land to the south which is Causeway Rd, housing potential for housing site to the south.		
Does the site meet SA criteria?	MEETS SA CRITERIA - retain as allocated site.	

Rear of Colliers Court (including former football ground)

[Interactive Map link](#)

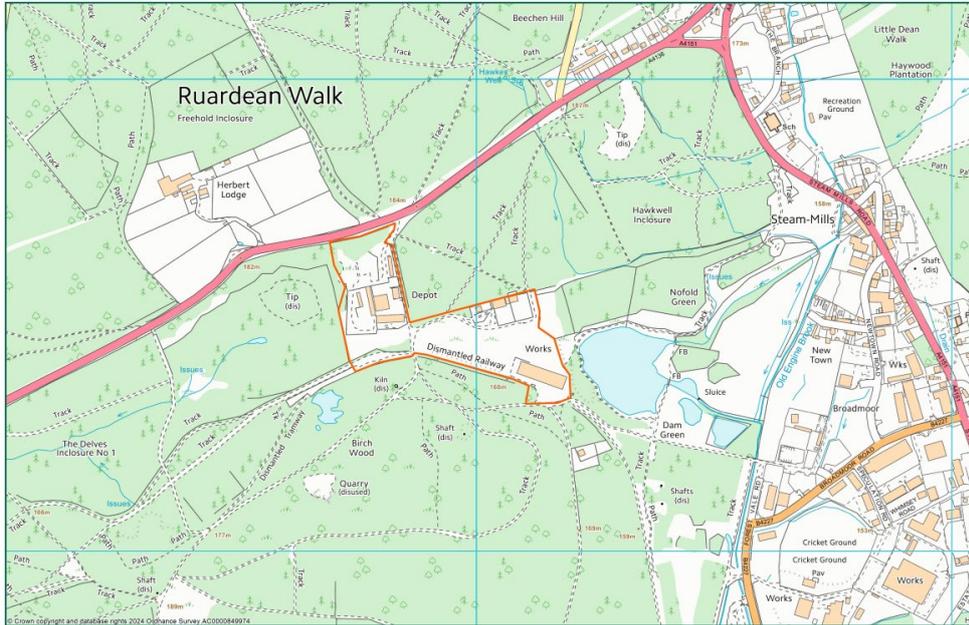


Site policy reference	CINDERFORD 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Northern Quarter #1, Steam Mills	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield – factories/business units	Filter 2: Distance to services rating	
Site Area & Potential capacity	8.1ha (employment)	Town centre by road	Ca.2km to Cinderford town centre
Relevant Planning History	Area covered by Northern Quarter Area Action.	Primary School by road	346m. to Steam Mills Primary School
		GP by road	2km to Cinderford Health Centre
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes, bus stop at A4136 and Steam Mills. Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 300m to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – access of A4136. Connected to remainder of town and close to main routes beyond.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	On edge of settlement, with public footpaths leading to key services/facilities. Walking routes and cycling would be along highway.	+
Climate Change - Is there a flood risk?	No	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Factories/business units and associated hardstanding, surrounded by woodland and vegetation.	++
Land quality	Non Agricultural	+
Biodiversity - existing habitat	Within Linear Park LWS, Hawkwell Inclosure is adjacent and several LWS and RIGs within 2km.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to join woodland areas to east and west.	++
Character (built and natural) - Could development harm or enhance the character of the area?	Existing factory and business units with associated hardstanding, surrounded by woodland. Intensification of site would need to be within the existing boundaries.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Retain as employment generating uses within the existing boundaries. Sustainable location but complex of ecology issues.		
Does the site meet SA criteria?	MEETS SA CRITERIA – retain as employment generating site.	

Northern Quarter I, Steam Mills

[Interactive Map link](#)



Northern Quarter #1

Scale: 1:5000
14 May 2024



Site policy reference	CINDERFORD 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Northern Quarter #2, Steam Mills	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Greenfield and some woodland	Filter 2: Distance to services rating	
Site Area & Potential capacity	7.7ha (230 dwellings at 30 dwellings per ha)	Town centre by road	1.7km to Cinderford town centre
Relevant Planning History	Area covered by Northern Quarter Area Action Plan (which also has permission approved incl. demolition of buildings, mixed use development including college, 195 dwellings, hotel and employment - partly implemented).	Primary School by road	346m. to Steam Mills Primary School
		GP by road	2km to Cinderford Health Centre
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes, bus stop at Glos College and Steam Mills Rd. Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	271m to Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Connected to remainder of town and close to main routes beyond.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	On edge of settlement, with public footpaths leading to key services/facilities. Walking and cycling routes.	+
Climate Change - Is there a flood risk?	There is an area of Floodzone 2 and 3 passing close to eastern boundary of site.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Woodland, trees and highly vegetated.	0
Land quality	Non Agricultural	+
Biodiversity - existing habitat	Within Linear Park LWS, Hawkwell Inclosure 40m away and several LWS and RIGs within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to join woodland areas to east and west.	++
Character (built and natural) - Could development harm or enhance the character of the area?	Vegetated/wooded land, which requires careful design, excellent landscaping and biodiversity enhancements.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
In a sustainable location, but complex ecological issues which have to be addressed. Must be developed as an enhancement - will need high standard of design and use of open space.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA - retain as committed site by way of valid permission.	

Northern Quarter 2, Steam Mills

[Interactive Map link](#)



Site policy reference	CINDERFORD 10	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Newtown Road, Steam Mills	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield/Industrial	Filter 2: Distance to services rating	
Site Area & Potential capacity	1ha (30 dwellings at 30 dwellings per ha)	Town centre by road	1.7km to Cinderford town centre
Relevant Planning History	Area covered by Northern Quarter Area Action Plan	Primary School by road	346m. to Steam Mills Primary School
		GP by road	2km to Cinderford Health Centre
Relationship to DSB	Within	Public Transport	Potential to access bus route? Yes, bus stop at Glos College and Steam Mills Rd. Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjoins Forest Vale Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Connected to remainder of town and close to main routes beyond.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	On edge of settlement, with public footpaths leading to key services/facilities. Walking and cycling routes.	+
Climate Change - Is there a flood risk?	There is an area of Floodzone 2 and 3 adjoining western boundary.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Previously developed land (partly demolished), large mill building, hardstanding.	+
Land quality	Non Agricultural	+
Biodiversity - existing habitat	Linear Park LWS 50m away, Hawkwell Inclosure LWS 430m away and several LWS and RIGs within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Brownfield, former industrial site, adjoining mixed uses. Development would improve character.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Sustainable location and it is preferable to develop brownfield land as opposed to greenfield. Viability may be an issue. Whatever end use the site needs to improve the east edge of the NQ and accommodate the retention of the Mill building and probably access to the rest of the NQ. Would be a great visual improvement to the appearance of this brownfield site and opportunity to incorporate landscaping and biodiversity enhancement. the site is allocated for housing as part of the NQ but is currently used in connection with adjoining employment.		

Does the site meet SA criteria?

COULD MEET SA CRITERIA - retain, potential for development as part of northern quarter.

Newtown Road, Steam Mills

[Interactive Map link](#)



Site policy reference	CINDERFORD II	Filter 1: Potential conflicts with international or national planning policy	
Site Name	The Dilke	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield, Community Hospital	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.3ha (39 dwellings at 30 dwellings per ha)	Town centre by road	2.9km to Cinderford town centre
Relevant Planning History	Hospital to be replaced by new facility under construction.	Primary School by road	1.5km to St Whites Primary School
		GP by road	2.7km to Cinderford Health Centre
Relationship to DSB	Outside/open countryside	Public Transport	Potential to access bus route? Yes, but bus stop next to site may not be retained when no longer a hospital. Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.1km to Forest Industrial Estate, Cinderford

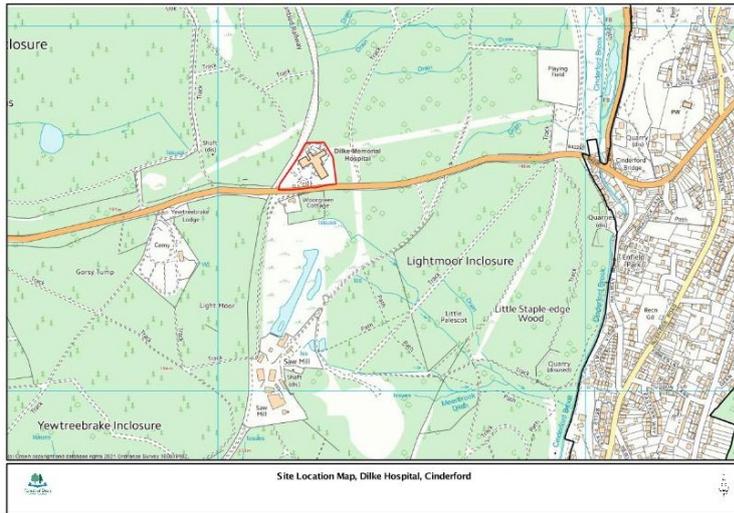
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. The site is adjacent to the B4226 running between Coleford and Cinderford and beyond but isolated from both.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Outside of settlement, public footpath and adjoins recreational cycle route.	+
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Previously developed land, currently a hospital with associated buildings, structures and hardstandings. Surrounded by forestry.	+
Land quality	Non Agricultural	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are multiple LWS, RIGs, SSSI within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to link to woodland beyond.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Previously developed land (hospital). The main building has some historical features, but has been extended significantly with modern less attractive constructions. There could be some potential to improve the overall character of the site with sensitive design and landscaping.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Listed bridge adjacent to the site.	0
FoD Officers' conclusion:		
Building and curtilage will need to find suitable alternative use appropriate to location. Not suitable for some uses requiring close proximity to settlement.		

Does the site meet SA criteria?

COULD MEET SA CRITERIA - with appropriate use, considered dedicated LP policy.

The Dilke

[Interactive Map link](#)



Site policy reference	CINDERFORD 12	Filter 1: Potential conflicts with international or national planning policy	
Site Name	St Whites playing field (currently open space)	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Playing field, recreational	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.23ha (37 dwellings at 30 dwellings per ha)	Town centre by road	1.29km to Cinderford town centre
Relevant Planning History	Shlaa 2008. Protected by current LP policies.	Primary School by road	1.11m to St Whites Primary School
		GP by road	2.3km to Valley Health Centre, Cinderford
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes, walking distance
			Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.97km to Forest Vale Industrial Estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. The site is accessed by class 2 and 3 highways.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Good foot and cycle access.	+
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	No significant features. Open flat green playing field. Protected by current LP policies.	+
Land quality	Non Agricultural	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are multiple LWS, RIGs, SSSI within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Recreation area which has a functional and visual amenity value. Development would adversely impact on character of the area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	St Johns Church is 90m away. No archaeological interest.	0
FoD Officers' conclusion:		
Semi formal open space within town of considerable visual and functional value.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA - for development but desirable to retain/protect as open area.	

St Whites playing field (open space)

[Interactive Map link](#)



Site policy reference	CINDERFORD I3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Valley Road	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.5ha but partly developed (50dwellings at 30 dwellings per ha)	Town centre by road	565m to Cinderford town centre
Relevant Planning History	AP. 37 Allocation. Shlaa 2008 P01175/18: Erection of a medical centre with linked ancillary works and site clearance. Also P0577/20/OUT housing and employment	Primary School by road	1.6km to Steam Mills Primary School
		GP by road	The site includes Cinderford health centre
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes, Valley Rd is a bus route Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site is adjacent to the Cinderford Industrial area

Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. The site is accessed by class 2 and 3 highways.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Good foot and cycle access.	+
Climate Change - Is there a flood risk?	Not in a floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Former industrial site. Partly developed (new health centre).	++
Land quality	Non Agricultural	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are multiple LWS, RIGs, SSSI within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	No obvious potential.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Brownfield former industrial estate, now partly developed with health centre. Development would improve character and allow for remediation (contamination).	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets nearby.	+

FoD Officers' conclusion:

Would remediate a derelict area of unused land therefore would be more beneficial than developing a greenfield site. The surrounding existing industrial use could have an impact upon living conditions. Access is good and sustainable transport possible. Current outline application may improve the area and any development needs to good previously developed site- will be a committed site when pp is granted, LP to allocate to reflect this. Good re-use of brownfield site and has the potential to introduce landscaping to benefit the environment. Good access to services and public transport. Need to be mindful of surface water, but could incorporate SUDS as part of the landscaping scheme for betterment to

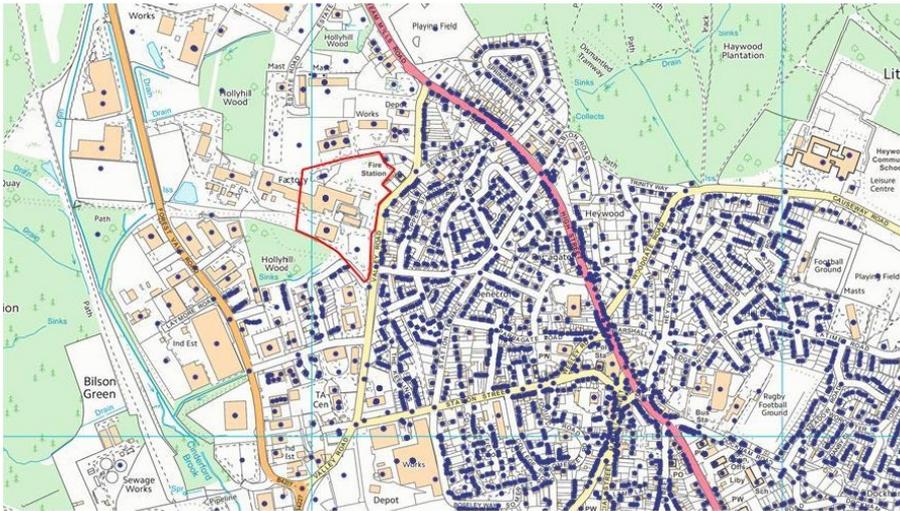
biodiversity and general design. Surrounding uses could have an adverse impact on dwellings (noise, etc.). The site was allocated as a mixed site, then the new medical centre came forward and switched the commercial/ res parts in a way that was considered to be acceptable. Some infrastructure and contamination issues.

Does the site meet SA criteria?

MEETS SA CRITERIA - retain as allocation.

Valley Road

[Interactive Map link](#)



Site policy reference	CINDERFORD 14	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the east of Coombs Drive, Ruspidge	Is the site SAC?	No
Parish	Ruspidge	Is the site SSSI?	No
Existing Use	Greenfield/Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	5.42ha (162 dwellings at 30 dwellings per ha)	Town centre by road	2.1km to Cinderford town centre
Relevant Planning History	Shlaa 2009	Primary School by road	460m to St Whites School Primary School
		GP by road	2.9km to Valley Road Health Centre, Cinderford
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? No, but in walking distance
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.8km to Forest Vale Industrial Estate, Cinderford

Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor. The site could be accessed through estate roads or Coomb Drive, which is a poor lane.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths on nearby estate roads leading to Cinderford town centre, but cycling may be hindered by relief of the land.	0
Climate Change - Is there a flood risk?	Not in a floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield surrounded by woodland. Ground level rises. Adjacent to former quarry.	-
Land quality	Non-agricultural classification, although it is a parcel of greenfield.	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, it is adjacent to a former quarry and is close to the Wye Valley & Forest of Dean Bat Site SAC as well as a SSSI, thus high ecology value.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link to woodland surrounding site.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Parcel of greenfield with ground level rising and surrounded by woodland. Adjacent to former quarry. Residential dwellings to the east, but not well connected visually owing to strip of woodland. Development would have adverse impact on character.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets nearby.	+
FoD Officers' conclusion:		

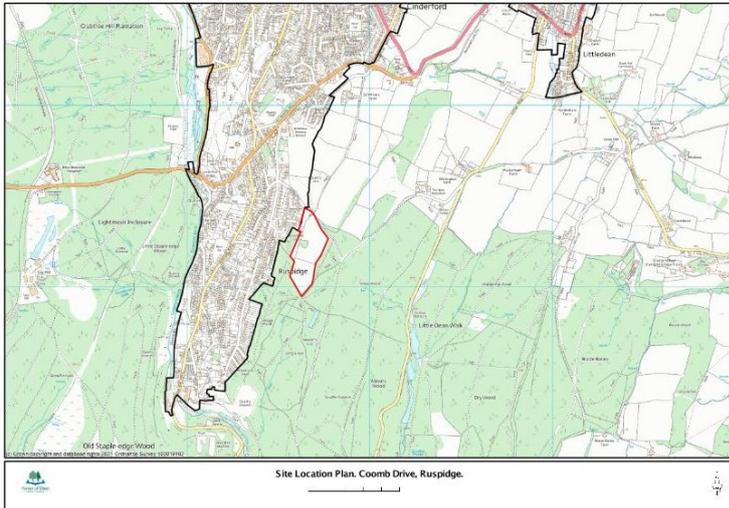
Site adjoins SAC and is not well related nor easily accessible from existing development.

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA

Land to the East of Coombs Drive

[Interactive Map link](#)



Site policy reference	CINDERFORD 15	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Sneyd Wood/St Whites	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Undeveloped land (part of a larger site with permission)	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.97ha (59 dwellings at 30 dwellings per ha)	Town centre by road	Ca.1km to Cinderford town centre
Relevant Planning History	PI435/09/FUL – Erection of 169 dwellings - Permitted	Primary School by road	Adjacent to St Whites School Primary School
		GP by road	Ca.2.7km to Valley Road Health Centre, Cinderford
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? No, but in walking distance
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 2.7km to Forest Vale Industrial Estate, Cinderford

Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	The site could be accessed through new development to the north.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths on nearby estate roads leading to Cinderford town centre. Cycling would be through estate roads leading into Cinderford town centre.	0
Climate Change - Is there a flood risk?	Not in a floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Part of a larger existing development with planning permission for development including open space, which has not yet been completed. Land therefore remains 'left-over'.	+
Land quality	Non-agricultural classification.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, it is close to a Wye Valley & Forest of Dean Bat Site SAC as well as a SSSI, thus high ecology value.	---
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Adjoins land to the north which has been recently developed but not completed. The majority of this site had permission to be built out but it was not completed and therefore remains as greenfield adjacent to housing and the St Whites Primary school playing fields. Whilst Coomb Drive is to the south, this is a narrow track and there are limited views of the site from that direction. Development of this land would not be out of keeping with its immediate surroundings, particularly the housing estate to the north.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets nearby.	+
FoD Officers' conclusion:		

Site adjoins a recently developed area of housing and a school with access available. The majority of the site had permission for development (including open space) but wasn't completed. Can provide good connections to nearby facilities and wider network. Some ecology issues.

Does the site meet SA criteria?

MEETS SA CRITERIA

Sneyd Wood/St Whites

[Interactive Map link](#)



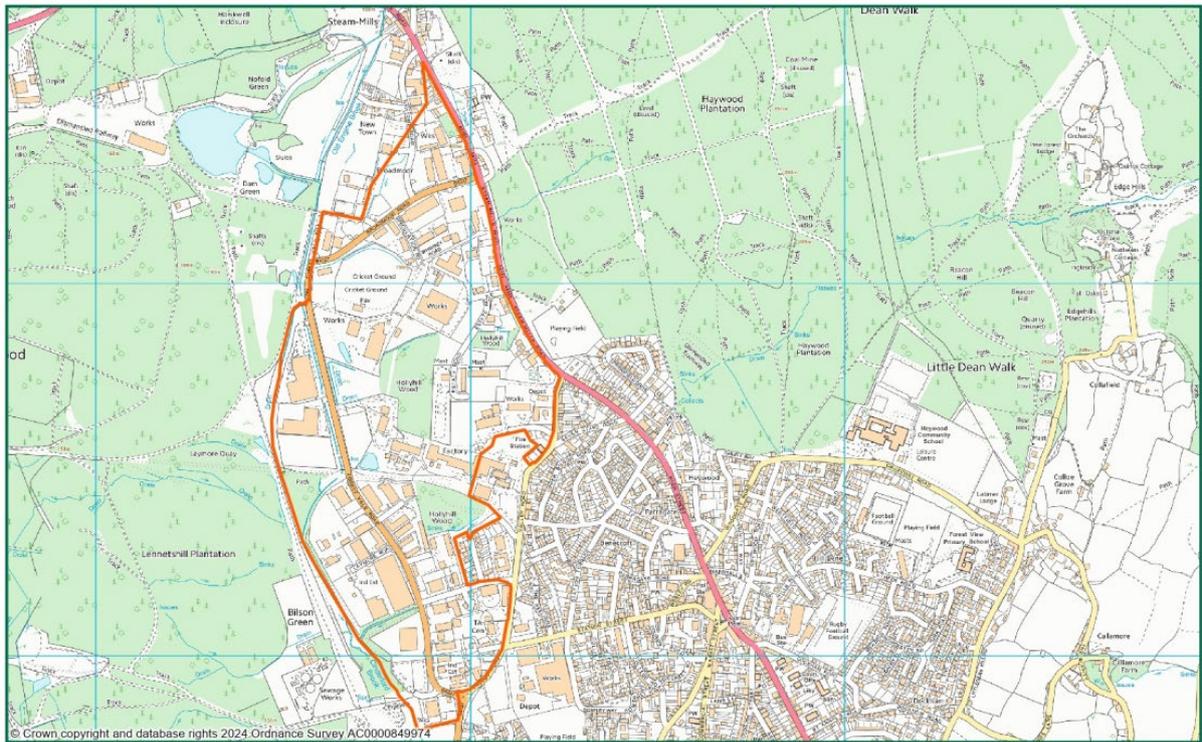
Sneyd Wood/St Whites

Scale: 1:2500
18 January 2024



Site policy reference	CINDERFORD 16	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Forest Vale Industrial Estate	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Employment – Industrial Estate	Filter 2: Distance to services rating	
Site Area & Potential capacity	69ha employment land	Town centre by road	Within 500m. to Cinderford town centre
Relevant Planning History	AP.36 Applications for individual sites within.	Primary School by road	Adjacent to Steam Mills Primary School
		GP by road	Medical Centre is within site
Relationship to DSB	Within	Public Transport	Potential to access bus route? Yes, bus stop within the site. Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site is the Forest Vale Industrial Estate

Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access is good along Forest Vale Road and Steam Mills.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths on estate roads leading to Cinderford town centre. Cycling would be through estate roads leading into Cinderford town centre.	+
Climate Change - Is there a flood risk?	Some areas are following the brook along the western boundary and are flood zone 3.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large industrial estate comprising many different types of buildings of differing ages and styles. Access roads. Fire Station, Medical centre, playing fields (cricket) and some small portions of housing. Bounded by highways.	+
Land quality	Non-agricultural classification.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, it is close to a Wye Valley & Forest of Dean Bat Site SAC as well as a SSSI, thus high ecology value.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large industrial estate comprising many different types of buildings of differing ages and styles. Access roads. Fire Station, Medical centre, playing fields (cricket) and some small portions of housing. Bounded by highways. Increased industrial buildings would not be out of place on the site.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets nearby.	+
FoD Officers' conclusion:		
Site is a large industrial area with a character as such. Any further development for industrial/employment uses would not be out of character. Sustainable location for employment use.		
Does the site meet SA criteria?	MEETS SA CRITERIA for employment uses	



Forest Vale Employment Area, Cinderford

Scale: 1:11000

06 February 2024



Site policy reference	CINDERFORD 17	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lightmoor Works (Sawmill)	Is the site SAC?	No
Parish	Cinderford	Is the site SSSI?	No
Existing Use	Brownfield, Sawmill	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.69ha	Town centre by road	Ca. 2.9km to Cinderford town centre
Relevant Planning History	AP.20	Primary School by road	Ca. 1.5km to St Whites Primary School
		GP by road	Ca. 2.7km to Cinderford Health Centre
Relationship to DSB	Outside/open countryside	Public Transport	Potential to access bus route? Yes, but bus stop next to site may not be retained when no longer a hospital. Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca.2.1km to Forest Industrial Estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. The site is along a track off the B4226 running between Coleford and Cinderford and beyond but isolated from both.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Outside of settlement, public footpath and adjoins recreational cycle route.	+
Climate Change - Is there a flood risk?	No	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Existing large buildings on site and the surrounding land used for stacking timber. The site is compact and surrounded by forest woodland, making it a very secluded location.	+
Land quality	Non Agricultural	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are multiple LWS, RIGs, SSSI within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to link to woodland beyond.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Previously developed land. It was a colliery, but has been used as a sawmills for many years now. Existing large buildings on site and the surrounding land used for stacking timber. The site is compact and surrounded by forest woodland, making it a very secluded location.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II listed former pump house in on the site. It is on the buildings at risk register.	-
FoD Officers' conclusion:		

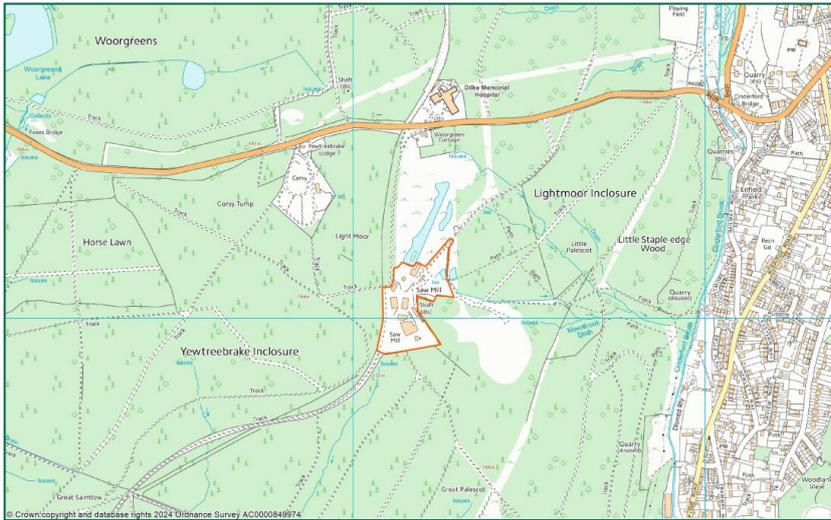
Very isolated location within the forestry land, which makes it a perfect place for this type of noisy employment use, but is not a sustainable location for other uses.

Does the site meet SA criteria?

MEETS SA CRITERIA – as current employment site

Lightmoor Works (Sawmill)

[Interactive Map link](#)



Lightmoor Works (Sawmill), near Cinderford

Scale: 1:8192
01 May 2024



Coleford (including Berry Hill & Cannop)

<u>COLEFORD 1</u>	Land north of Coalway Rd, Coalway
<u>COLEFORD 2</u>	Lower Berry Hill
<u>COLEFORD 3</u>	Land at Ellwood Road, Milkwall
<u>COLEFORD 4</u>	Land at Poolway Farm
<u>COLEFORD 5</u>	Poolway Farm extension
<u>COLEFORD 6</u>	Poolway Farm and Land to the North
<u>COLEFORD 7</u>	Kings Meade
<u>COLEFORD 8</u>	North Road, Broadwell
<u>COLEFORD 9</u>	Bixhead Walk/Jugshole Pool
<u>COLEFORD 10</u>	Site at the end of Victoria Road
<u>COLEFORD 11</u>	Newland St
<u>COLEFORD 12</u>	Staunton Road, larger site (Adjacent to Buchanan Avenue)
<u>COLEFORD 13</u>	The Great Oaks
<u>COLEFORD 14</u>	Land south of Poolway Road
<u>COLEFORD 15</u>	Maze Walk, Berry Hill
<u>COLEFORD 16</u>	Broadwell Farm
<u>COLEFORD 17</u>	Staunton Road
<u>COLEFORD 18</u>	South of Railway Drive
<u>COLEFORD 19</u>	Five Acres
<u>COLEFORD 20</u>	Land off B4228, Coleford
<u>COLEFORD 21</u>	Tufthorn Industrial Estate
<u>COLEFORD 22</u>	Cannop Depot & Cycle Centre

Site policy reference	COLEFORD I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land North of Coalway Rd, Coalway	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	14.1852ha / 423 dwellings (at 30 per ha)	Town centre by road	ca. 600m from Coleford town centre
Relevant Planning History	SHELAA 2020. Coleford Locally Valued Landscape Designation (AP 64)	Primary School by road	ca. 700m from Coalway community infant/junior school
		GP by road	0.8km to existing Coleford GP (ca. 1.5km to new future GP site)
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	ca.570m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access to site off main highway route through Coalway and Coleford connecting to the town centre.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths through site and pavements leading to town centre. Potential to cycle (could connect to cycle tracks).	+
Climate Change - Is there a flood risk?	Not in any floodzones.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site represents valued open space bounded by built up areas. It is prominent and quite exposed on high ground between Coleford and Coalway.	--
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	There is a SSSI ca 1.3km away and woodland to the north.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	The site already provides a GI link for recreational use, and with some habitat enhancement work could also for biodiversity. It would not provide a linkage between habitat fragments however, as the site is surrounded by built up areas and main roads.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is included in the Coleford Locally valued landscape designation (AP 64), and has been described in the AP as “An area of largely undeveloped land will be protected from development that would detract from the open setting of Coleford”.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Listed buildings within 300-500m, some mining history.	0
FoD Officers' conclusion:		
Whilst a sustainable location close to services, development of this site would result in loss of high value amenity area. By developing this site you would merge the town of Coleford with Coalway and lose distinctiveness. Landscape and		

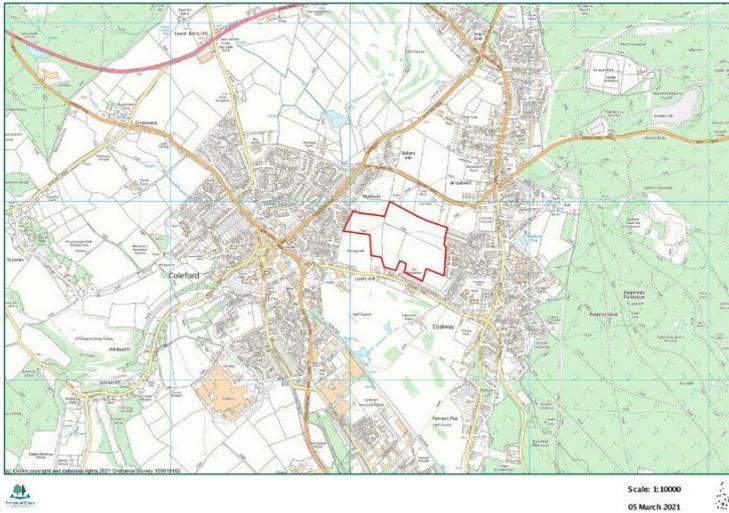
character would be severely affected by development in this area or most other areas in the area between Coleford and its satellites. Whitehall Farm is near (grade II), some mining history.

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA - best regained as existing uses.

Land north of Coalway Road

[Interactive Map link](#)



Site policy reference	COLEFORD 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lower Berry Hill	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural and golf course	Filter 2: Distance to services rating	
Site Area & Potential capacity	50.152ha / 1504 dwellings (at 30 per ha)	Town centre by road	ca. 600m from Coleford town centre
Relevant Planning History	SHELAA 2020 and 2022. Coleford Locally Valued Landscape Designation (AP 64). Wye Valley National Landscape.	Primary School by road	ca. 800m from Coalway community infant/junior school
		GP by road	0.9km to Coleford existing GP but new future GP site is within assessment area.
Relationship to DSB	Adjoining Coleford DSB to south and adjoining Berry Hill DSB to north.	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1200m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access to site off main highway routes connecting Berry Hill to Coleford Town Centre and the A4136 dissects the site.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site has PRoW's on either side and directly adjoins woodlands to the west. It is close to the new development at Berry Hill and 900m from Coleford's town centre, which are both walkable distances. Cycling potential.	++
Climate Change - Is there a flood risk?	Not in any floodzones.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Mainly open greenfield land with some mature boundaries, and limited buildings.	--
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	SSSI within 1.3km and several RIG and LWS sites within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	The site could achieve GI corridors from wooded areas to the west and east of the site, although the site contains a major road corridor which will be hazardous to migrating wildlife.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Mainly open greenfield land with some mature boundaries, and limited buildings. The site is in partially within the Wye Valley Area of Outstanding Natural Beauty and the remainder is included in the Coleford Locally Valued Landscape. Topography is undulating, creating a 'bowl' to the south. The site is very prominent from a number of locations and provides much of the landscape setting for Coleford.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site adjoins the Coombs nursing home on its southernmost boundary, which is a listed building.	-

FoD Officers' conclusion:

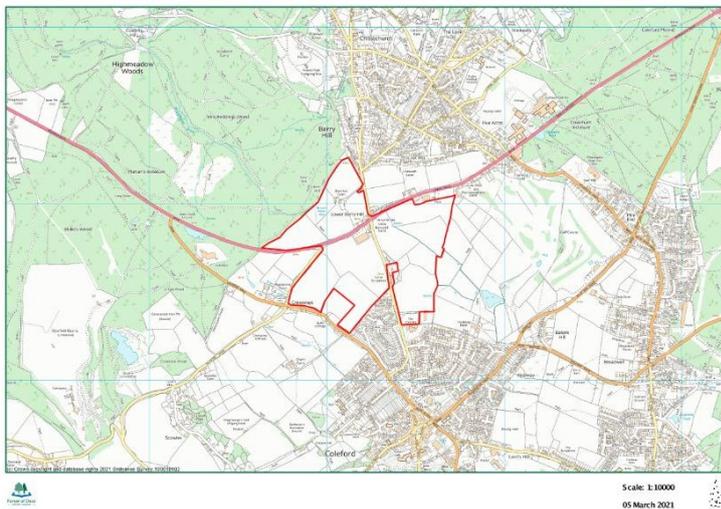
Good access to transport and services. However, development would bring harm to landscape, biodiversity and distinctiveness of the area. Possibly most prominent area of landscape around Coleford includes part of the Wye Valley National Landscape which along with its setting must be protected from major development, and needs to be seen in context of current Lower Lane development and landscape notes with that appeal. Broadly sustainable location but retaining it undeveloped allows Berry Hill and Coleford to be separate- development of this area would join them and would remove the feel that this is still a rural area and destroy the setting of Coleford town. An important open space/ landscape area in sloping, undulating terrain. May accommodate some minor change but overall is best a strategic open area with appropriate uses.

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA - best regained as existing uses.

Lower Berry Hill

[Interactive Map link](#)

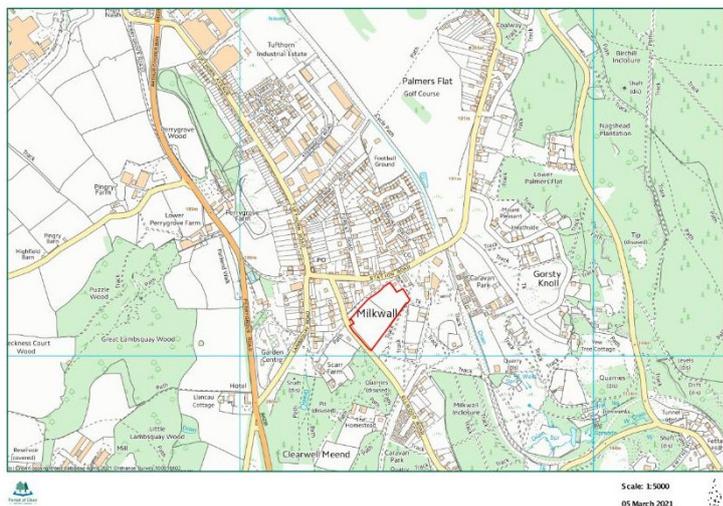


Site policy reference	COLEFORD 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Ellwood Road, Milkwall	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.6ha / 48 dwellings (at 30 per ha)	Town centre by road	1.79km from Coleford town centre
Relevant Planning History	Allocated site under policy AP.64. Subject to current pending planning application P2100/21/FUL)	Primary School by road	915m of Ellwood primary school.
		GP by road	2.25km to Coleford existing GP but new future GP site is 2.8km
Relationship to DSB	Within DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
		Employment Area (direct line)	850m from Tuftorn industrial area.
Safeguarded/consultation area in Minerals Plan?	Yes		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access to Ellwood Road and Station Road, giving access to Coleford and beyond.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths in residential areas and linking to the woodland. Cycle track.	++
Climate Change - Is there a flood risk?	Not in any floodzones.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of land with some large trees on SE border and mature boundaries. Garage building in southwest corner (outside of assessment site).	0
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	Adjacent to LWS. SAC within 200m. Ecology impacts are high.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site could preserve a tree line which is linked to a small woodland located directly to the south of the site- important and close to protected bat sites.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Site sits to the edge of existing residential development, linking it to forest waste and woodland to the south. The Garage building sits in the corner fronting the site on Ellwood Road.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Good access to transport and services. However, sensitivity to ecology is essential.		
Does the site meet SA criteria?	MEETS SA CRITERIA - subject to ecological considerations, retain as allocation.	

Land at Ellwood Road

[Interactive Map link](#)



Site policy reference	COLEFORD 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Poolway Farm,	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Agriculture and farmhouse	Filter 2: Distance to services rating	
Site Area & Potential capacity	5.9ha / 140 dwellings (at 30 per ha)	Town centre by road	800m from Coleford town centre
Relevant Planning History	Allocated land Policy AP.63 Current application PI 105/22/FUL	Primary School by road	1km of St Johns C of E Academy.
		GP by road	1km to Coleford existing GP but new future GP site is 400m via paths and 1.5km by road.
Relationship to DSB	Within DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.2km to Tufthorn industrial area.

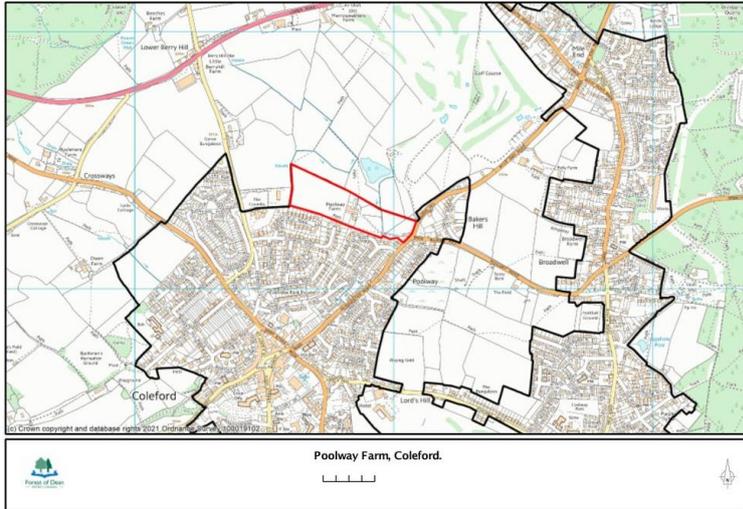
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. Access off B4028 (but may require traffic controls).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths leading through site and pavements into town centre. Potential to cycle.	++
Climate Change - Is there a flood risk?	Not within floodzone, but known surface water flooding issues from watercourse crossing site.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with mature boundaries, watercourse and farm buildings.	0
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	SSSI within 1.2km. Several LWS and SAC within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Some opportunities for GI.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site contributes to the aesthetics of the surrounding area but not to a significant extent. Adjoins existing development on the edge of the settlement. Prominent farmhouse and related buildings.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II The Coombs is 117m away.	0
FoD Officers' conclusion:		
Sustainable location well related to existing town settlement boundary. Good access to services and transport. Limited harm to landscape. Watercourse through site is a constraint and opportunity, prone to SW flooding, site needs to be designed around this and the farm buildings. Hard boundary with modern housing estate at present but opportunity for local landscape enhancement with this site.		

Does the site meet SA criteria?

MEETS SA CRITERIA - subject to ecological considerations, retain as allocation.

Land at Poolway Farm

[Interactive Map link](#)

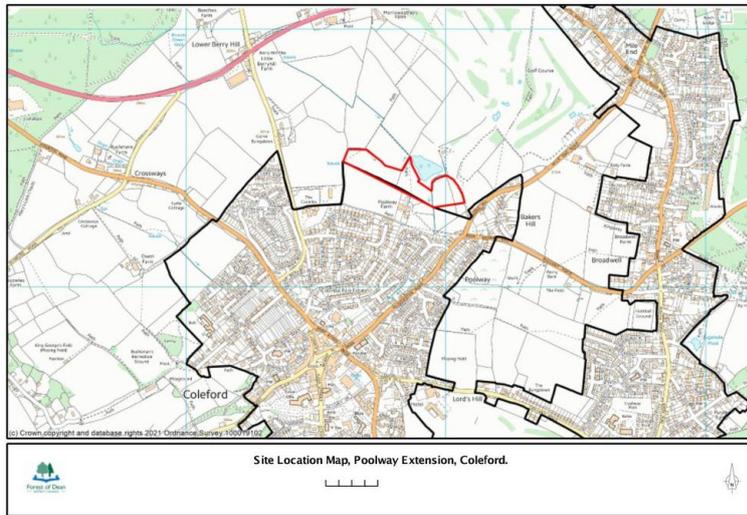


Site policy reference	COLEFORD 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Poolway Farm extension	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Agriculture/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.34ha / 100 dwellings (at 30 per ha)	Town centre by road	800m from Coleford town centre
Relevant Planning History	SHLAA 2020	Primary School by road	1km of St Johns C of E Academy.
		GP by road	1km to Coleford existing GP but new future GP site is 600m via paths and 1.5km by road.
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.2km to Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. Access off B4028 (but may require traffic controls).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths leading through site and pavements into town centre. Potential to cycle.	++
Climate Change - Is there a flood risk?	Not within floodzone, but known surface water flooding issues from watercourse crossing site.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with mature boundaries and watercourse running through it. Surface water flooding is an issue.	-
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	SSSI within 1.2km. Several LWS and SAC within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Some opportunities for GI.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site makes a strong contribution to the aesthetics of the surrounding area and further development would harm the character of the edge of the settlement.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II The Coombs is 117m away.	0
FoD Officers' conclusion:		
Adjoining allocation is considered to represent the logical limits to the town if the local landscape policies (AP and NDP) are to be respected. Site is close to town services etc. It may have potential for landscaping and recreation use and for possible flood storage in conjunction with adjoining allocated land.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA - retain as open space.	

Poolway Farm Extension

[Interactive Map link](#)

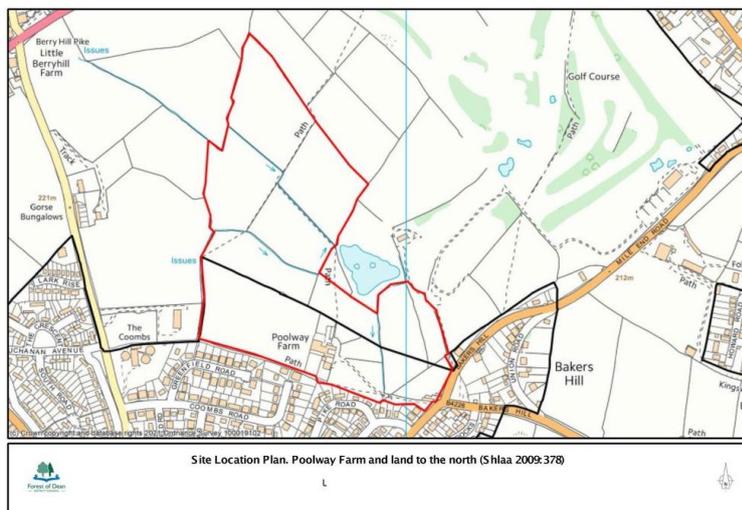


Site policy reference	COLEFORD 6		Filter 1: Potential conflicts with international or national planning policy	
Site Name	Poolway Farm and Land to the North	Is the site SAC?	No	
Parish	Coleford	Is the site SSSI?	No	
Existing Use	Agriculture/greenfield	Filter 2: Distance to services rating		
Site Area & Potential capacity	17.9ha / 537 dwellings (at 30 per ha)	Town centre by road	800m from Coleford town centre	
Relevant Planning History	SHLAA 2009	Primary School by road	1 km of St Johns C of E Academy.	
		GP by road	1 km to Coleford existing GP but new future GP site is 600m via paths and 1.5km by road.	
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes	
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.2km to Tufthorn industrial area.	

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. Access off B4028 (but may require traffic controls).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths leading through site and pavements into town centre. Potential to cycle.	++
Climate Change - Is there a flood risk?	Not within floodzone, but known surface water flooding issues from watercourse crossing site.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with mature boundaries and watercourse running through it. Surface water flooding is an issue.	-
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	SSSI within 1.2km. Several LWS and SAC within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Some opportunities for GI.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site makes a strong contribution to the aesthetics of the surrounding area in the open locally designated landscape between Coleford and outlying settlements. Further development of this scale would cause significant harm to the character of the area and the designated landscape.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II The Coombs is 117m away.	0
FoD Officers' conclusion:		
Expansion beyond current allocation is likely to create harm in the landscape, though some land may be suitable for landscaping and flood storage (see above). Relatively close to amenities and services.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA - retain as part of local landscape and strategic gap.	

Poolway Farm and Land to the North

[Interactive Map link](#)

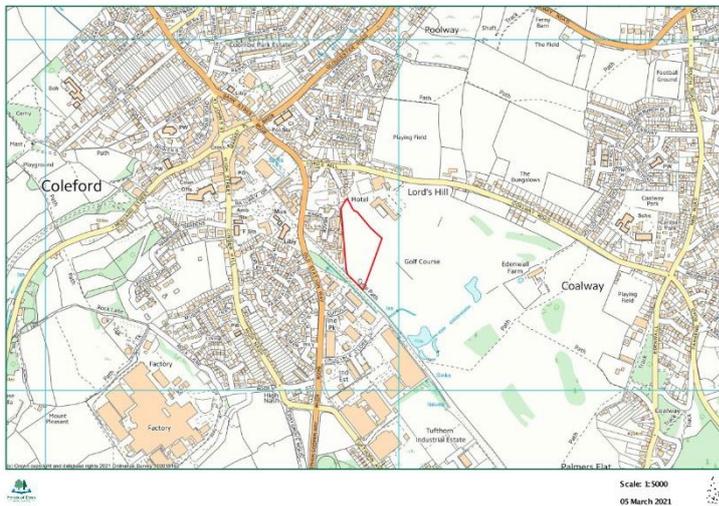


Site policy reference	COLEFORD 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Kings Meade, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Land adjoining golf course.	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.6ha / 48 dwellings (at 30 per ha), likely to be smaller dwellings with a proportion of bungalows.	Town centre by road	400m from Coleford town centre
Relevant Planning History	Allocated housing site AP.66. SHLAA 2009	Primary School by road	950m to Coalway Primary School
		GP by road	Ca. 300m to Coleford existing GP but new future GP site is 1.3km away.
Relationship to DSB	Within DSB	Public Transport	Potential to access bus route? Yes, in walking distance on Coalway Rd Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Coleford's main industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. Connection to B4228 and close to Coalway Rd, for main routes to Coleford Town Centre and beyond.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpaths and cycle track adjacent to site. Pavements leading into town centre.	++
Climate Change - Is there a flood risk?	Not within floodzone, but adjoins watercourse.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Adjoins golf course. Few landscape features, some vegetation.	+
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	Several LWS and RIGs within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is between the existing Kings Meade residential development and Bells Club and Hotel, and development of the site is unlikely to impact on the character or heritage of either of these sites.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Within 40m from the Old Vicarage (Grade II) & 300m from the Coleford Conservation Area which contains a variety of listed buildings and heritage features.	0
FoD Officers' conclusion:		
Very good access to local services. Would need careful design consideration. Well placed TC site, some constraints but suitable for development. Design and ecology will be important.		
Does the site meet SA criteria?	MEETS SA CRITERIA - retain allocation.	

Kings Meade

[Interactive Map link](#)



Site policy reference	COLEFORD 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	North Road, Broadwell	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.4ha / 70 dwellings (at 30 per ha)	Town centre by road	1.5km from Coleford town centre
Relevant Planning History	Allocated housing site AP.65. Outline application for 35 dwellings pending decision.	Primary School by road	1.6km to Coalway Primary School
		GP by road	ca. 2km to Coleford existing GP and new future GP site is 2.6 km away.
Relationship to DSB	Within DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2km from Tuftorn industrial area.

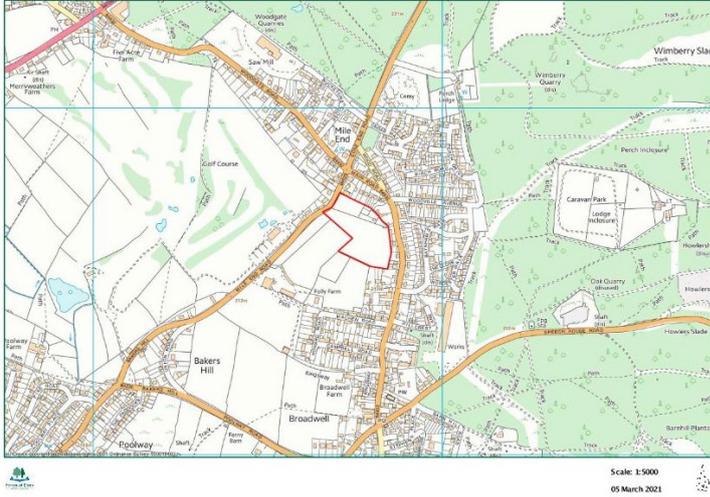
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. The site is very close to the intersection with B4028, and has frontage onto B4028.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pavements leading into town centre. Footpaths leading into forestry nearby and ability to cycle.	++
Climate Change - Is there a flood risk?	Not within floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with few landscape features. Some mature hedgerow boundaries.	+
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	Several LWS and RIGs within 2km.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Adjacent to residential development. The site is not unduly prominent. Development may impact on the scenic values of the area but can provide local landscape features.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	+
FoD Officers' conclusion:		
Sustainable location with access to services. Little landscape harm subject to careful design. Current allocated area regarded as suitable, subject to landscaping though does represent loss of some of the "gap". Potential for significant GI, must address ecology issues.		

Does the site meet SA criteria?

MEETS SA CRITERIA - retain allocation.

North Road, Broadwell

[Interactive Map link](#)

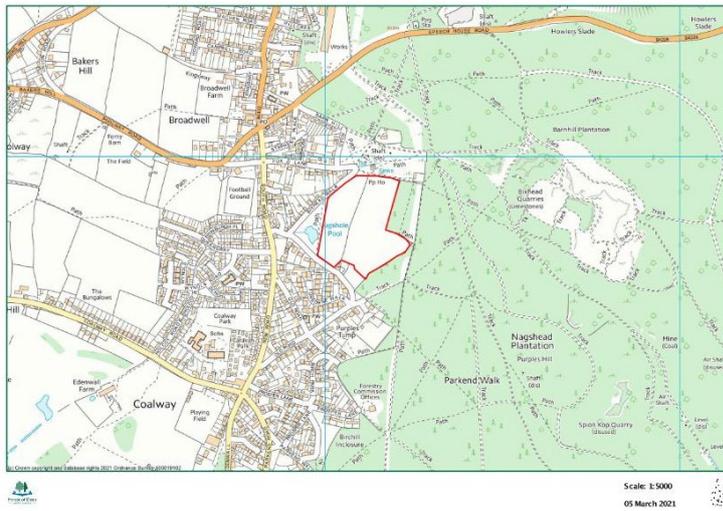


Site policy reference	COLEFORD 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Bixhead Walk/Jugshole Pool	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.05ha / 90 dwellings (at 30 per ha)	Town centre by road	1.7km from Coleford town centre
Relevant Planning History	SHLAA 2018	Primary School by road	500m to Coalway Primary School
		GP by road	ca. 2km to Coleford existing GP and new future GP site is 2.7 km away.
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.3km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access onto Bixhead Walk and onto South Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Site backs onto statutory forest and footpaths leading into forestry with ability to cycle.	+
Climate Change - Is there a flood risk?	Not within floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with some mature hedgerow boundaries and tree line. Adjacent to an Important Open Area and woodland.	+
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	Several LWS and RIGs within 2km and two SSSI within 1.5-1.7km. Adjacent to statutory forest and Important Open Area. Biodiversity impacts are moderate to high.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Good potential has a tree line, is close to woodland, and Important Open area with a pond.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Connects to residential areas but has an intervening IOA with pond. The area has the character of being a typical forest edge to the settlement. Development of the site would compromise the Forest edge outlook and the linear form of Coalway.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	0
FoD Officers' conclusion:		
Whilst a sustainable location in terms of access to services, could have harm to the landscape and biodiversity (woodland). Edge of FoD settlement,- local character defined by field and pond, with planted area beyond.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA.	

Bixhead Walk/Jugshole Pool

[Interactive Map link](#)



Site policy reference	COLEFORD 10	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Site at the end of Victoria Road	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/urban edge	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.68ha / 140 dwellings (at 30 per ha)	Town centre by road	160m from Coleford town centre
Relevant Planning History	SHLAA 2015	Primary School by road	375m to St Johns CofE Primary School
		GP by road	720m to Coleford existing GP and new future GP site is 1.4 km away.
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	619m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor. Access to the site is constrained and it has very little frontage onto a public road. New access would need to be created from Angel Field, Victoria St or Newland St.	--
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Footpaths leading into town and access to Buchanon recreational ground, with footpaths beyond. Ability to cycle.	+
Climate Change - Is there a flood risk?	Not within floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Highly vegetated piece of land which includes two Tree Preservation Orders and has other mature trees around the border and dissecting the site.	+
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	Several LWS and RIGs within 2km and 1km from SSSI. Site is vegetated with many mature trees, so site has high ecological value.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Good potential.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Prominent on hillside. Development could harm the character of the adjoining parkland and established residential area which directly adjoins the site. The site is very close to the boundary of the Coleford conservation area (25m at the closest point). The site is mainly on the valley side of a sensitive and important valley.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 13m from Rock Castle and 105m from St Johns Church in Coleford which are listed buildings. The site is 185m from listed shop fronts in the Coleford town centre and 25m. from the Conservation Area.	--

FoD Officers' conclusion:

Poor access and harm to local landscape. Prominent on hillside of sensitive valley location, and open park setting. Additionally sensitive due to Listed Buildings, CA. Also close to SAC. Huge level changes, would be obtrusive development as approached from Newland St. Doesn't read as part of the urban landscape.

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA

Site at the end of Victoria Road

[Interactive Map link](#)



Scale: 1:10000
10 March 2021



Site policy reference	COLEFORD II	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Newland St, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield and woodland	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.68ha / 140 dwellings (at 30 per ha)	Town centre by road	400m from Coleford town centre
Relevant Planning History	SHLAA 2013	Primary School by road	948m to St Johns CofE Primary School
		GP by road	400m to Coleford existing GP and new future GP site is 1.4 km away.
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	873m from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Accessible from Newland Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Footpaths leading into town. PROW borders site. Ability to cycle.	+
Climate Change - Is there a flood risk?	Floodzone 2 and 3 to the northern boundary of site.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with significant swathes of woodland and mature boundaries. Was planted out as mitigation for adjacent recent development.	--
Land quality	Grade 4 with small portion of grade 3 agricultural land	-
Biodiversity - existing habitat	Several LWS and RIGs within 2km and 1km from SSSI. Significant fragments of woodland (some TPO trees). Site has high ecological value.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Good potential.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Prominent location in the Newland/Whitecliff Valley with significant topography changes. Development would probably result in harm to the character of the area, as the site includes important trees and wooded area close to the Coleford town centre.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Within 101m. of Coleford Conservation Area. 200m from Forest House Hotel and 250m from St Johns Church in Coleford which are listed buildings.	--
FoD Officers' conclusion:		
Development is likely to cause landscape/biodiversity harm and exacerbate flooding. Generally prominent location and sensitive being part of the Newland/ Whitecliff Valley. Many constraints- Listed Buildings, close to CA, floodzone, TPO		

and ecological issues. Huge level changes. Was planted out as mitigation for visual impact of development adjacent to it. Wouldn't read as part of the settlement.

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA

Newland Street

[Interactive Map link](#)



Scale: 1:10000
10 March 2021



Site policy reference	COLEFORD 12	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Staunton Road (adjacent to Buchanan Avenue), Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	17ha / 510 dwellings (at 30 per ha)	Town centre by road	730m from Coleford town centre
Relevant Planning History	Locally Valued Landscape AP.69. SHLAA 2008	Primary School by road	614m to St Johns CofE Primary School
		GP by road	1.15km to Coleford existing GP and new future GP site is 300m away.
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. Accessible from Staunton Road	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site directly adjoins a residential area off Buchanan Ave, but there are only few pedestrian linkages to this street network. Pavements are on the opposite side of Staunton Road leading to Coleford Town Centre. Ability to cycle, but no cycle tracks.	+
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a greenfield site within a designated Locally Valued Landscape, but contains no notable ecological features, other than mature boundaries. It appears to be used intensively for agriculture. Part of a prominent landscape which rises to the north.	-
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	Whitecliff Recreation Ground LWS 500m away and several other LWS and RIGs within 2km. 1 km from SSSI.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large swathe of land forming part of protected designated Locally Valued Landscape in a prominent location on sloping ground. Development would harm the logical urban edge to the town and the landscape beyond.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is within 236.4m of The Coombs, Grade II.	0

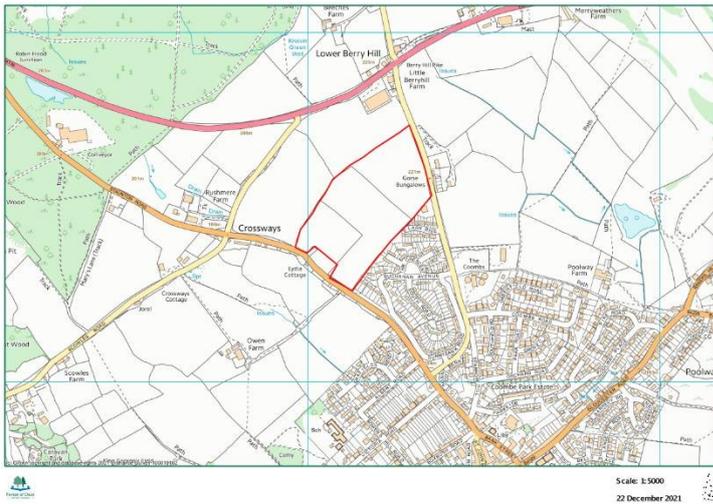
FoD Officers' conclusion:

Good access and links to services, but would need to include more public footpath connections. Part of protected landscape though not as prominent as some areas. On sloping ground and prominent from nearby road. Extends the town onwards into the open countryside. Potential ecological issues. Lies beyond logical urban edge.

Does the site meet SA criteria? UNLIKELY TO MEET SA CRITERIA

Staunton Road (Adjacent to Buchanon Avenue)

[Interactive Map link](#)



Site policy reference	COLEFORD 13	Filter 1: Potential conflicts with international or national planning policy	
Site Name	The Great Oaks	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Great Oaks (hospice) and grounds, as well as adjoining greenfield/agricultural land.	Filter 2: Distance to services rating	
Site Area & Potential capacity	20ha / 600 dwellings (at 30 per ha)	Town centre by road	900m from Coleford town centre
Relevant Planning History	Locally Valued Landscape AP.69.SHLAA 2008. Planning permissions relate to changes to existing building, as well as permission to build a new GP surgery.	Primary School by road	747m to St Johns CofE Primary School
		GP by road	1.1km to Coleford existing GP and new future health centre is on the site.
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.1 km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. Accessible from Gorse Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath on southern boundary and well connected to the residential street network with pavements leading into town centre. Ability to cycle, although topography is steeper in places.	+
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is mainly open fields but contains a hospice and the site now permitted for a new GP unit. It includes mature trees along its boundaries, including protected trees along the southern boundary. Prominent location on sloping ground in Locally Valued Landscape.	-
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	Whitecliff Recreation Ground LWS 730m away and several other LWS and RIGs within 2km. 1km from SSSI.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development of the site could impact on the curtilage of adjoining Coombs (listed building). Much of the site is on sloping prominent ground lying between Coleford and Berry Hill, which is protected by the designated Locally Valued Landscape. Development would harm the logical urban edge to the town and the landscape beyond.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 10m away from The Coombs, Grade II.	0

FoD Officers' conclusion:

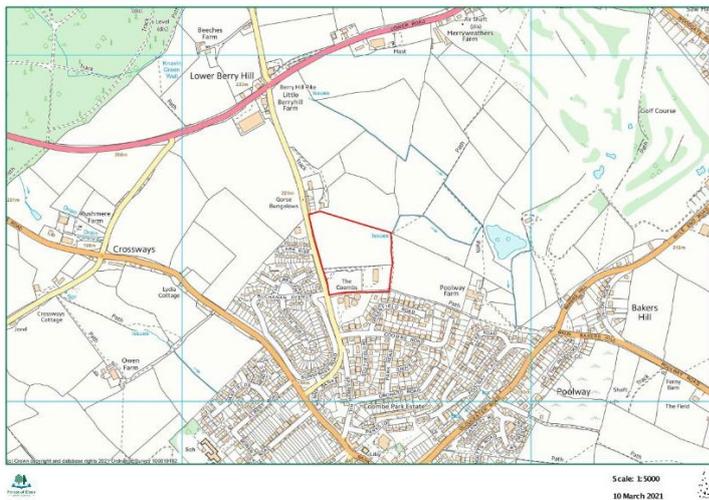
Sustainable location with good access to services. Development would need careful consideration with regards to design and impact on the listed building. Location reasonable but landscape and other constraints are limiting- not as prominent as some areas. Would however erode Coleford local landscape. Would negatively impact the open landscape no matter what the use of the site is.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA for major allocation - exception of extreme southern part, now to accommodate a new GP unit.

The Great Oaks

[Interactive Map link](#)



Site policy reference	COLEFORD 14	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land South of Poolway Road	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Agriculture/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	5.1ha / 153 dwellings (at 30 per ha)	Town centre by road	980m from Coleford town centre
Relevant Planning History	SHLAA 2020	Primary School by road	755m to Coalway Primary School
		GP by road	1.25km to Coleford existing GP and new future health centre is 2.1km away,
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.8km from Tufthorn industrial area.

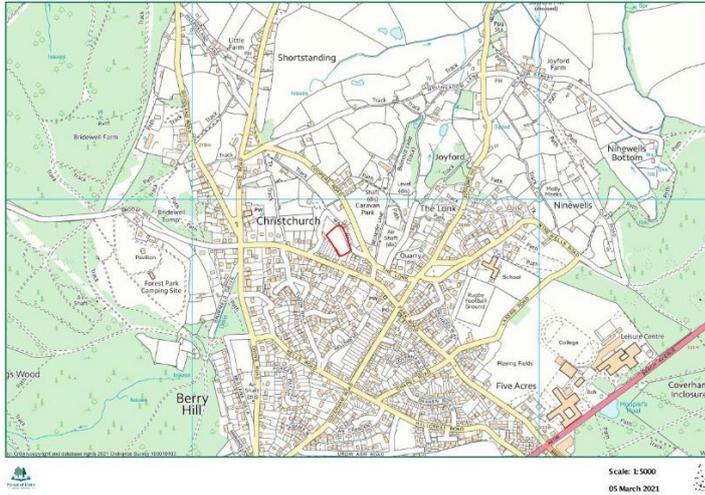
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. Accessible from Poolway Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath running through site and well connected to the residential street network with pavements leading into town centre. Ability to cycle.	++
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a combination of two separate open fields/paddocks. There is a dwelling and outbuildings in it the parcel to the west and some further cottages along the northern boundary. Site adjacent to the highway and to the east, the land is bounded by the football ground and residential development. Site includes mature trees and hedgerow along boundaries. Prominent location in designated Locally Valued Landscape.	-
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	There are several ecological sites (RIG, LWS, SAC, SSSI) within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Much of the site is on prominent high ground lying between Coleford and Broadwell, which is protected by the designated Locally Valued Landscape. Development would harm the logical semi-urban edge to the settlement of Broadwell and the landscape beyond. Although the eastern part of the site would assimilate more into the current residential layout of Broadwell, which is bounded to the south by dwellings, the east by football pitch and to the north by Poolway Road and dwellings.	-
Heritage - Does the site include a listed building or fall within the setting of a	The nearest listed building is 330m to the south.	+

Site policy reference	COLEFORD 15	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Maze Walk, Berry Hill	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.37ha / 11 dwellings (at 30 per ha)	Town centre by road	Berry Hill has a handful of small shops/services but 2.9km from Coleford town centre.
Relevant Planning History	SHLAA 2020	Primary School by road	400m to Berry Hill Primary School
		GP by road	3.1km to Coleford existing GP and new future health centre is 1.9km away,
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.3km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor. Off Maze Walk, which is a narrow lane.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Maze Walk is a lane without footpaths but does connect to the residential street network with pavements leading into Berry Hill village centre. Ability to cycle on public highway.	0
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Small paddock bounded by mature hedgerow.	-
Land quality	Urban classification (despite being open and green).	+
Biodiversity - existing habitat	There are several ecological sites (LWS, SSSI) within a 2km radius of the site.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Small paddock which sits on the outskirts of the residential limits of the village. It has the character of being rural and therefore any development of this land would harm that.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is 222m to the north west.	0
FoD Officers' conclusion:		
Small site in sensitive location with access via a narrow lane.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA, retain as undeveloped.	

Maze Walk, Berry Hill

[Interactive Map link](#)



Site policy reference	COLEFORD 16	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Broadwell Farm	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.12ha / 124 dwellings (at 30 per ha)	Town centre by road	1.13km to Coleford Town Centre
Relevant Planning History	SHLAA 2007	Primary School by road	940m to Coalway Primary School
		GP by road	1.6km to Coleford existing GP and new future health centre is 2.0km away,
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	3km from Tufthorn industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good, off Poolway Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	A public right of way crosses through the area leading to pavements which would allow pedestrian access to the town. Ability to access tracks for cycling within the nearby forestry.	++
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a combination of two separate open fields. There are mature hedgerows and very few trees. Sits adjacent to the highway to the south boundary and residential development to the north and east. Prominent location in designated Locally Valued Landscape.	-
Land quality	Grade 3 (good) agricultural land	-
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open character of the Locally Valued Landscape area. The site is prominent owing to its location and topography and consequently visible from a variety of locations and development would therefore be harmful to the local landscape character. However, part of the assessment area is better connected to existing development and therefore would be read in context of this.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated heritage assets within 250m. of the site.	+
FoD Officers' conclusion:		
Part of site is better related to existing settlement may have less impact on local landscape.		

Does the site meet SA criteria?

Majority of site **UNLIKELY TO MEET SA CRITERIA**, less prominent part could be considered further.

Broadwell Farm, Broadwell

[Interactive Map link](#)



Site policy reference	COLEFORD 17	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Staunton Road, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	17.19ha / 510 dwellings (at 30 per ha)	Town centre by road	The site is 730m from the Coleford town centre.
Relevant Planning History	SHLAA 2008	Primary School by road	The site is 614m by road to St Johns C of E academy.
		GP by road	The site is 1.146km from Coleford Health Centre.
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km from Coleford's main employment site.

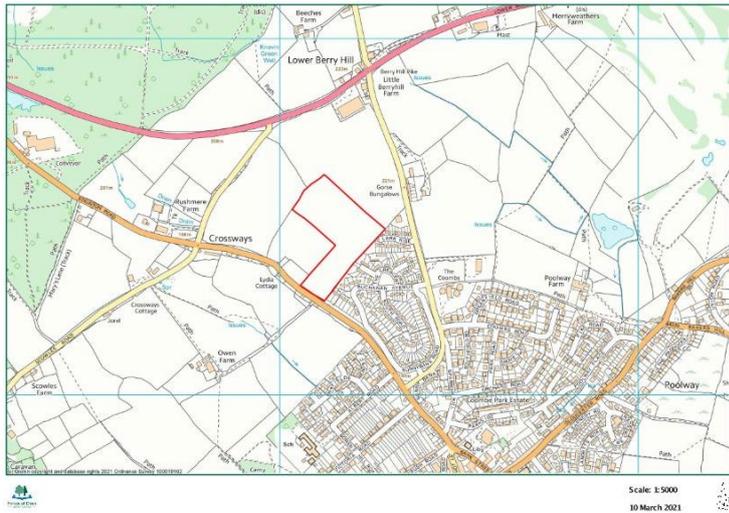
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. The site is located on Staunton Rd (B4228) which is a Class 3 highway.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site is directly adjoining a residential area off Buchanon Ave, but there are only few pedestrian linkages to this street network. No public footpaths are adjoining the site. Despite being close to the centre of Coleford, it is unlikely that the site will promote pedestrian and cycling activity.	++
Climate Change - Is there a flood risk?	No	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a greenfield site but contains no notable ecological features. It appears to be used intensively for agriculture. It is within the Locally Valued Landscape Area.	-
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site, the nearest being a LWS, 500m. to the south.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Within the Locally Valued Landscape Area, it is a protected landscape and is relatively prominent from nearby highway owing to sloping ground. However, it related to the existing residential development on the edge of Coleford.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is within 236m of The Coombs, grade II listed building.	0
FoD Officers' conclusion:		
Good access and links to services, but would need to include more public footpath connections. Part of protected landscape though not as prominent as some areas. On sloping ground and prominent from nearby road. Extends the		

town onwards into the open countryside. Potential ecological issues. Consider the general location and opportunities for GI based approach (Cycleways). Logical urban edge.

Does the site meet SA criteria? **UNLIKELY TO MEET SA CRITERIA.**

Staunton Road, Coleford

[Interactive Map link](#)



Site policy reference	COLEFORD 18	Filter 1: Potential conflicts with international or national planning policy	
Site Name	South of Railway Drive, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.99ha 30 dwellings (at 30 per ha)	Town centre by road	The site is adjacent to the Coleford town centre.
Relevant Planning History	Applications for individual sites.	Primary School by road	The site is ca. 800m by road to St Johns C of E academy.
		GP by road	The site is the Coleford Health Centre.
Relationship to DSB	Within DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km from Coleford's main employment site.

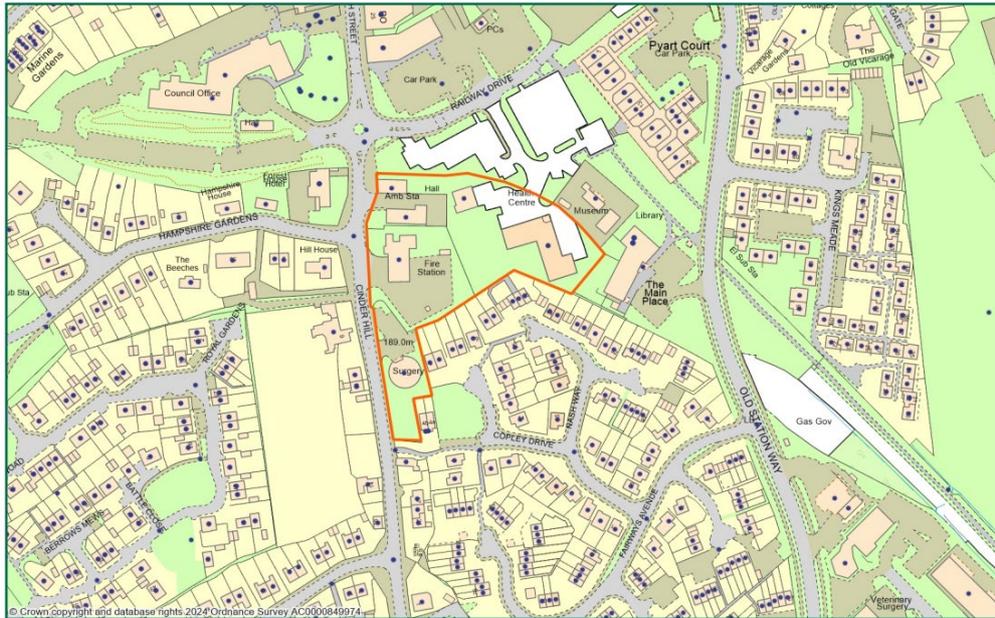
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. The site is located on Cinderhill Street leading into Coleford Town Centre.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site is on the edge of the retail centre of Coleford. Pedestrian footways and links into the town centre and to residential estates surrounding. Cycling would be along highway, although the site is connected to the Milkwall Cycle Track.	++
Climate Change - Is there a flood risk?	No	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Brownfield site. Site is currently two health centres (likely to move soon to a different site), a fire station and ambulance station with associated buildings and carparking/hardstanding.	++
Land quality	Grade 4 (poor) but site is built upon.	+
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is currently two health centres (likely to move soon to a different site), a fire station and ambulance station with associated buildings and carparking/hardstanding. The site is near to residential dwellings to the south and the town centre retail to the north.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Forest Hotel is the closed Listed Building to the site (on opposite side of Cinderhill Road)	0
FoD Officers' conclusion:		
Good access to services. Sustainable location. Site could be used for alternative community uses, when health centres move. If considered for residential, noise disturbance and loss of community facilities would need to be accounted for. Good site for continued community services/employment or for mixed use.		

Does the site meet SA criteria?

MEETS SA CRITERIA for community services use/employment.

South of Railway Drive, Coleford

[Interactive Map link](#)



South of Railway Drive, Coleford

Scale: 1:2000

07 February 2024



Site policy reference	COLEFORD 19	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Five Acres, Berry Hill	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Brownfield. Former college and leisure centre.	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.7ha / 81 dwellings (at 30 per ha) or mixed use/recreation	Town centre by road	The site is 2.3km from the Coleford town centre. But there are a few services within Berry Hill.
Relevant Planning History	PI435/23/FUL Refurbishment of building into community facilities plus new sports hall and atrium to create a leisure use for community hub/leisure centre – Approved.	Primary School by road	The site is adjacent to Berry Hill Primary School and the Lakers Secondary School.
		GP by road	The site is ca. 2.4km Coleford Health Centre.
Relationship to DSB	Within	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 2.5km from Coleford's main employment site.

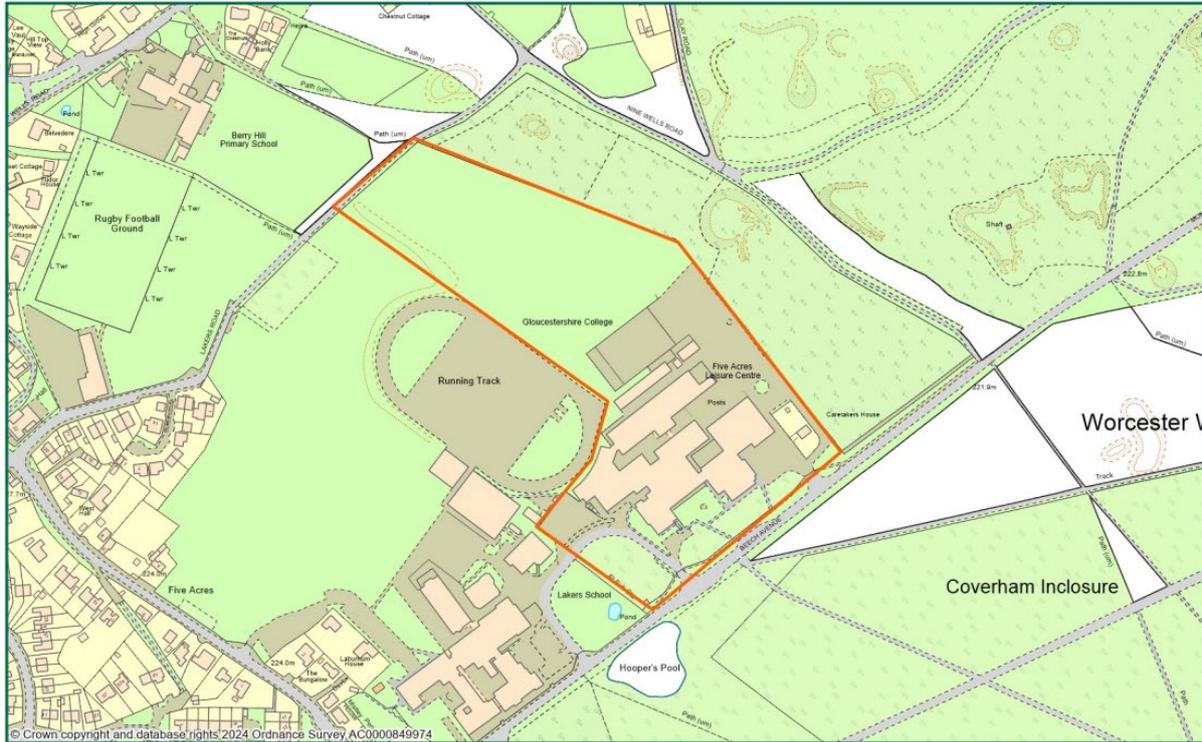
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. The site is located on Beech Avenue.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Footpaths lead into Berry Hill and beyond as well as recreational walking potential in the forestry. Cycling would be on the highway, although there are recreational links into the adjoining forest.	++
Climate Change - Is there a flood risk?	No	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a brownfield site which has been demolished. Adjacent to the Primary and Secondary Schools with their associated buildings. Forestry woodland to the east and south.	++
Land quality	Grade 3 (good) but this site is brownfield (demolished buildings).	++
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link into woodland.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Prominent site, adjacent to highway, but was former college buildings which are now demolished. Brownfield site which if redeveloped would improve the character of the area.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No nearby heritage assets.	++
FoD Officers' conclusion:		

Good access and links to services. Would be a sustainable location for employment/recreation uses, such as the leisure centre/community facilities approved in the planning application.

Does the site meet SA criteria? **MEETS SA CRITERIA – as community/recreation/employment facility**

Five Acres, Berry Hill

[Interactive Map link](#)



Five Acres, Berry Hill

Scale: 1:3000

07 February 2024



Site policy reference	COLEFORD 20	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off B4228, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Greenfield with Pingry Business Park to south.	Filter 2: Distance to services rating	
Site Area & Potential capacity	9.22ha - employment	Town centre by road	The site is 740m from the Coleford town centre.
Relevant Planning History	Mixture of Shlaa and Planning applications.	Primary School by road	The site is ca. 1km to St Johns C of E academy.
		GP by road	The site is ca. 500 from Coleford Health Centre.
Relationship to DSB	Adjacent DSB	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Suntory to west and Tufthorn Industrial Estate to east.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. The sites are located on B4228 and Tufthorn Avenue on the outskirts of Coleford Town.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian footpaths leading into the town centre and beyond. Cycling is likely to be along highway but could link to the Milkwall Cycle route.	++
Climate Change - Is there a flood risk?	No	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The sites are greenfield (with some business park buildings on Pingry Park to south). Bounded by hedgerow. Prominent location. By way of their locations, each part of the site has a backdrop to existing employment sites (Suntory, Pingry and Tufthorn Ind. Estate).	++
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Sites are prominent being on the access into Coleford from the south. But they do have a backdrop of existing employment sites.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None.	++
FoD Officers' conclusion:		
Good access and links to services, with existing employment uses nearby. Promineint location and would need some good deign and screening, but already have backdrop of employment/built development. Good location for employment being on outskirts of town.		

Does the site meet SA criteria?

MEETS SA CRITERIA – for industrial/employment use

Land adjacent off B4228, Coleford

[Interactive Map link](#)



Land off B4228 Coleford

Scale: 1:4096
01 May 2024

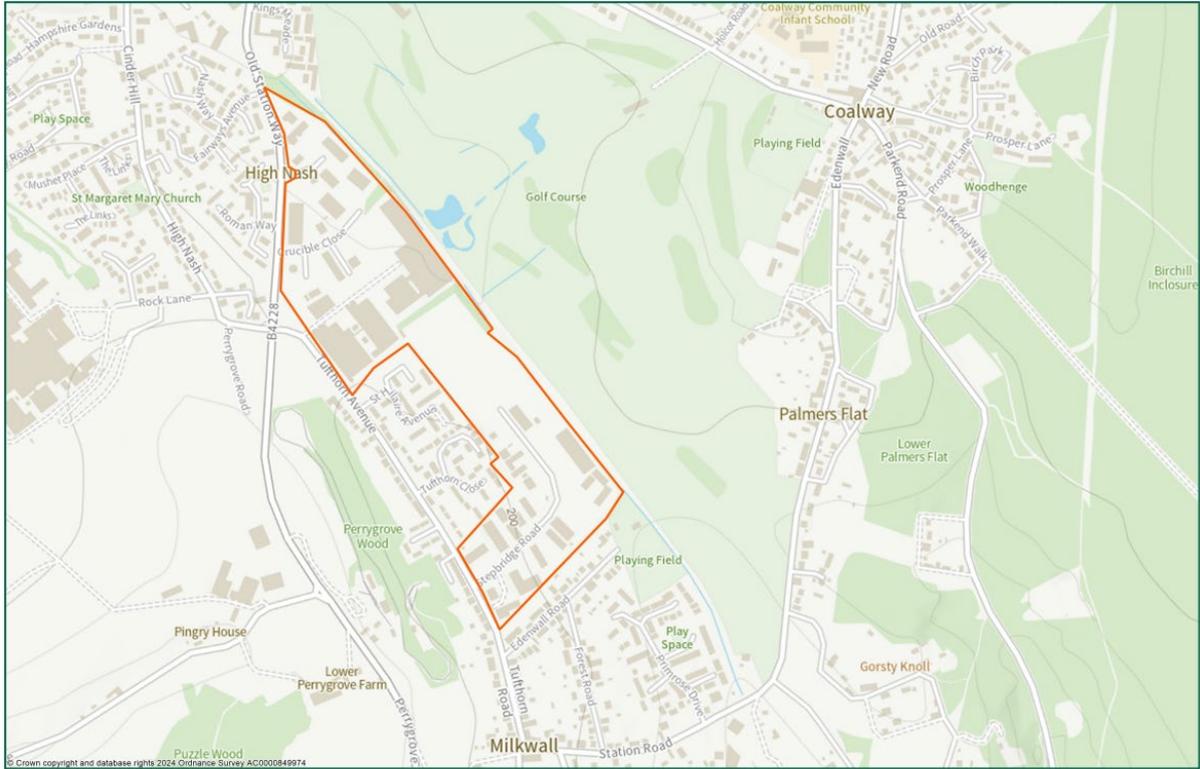


Site policy reference	COLEFORD 21	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Tufthorn Industrial Estate, Coleford	Is the site SAC?	No
Parish	Coleford	Is the site SSSI?	No
Existing Use	Brownfield – Industrial Estate	Filter 2: Distance to services rating	
Site Area & Potential capacity	17ha – employment site	Town centre by road	The site is 740m from the Coleford town centre.
Relevant Planning History	Planning allocations for individual sites. AP.61	Primary School by road	The site is ca. 1km to St Johns C of E academy.
		GP by road	The site is ca. 500 from Coleford Health Centre.
Relationship to DSB	Within	Public Transport	Potential to access bus route? Yes, in walking distance Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Suntory to west and Tufthorn Industrial Estate to east.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. The site is located on Tufthorn Avenue which leads onto the B4228 on the outskirts of Coleford Town.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian footpaths leading into the town centre and beyond. Cycling is likely to be along highway but could link to the Milkwall Cycle route.	++
Climate Change - Is there a flood risk?	No	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a large industrial estate with very little landscaping.	++
Land quality	Grade 3 (good) agricultural land but the site is brownfield (industrial estate).	++
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is an established industrial estate. Any intensification of it within the site is very unlikely to harm the existing character.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None.	++
FoD Officers' conclusion:		
Good access and links to services. Large industrial estate and could be intensified within it without harming character around it. Good location for employment being on outskirts of town.		
Does the site meet SA criteria?	MEETS SA CRITERIA – as employment/industrial estate uses	

Tufthorn Industrial Estate, Coleford

[Interactive Map link](#)



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Tufthorn Industrial Estate, Coleford

Scale: 1:5000

01 May 2024

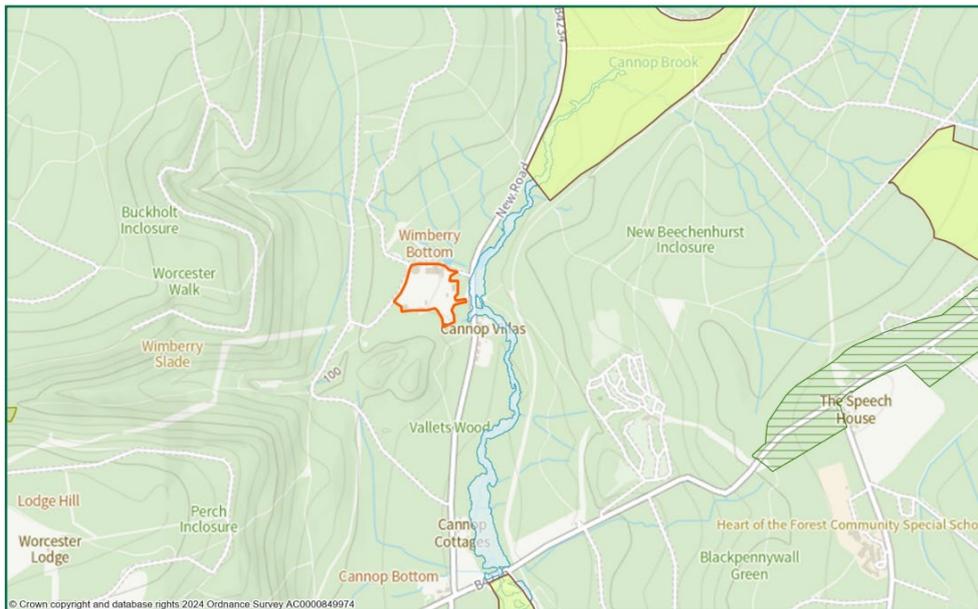


Site policy reference	COLEFORD 22	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Cannop Depot & Cycle Centre	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Brownfield – Forestry England Depot & Cycle Centre	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.22ha- employment site/recreation	Town centre by road	The site is ca. 4.5km to Coleford town centre.
Relevant Planning History	AP.24	Primary School by road	The site is ca. 4.5km to St Johns C of E academy.
		GP by road	The site is 4.5km from Coleford Health Centre.
Relationship to DSB	Open Countryside	Public Transport	Potential to access bus route? Yes, in walking distance (Pygmy Pinetum). Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.5km to Coleford. This site is a small employment area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – off B4234.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian footpaths through the woodland but no pavements. Cycling tracks lead around the woodland for recreation, but otherwise cycling is likely to be along highway.	++
Climate Change - Is there a flood risk?	No	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a small complex of buildings set within woodland.	+
Land quality	Non agricultural	++
Biodiversity - existing habitat	There are several ecological sites (LWS, RIG, SAC and SSSI) within a 2km radius of the site. The site is surrounded by woodland.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI. Site is already connected to woodland.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is an established small employment site (depot) for Forestry England including a cycle centre (recreation). Any intensification of it within the site would need to be small scale and within the existing boundaries, sensitive to the surrounding woodland.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None.	++
FoD Officers' conclusion:		
Good access but isolated location. Good location for Forestry England employment and also for recreation (cycle centre), but not sustainable for other forms of development.		
Does the site meet SA criteria?	MEETS SA CRITERIA – as employment/recreation	

Cannop Depot & Cycle Centre

[Interactive Map link](#)



Cannop Depot and Cycle Centre

Scale: 1:10000

02 May 2024



Drybrook

DRYBROOK 1

Mannings Farm

DRYBROOK 2

Drybrook Farm

DRYBROOK 3

Rear of Drybrook Farm

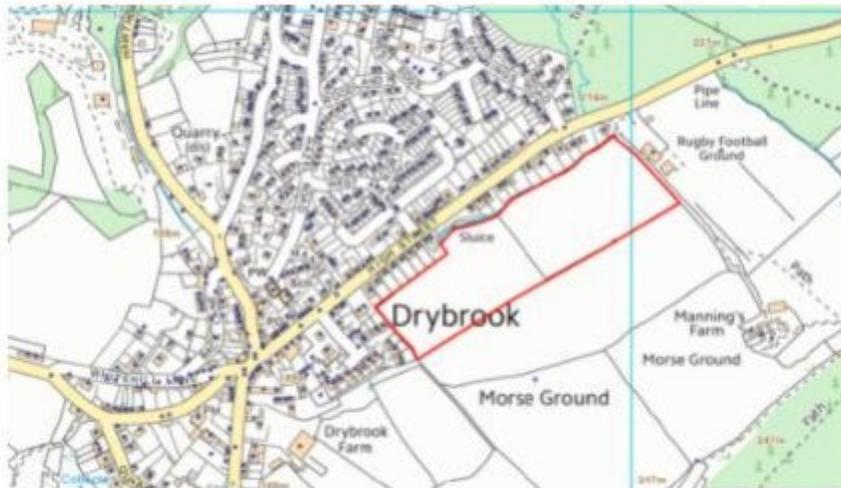
Site policy reference	DRYBROOK I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Mannings Farm	Is the site SAC?	No
Parish	Drybrook	Is the site SSSI?	No
Existing Use	Greenfield/agriculture	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.911ha / 110 dwellings (at 30 per ha)	Town centre by road	300m to Drybrook town centre.
Relevant Planning History	Existing Allocation AP.84 North eastern section of the site - P0457/20/APP - Approval of reserved matters pursuant to outline application P1729/16/OUT for the erection of 57 no dwellings, open space, landscaping and associated infrastructure.	Primary School by road	1.12km to Drybrook primary school.
		GP by road	1.28km to Drybrook surgery.
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance (39m on the High St) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.28km to Hales & Co Drybrook, which is a very small employment site. 4.66km from Forest vale Industrial estate, Cinderford, which provides much more employment opportunities.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. The site to the High Street (off the entrance for the housing development to the northeast of the site).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath passes the site which would allow pedestrian access into the village centre. Cycling potential would be along highways, but access to the forestry tracks is nearby.	+
Climate Change - Is there a flood risk?	Not within a floodzone, but there is a floodzone 150m. to the south.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is mostly cleared except for a four large trees growing around a sluice which partly transects the sites northern tip. The parcel of land to the northeast has now been developed, however, the land to the southwest remains as greenfield.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	There are several ecological sites (LWS, SPA, SAC and SSSI) within a 2km radius of the site.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0

Character (built and natural) - Could development harm or enhance the character of the area?	Development of the site could harm the rural outlook of Drybrook, but the assessment area is surrounded by development to the north, east and west therefore is unlikely to look out of place within the landscape subject to design.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Listed Chapel 450m south of the assessment area. Development is unlikely to impact this.	0
FoD Officers' conclusion:		
Attached to existing settlement, part current allocation/ part completed site (the northern part of the land). Remainder affected by some SW flood issues. Close to services and existing settlement.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA.	

Mannings Farm, Drybrook

[Interactive Map link](#)



Site policy reference	DRYBROOK 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Drybrook Farm	Is the site SAC?	No
Parish	Drybrook	Is the site SSSI?	No
Existing Use	Brownfield site with agricultural buildings.	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.59ha / 18 dwellings (at 30 per ha)	Town centre by road	67m from Drybrook town centre.
Relevant Planning History	Existing Allocation AP.85 Outline application for the erection of 18 dwellings with ancillary works (Renewal of PI536/09/OUT).	Primary School by road	160m from Drybrook primary school.
		GP by road	320m from Drybrook surgery
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance (on the High St) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	643m from Hale & Co, Drybrook. 3.7km from Forest Vale Industrial estate, Cinderford

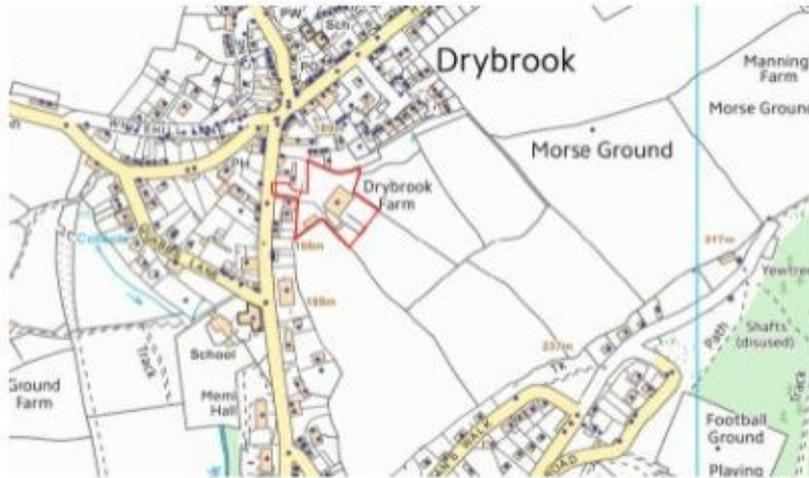
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. The site has access to the High Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath passes the site which would allow pedestrian access into the village centre. Cycling potential would be along highways, but access to the forestry tracks is nearby.	+
Climate Change - Is there a flood risk?	There is a floodzone 2 and 3 at the entrance to the site from Drybrook Road.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Farm yard with several farm buildings and associated structures.	+
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	There are several ecological sites (LVWS, SPA, SAC and SSSI) within a 2km radius of the site.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development could improve the appearance of the site.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Listed Building 300m south of the assessment area. Development is unlikely to impact this.	+
FoD Officers' conclusion:		

Well related to the rest of the village, could be ecological issues. Retain allocation though viability may be an issue for this area. Likely to require bat surveys and mitigation.

Does the site meet SA criteria?	MEETS SA CRITERIA
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Drybrook Farm, Drybrook

[Interactive Map link](#)



Site policy reference	DRYBROOK 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Rear of Drybrook Farm	Is the site SAC?	No
Parish	Drybrook	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.52ha / 76 dwellings (at 30 per ha)	Town centre by road	67m from Drybrook town centre.
Relevant Planning History	N/A	Primary School by road	160m from Drybrook primary school.
		GP by road	320m from Drybrook surgery
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance (on the High St) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	643m from Hale & Co, Drybrook. 3.7km from Forest Vale Industrial estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. The site has access to the High Street (provided this site is developed alongside Drybrook Farm, to gain the access to the High Street).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath passes the site which would allow pedestrian access into the village centre. Cycling potential would be along highways, but access to the forestry tracks is nearby.	+
Climate Change - Is there a flood risk?	There is a floodzone 2 and 3 at the entrance to the site from Drybrook Road.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield agricultural land with few features. Adjacent to the main farmyard (Drybrook Farm).	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	There are several ecological sites (LWS, SPA, SAC and SSSI) within a 2km radius of the site.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Would relate to the rest of the village.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Listed Building 300m south of the assessment area. Development is unlikely to impact this.	+
FoD Officers' conclusion:		

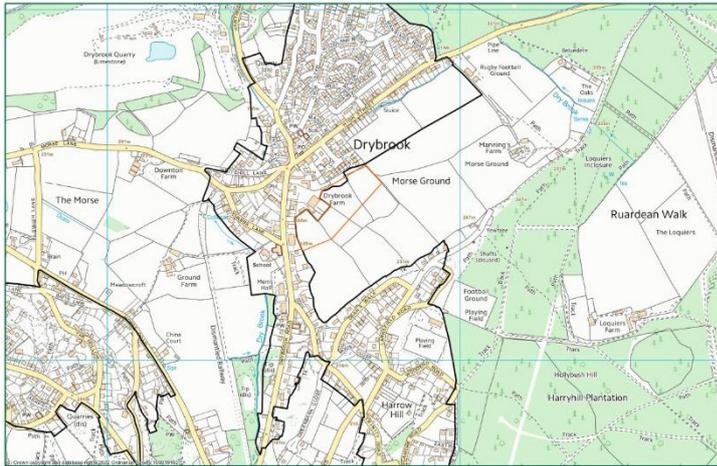
Well related to the rest of the village, could be ecological issues which will need to be resolved.

Does the site meet SA criteria?

COULD MEET SA CRITERIA.

Rear of Drybrook Farm, Drybrook

[Interactive Map link](#)



Site Location Map: Drybrook Farm, Drybrook

Scale: 1:5000
09 March 2022

Dymock

[DYMOCK 1](#)

Adjoining Bayfield Gardens

[DYMOCK 2](#)

Land adjoining Ann Cam Primary School

[DYMOCK 3](#)

Land opposite Beauchamp Arms

[DYMOCK 4](#)

Station Terrace, Dymock

[DYMOCK 5](#)

Station Terrace (smaller area)

Site policy reference	DYMOCK I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Adjoining Bayfield Gardens	Is the site SAC?	No
Parish	Dymock	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.73ha / 82 dwellings (at 30 per ha)	Town centre by road	494m to Beauchamp Arms and Hall (limited services)
Relevant Planning History	SHLAA 2008	Primary School by road	Adjoins Ann Cam Primary School
		GP by road	5.9km to Newent surgery
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance (314m to B4215) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	8km to Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor. Potentially difficult access to site and from B4215 and may need to accommodate the canal, so would have to demonstrate that it didn't prevent re instatement. Difficult to gain access through Bayfield Gardens.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public footpath adjacent to this site, which is part of the railway track and former canal. Footpaths running through Bayfield Gardens, allowing access into the village centre. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	No floodzones on the site, but northern portion is at risk of surface water flooding.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield/agricultural land which is located behind the school, existing residential development and adjacent to the canal. Mature boundaries on the site, but no other physical features.	0
Land quality	Grade 2 (very good) agricultural land.	--
Biodiversity - existing habitat	The site is not within or close (within 250m.) or any designated ecological/geological sites. However, there are several woodlands, including several designated LWS within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Land adjoins a small pond, but has limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is adjacent to existing residential development and is not highly visible.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	South east corner of the site is adjacent to the Conservation Area and there are several listed buildings within 250m.	-
FoD Officers' conclusion:		

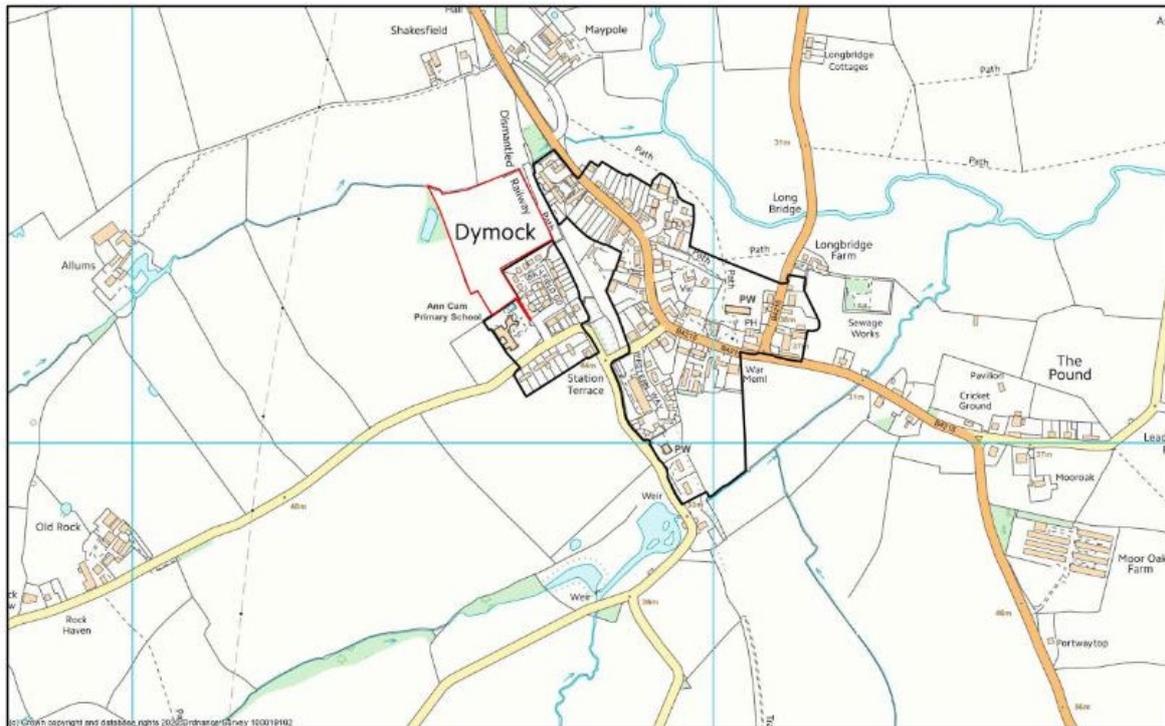
Potentially difficult access to sites and from B4215 and may need to accommodate canal would have to show it didn't prevent re instatement. Relatively in keeping, not highly visible. Potentially a smaller portion could be appropriate for development.

Does the site meet SA criteria?

NOT EXCLUDED BY SA CRITERIA

Adjoining Bayfield Gardens, Dymock

[Interactive Map link](#)



Site Location Map. Adjoining Bayfield Gardens, Dymock. Shlaa 2008:50



Site policy reference	DYMOCK 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Ann Cam Primary School	Is the site SAC?	No
Parish	Dymock	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.8ha / 84 dwellings (at 30 per ha)	Town centre by road	577m to Beauchamp Arms and Hall (limited services)
Relevant Planning History	SHLAA 2014	Primary School by road	Adjoins Ann Cam Primary School
		GP by road	5.9km to Newent surgery
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance (to B4215) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes - partly	Employment Area (direct line)	8km to Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Some potential. Access onto B4215, however, access into the village and beyond is constrained to narrow roads and a small bridge.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavement only leads up to the school, not to this site. Cycling potential would be along highways.	-
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield/agricultural land which is located adjacent to the school and the highway. Sloping land with mature boundaries and trees. Small pond to the north eastern corner and a water course running along the northern boundary.	0
Land quality	Grade 2 (very good) agricultural land.	--
Biodiversity - existing habitat	The site is not within or close (within 250m.) or any designated ecological/geological sites. However, there are several woodlands, including several designated LWS and a SSSI within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Land includes a small pond, but has limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is sloping and adjacent to the highway, thus being highly visible. It is located well outside of the existing development and does not follow any pattern of development. Would cause landscape harm if developed.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are several listed buildings within 250m. but development unlikely to impact on them.	+
FoD Officers' conclusion:		

Does not follow pattern of development. Harm to the landscape. Not well related to remainder of village with potential access issues from main road. Although immediate access is available, other constraints exist, including bridge.

Does the site meet SA criteria? **UNLIKELY TO MEET SA CRITERIA**

Land adjoining Ann Cam Primary School, Dymock

[Interactive Map link](#)



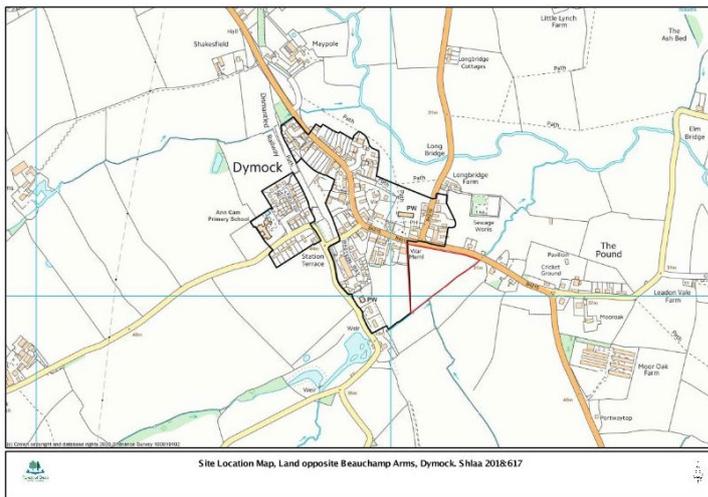
Site policy reference	DYMOCK 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land opposite Beauchamp Arms	Is the site SAC?	No
Parish	Dymock	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.3ha / 129 dwellings (at 30 per ha)	Town centre by road	Opposite Beauchamp Arms and Hall (limited services)
Relevant Planning History	SHLAA 2018 PI 1708/17/FUL: Erection of five residential dwellings, village green, parking and ancillary works. (Revised Scheme). (REF) PI 1132/17/FUL: Erection of 5 residential dwellings, village green, parking and ancillary works. (REF). Dismissed at Appeal.	Primary School by road	462m to Ann Cam Primary School
		GP by road	6.1km to Newent surgery
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance. Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes - majority of site	Employment Area (direct line)	8km to Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access onto B4215.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavement running along the northern boundary of the site and public footpath running along the western boundary. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	There is a floodzone 3 on the site (all along the eastern boundary) as well as areas at risk of surface water flooding.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield/agricultural land which is located adjacent to the B4215 and opposite the public house. Railings to the northern boundary and mature boundaries/trees.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within or close (within 250m.) or any designated ecological/geological sites. However, there are several woodlands, including several designated LWS and a SSSI within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is at the entrance to the village and being adjacent to the highway, it is highly visible. It would not follow the existing pattern of development, but instead would provide consolidate	--

	built structures at this prominent location. This site was refused (at appeal) for landscape/ harm to Conservation Area and heritage assets.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to Conservation Area. Several listed buildings within 250m. of the site (nearest being 40m to the west) and the Grade I listed church less than 100 m away. Could cause significant harm to the setting of the CA and the nearby listed buildings, in particular the church.	
FoD Officers' conclusion:		
It has good access and although it is close to the conservation area, it has the potential to consolidate the pattern of development. However, this site was refused (at appeal) for landscape/ harm to Conservation Area and heritage assets. It is not well related to village- significant concerns on impact on listed church setting/ village centre. Appeal outcome over the site was refused on conservation grounds.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA	

Land opposite Beauchamp Arms, Dymock

[Interactive Map link](#)



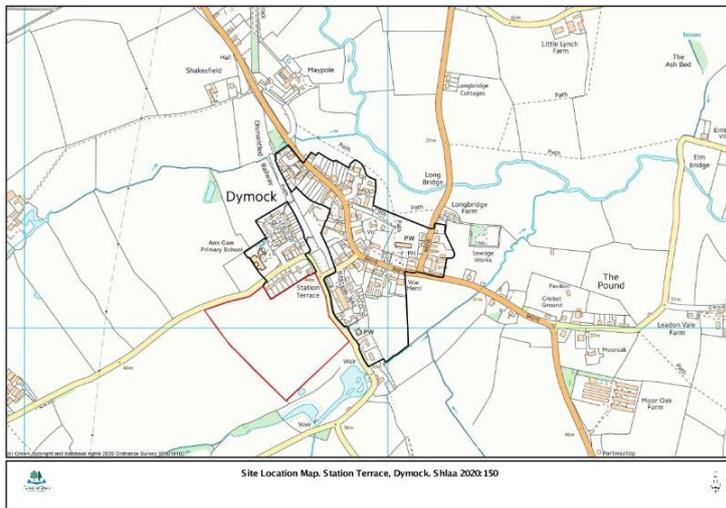
Site policy reference	DYMOCK 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Station Terrace, Dymock	Is the site SAC?	No
Parish	Dymock	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	7.46ha / 223 dwellings (at 30 per ha)	Town centre by road	287m to Beauchamp Arms and Hall (limited services).
Relevant Planning History	SHLAA 2020 P0996/17/OUT- Outline application for the erection of 5 residential dwellings and associated works (access not reserved). (Revised Description).- Refused	Primary School by road	Opposite Ann Cam Primary School
		GP by road	6.1km to Newent surgery
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance (112m on B4215). Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	8km to Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access onto Station Terrace, however, access into the village and beyond is constrained to narrow roads and a small bridge.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavement running along the northwestern boundary, but not along the northeastern boundary, so no footpaths leading into the rest of the settlement. Cycling potential would be along highways.	0
Climate Change - Is there a flood risk?	There are no floodzones in the site although a small area of the parcel of land to the southwest and land to the south of the site is at risk of surface water flooding.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield/agricultural land which is located adjacent to Station Terrace highway (on two boundaries) . It is sloping and is very prominent in the local and wider landscape. Bounded by mature hedgerows.	0
Land quality	Grade 2 (very) agricultural land.	--
Biodiversity - existing habitat	The site is not within or close (within 250m.) or any designated ecological/geological sites. However, there are several woodlands, including several designated LWS and a SSSI within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site adjacent to the highway and sloping and is therefore highly visible. Development (particularly on the land further to the west/south) would not follow the existing pattern of development and would have much wider landscape impacts.	--

<p>Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?</p>	<p>Adjacent to Conservation Area. Several listed buildings within 250m. of the site (nearest being 40m to the west) and the Grade I listed church less than 100 m away. Could cause significant harm to the setting of the CA and the nearby listed buildings, in particular the church. The former canal (protected route) runs through part of the site to the east).</p>	—
FoD Officers' conclusion:		
<p>Potential to develop part of the site (to the east), to reduce overall harm to the landscape, but it would need to show how the canal could be protected. Overall part of larger open landscape, and possibly constrained by access and adverse impact on heritage.</p>		
<p>Does the site meet SA criteria?</p>	UNLIKELY TO MEET SA CRITERIA`	

Station Terrace, Dymock

[Interactive Map link](#)



Site policy reference	DYMOCK 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Station Terrace, Dymock (smaller area)	Is the site SAC?	No
Parish	Dymock	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.2ha / 66 dwellings (at 30 per ha)	Town centre by road	287m to Beauchamp Arms and Hall (limited services).
Relevant Planning History	SHLAA 2020 Partially encroaches part of site area for P0996/17/OUT- Outline application for the erection of 5 residential dwellings and associated works (access not reserved). (Revised Description).- Refused.	Primary School by road	Opposite Ann Cam Primary School
		GP by road	6.1km to Newent surgery
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance (112m on B4215). Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	8km to Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access onto Station Terrace, however, access into the village and beyond is constrained to narrow roads and a small bridge.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavement running along the northwestern boundary, but not along the northeastern boundary, so no footpaths leading into the rest of the settlement. Cycling potential would be along highways.	0
Climate Change - Is there a flood risk?	There are no floodzones in the site although a small area of the parcel of land to the southwest and land to the south of the site is at risk of surface water flooding.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield/agricultural land which is located adjacent to Station Terrace highway (on two boundaries) . It is sloping and is very prominent in the local and wider landscape. Bounded by mature hedgerows.	0
Land quality	Grade 2 (very good) agricultural land.	--
Biodiversity - existing habitat	The site is not within or close (within 250m.) or any designated ecological/geological sites. However, there are several woodlands, including several designated LVWS and a SSSI within 2km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site adjacent to the highway and sloping and is therefore highly visible. Development (particularly on the land further to the west/south) would not follow the existing pattern of development and would have much wider landscape impacts.	--
Heritage - Does the site include a listed building or fall within the setting of a	Adjacent to Conservation Area. Several listed buildings within 250m. of the site (nearest being 40m to the west) and the Grade	-

listed building? Is the site likely to have archaeological interest?	I listed church less than 100 m away. Could cause significant harm to the setting of the CA and the nearby listed buildings, in particular the church. The former canal (protected route) runs through part of the site to the east).	
FoD Officers' conclusion:		
Smaller portion of the previously assessed site, with some potential to develop part of the site (to the east), to reduce overall harm to the landscape, but it would need to show how the canal could be protected. Overall part of larger open landscape, and possibly constrained by access and adverse impact on heritage.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Station Terrace (smaller area), Dymock

[Interactive Map link](#)



Hartpury

<u>HARTPURY 1</u>	Land adjoining Cackleberries/Over Old Road
<u>HARTPURY 2</u>	Land off A417
<u>HARTPURY 3</u>	Land at Broad Street
<u>HARTPURY 4</u>	Land south of Corsend Road
<u>HARTPURY 5</u>	Land adjoining Hartpury Primary School
<u>HARTPURY 6</u>	Russell's Nursery
<u>HARTPURY 7</u>	Land off Foley Rise
<u>HARTPURY 8</u>	Land off Broad Street
<u>HARTPURY 9</u>	Hartpury College/University

Site policy reference	HARTPURY I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Cackleberries/Over Old Rd	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.99ha / 89 dwellings (at 30 per ha)	Town centre by road	330m to Royal Exchange pub & opposite Village Hall
Relevant Planning History	SHLAA 2009 P0293/22/FUL - Erection of 26 no. dwellings - Permitted	Primary School by road	140m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.5km to Staunton/Corse surgery
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance (218m on A417). Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good. Access onto Over Old Road, leading to A417.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavement running along the boundary to the highway, but pavement on opposite side outside village hall. Cycling potential would be along highways. Footpaths run around the north and western edges of the village and there is also a footpath to the south (on opposite side of the highway).	0
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Open flat greenfield with mature boundaries.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open character landscape at the entrance to the village from the easterly direction along Over Old Road. Adjacent to existing development and opposite the village hall. Some potential for development, particularly on a smaller scale.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Listed building, Methodist Chapel (Grade II) is on the opposite side of the highway, some 10m. to the south.	-
FoD Officers' conclusion:		

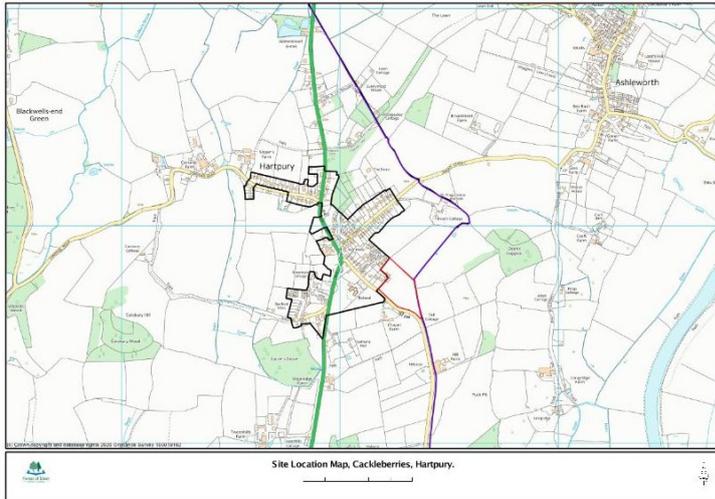
Good access on main route through the village. Would follow the pattern of development. Some potential, at least part of the site may have potential, and should be considered further - smaller site would be more appropriate. Close to college.

Does the site meet SA criteria?

Development of part of site **COULD MEET SA CRITERIA**

Land Adjoining Cackleberries/Over Old Road, Hartpury

[Interactive Map link](#)



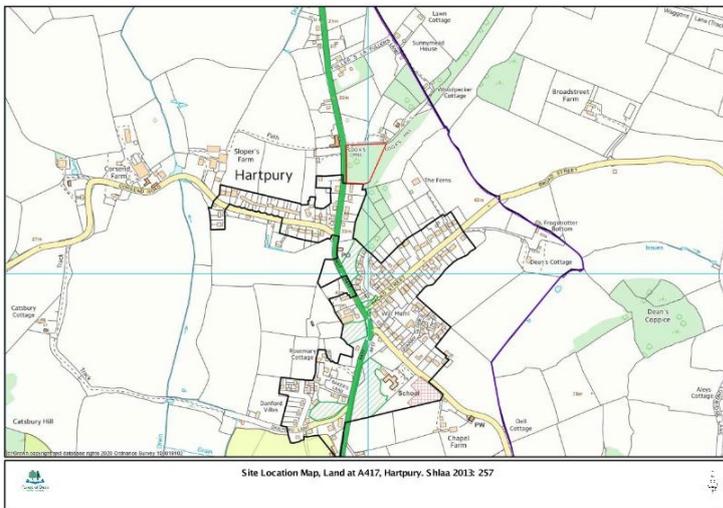
Site policy reference	HARTPURY 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off A417	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Orchard/dwelling (the Old Coach House)	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.92ha / 27 dwellings (at 30 per ha)	Town centre by road	330m to Royal Exchange pub & 616m Village Hall
Relevant Planning History	SHLAA 2013	Primary School by road	634m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4km to Staunton/Corse surgery
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance (A417). Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. Access onto A417.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavement running along the boundary to the highway. Cycling potential would be along highways. Footpaths run around the northern boundary of the site leading to the east and west of the village.	0
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Flat parcel of land which is an established orchard with many fruit trees on it, and the potential for light grazing from sheep. Mature hedged boundaries, especially along the front and some post and rail fencing along other boundaries with neighbouring properties.	-
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a highly visible parcel of land, which is an established orchard on the entrance to the village. It has a unique character and is of much importance in the wider landscape and setting of the village (there are several orchards dotted each side of the A417 leading into Hartpury). Development would significantly damage the character of the area.	--
Heritage - Does the site include a listed building or fall within the setting	Listed building, Methodist Chapel (Grade II) is on the opposite side of the highway, some 10m. to the south.	-

of a listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Site is an orchard or the remains of one and visible. Not suitable for development especially in comparison with other options.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Land off A417, Hartpury

[Interactive Map link](#)



Site policy reference	HARTPURY 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Broad Street	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.9ha / 87 dwellings (at 30 per ha)	Town centre by road	450m to Royal Exchange pub & 650m Village Hall
Relevant Planning History	SHLAA 2014	Primary School by road	608m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4km to Staunton/Corse surgery
Relationship to DSB	Adjoining - Touches DSB on southwest corner.	Public Transport	Potential to access bus route? Yes, in walking distance (374m. on A417). Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good. Access onto Broad Street.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavement running along the boundary to the highway (only verge). Cycling potential would be along highways. Public footpath runs along eastern boundary.	0
Climate Change - Is there a flood risk?	No floodzones on the site. Southwest portion is at risk of surface water flooding.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A large parcel of relatively flat agricultural land with no significant features, other than being bounded by mature hedgerows.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large expanse of land with a narrow frontage to Broad Street. The current ribbon pattern of development consists a line of large detached dwellings which have a frontage to Broad Street and long back gardens. This site is too large to accommodate sustainable development for a village this size, although some development along the frontage would be more acceptable.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Two listed buildings to the northwest (Wold Edge, 77m away and Canning Arms (200m away). Unlikely to impact setting owing to distance and open fields in between.	0
FoD Officers' conclusion:		

Too large and the frontage is narrow. Land is flat. Logical area to consider but too large. Frontage development preferable to the back of the site, could take forward but along with other possible allocations in smaller villages, assess against overall sustainability objectives as well as local considerations.

Does the site meet SA criteria? Development of part of site NOT EXCLUDED BY SA CRITERIA, but whole site likely to be less suitable due to scale.

Land at Broad Street, Hartpury

[Interactive Map link](#)



Site policy reference	HARTPURY 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south of Corsend Road	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.35ha / 130 dwellings (at 30 per ha)	Town centre by road	130m to Royal Exchange pub & 400m Village Hall
Relevant Planning History	SHLAA 2014	Primary School by road	416 m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.3km to Staunton/Corse surgery
Relationship to DSB	Adjoining DSB	Public Transport	Potential to access bus route? Yes, in walking distance (on A417). Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

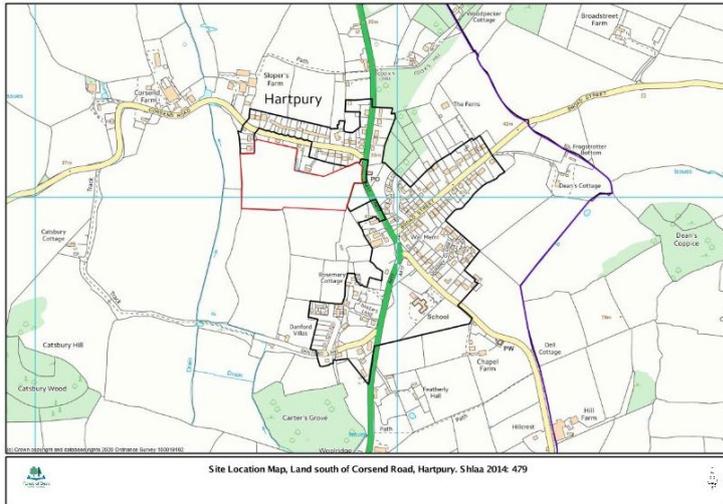
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Could be good, depending on how access is gained. It could be off A417 or possibly Corsend Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements along Corsend Road and A417. Cycling potential would be along highways. Public footpaths run through the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site although areas within the eastern half of the site are at risk of surface water flooding.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A large parcel of agricultural land with no significant features, other than being bounded by mature hedgerows.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large expanse of land which although it sits behind some sporadic ribbon development along Corsend Road, it is highly visible and would result in wider landscape harm if developed. It does not relate well to the existing pattern of development. This site is too large to accommodate sustainable development for a village this size, particularly given the relief and prominence.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are several listed buildings (Grade II) within a 250m radius.	0
FoD Officers' conclusion:		

Prominent area with some older appeal history, landscape and relief make it a poor choice if allocations were to be made in Hartpury. Very visible with landscape harm. Not well related to built form and quite conspicuous, as well as being a large site.

Does the site meet SA criteria? UNLIKELY TO MEET SA CRITERIA.

Land South of Corsend Road, Hartpury

[Interactive Map link](#)

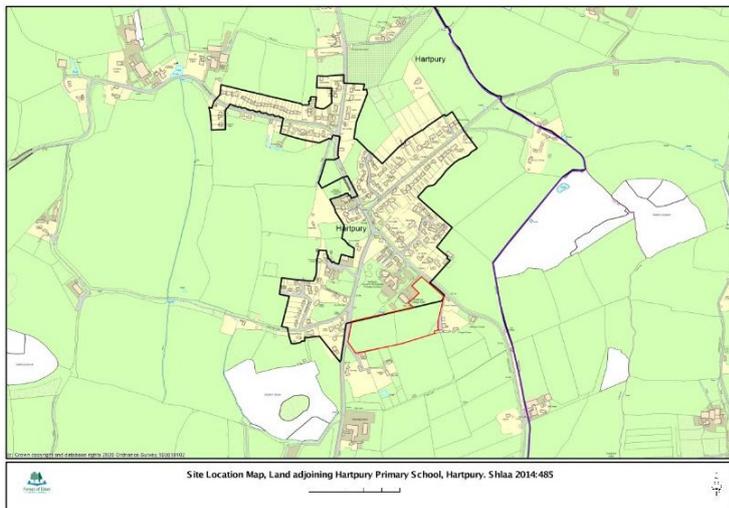


Site policy reference	HARTPURY 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Hartpury Primary School	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.61ha / 78 dwellings (at 30 per ha)	Town centre by road	350m to Royal Exchange pub & adjacent to Village Hall
Relevant Planning History	SHLAA 2014	Primary School by road	Site is adjacent to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.4km to Staunton/Corse surgery
Relationship to DSB	Adjoining to DSB	Public Transport	Potential to access bus route? Yes, in walking distance (300m on A417). Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good, off A417 and possibly off Over Old Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements along Over Old Road. Pavement only on opposite side of A417. Cycling potential would be along highways. Public footpaths along the southern boundary to the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site although surface water flooding to west of site must not be exacerbated.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A large parcel of agricultural land with no significant features, other than being bounded by mature hedgerows, particularly along the boundary to the A417.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large parcel of land which is well screened from the A417, is not overly prominent and relates quite well to the village, especially the school and village hall.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a listed building, Methodist Chapel (Grade II) some 86m to the east, although there is an intervening development.	0
FoD Officers' conclusion:		
Site is large though quite well related to village and not overly prominent. Quite well screened from main routes.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA.	

Land adjoining Hartpury Primary School, Hartpury

[Interactive Map link](#)



Site policy reference	HARTPURY 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Russell's Nursery	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.51ha / 15 dwellings (at 30 per ha)	Town centre by road	395m to Royal Exchange pub & 600m to Village Hall
Relevant Planning History	SHLAA 2017	Primary School by road	550m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.4km to Staunton/Corse surgery
Relationship to DSB	Adjoining to DSB	Public Transport	Potential to access bus route? Yes, in walking distance (300m on A417). Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good, off Broad Street.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavements. Cycling potential would be along highways. Public footpaths nearby to the east.	0
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A relatively small site of flat agricultural land bounded by mature hedgerows.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several woodlands and LWS within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a small irregular shaped parcel of greenfield land which is on the edge of the settlement adjacent to a sporadic string of mainly detached dwellings on the southern side of Broad Street. It is bounded by mature hedgerows and forms part of a larger network of fields.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non designated heritage assets inside or near the assessment area.	+
FoD Officers' conclusion:		

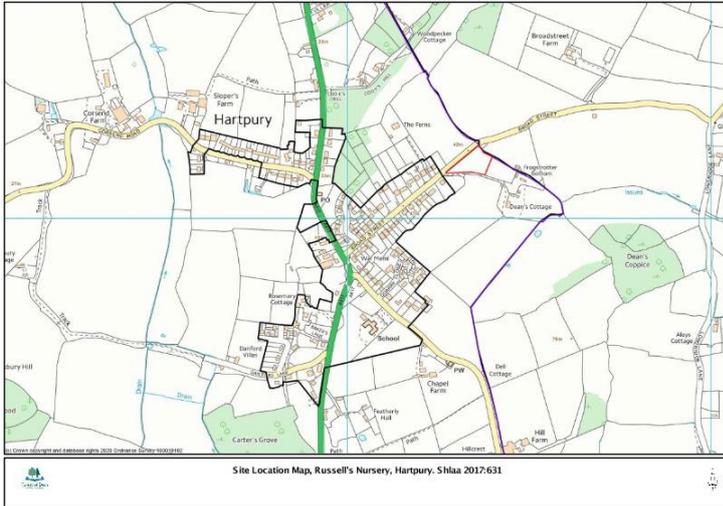
Relatively small site.

Does the site meet SA criteria?

NOT EXCLUDED BY SA CRITERIA.

Russell's Nursery, Hartpury

[Interactive Map link](#)

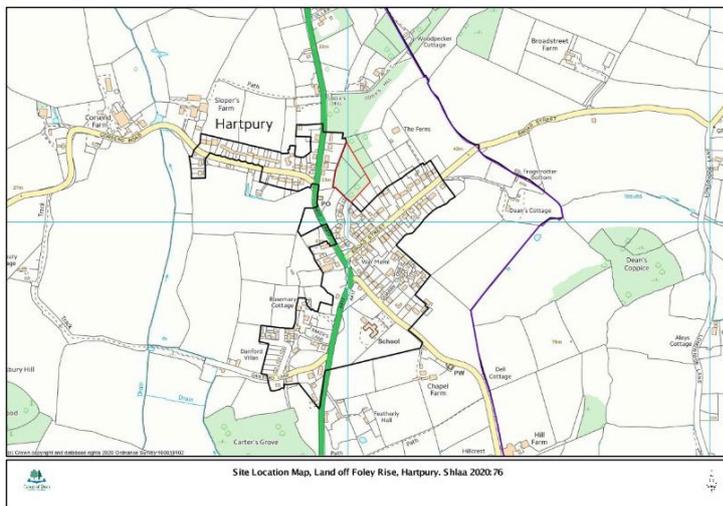


Site policy reference	HARTPURY 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off Foley Rise	Is the site SAC?	No
Parish	Hartpury	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.91ha / 27 dwellings (at 30 per ha)	Town centre by road	200m to Royal Exchange pub & 475m to Village Hall
Relevant Planning History	SHLAA 2020 P2006/21/OUT: Outline application for the erection of up to 18 dwellings and associated works (some matters reserved) - pending consideration.	Primary School by road	365m to Hartpury Primary School (Hartpury University is on outskirts of village)
		GP by road	4.2km to Staunton/Corse surgery
Relationship to DSB	Adjoining to DSB	Public Transport	Potential to access bus route? Yes, in walking distance (140m on A417). Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good, off Foley Rise, which is an established cul-de-sac.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public footpaths nearby to the east.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A small parcel of greenfield which is accessed off Foley Rise. Land rise changes and bounded by hedgerows.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several woodlands and LWS within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Small parcel of land which is off an established residential cul-de-sac and adjacent to open land. Some land level changes. Development could be of a modest scale to fit with Foley Rise.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is some 153m to the northwest.	+
FoD Officers' conclusion:		
Subject of a current planning application, not excluded by SA criteria though some issues highlighted.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA.	

Land off Foley Rise, Hartpury

[Interactive Map link](#)



Site policy reference	HARTPURY 8		Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off Broad Street, Hartpury	Is the site SAC?	No	
Parish	Hartpury	Is the site SSSI?	No	
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating		
Site Area & Potential capacity	3ha / 90 dwellings (at 30 per ha)	Town centre by road	395m to Royal Exchange pub & 600m to Village Hall	
Relevant Planning History	SHLAA 2022	Primary School by road	550m to Hartpury Primary School (Hartpury University is on outskirts of village)	
		GP by road	4.4km to Staunton/Corse surgery	
Relationship to DSB	Adjoining to DSB	Public Transport	Potential to access bus route? Yes, in walking distance (300m on A417). Is this on an existing bus route? Yes	
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	10.4km to Gloucester	

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good, off Broad Street.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavements. Cycling potential would be along highways. Public footpaths nearby to the east.	0
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A large site of flat agricultural land bounded by mature hedgerows.	-
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several woodlands and LWS within a 2km. radius.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential for GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large irregular shaped parcel of greenfield land which is on the edge of the settlement adjacent to a sporadic string of mainly detached dwellings on the southern side of Broad Street. It is bounded by mature hedgerows and forms part of a larger network of fields. A smaller allocation of the site may be more appropriate for development.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non designated heritage assets inside or near the assessment area.	+
FoD Officers' conclusion:		

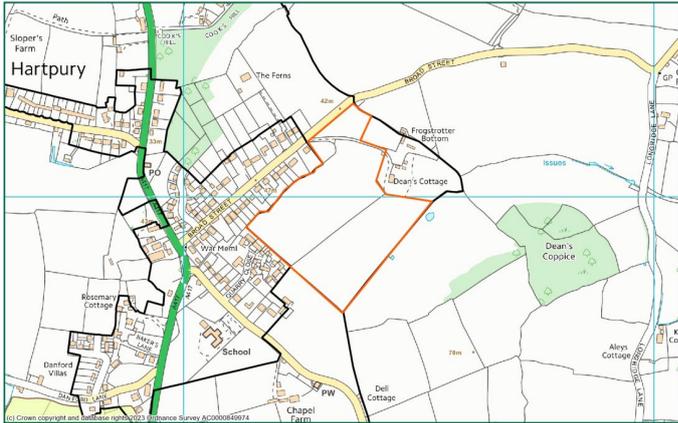
This is a large site for the existing scale and pattern of development, and therefore a smaller allocation may be more appropriate.

Does the site meet SA criteria?

NOT EXCLUDED BY SA CRITERIA (smaller allocation would be more appropriate)

Land off Broad Street, Hartpury

[Interactive Map link](#)



Land off Broad Street, Hartpury

Scale: 1:5000
17 January 2024



Site policy reference	HARTPURY 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Hartpur college/university	Is the site SAC?	No
Parish	Hartpur	Is the site SSSI?	No
Existing Use	Educational campus with associated buildings/sports facilities	Filter 2: Distance to services rating	
Site Area & Potential capacity	192ha – educational campus	Town centre by road	1.3km to Hartpur Village centre
Relevant Planning History	AP.13	Primary School by road	1.3km to Hartpur Primary School (Hartpur University is the site)
		GP by road	Ca. 5.9km to Highnam Surgery
Relationship to DSB	Open countryside	Public Transport	Potential to access bus route? Yes, picks up at the entrance. Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 11km to Gloucester

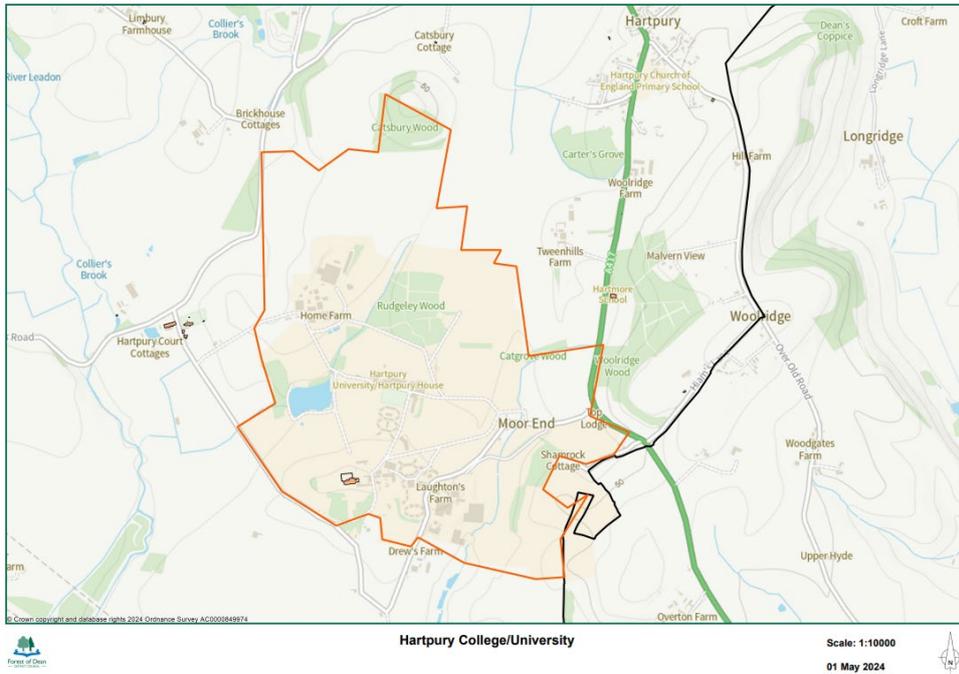
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good, off A417.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements, but this is in an isolate countryside location. Cycling potential would be along highways. Existing public transport accessing the university. Public footpaths nearby.	0
Climate Change - Is there a flood risk?	No floodzones on the site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A very large site comprising mainly of greenfields. The landscape is very important. The campus and farm buildings are small compact portions of the overall site.	–
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site has several LWS within it, as well as woodland.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The college campus is only a small part of the whole setting, which comprises of parcel of agricultural land and woodland and a farm. The college campus also has sports pitches within it. Any development would need to be in accordance with a masterplan and be close to the existing built development.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Hartpur House is Grade II* listed. It's setting is also very important.	--
FoD Officers' conclusion:		

Any intensification of the use and development of new buildings would need to accord with the masterplan and retain the setting of the historic assets and landscape.

Does the site meet SA criteria? **MEETS SA CRITERIA – as academic establishment/employment site**

Hartpury College/University

[Interactive Map link](#)



Huntley

<u>HUNTLEY 1</u>	Huntley Golf Course
<u>HUNTLEY 2</u>	Golf course (smaller area)
<u>HUNTLEY 3</u>	Eastern area of Golf Course
<u>HUNTLEY 4</u>	Land south of the A40, Huntley
<u>HUNTLEY 5</u>	Land west of Newent Lane, Huntley

Site policy reference	HUNTLEY I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Huntley Golf Course	Is the site SAC?	No
Parish	Huntley	Is the site SSSI?	No
Existing Use	Greenfield/former golf course	Filter 2: Distance to services rating	
Site Area & Potential capacity	26.67ha / 740 dwellings (at 30 per ha)	Town centre by road	0.6km to Huntley village hall. Huntley has limited services.
Relevant Planning History	SHLAA 2020	Primary School by road	1.6km to Huntley C of E Primary School
		GP by road	7.8km to Mitcheldean surgery
Relationship to DSB	Adjoining to DSB	Public Transport	Potential to access bus route? Yes, in walking distance (A40) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	14.66km from Gloucester and 8km from Mitcheldean

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good, off A40 and off Tibberton Lane.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpath runs through the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A large open field which was formally used as golf course but is no longer used or mown as such. Hedgerows along boundaries and a small copse of trees at the centre of the site. It has a small lake within it. Some buildings present in middle of site.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there is a nearby woodland which is a LWS and other LWS within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential for a GI corridor towards Adams Wood (LWS).	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is too large for sustainable development on that scale, however, there is some potential for using part of the site for smaller scale development, adjacent to existing housing which will not have an impact on the character of the wider landscape.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is some 153m to the west with a lot of intervening development.	+
FoD Officers' conclusion:		
Sustainable location with good access, subject to design to overcome ecological issues. Close to an existing village with services in close proximity to Gloucester with a bus route. Area may have GI potential but only if it is required- it is		

quite well located, the village has some facilities etc but there may be more sustainable options. This site may be too large but could be allocated in part. Likely to be delivered in short/ medium term if allocated.

Does the site meet SA criteria?

COULD MEET SA CRITERIA- larger site less sustainable, so smaller portion could be developed.

Golf Course, Huntley

[Interactive Map link](#)



Site policy reference	HUNTLEY 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Huntley Golf Course (smaller area)	Is the site SAC?	No
Parish	Huntley	Is the site SSSI?	No
Existing Use	Greenfield/former golf course	Filter 2: Distance to services rating	
Site Area & Potential capacity	6.48ha / 194 dwellings (at 30 per ha)	Town centre by road	0.6km to Huntley village hall. Huntley has limited services.
Relevant Planning History	SHLAA 2011 & 2020	Primary School by road	1.6km to Huntley C of E Primary School
		GP by road	7.8km to Mitcheldean surgery
Relationship to DSB	Adjoining to DSB	Public Transport	Potential to access bus route? Yes, in walking distance (A40) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	14.66km from Gloucester and 8km from Mitcheldean

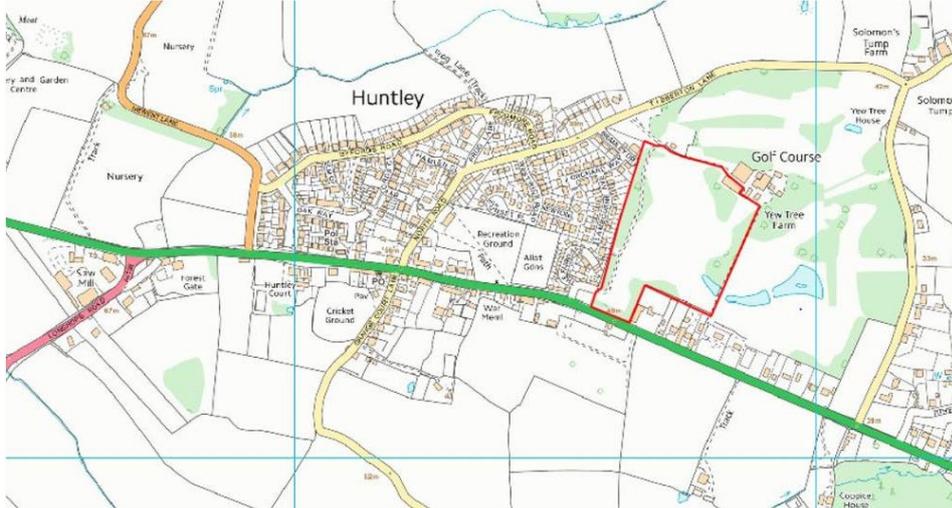
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good, off A40 and off Tibberton Lane.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpath runs through the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A large open field which was formally used as golf course but is no longer used or mown as such. Hedgerows along boundaries and a small copse of trees at the centre of the site. It has a small lake within it. Some buildings present.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there is a nearby woodland which is a LWS and other LWS within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential for a GI corridor towards Adams Wood (LWS).	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a smaller portion of the golf course, with some potential for using part of the site for smaller scale development, being adjacent to existing housing which will not have an impact on the character of the wider landscape.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is some 153m to the west with a lot of intervening development.	+
FoD Officers' conclusion:		
Smaller version of site above, well related to village and potentially able to be considered for allocation in keeping with scale of village.		

Does the site meet SA criteria?

COULD MEET SA CRITERIA

Golf Course (smaller area), Huntley

[Interactive Map link](#)

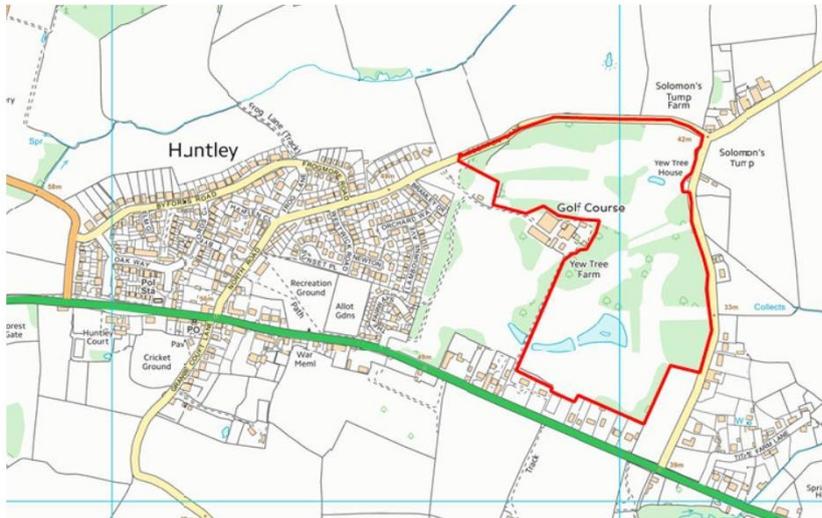


Site policy reference	HUNTLEY 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Eastern area of golf course	Is the site SAC?	No
Parish	Huntley	Is the site SSSI?	No
Existing Use	Greenfield/former golf course	Filter 2: Distance to services rating	
Site Area & Potential capacity	18.2ha / 546 dwellings (at 30 per ha)	Town centre by road	0.6km to Huntley village hall. Huntley has limited services.
Relevant Planning History	SHLAA 2020	Primary School by road	1.6km to Huntley C of E Primary School
		GP by road	7.8km to Mitcheldean surgery
Relationship to DSB	Adjoining to DSB	Public Transport	Potential to access bus route? Yes, in walking distance (A40) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	14.66km from Gloucester and 8km from Mitcheldean

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good, off A40 and off Tibberton Lane.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpath runs through the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A large open field which was formally used as golf course but is no longer used or mown as such. Hedgerows along boundaries and a small copse of trees at the centre of the site. It has a small lake within it and buildings.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there is a nearby woodland which is a LWS and other LWS within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential for a GI corridor towards Adams Wood (LWS).	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a smaller portion of the golf course, however, it is still large in scale and does not relate well with the remainder of the village, thus causing more landscape harm.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The nearest listed building is some 375m west with a lot of intervening development.	+
FoD Officers' conclusion:		
Scale and relationship with remainder of village- less likely to be suitable		
Does the site meet SA criteria?	This area is UNLIKELY TO MEET SA CRITERIA.	

Eastern Area of Golf Course

[Interactive Map link](#)

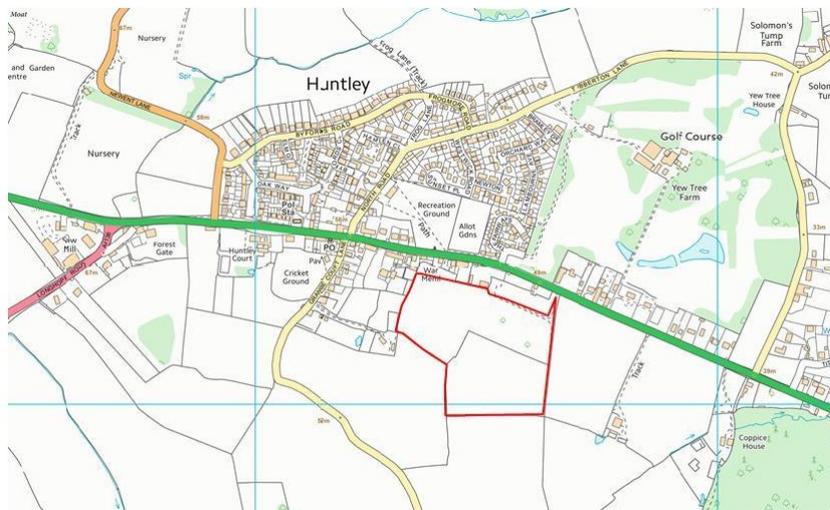


Site policy reference	HUNTLEY 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south of the A40	Is the site SAC?	No
Parish	Huntley	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	7.19ha / 215 dwellings (at 30 per ha)	Town centre by road	0.6km to Huntley village hall. Huntley has limited services.
Relevant Planning History	SHLAA 2020 PI253/05/COU- Use as golf practice facility (retro) - Approved PI253/05/COU- Use as golf practice facility - refused	Primary School by road	1.6km to Huntley C of E Primary School
		GP by road	7.8km to Mitcheldean surgery
Relationship to DSB	Adjoining to DSB	Public Transport	Potential to access bus route? Yes, in walking distance (A40) Is this on an existing bus route? Yes
		Employment Area (direct line)	14.66km from Gloucester and 8km from Mitcheldean
Safeguarded/consultation area in Minerals Plan?	No		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good, if access can be made off A40.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpath runs along eastern boundary of the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A very large open field with some hedging and trees. Flat fland.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there is a nearby woodland which is a LWS and other LWS within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is too large for sustainable development on that scale. The majority of development is on the opposite side of the A40 while this area acts as an open feature (a part of the wider open countryside) separating the village from other settlements nearby. Expansion on this side of the road has the potential to look out of place, even though it adjoins the present village.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Some 360m. to the west, with intervening development.	+
FoD Officers' conclusion:		
Part of more open countryside, though adjoins present village.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Land south of the A40, Huntley

[Interactive Map link](#)

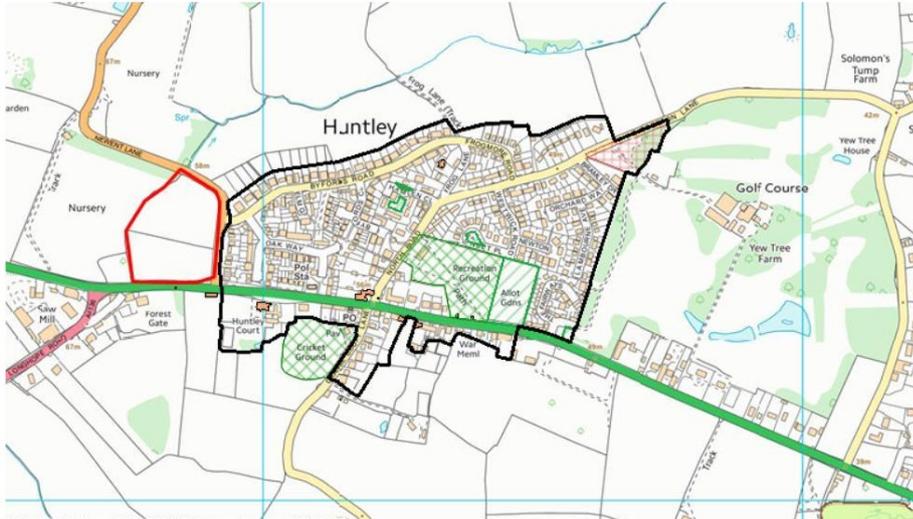


Site policy reference	HUNTLEY 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land west of Newent Lane	Is the site SAC?	No
Parish	Huntley	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.8ha /84 dwellings (at 30 per ha)	Town centre by road	0.6km to Huntley village hall. Huntley has limited services.
Relevant Planning History	SHLAA 2008 PI424/15/OUT – 60 dwellings - Refused and Appeal Withdrawn PI995/14/OUT – 60 dwellings - Refused	Primary School by road	0.8km to Huntley C of E Primary School
		GP by road	7km to Mitcheldean surgery
Relationship to DSB	Adjoining to DSB	Public Transport	Potential to access bus route? Yes, in walking distance (A40) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	14.5km from Gloucester and 7km from Mitcheldean

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good, if access can be made off A40.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpath runs along eastern boundary of the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Small collection of trees and hedging. Mostly open green field.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Prominent site with a clearly agricultural landscape therefore development is likely to harm the character of the area. Would create an urban form of development in an agricultural area that would be out of place.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade I Listed Church of St John, Grade II Listed Huntley Manor and Huntley Court could be subject to harm if design of development is not carefully considered.	--
FoD Officers' conclusion:		
Clear open landscape setting and relationship to listed buildings affect this site.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Land west of Newent Lane, Huntley

[Interactive Map link](#)



Kempley Green

KEMPLEY I

Fishpool

Site policy reference	KEMPLEY I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Fishpool	Is the site SAC?	No
Parish	Kempley	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	30.45ha / 913 dwellings (at 30 per ha)	Town centre by road	9.97km to Newent town
Relevant Planning History	None. This site has been identified through the Preferred Option consultation.	Primary School by road	3km to Dymock Primary School
		GP by road	ca. 10km to Newent Practice
Relationship to DSB	Open countryside	Public Transport	Potential to access bus route? Yes, in walking distance (50m to north of site) Is this on an existing bus route? Yes, but irregular service.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	ca. 10km to Newent, where there are various opportunities.

This site is evaluated as a single large proposed development.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor. Access generally off narrow countryside lanes.	--
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavements. Cycling potential would be along highways. Public right of way footpaths pass through the site.	-
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Mainly agricultural fields with boundary hedgerows and trees/copses. Some sporadic built development (dwellings and agricultural buildings).	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	There is some potential to link with nearby copse (Yeld).	+
Character (built and natural) - Could development harm or enhance the character of the area?	Large area of mainly agricultural land with a general open character in an area of sporadic development. Has the potential to completely change the character of the area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Grade II Listed Farmhouse within the area. Grade II barn some 200m north east and Grade II Star Church of St Edward the Confessor 470m south east. The proposal may have an impact on the setting of the listed buildings within and around the site.	-
FoD Officers' conclusion:		
Isolated site in agricultural landscape poorly connected.		

Littledean

<u>LITTLEDEAN 1</u>	Beech Way, Littledean
<u>LITTLEDEAN 2</u>	Land off George Lane, Littledean
<u>LITTLEDEAN 3</u>	Land off Eltons Way, Littledean
<u>LITTLEDEAN 4</u>	Land adjoining Sutton Road, Littledean
<u>LITTLEDEAN 5</u>	Land adjoining Sutton Road (Smaller Site), Littledean
<u>LITTLEDEAN 6</u>	The Old Rectory, West of Silver St, Littledean
<u>LITTLEDEAN 7</u>	Land at Margarets, Pennywell Lane, Littledean
<u>LITTLEDEAN 8</u>	Land adjacent to Littledean Jail

Site policy reference	LITTLEDEAN I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Beech Way, Littledean	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.9ha/27 dwellings (at 30 per ha)	Town centre by road	ca. 300m. to the centre of the village. Some 2.5km to Cinderford town centre.
Relevant Planning History	AP.88 17 dwellings	Primary School by road	150m to Littledean primary school
	Planning permission P0992/16/APP – 17 dwellings	GP by road	2.57km from Cinderford health centre
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes, in walking distance (the site is 278m from Broad Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - Good. The site is accessible through an existing residential cul-de-sac (Oak Way and Three Trees).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements in the residential cul-de-sacs and cycling potential would be along highways. PROW running through and alongside the site.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of agricultural land bounded by housing to the south and east. The land is higher than the village to the south and has land level differences. Bounded by hedgerow.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	This site is quite prominent in the landscape, but was allowed at appeal for development of housing. Modest sized parcel of land which fits with scale of settlement and pattern of development.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Grade II* listed building near the site, but with intervening field and housing. The assessment area is in close proximity of Littledean Conservation Area, but with intervening housing.	0
FoD Officers' conclusion:		
Quite prominent in the landscape, but site is modest sized parcel of land which fits with the pattern of development and size of the village. Already has permission (through appeal for dwellings). Good access and sustainable location.		

Does the site meet SA criteria?

COULD MEET SA CRITERIA

[Interactive Map link](#)



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Beech Way, Littledean

Scale: 1:5000

01 February 2024



Site policy reference	LITTLEDEAN 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off George Lane	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.4ha /132 dwellings (at 30 per ha)	Town centre by road	363m to Bellfry Hotel which is the centre of Littledean. 1.67km from the town centre of Cinderford
Relevant Planning History	None. This site has been identified through the Preferred Option consultation.	Primary School by road	408m from Littledean primary school
		GP by road	2.73km from Cinderford health centre
Relationship to DSB	Open countryside	Public Transport	Potential to access bus route? Yes, in walking distance (200m to Broad Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	3.54km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor. Access generally off narrow countryside lanes (George Lane or The Ruffit).	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No public pavements. Cycling potential would be along highways. Public right of way footpaths pass near the site.	-
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Mainly agricultural fields with boundary hedgerows and sporadic trees. Ground level changes.	0
Land quality	Grade 4 (poor) agricultural land.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large area of mainly agricultural land in a countryside setting. General open character which does not relate to the existing built development of Littledean village. Has the potential to completely change the character of the area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Littledean Conservation Area. A Listed building is 54m away with other Listed buildings nearby in the settlement. Development of the assessment area is likely to have a large impact upon the Conservation Area and closest listed buildings	--
FoD Officers' conclusion:		

Disconnected from settlement, harmful to landscape and some possible surface water issues. Proximity to SACs may be more relevant than LWS, not well related to rest of village. (hedgerows, relief aspect and relationship to countryside). Potential harm to heritage assets.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Land off George Lane, Littledean

[Interactive Map link](#)



Site policy reference	LITTLEDEAN 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off Eltons Way	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.83ha /145 dwellings (at 30 per ha)	Town centre by road	323m to Bellfry Hotel which is the centre of Littledean. 2.49km from the town centre of Cinderford.
Relevant Planning History	Shlaa 2020 Part of the site - P1175/13/OUT: Outline application for the erection of 25 dwellings and associated access. P0992/16/APP: Approval of Reserved Matters pursuant to outline planning permission P0899/14/OUT. (Appeal Ref: APP/P1615/W/15/3005762).	Primary School by road	146m from Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Open countryside	Public Transport	Potential to access bus route? Yes, in walking distance (278m to Broad Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average. Access can be off existing residential cul-de-sacs, and with possibility of access of George Lane (which is a narrow lane).	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpaths pass through and near the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Very large parcels of agricultural fields. There is a large mature tree on site which is covered by a tree protected order. There are also some established hedgerows through the site.	0
Land quality	Grade 3 (good) agricultural land.	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large area of mainly agricultural land in a countryside setting. General open character which does not relate to the existing built development of Littledean village. Smaller area of the site	– –

	has permission for housing. The site is prominent on the landscape and has the potential to completely change the character of the area.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Grade II* listed building adjacent to the assessment area and is in close proximity of Littledean Conservation Area.	--
FoD Officers' conclusion:		
Prominent in the landscape and likely to harm character of village. Heritage setting of prison potentially affected and nearby SACs probably need full consideration. Potential harm to character. Very large site. A smaller portion (the site which has permission) is more appropriate for development.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Land off Eltons Way, Littledean

[Interactive Map link](#)



Site policy reference	LITTLEDEAN 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Sutton Road	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.535ha /70 dwellings (at 30 per ha)	Town centre by road	269m from Belfry Hotel, which is in the centre of Littledean village. 2.25km from Cinderford town centre.
Relevant Planning History	Shlaa 2018	Primary School by road	622m to Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, in walking distance (197m to Broad Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor-Average. Access would be off Sutton Lane, which is a narrow country lane leading into the village.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpaths pass through and near the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large grazed field. The site is cleared, but is bordered by a mature hedgerow on two sides.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential, but may be some potential for local bat colony (Dean Hall)	+
Character (built and natural) - Could development harm or enhance the character of the area?	Large area of mainly agricultural land in a countryside setting. General open character which does not relate well to the existing built development of Littledean village. Less prominent but has some potential to change the character of the area, although the northern section of the site would be related better to the main village.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 5 Listed Buildings in close proximity to the assessment area to the north and east boundaries. The assessment area is in close proximity of Littledean Conservation Area.	--
FoD Officers' conclusion:		

Less prominent than other sites in Littledean though quite large. Not sure how good highway access is and need to be careful of heritage assets. Dean hall SAC nearby, quite visible location but quite well related to remainder of village. Northern part more suitable. Access potential to impact on rural lane character- potential for GI enhancement for bats - bat evidence required to allocate.

Does the site meet SA criteria?	Part of site COULD MEET SA CRITERIA
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Land adjoining Sutton Road, Littledean

[Interactive Map link](#)



Site policy reference	LITTLEDEAN 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Sutton Road	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.12ha /34 dwellings (at 30 per ha)	Town centre by road	269m from Belfry Hotel, which is in the centre of Littledean village. 2.25km from Cinderford town centre.
Relevant Planning History	Shlaa 2018	Primary School by road	622m to Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, in walking distance (197m to Broad Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor-Average. Access would be off Sutton Lane, which is a narrow country lane leading into the village.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public pavements. Cycling potential would be along highways. Public right of way footpaths pass through and near the site.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Part of a larger grazed field. The site is cleared, but is bordered by a mature hedgerow on two sides.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential, but may be some potential for local bat colony (Dean Hall)	+
Character (built and natural) - Could development harm or enhance the character of the area?	Part of a larger parcel of mainly agricultural land in a countryside setting. General open character which does not relate well to the existing built development of Littledean village. Less prominent but has some potential to change the character of the area, although this parcel of land would be related better to the main village.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 5 Listed Buildings in close proximity to the assessment area to the north and east boundaries. The assessment area is in close proximity of Littledean Conservation Area.	--
FoD Officers' conclusion:		

Less prominent than other sites in Littledean. Not sure how good highway access is and need to be careful of heritage assets. Dean hall SAC nearby, quite visible location but quite well related to remainder of village. Access potential to impact on rural lane character- potential for GI enhancement for bats - bat evidence required to allocate

Does the site meet SA criteria?

COULD MEET SA CRITERIA

Land adjoining Sutton Road (smaller site), Littledean

[Interactive Map link](#)



Site policy reference	LITTLEDEAN 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	The Old Rectory, West of Silver Street.	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.5169/15 dwellings (at 30 per ha)	Town centre by road	300m from Belfry Hotel, which is in the centre of Littledean village. 2.25km from Cinderford town centre.
Relevant Planning History	Shlaa 2008	Primary School by road	367m to Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Adjoins	Public Transport	Potential to access bus route? Yes, in walking distance (63m to Broad Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - the site has no direct access onto a public road.	--
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site has no direct pedestrian access onto the public footpaths or highways for walking or cycling. There is a public right of way footpath in the adjacent parcel of land, but no direct access to it.	--
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of greenfield land which is bounded by mature hedgerow and trees.	0
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential, but may be some potential for local bat colony (Dean Hall)	+
Character (built and natural) - Could development harm or enhance the character of the area?	Small parcel of land which is not prominent as it has no access to the public highway and is sited to the rear housing along Silver Street to the east. Other parcels of land bound the site to the west. It relates well to the village, if access can be overcome.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 5 Listed Buildings in close proximity to the assessment area to the north and east boundaries. The assessment area is in close proximity of Littledean Conservation Area.	--
FoD Officers' conclusion:		
Access unclear but otherwise could be considered, possible in conjunction with adjoining land- relatively sustainable being near Cinderford and close to village services/ transport routes.		

Does the site meet SA criteria?

NOT EXCLUDED BY SA CRITERIA

The Old Rectory, West of Silver Street, Littledean

[Interactive Map link](#)



Site policy reference	LITTLEDEAN 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Margarets, Pennywell Lane	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.86ha/55 dwellings (at 30 per ha)	Town centre by road	The site has road frontage onto Broad Street, which is the village centre. 2.25km from Cinderford town centre.
Relevant Planning History	Shlaa 2008	Primary School by road	526m to Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Adjoins	Public Transport	Potential to access bus route? Yes, in walking distance (the site is adjacent to Broad Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - Good. The site is adjacent to the Broad Street (A4151) where there is potential to access the highway. However, any access near the bend in the road is unlikely to be acceptable.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements along Broad Street and there is a public right of way near the southwestern corner of the site. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Mosaic of small parcels of greenfield land which are bounded by hedgerow, fencing and a mixture of buildings to the north. Site level changes (land to the west is higher).	0
Land quality	Mostly grade 4 (poor) agricultural land with a small area of grade 3 (good) agricultural land.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential, but may be some potential for local bat colony (Dean Hall)	+
Character (built and natural) - Could development harm or enhance the character of the area?	Very prominent location with views of the site from a long distance, exacerbated by site level differences. Any development would cause substantial harm to the landscape as well as the Conservation Area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Part of the assessment area is within the Littledean Conservation Area with the rest of it bordering it. There are 2 Listed Buildings in close proximity to the assessment area to the north and east boundaries.	--
FoD Officers' conclusion:		

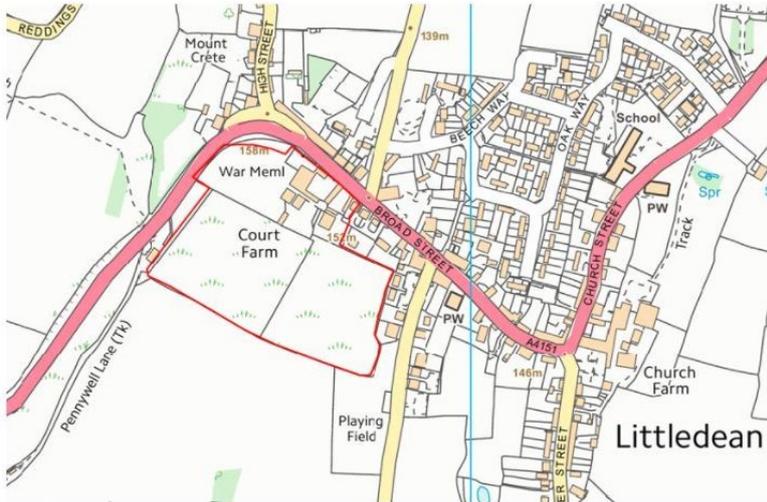
Forms part of setting of Conservation area and is prominent from A4136 especially autumn and winter. Harm to listed buildings. Substantial landscape concerns - requires bat survey to allocate.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Land at Margarets, Pennywell Lane, Littledean

[Interactive Map link](#)



Site policy reference	LITTLEDEAN 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjacent to Littledean Jail	Is the site SAC?	No
Parish	Littledean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.93ha/58 dwellings (at 30 per ha)	Town centre by road	ca. 450m. to the centre of the village. Some 2.5km to Cinderford town centre.
Relevant Planning History	Shlaa 2020 Part of the site has Approval of Reserved Matters granted, P0992/16/APP- pursuant to outline planning permission P0899/14/OUT (25 dwellings).	Primary School by road	146m to Littledean primary school
		GP by road	2.57km from Cinderford health centre
Relationship to DSB	Adjoins	Public Transport	Potential to access bus route? Yes, in walking distance (the site is adjacent 278m from Broad Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.34km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - Good. The site is accessible through an existing residential cul-de-sac.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements in the residential cul-de-sacs and cycling potential would be along highways. PROW running through and alongside the site.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	2 parcels of land conjoined in an inverted L shape, bounded by mature hedgerows. The land is higher than the village to the south and has land level differences.	--
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS within a 2km. radius and a SAC within 2.4km. Horseshoe bat colony at Dean Hall.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Little potential, but may be some potential for local bat colony (Dean Hall)	+
Character (built and natural) - Could development harm or enhance the character of the area?	This site is quite prominent in the landscape and development of the full site is likely to cause harm to the character of the village, as well as harm to the setting of the heritage assets.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Grade II* listed building adjacent to the assessment area. The assessment area is in close proximity of Littledean Conservation Area.	--

FoD Officers' conclusion:

Quite prominent in the landscape and likely to harm character of village. Heritage setting of former prison and nearby SACs affected. Potential harm to character, but survey evidence to allocate would be required.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Land adjacent to Littledean Jail, Littledean

[Interactive Map link](#)



Longhope

<u>LONGHOPE 1</u>	Land at the Wend, Longhope
<u>LONGHOPE 2</u>	Land west of Church Rd, Longhope
<u>LONGHOPE 3</u>	Land east of Church Rd, Longhope
<u>LONGHOPE 4</u>	Longhope Brook, Longhope
<u>LONGHOPE 5</u>	Land off Longhope School, School Lane
<u>LONGHOPE 6</u>	Highbank

Site policy reference	LONGHOPE I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at the Wend	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.57ha/107 dwellings (at 30 per ha)	Town centre by road	The site is close to Longhope bakery and other businesses, which is effectively a village node.
Relevant Planning History	Shlaa 2020 PI 888/14/FUL: Proposed 16 accommodation units with access and associated hard and soft landscaping. (CON)	Primary School by road	The site is 256m from Hope Brook Primary school.
		GP by road	The site is 3.86km from Mitcheldean surgery.
Relationship to DSB	Adjoins	Public Transport	Potential to access bus route? Yes, in walking distance (the site is 118m from existing bus route) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	The site borders onto Longhope business area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - Good. The site is accessible through an existing residential cul-de-sac (The Wend).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements in the residential cul-de-sacs and cycling potential would be along highways. Public Rights of Way pass and cross the site which would allow pedestrian access into the village centre.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield land with mature hedgerow and dilapidated building to north. Topography of land starts to change.	--
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS nearby.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This site is quite prominent in the landscape and development of the full site is likely to cause harm to the character of the village, as well as harm to the setting of the heritage assets.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Longhope Conservation area and a Listed Building. Development of the assessment area may harm heritage assets.	--
FoD Officers' conclusion:		
There's an attractive hedgerow to the front of the site which should be retained. A carefully designed scheme could be accommodated on part of site but conspicuous. Does seem to reinforce the linear nature of Longhope. Modest		

development may be appropriate (eg. rural exception site in southern bottom corner) but previous scheme did not proceed in part due to ground conditions.

Does the site meet SA criteria?

PARTIAL DEVELOPMENT NOT EXCLUDED BY SA CRITERIA

Land at the Wend, Longhope

[Interactive Map link](#)



Site policy reference	LONGHOPE 2		Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land west of Church Road	Is the site SAC?	No	
Parish	Longhope	Is the site SSSI?	No	
Existing Use	Greenfield		Filter 2: Distance to services rating	
Site Area & Potential capacity	3.16ha/94 dwellings (at 30 per ha)	Town centre by road	178m to Longhope village centre.	
Relevant Planning History	Planning application P1266/21/FUL 12 affordable homes. Pending consideration.	Primary School by road	300m to Longhope Primary School	
		GP by road	The site is 4.18km from Mitcheldean surgery.	
Relationship to DSB	Adjoins	Public Transport	Potential to access bus route? Yes, in walking distance (the site is 439m to Latchen) Is this on an existing bus route? Yes	
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	178m to Longhope business park.	

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - Good. The site is accessible off Church Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access onto the public pavements on Church Road. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	Floodzone 2 is adjacent to the assessment area.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield land with mature hedgerows and dilapidated building to north. Topography of land starts to change with rising ground to the west.	-
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The assessment area is close to Local Wildlife Sites therefore there would need to be appropriate mitigation and enhancement in order to maintain this.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Some spatial variation in sensitivity across assessment area due to rising ground. Some modest development could be appropriate to the front (east) of the site.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Longhope Conservation area and a Listed Building. Development of the assessment area may harm heritage assets. This may require a buffer and development to be located away from the assets.	-
FoD Officers' conclusion:		
On rising ground, frontage suitable for development. Part of front of site is currently a planning application.		
Does the site meet SA criteria?	PART COULD MEET SA CRITERIA	

Land West of Church Road, Longhope

[Interactive Map link](#)



Site policy reference	LONGHOPE 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land east of Church Road	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	6.18ha/185 dwellings (at 30 per ha)	Town centre by road	The site is directly behind Church R, which contains a number of shops and business premises.
Relevant Planning History	Shlaa site 2020	Primary School by road	The site adjoins the grounds of Hope Brook primary school.
		GP by road	3.7km to Mitcheldean surgery.
Relationship to DSB	Adjoins	Public Transport	Potential to access bus route? Yes, in walking distance (the site is 416m to Latchen) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	The site is directly behind Church Rd, which contains a small business park, and 689m in a direct line from the Richard Read business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very poor - The site does not have frontage onto Church Rd, or a public highway, it is set back from Church Rd and separated by Hope brook.	--
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is available through PROW passing through the site, but the site is not adjacent to public pavements. Cycling potential would be along highways.	0
Climate Change - Is there a flood risk?	The site is within Floodzone 2.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site aligns Hope Brook which defines the western boundary. There are many mature trees on the boundary of the site, including one small pond.	-
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The assessment area is close to Local Wildlife Sites therefore there would need to be appropriate mitigation and enhancement in order to maintain this. The site has a brook running through it and is generally an ecologically sensitive area.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Good GI potential as it is aligned with Hope Brook.	+
Character (built and natural) - Could development harm or enhance the character of the area?	There is no frontage, so any development would not be well related to the rest of the village.	--

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Longhope Conservation Area and there are Listed Buildings around the area. Development of the assessment area may harm heritage assets.	--
FoD Officers' conclusion:		
No frontage, so not related to rest of the village. Ecologically sensitive, flooding issues and landscape sensitivity, vehicular access not easy do not take forward.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA	

Land East of Church Road, Longhope

[Interactive Map link](#)



Site policy reference	LONGHOPE 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Longhope Brook	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.09ha/32 dwellings (at 30 per ha)	Town centre by road	405m to Longhope village centre.
Relevant Planning History	Shlaa site 2020	Primary School by road	405m to Hope Brook primary school.
		GP by road	3.05km to Mitcheldean surgery.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes, in walking distance (the site fronts Latchen road) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	405m to Longhope employment site and 486m to (former Richard Read) Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - site is adjacent to A416 (or may access the Latchen and connect to A416). Although access is behind the bus shelter, so could be difficult.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is available along paved footways from Latchen as well as PROW passing through the site allowing pedestrian access to village centre. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	The site is within Floodzone 2.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield site with mature hedgerow boundaries and trees. some of the land is covered in mature vegetation.	--
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site has a significant amount of woodland cover and is close to Local Wildlife Sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Low lying paddock area which adds to the character of the rural area. Important protected open area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Longhope Conservation Area and there are Listed Buildings around the area. Development of the assessment area may harm heritage assets.	--
FoD Officers' conclusion:		

Attractive paddock area adding to the rural character. Also within Conservation Area and right behind the bus shelter so access would be difficult. Flood zone 2, low lying field. Important (protected) open area and potential to harm heritage assets.

Does the site meet SA criteria? **UNABLE TO MEET SA CRITERIA**

Longhope Brook, Longhope

[Interactive Map link](#)



Site policy reference	LONGHOPE 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Court Farm, Church Road	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield and some agricultural buildings	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.43ha/43 dwellings (at 30 per ha)	Town centre by road	632mm to Longhope village centre.
Relevant Planning History	Shlaa site 2008 PI 563/05/COU: Alterations and extension to existing dwelling and subdivision to create 2 dwellings. Change of use of 2 barns to create two live work units. Layout of associated parking facilities (CON).	Primary School by road	632m to Hope Brook primary school.
		GP by road	4.5km to Mitcheldean surgery.
Relationship to DSB	Adjoins	Public Transport	Potential to access bus route? Yes, in walking distance (935m) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	632m to Longhope employment site and 1.14km to (former Richard Read) Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - site is adjacent to Church Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is available along paved footways on Church Road leading to village centre. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	There is floodzone 2 and 3 adjacent to the eastern boundary of the area and floodzone 2 slightly encroaches the area.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield, with some large mature trees on boundaries.	-
Land quality	Grade 3 (good) agricultural land.	-
Biodiversity - existing habitat	The site includes a section of Hope Brook and is close to Local Wildlife Sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Low lying paddock area which adds to the character of the rural area. Important protected open area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area borders the Longhope Conservation Area and is 20m from the grounds of All Saints Church, a Listed Building and other Listed Buildings on the opposite side of the road. Development of the assessment area may harm heritage assets.	--
FoD Officers' conclusion:		

Impact on a Listed Building, flooding and ecological constraints and borders a Conservation Area so quite constrained.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Court Farm, Church Road, Longhope

[Interactive Map link](#)



Site policy reference	LONGHOPE 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Highbank	Is the site SAC?	No
Parish	Longhope	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.29ha/9 dwellings (at 30 per ha)	Town centre by road	ca.540m to Longhope village centre.
Relevant Planning History	Site submitted during Preferred Options consultation. P2064/20/OUT: Outline application for the erection of 2 dwellings with associated parking, landscaping and works - Appeal dismissed	Primary School by road	571m to Hope Brook primary school.
		GP by road	ca. 3.4km to Mitcheldean surgery.
Relationship to DSB	Adjoins	Public Transport	Potential to access bus route? Yes, adjacent to the site. Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	550m to Longhope employment site and 630m to (former Richard Read) Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - access is poor onto highway.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is available along paved footways on A4136 leading to village centre. Public right of way footpath to east of site. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	Not within a floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with mature hedgerows.	-
Land quality	Grade 4 (poor) agricultural land.	0
Biodiversity - existing habitat	Hedgerows and trees are noted and the site is close to Local Wildlife Sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is detached from the village and does not have a frontage to the highway. It is set back and well screened by existing dwellings and tree line. A greenfield site which forms part of a larger patchwork of fields. Rural character.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is adjacent to a Grade II listed building and borders the Conservation Area. Development is likely to have an impact on the heritage assets as well as the open character of the rural nature of the land.	--
FoD Officers' conclusion:		
Relatively detached site above part of village. Poorly located and likely to impact on Listed buildings and Conservation Area		

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

High Bank, Longhope

[Interactive Map link](#)



Lydbrook

LYDBROOK 1

Stowfield - Former Cable Works

LYDBROOK 2

Former Tinplate Works

LYDBROOK 3

Sawmills

Site policy reference	LYDBROOK I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Stowfield - Former Cable Works	Is the site SAC?	Yes - River Wye
Parish	Lydbrook	Is the site SSSI?	Yes - adjacent to River Wye SSSI
Existing Use	Brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	7.93ha/unknown once existing buildings have been converted.	Town centre by road	2.432km to Lydbrook post office
Relevant Planning History	Various applications on several of the buildings overtime. Allocated for Mixed Development (AP.7)	Primary School by road	3.057km to Lydbrook primary school
		GP by road	8.2km to Coleford Health centre
Relationship to DSB	Outside	Public Transport	Potential to access bus route? No, 1km to bus stop. Is this on an existing bus route? No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	This is an employment site.

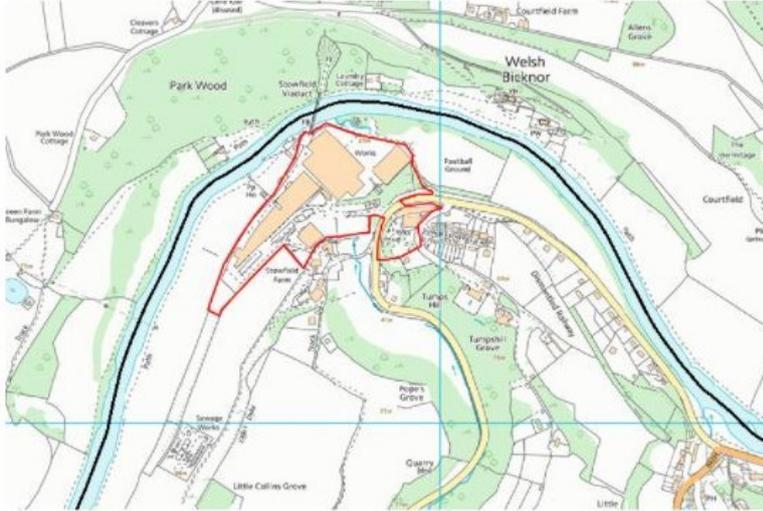
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good - the site directly accesses the B4234.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is poor. There are no paved footways from the site along the B4234. Public right of way footpath runs along riverbank. Cycling potential would be along highways.	0
Climate Change - Is there a flood risk?	Floodzones 2 and 3 are within assessment area.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Brownfield site with existing buildings (some of which are run-down) and hardstanding. Site is within a National Landscape and adjacent to the River Wye.	++
Land quality	Brownfield land.	++
Biodiversity - existing habitat	The site is adjacent to a SSSI and SAC with other Local Wildlife Sites nearby. There are also buildings on the site in disrepair and a high likelihood of bats on site.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is part of the Wye valley riparian area so it should include a GI element despite being a brownfield site.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an underused brownfield with some of the site being in disrepair. It is in the National Landscape but with sensitive development could improve the character of the site.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is 650m from Lydbrook Conservation Area.	+
FoD Officers' conclusion:		
Site is underused so development would make more effective use of land in line with the NPPF. Floodplain and ecology are a concern. Current policy is one that supports redevelopment on a conditional basis and acknowledges the likely major issues that will need to be addressed. It is a site that the LP should address because of the need to consider improvements to sites in the National Landscape and previously developed land. Beneficial to improve the appearance of this brownfield site. Enabling policy as presently used may be appropriate. Flood risk- third of site is zone 3.		

Does the site meet SA criteria?

MIXED REDEVELOPMENT COULD MEET SA CRITERIA BUT A COMPLEX SITE.

Stowfield, Former Cable Works, Lydbrook

[Interactive Map link](#)



Site policy reference	LYDBROOK 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Former Wye Garage	Is the site SAC?	No
Parish	Lydbrook	Is the site SSSI?	No
Existing Use	Brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.89ha/26 dwellings (at 30 per ha)	Town centre by road	353m to the Lydbrook post office
Relevant Planning History	Existing allocation (AP 92) PI303/13/OUT: Outline application for the erection of 26 dwellings with ancillary works. P0658/04/FUL: Approval of Reserved Matters for the erection of 40 dwellings with associated garaging/parking facilities. Alterations to vehicular access.	Primary School by road	965m to Lydbrook primary school
		GP by road	7.08km to Coleford Health centre
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site is adjacent to Lydbrook industrial sites.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good - the site directly accesses the B4234.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is very good with paved footways from the site along the B4234. Public right of way footpaths cross the site. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	Floodzones 3 partially crosses the assessment area.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Brownfield site with buildings cleared and hardstanding remaining. Vegetation has grown all over the site. Backdrop of rockface with tree coverage.	++
Land quality	Brownfield land.	++
Biodiversity - existing habitat	Part of the larger area of the site (not part of the development area) is Local Wildlife Site and RIG. A lot of tree coverage adjacent to site.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	The site adjoins an avenue of woodland which is effectively a GI corridor. Development of the site could enhance this strip.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a vacant cleared brownfield in a prominent position in the National Landscape, but with sensitive development could improve the character of the site.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Lydbrook Conservation Area is nearby as well as a number of Listed buildings. The closest Listed building is to the south east approximately 30m away.	0
FoD Officers' conclusion:		
Has remained undeveloped for a number of years and is subject of a reserved matters application. LP could support this on grounds of likely improvement. Flooding (culvert or not) needs to be sorted. Allocate or identify as commitment		

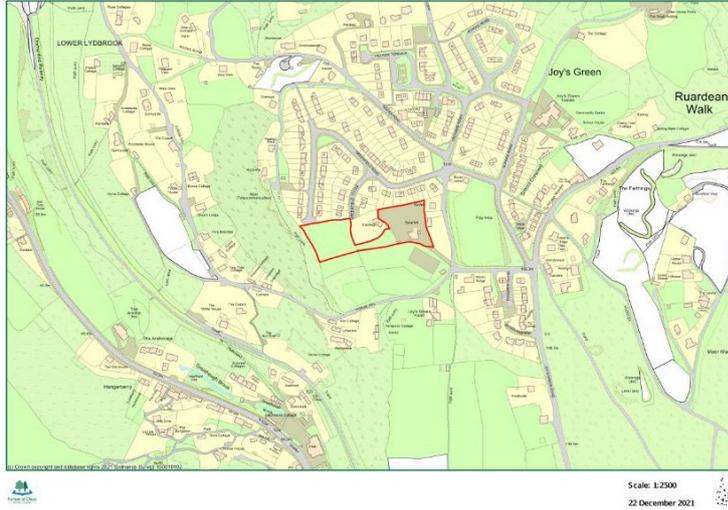
Site policy reference	LYDBROOK 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Sawmills, Joys Green	Is the site SAC?	No
Parish	Lydbrook	Is the site SSSI?	No
Existing Use	Saw mill, Brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.70ha/21 dwellings (at 30 per ha)	Town centre by road	There are very limited facilities in Joys Green and it is ca. 1.6km to the Lydbrook post office
Relevant Planning History	None	Primary School by road	1.4km to Lydbrook primary school
		GP by road	ca. 7km to Coleford Health centre
Relationship to DSB	Partly Inside	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site is adjacent to Lydbrook industrial sites.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average-poor - current access is onto unclassified road (Forge Hill) and through housing estate roads. Could have alternative access off Greenfield Rd cul-de-sac.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is poor with no paved footways directly adjacent to the site, but paved footpaths further north in housing estate. No direct links to Lydbrook via paved footways, Cycling potential would be along highways.	-
Climate Change - Is there a flood risk?	The assessment area is not within or close to areas of flood risk. Source Protection Zones 1 and 2 are however within the site therefore it will be necessary to consider water quality and drainage.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Brownfield site with buildings and stacked wood associated with the sawmill function. Some trees and hedgerow bounding site.	++
Land quality	Brownfield land (classed as Urban). Potential issues of contamination.	++
Biodiversity - existing habitat	Limited habitat on site owing to use of land. However, the site is in a National Landscape and there are Local Wildlife Sites in the area.	+
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited, but could join up to woodland to the west.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an established and active sawmill. It is a brownfield site on rising ground, adjacent to existing residential dwellings in a National Landscape. As such, sensitive re-development could improve the character of the site as well as amenities of neighbouring properties.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Not near the Conservation Area or listed buildings.	++

FoD Officers' conclusion:	
Small site could be considered for development.	
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA

Sawmills, Lydbrook

[Interactive Map link](#)



Lydney

<u>LYDNEY 1</u>	Holms Farm, Temple Way
<u>LYDNEY 2</u>	Augustus Way, Allaston
<u>LYDNEY 3</u>	Driffield Road
<u>LYDNEY 4</u>	Driffield Farm
<u>LYDNEY 5</u>	JD Normans Factory, Tutnalls Road, Lydney
<u>LYDNEY 6</u>	Land to the west of Lydney Industrial Estate
<u>LYDNEY 7</u>	Land at Rock House
<u>LYDNEY 8</u>	Land at Augustus Way (Larger Area)
<u>LYDNEY 9</u>	Land at Highfield Lane
<u>LYDNEY 10</u>	Land West of Allaston Road
<u>LYDNEY 11</u>	Lydney West Expansion
<u>LYDNEY 12</u>	Lydney East Expansion
<u>LYDNEY 13</u>	Land at Lydney Marsh
<u>LYDNEY 14</u>	Land on South Side of A48
<u>LYDNEY 15</u>	Mead Lane Industrial Estate
<u>LYDNEY 16</u>	Land between Mead Lane and A48
<u>LYDNEY 17</u>	Pine End Works
<u>LYDNEY 18</u>	Lydney Industrial Estate
<u>LYDNEY 19</u>	Railway Station

Site policy reference	LYDNEY I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Holm Farm, Temple Way	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Traditional farmstead with ancillary sheds	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.84ha/30 dwellings (at 30 per ha) plus conversion of farm buildings	Town centre by road	382m to Lydney town centre.
Relevant Planning History	The site is already allocated (AP 53) but has not been developed. CONSENT: P1889/15- Outline/ hybrid application for residential redevelopment of the site 29 dwellings inc open space permitted June 2021.	Primary School by road	900m by road to Lydney C of E community school.
		GP by road	Adjacent to Lydney District hospital (until it closes)
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes (78m away) Is this on an existing bus route? Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.07km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - via Templeway West/Grove Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to public pavements from the site. The site is also bisected by a public right of way. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site contains an old farmhouse with a bat roost in the roof. There are many mature trees on site, including some covered by Tree Protection orders. Important site for bats.	0
Land quality	Residential curtilage, classed as Urban.	++
Biodiversity - existing habitat	Includes former farmyard and associated buildings. There are many mature trees on site, including some covered by Tree Protection orders. Important site for bats.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site could be incorporated into a GI on the west edge of Lydney.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site will impact on the original setting of a traditional farm house.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 330m from Highbury house, which is the nearest listed building.	+
FoD Officers' conclusion:		
Sustainable access to services and is partially brownfield. Already has permission. Important to carefully consider biodiversity.		

Does the site meet SA criteria?

MEETS SA CRITERIA. Site has a valid planning permission.

Holm Farm, Temple Way, Lydney

[Interactive Map link](#)

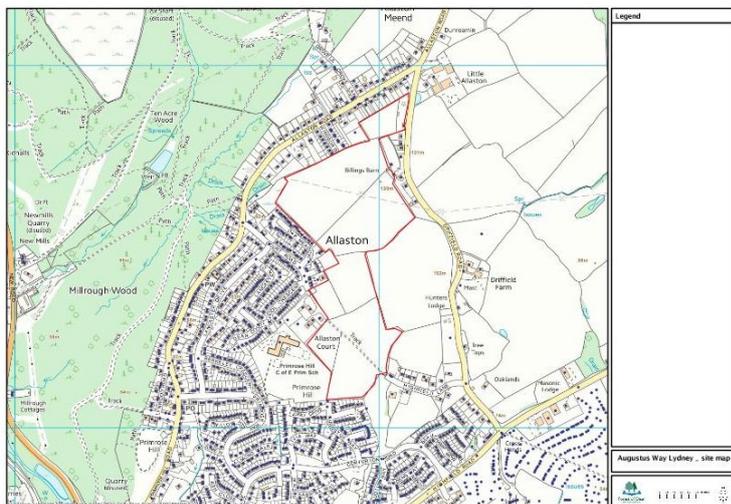


Site policy reference	LYDNEY 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Augustus Way, Allaston	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	15.16ha/200 dwellings under current consent but may have some flexibility.	Town centre by road	755m to Lydney town centre.
Relevant Planning History	SHLAA and Allocated Site AP.54. Site has outline permission for up to 200 dwellings and part approval for a first phase- PI 284/13/OUT etc, except for a small section in extreme NE	Primary School by road	243m to Primrose Hill C of E primary school.
		GP by road	1.77km to Lydney Health Centre
Relationship to DSB	Partly Inside (allocated)	Public Transport	Potential to access bus route? Yes (440m away) Is this on an existing bus route? Yes Train station is on outskirts of Lydney
	Outside (unallocated)		
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.75km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The site is in close proximity to Driffield Rd, Allaston Rd and Augustus Way- Access via existing estate roads.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to public pavements from the site. The site is also dissected by two public rights of way. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is agricultural fields and several hedgerows and several large mature trees which are under Tree Protection Orders.	0
Land quality	Mixture of Urban and Grade 3 (good)	+
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential. Existing hedgerows and trees could provide a basis for recreational GI corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site would impact on the open countryside character in this location though contiguous with existing urban edge.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 311m from the Rocklands, which is a listed building but intervening development negates any impact	+
FoD Officers' conclusion:		
Full permission for 19 dwellings- within an outline consent for up to 200 with related uses which covers almost all of the site. Ecology will be a consideration. May consider modest additional development within the permitted area. Expansion to the NE may be less suitable but OK within area of current permission. In a sustainable location with access to services and usable access routes. Relief and open views a constraint and asset.		
Does the site meet SA criteria?	MEETS SA CRITERIA. Retain permitted site as a commitment.	

Augustus Way, Lydney

[Interactive Map link](#)



Site policy reference	LYDNEY 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Driffield Road	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	16.81 ha/500 dwellings (at 30 per ha).	Town centre by road	1.23km from the Lydney town centre.
Relevant Planning History	SHLAA 2020 and 2022	Primary School by road	261m from Primrose Hill Church of England Primary school (direct line).
		GP by road	The site is 1.45km by road to Lydney practice.
Relationship to DSB	Partly Inside (allocated)	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is on outskirts of Lydney
	Outside (unallocated)		
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.7km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The site is in close proximity to the A48, via Highfield Rd.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to public pavements from the site. The site is also dissected by a public right of way. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site comprises agricultural fields and there is a small copse of trees at the frontage of site, and scattered mature trees over the balance of the sites. None of these are covered by Tree Protection Orders.	-
Land quality	Grade 3 (good)	-
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is on the urban edge and adjoins new residential development in Lydney east. The development of this site will impact on the character of the open countryside, extending the built envelope though it adjoins the areas of present growth of the town.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 311m from the Rocklands, which is a listed building but intervening development negates any impact	+
FoD Officers' conclusion:		

Location with potential access on to A48. Driffield Road almost acts as a barrier between town and open countryside. Ecology may be prevalent. Very much a peripheral site, not well related to existing town and potentially large. Not unduly (physically) constrained but not readily accessible to town centre due to relief etc. Not well related to existing development, although close to the settlement and some services. Harm to landscape and character of the areas.

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA.

Driffield Road, Lydney

[Interactive Map link](#)



Site policy reference	LYDNEY 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Driffield Road	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	5.37ha/160 dwellings (at 30 per ha).	Town centre by road	1.0km from the Lydney town centre.
Relevant Planning History	SHLAA 2017	Primary School by road	194m from Primrose Hill Church of England Primary school (direct line).
		GP by road	The site is 1.6km by road to Lydney practice.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (593m) on Allaston Rd. Is this on an existing bus route? Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.43km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - The site is accessed via Driffield Road, which is a narrow lane.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is poor along Driffield Road (with no paved footways). Site is bisected by a public footpath. Cycling potential would be along highways.	0
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site comprises agricultural fields/agricultural land bordered by hedgerows.	–
Land quality	Grade 3 (good)	–
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development of the site may impact on Driffield farm house and the open countryside character of the area though defined by existing road to east and adjoins allocated site to west and northwest.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	532m to the nearest listed site which is Rocklands separated by areas already developed.	+
FoD Officers' conclusion:		
Could be developed in association with land to west but otherwise separate and part of open countryside. May be harder to access so would need to be developed at the same time/ in conjunction with Allaston in order to have good		

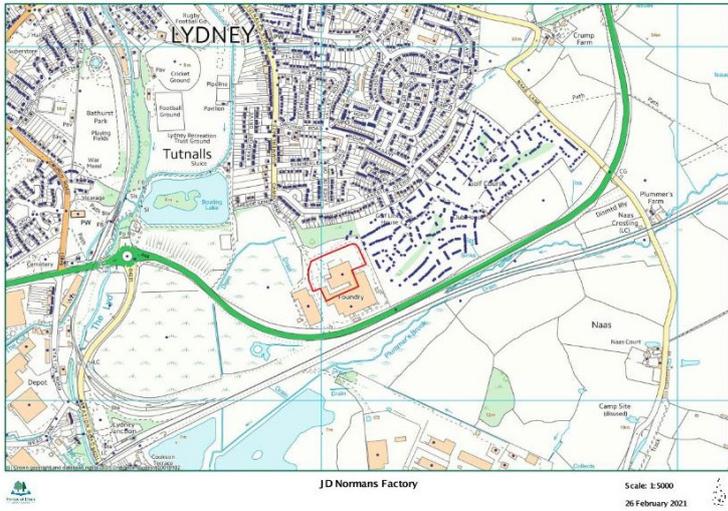
Site policy reference	LYDNEY 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	JD Normans Factory, Tutnalls Road	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Industrial/employment use	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.62ha/50 dwellings (at 30 per ha).	Town centre by road	2.74km from the Lydney town centre.
Relevant Planning History	SHLAA 2017 P1476/08/OUT Outline application for mixed use development to include up to 180 residential units, 4.2 hectares of employment land, including erection of a new finishing shop with office space. Construction of new vehicular access, parking, open space, landscaping and associated works. Demolition of existing Foundry I buildings and structures. Presently allocated for employment uses (AP)	Primary School by road	4.99km from Severnbanks primary school
		GP by road	The site is 4.34km by road to Lydney practice.
Relationship to DSB	Inside (allocated)	Public Transport	Potential to access bus route? Yes (in front of the site on Lydney Park Boulevard) Is this on an existing bus route? Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	362m to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good - The site has direct access onto A48 as well as through residential area via Cambourne Place.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with public pavements from the site leading into the town centre. Cycling potential would be along highways.	++
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Existing former foundry building with associated hardstanding.	0
Land quality	Grade 3 (good) and urban. Former foundry so could be contamination issues.	0
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an industrial building next to new residential area, so development of the site is unlikely to impact adversely on the character of the area.	+

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	++
FoD Officers' conclusion:		
Currently identified for employment uses, retain or consider mixed use. Preferable to use brownfield land as opposed to greenfield. Take forward if employment no longer active/ viable. Would be an improvement to the appearance of the site.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA. Retain allocation.	

JD Normans, Tutnalls Road, Lydney

[Interactive Map link](#)



Site policy reference	LYDNEY 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the west of Lydney Industrial Estate	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield/lakeside	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.62ha/50 dwellings (at 30 per ha).	Town centre by road	1.52km from Lydney's town centre.
Relevant Planning History	SHLAA 2020	Primary School by road	3.7km by road to the Severnbanks primary school.
		GP by road	3.2km from Lydney practice.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes (530m) and same distance to train station. Is this on an existing bus route? Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site adjoins Lydney's main employment area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The site has direct access onto Harbour Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is poor as there are no public pavements. Cycling would be along highways.	-
Climate Change - Is there a flood risk?	The site is almost all within Flood Zone 3.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Water edge location (lake). Site is vegetated with a few hedgerows.	+
Land quality	Grade 4 (poor).	+
Biodiversity - existing habitat	Part of marshland with lake, thus providing on-site habitat, but also Local Wildlife Sites and SSSI nearby.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Could form a GI corridor with River Severn.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site would only be suitable for recreation. Any built development would cause harm to the open natural character of the site.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 363m from the nearest listed buildings, which are the terrace of houses - Cookson Terrace.	0
FoD Officers' conclusion:		
Site could be considered for limited recreation based uses only. Not suitable for most built uses. Adjoins possible waste site and within floodplain possible recreation allocation along with lakes to west. The only benefit of this site being		

residential is its close relationship to the railway station and would create a good GI location improving quality of life with the lake. Otherwise it is highly constrained by floodzone, the industrial estate and being greenfield in an area which is disconnected from the rest of the residential built areas in the town. Would be ecologically sensitive.

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA. Potential for recreational use in conjunction with adjoining lake and greenspace.

Land to the north of Lydney Industrial Estate, Lydney

[Interactive Map link](#)



Site policy reference	LYDNEY 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Rock House	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Partially residential, the majority agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.99ha/30 dwellings (at 30 per ha).	Town centre by road	2.1km from Lydney's town centre.
Relevant Planning History	SHLAA 2020	Primary School by road	1.3km by road to the Severnbanks primary school.
		GP by road	2.1km from Lydney practice.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.5km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - The site is accessed via Driffeld Road, which is a narrow lane.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is poor as there are no public pavements along Driffeld Road. However, a public right of way crosses the site. Cycling would be along highways.	0
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with some trees on site.	+
Land quality	Urban	+
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site adjoins existing development and could therefore blend into the area. The site is on rising land. It would be suitable to integrate with adjoining allocation and/or retain as open space.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	++
FoD Officers' conclusion:		
Potentially retain as open area or integrate with adjoining development allocation/ permission.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA.	

Land at Rock House, Lydney

[Interactive Map link](#)

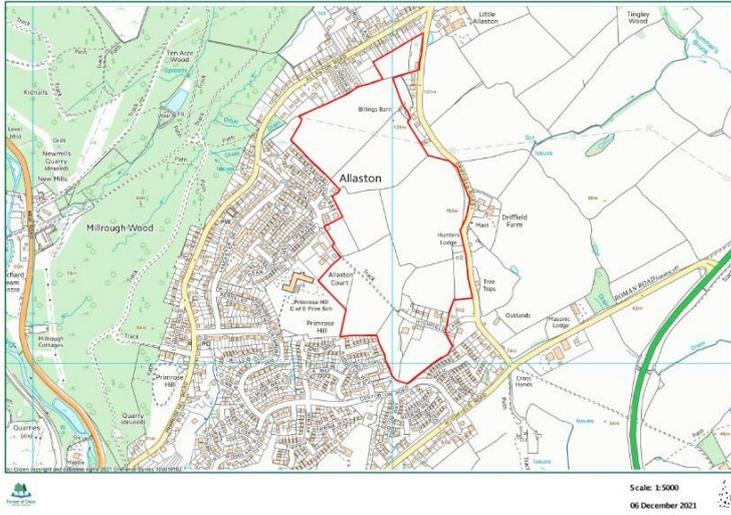


Site policy reference	LYDNEY 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Augustus Way, Allaston (larger area)	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Mostly agricultural, small area of residential.	Filter 2: Distance to services rating	
Site Area & Potential capacity	15.16ha/200 dwellings under current consent but may have some flexibility.	Town centre by road	755m to Lydney town centre.
Relevant Planning History	SHLAA and Allocated Site AP.54. Site has outline permission for up to 200 dwellings and part approval for a first phase- PI 284/13/OUT etc, except for a small section in extreme NE	Primary School by road	243m to Primrose Hill C of E primary school.
		GP by road	1.77km to Lydney Health Centre
Relationship to DSB	Partly Inside (allocated) Outside (unallocated)	Public Transport	Potential to access bus route? Yes (440m away) Is this on an existing bus route? Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.75km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The site is in close proximity to Driffield Rd, Allaston Rd and Augustus Way- Access via existing estate roads.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to public pavements from the site. The site is also dissected by multiple public rights of way. Cycling potential would be along highways.	+
Climate Change - Is there a flood risk?	The site is not mapped as flood risk, although there is a floodzone 2 and 3 ca. 580m southwest of the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site comprises agricultural fields and several hedgerows and several large mature trees which are under Tree Protection Orders.	0
Land quality	Mixture of Urban and Grade 3 (good)	+
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential. Existing hedgerows and trees could provide a basis for recreational GI corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site would impact on the open countryside character in this location though contiguous with existing urban edge.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is 311m from the Rocklands, which is a listed building but intervening development negates any impact.	+
FoD Officers' conclusion:		
Large composite site with potential includes existing commitments over majority.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA	

Augustus Way (larger site), Lydney

[Interactive Map link](#)



Site policy reference	LYDNEY 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Highfield Lane	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural/paddock	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.3ha/39 dwellings (at 30 per ha).	Town centre by road	1.1km from Lydney's town centre.
Relevant Planning History	None	Primary School by road	1.8km by road to the Severnbanks primary school.
		GP by road	1.1km from Lydney practice.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.75km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - The site is accessed via Highfield Lane or Centurion Road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to pavements leading into town centre. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with some mature boundary hedgerows.	0
Land quality	Grade 3 (good)	-
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has some landscape value. A suitable design of dwellings could however blend into the immediate character of the site.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Rocklands Grade II Listed Building approximately 230m south west.	0
FoD Officers' conclusion:		
Site has potential to include as part of allocations.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA.	

Highfield Lane, Lydney

[Interactive Map link](#)

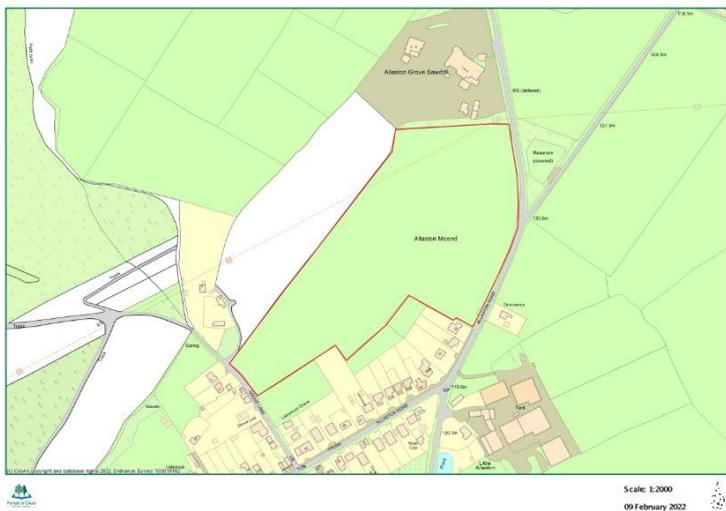


Site policy reference	LYDNEY 10	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land west of Allaston Road	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.9ha/147 dwellings (at 30 per ha).	Town centre by road	2km from Lydney's town centre.
Relevant Planning History	Shlaa 2022	Primary School by road	1.1 km by road to the Primrose Hill C of E primary school.
		GP by road	2.4km from Lydney practice.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	5km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - The site is accessed via Allaston Road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good with access to pavements leading into town centre. However, the distance to the town centre and nearest facilities, also given the steepness to the site means that it is less likely that people (especially non-able bodied) will actively travel (relying on private transport). A public right of way passes near the site. Cycling would be along highways.	0
Climate Change - Is there a flood risk?	The site is not mapped as flood risk.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with some mature hedgerows and trees. The site is adjacent to a significant cluster of trees.	0
Land quality	Mixture of Grade 3 (good) and urban	0
Biodiversity - existing habitat	Limited on-site habitat, but Local Wildlife Sites nearby.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is located on prominent landscape on rising land.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None	+
FoD Officers' conclusion:		
Open and largely exposed landscape, part of it less so but not well connected to existing town although accessible by existing road network. Not well related to remainder of town nor easily accessible, open rural landscape.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA.	

Land West of Allston Road, Lydney

[Interactive Map link](#)



Site policy reference	LYDNEY II	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lydney West Expansion	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	76ha/Evaluation for mixed development site.	Town centre by road	100m from Lydney's town centre.
Relevant Planning History	Wide area includes variety of uses and past considerations, part allocated (southern area Mead Lane)	Primary School by road	1.1km by road to the Lydney Community School.
		GP by road	1.6km from Lydney practice.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.5km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - The area would be accessed from the B4231 or the A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	A public right of way crosses the site and there are pavements in the surrounding area which provide pedestrian access to the surrounding area. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are areas of Floodzone 2 and 3 in the Southern boundary of the site.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Some mature hedgerows and large clusters of trees. Is located in a prominent landscape on rising land especially prominent in north.	-
Land quality	Mixture of Grade 3 (good) and Grade 2 (very good)	--
Biodiversity - existing habitat	Limited on-site habitat, although hedgerows could form corridors. But several Local Wildlife Sites nearby.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large open area of land with the North of the site being located on rising land and therefore visually prominent. While it adjoins the settlement on the eastern boundary it expands into the open countryside towards the next settlement. The development of the site is likely to have some landscape impact which would be harmful to the character of the area. The southern part of the site (S of A48) is allocated and much less prominent.	--
Heritage - Does the site include a listed building or fall within the setting of a	The site is 82m from Lydney Conservation area which contains a number of Listed buildings.	-

listed building? Is the site likely to have archaeological interest?



FoD Officers' conclusion:

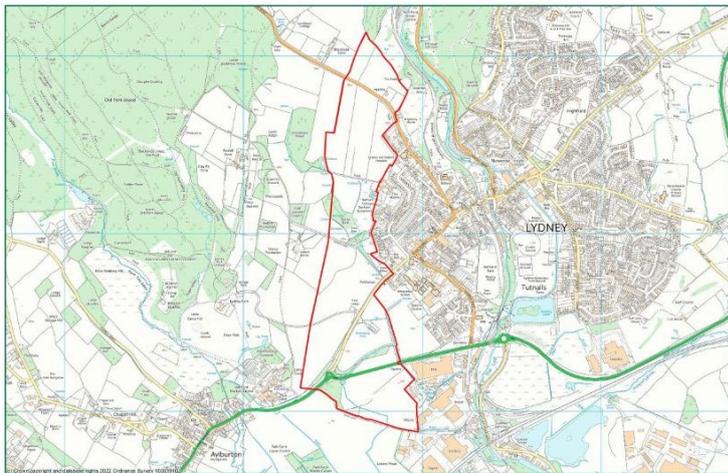
Large site with several different sub areas. Land to south includes existing allocation, and some low lying areas. Further north very prominent and open.

Does the site meet SA criteria?

Most of site UNLIKELY TO MEET SA CRITERIA. Potential may be limited to within existing allocation which could be retained.

Lydney West Expansion, Lydney

[Interactive Map link](#)



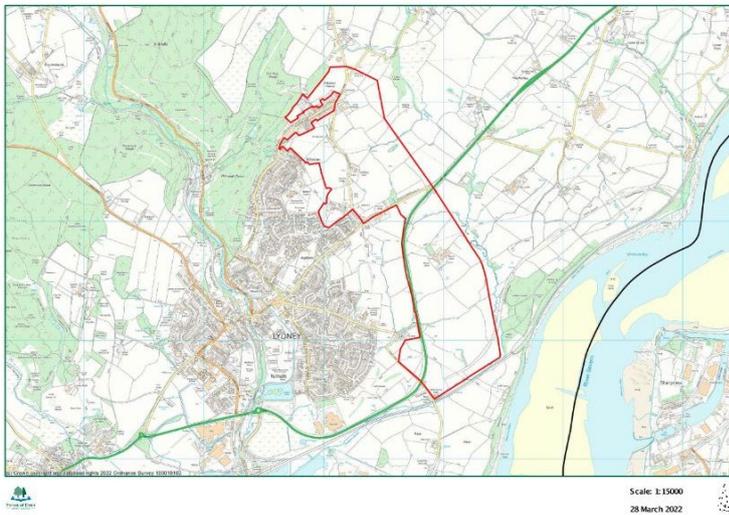
Site policy reference	LYDNEY 12	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lydney East Expansion	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	183.3ha/Evaluation for mixed development site.	Town centre by road	930m from Lydney's town centre.
Relevant Planning History	Wide area includes variety of uses and past considerations, including employment, and PV installation.	Primary School by road	2.6km by road to the Primrose Hill C of E Primary School.
		GP by road	1.6km from Lydney practice.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is on outskirts of Lydney
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1km to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - The area would be accessed from the A48, Driffield Road, Allaston Road or from the estate roads within the existing development.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public rights of way cross the site and there are pavements in the surrounding area which provide pedestrian access to the surrounding area from some parts of the site. Cycling is possible on the roads within and around the town. Areas east of bypass are much less accessible as this forms a partial barrier and distance is also greater to the town centre from some parts of the assessment site.	+
Climate Change - Is there a flood risk?	There are areas of Floodzone 2 and 3 in the southern boundary of the site.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Some mature hedgerows and some clusters of trees. Is located in part in a prominent landscape on rising land.	-
Land quality	Mixture of Grade 3 (good)	-
Biodiversity - existing habitat	Limited on-site habitat, although hedgerows could form corridors. But several Local Wildlife Sites nearby.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large open area of land with the north of the site being located on rising land and therefore visually prominent. While it adjoins the settlement on the western boundary it expands into the open countryside. The development of the site is likely to have some landscape impact which would be harmful to the character of the area. Impact varies across the site.	--

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site contains a Grade II Listed Building as well as others being close to the southern and western boundaries.	—
FoD Officers' conclusion:		
These areas will need to be considered as part of the revised LP strategy. Current allocations and developed areas are included in this broad assessment.		
Does the site meet SA criteria?	Part acceptable in COULD MEET SA terms, requires consideration as smaller parcels. Some areas with potential, some developed or allocated at present but distance and accessibility to remainder of town are important considerations.	

Lydney East Expansion, Lydney

[Interactive Map link](#)



Site policy reference	LYDNEY I3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lydney at Lydney Marsh	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	18ha/Capacity limited by history as municipal tip.	Town centre by road	1.3km from Lydney's town centre.
Relevant Planning History	Historic use as a municipal tip	Primary School by road	1.3km to the Primrose Hill C of E Primary School.
		GP by road	1.85km from Lydney practice.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is on outskirts of Lydney, adjacent to site.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	300m to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The area would be accessed from Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is a Floodzone 3 within the site. Much of the site has flooded in the past.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	This is an open parcel previously a marsh and former tip, located on the by-pass at the roundabout leading to the Harbour in a highly prominent location. The site is bounded by mature hedgerow.	-
Land quality	Mixture of Grade 3 (good)	-
Biodiversity - existing habitat	Local Wildlife site as well as the LWS, SSSI, SAC and SPA which are within the 2km of the site.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing vegetation on the site and the site itself is a Local Wildlife Site (Lydney Town Marsh & Sidings LWS). These aspects should be maintained and enhanced. Limited potential to link with other habitat fragments.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is an open parcel of land (former tip) located on the by-pass at the roundabout leading to the Harbour in a highly prominent location. The site is bounded by mature hedgerow. The development of the site is likely to have some landscape impact which would be harmful to the character of the area.	-
Heritage - Does the site include a listed building or fall within the setting of a	The Lydney Conservation Area is some 30m. to the north of the site. The Church and listed monuments/stones are some 150m. to the north of the site. Grade II pedestrian bridge over the	-

listed building? Is the site likely to have archaeological interest?

former railway track is some 115m. to the north of the site. Grade II tramway bridge is adjacent to the western boundary of the site. Grade II Cookson Terrace, some 100m. to the south of the site.



FoD Officers' conclusion:

Does not meet SA criteria for built development due to past uses, but has potential as open area with ecological and recreational uses.

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA for housing – but could be used for recreational/biodiversity purposes.

Land at Lydney Marsh, Lydney

[Interactive Map link](#)



Site Location Plan - Land at Lydney Marsh

Scale: 1:5000
17 June 2022



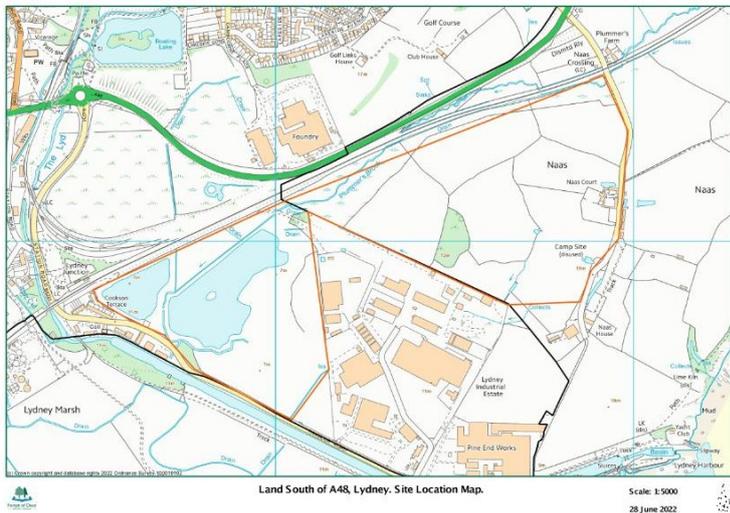
Site policy reference	LYDNEY 14	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south of the A48	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	59.4ha/largely recreational	Town centre by road	1.39km from Lydney's town centre.
Relevant Planning History	Mainly golf course	Primary School by road	2km to the Lydney C of E Primary School.
		GP by road	2.48km from Lydney Health Centre.
Relationship to DSB	Inside and adjoining	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is on outskirts of Lydney, adjacent to site.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The area would be accessed from Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is a Floodzone 3 within the site.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	There are lakes within the site as well as a landscaped golf course.	-
Land quality	Mixture of Grade 3 (good)	-
Biodiversity - existing habitat	Lydney Town Marsh and Sidings LWS is adjacent to the site and within 2km radius of the site are Warren Grove LWS, ca. 758m to the northeast, Naas Cliff LWS, ca. 380m. to the east, Severn Estuary SPA, SAC, SSSI, ca. 400m. to the south, Lydney Cliff SSSI, ca. 400m. to the east and Old Park & Old Bargains Wood LWS, ca. 1.9km to the northwest. Any development would need to consider its impact upon the LWS, SPA, SAC and SSSI sites which is within 2km of the assessment area.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Existing vegetation on the site and the site itself is a Local Wildlife Site (Lydney Town Marsh & Sidings LWS). The lakes and the golf course itself contain important habitats. Limited potential to link with other habitat fragments.	+
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large open parcel of land with large lakes in the western section and a golf course and listed building to the east. The site sits with a backdrop of industrial estate buildings and is located off the by-pass in a highly prominent location. The site is bounded	--

	by mature hedgerow and the golf course is landscaped. The development of the site is likely to have some landscape impact which would be harmful to the character of the area as well as harm to heritage assets.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Naas Court, Grade II is within the assessment site, Naas House Grade II* is adjacent to the assessment site and Cookson Terrace, Grade II, terrace of dwellings are adjacent to the site. Development of the assessment area highly likely to impact heritage assets within and adjacent to the site.	—
FoD Officers' conclusion:		
Large site includes golf course and areas of flood storage. Generally not suitable for built development, but adjoins established industrial area which is.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA. Does not meet SA criteria for built development- potential for enhanced and retained recreation/ natural uses.	

Land south of the A48, Lydney

[Interactive Map link](#)



Site policy reference	LYDNEY I5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Mead Lane Industrial Estate	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Industrial Estate	Filter 2: Distance to services rating	
Site Area & Potential capacity	24ha/industrial units	Town centre by road	1.2km from Lydney's town centre.
Relevant Planning History	AP. 50. Various planning applications for individual units.	Primary School by road	1.25km to the Lydney C of E Primary School.
		GP by road	1.66km from Lydney Health Centre.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is on outskirts of Lydney, very near to site. (836m away by road)
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	This is an Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The area would be accessed from Mead Lane/Old Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is a Floodzone 3 within the site (to the south)	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large expanse of various buildings. Little landscaping.	0
Land quality	Mixture of Urban and Grade 2 (very good), however, the site is an established industrial estate and therefore there would be no degradation of land quality or loss of good agricultural land.	+
Biodiversity - existing habitat	Lydney Town Marsh and Sidings LWS is adjacent to the site and within 2km radius of the site are Warren Grove LWS, Naas Cliff LWS, Severn Estuary SPA, SAC, SSSI, Lydney Cliff SSSI, and Old Park & Old Bargains Wood LWS. Any development would need to consider its impact upon the LWS, SPA, SAC and SSSI sites which is within 2km of the assessment area.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large industrial area comprising of many different types of buildings and hardstanding. Development would not be harmful to its character.	++
Heritage - Does the site include a listed building or fall within the setting of a	No	++

listed building? Is the site likely to have archaeological interest?



FoD Officers' conclusion:

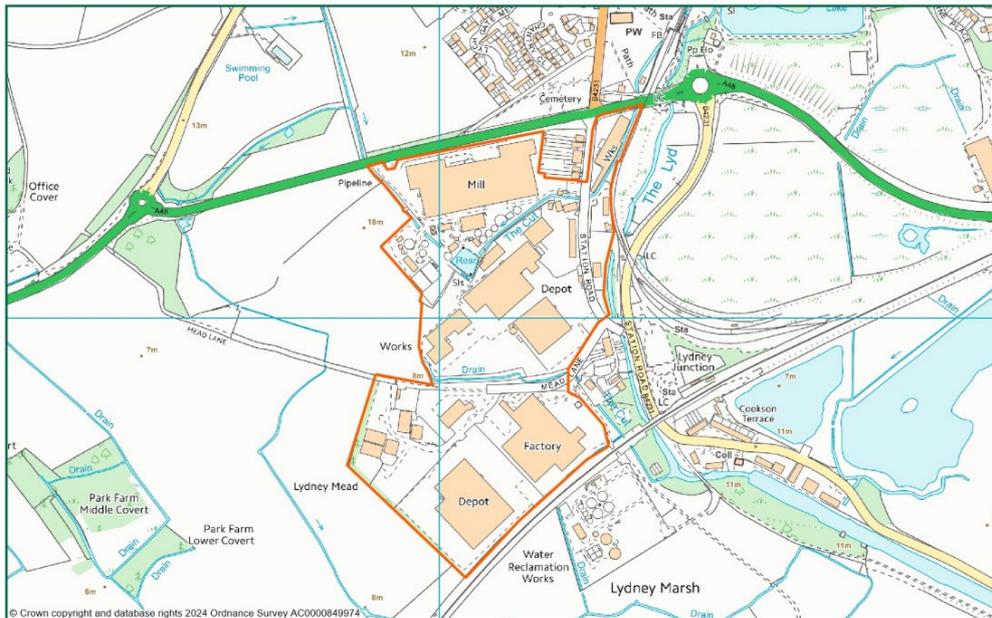
Large site of established industrial units on the edge of the settlement. However, the site is partially within a flood zone 3, which can be acceptable for some forms of employment use, but would not be acceptable for other forms of development, and possibly not for significant extension to the site.

Does the site meet SA criteria?

MEETS SA CRITERIA as an existing employment site.

Mead Lane Industrial Estate, Lydney

[Interactive Map link](#)



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Mead Lane Industrial Estate, Lydney

Scale: 1:6000

06 February 2024



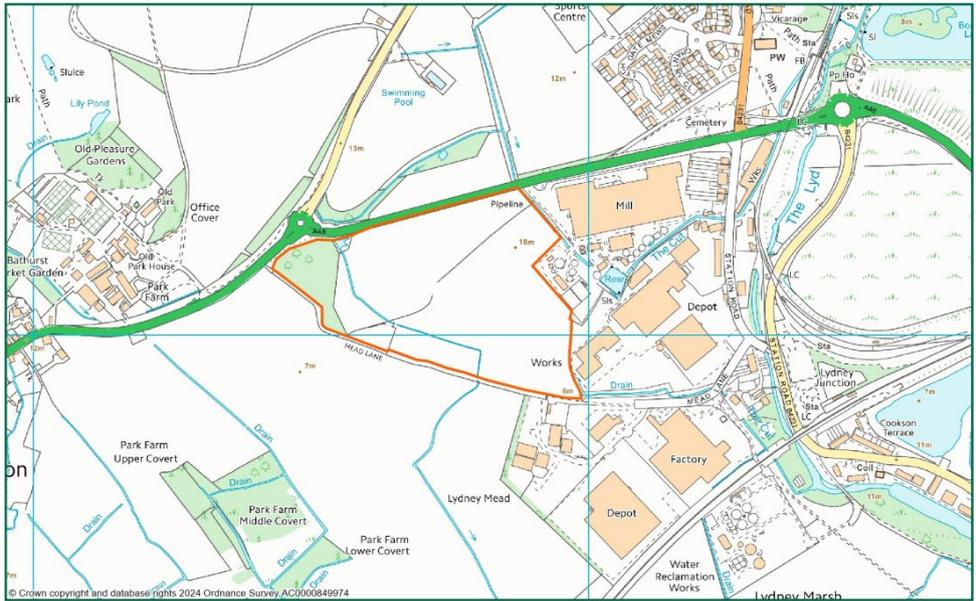
Site policy reference	LYDNEY 16	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land between A48 and Mead Lane	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	9.5ha	Town centre by road	1.39km from Lydney's town centre.
Relevant Planning History	AP.29	Primary School by road	2km to the Lydney C of E Primary School.
		GP by road	2.48km from Lydney Health Centre.
Relationship to DSB	Inside DSB	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is on outskirts of Lydney, 845m from site.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good - The area would be accessed off A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is a Floodzone 3 within the site (southern portion).	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield bounded by hedgerow and trees. But it is directly adjacent to the existing industrial site and could be screened with some planting.	-
Land quality	Grade 4 (poor).	++
Biodiversity - existing habitat	Lydney Town Marsh and Sidings LWS is near to the site and within 2km radius of the site are Warren Grove LWS, Naas Cliff LWS, Severn Estuary SPA, SAC, SSSI, Lydney Cliff SSSI, and Old Park & Old Bargains Wood LWS. Any development would need to consider its impact upon the LWS, SPA, SAC and SSSI sites which is within 2km of the assessment area.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large open parcel of greenfield which abounds the industrial site to the east. It has a boundary with the A48 and is quite a prominent site and would need good landscaping to help screen the extension to the industrial site.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None	++

FoD Officers' conclusion:	
Large site, generally not suitable for built development, but adjoins established industrial area which is. Would need good landscaping to the highway.	
Does the site meet SA criteria?	COULD MEET SA CRITERIA – for employment use, to join up/expand with neighbouring Mead Lane Industrial Estate.

Land between A48 and Mead Lane Industrial Estate, Lydney

[Interactive Map link](#)



Mead Lane Industrial Estate, Lydney

Scale: 1:6000

06 February 2024



Site policy reference	LYDNEY 17	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Pine End Works	Is the site SAC?	No (but adjacent to it)
Parish	Lydney	Is the site SSSI?	No (but adjacent to it)
Existing Use	Brownfield - Former Industrial Estate – vacant and in a poor state	Filter 2: Distance to services rating	
Site Area & Potential capacity	10.62ha	Town centre by road	Ca. 1.8km from Lydney's town centre.
Relevant Planning History	AP.43 P0688/19/OUT Hybrid application for mixed use development (fish processing building, eel farm, restaurant, visitor centre, storage building) -pending consideration.	Primary School by road	Ca. 1.8km to the Lydney C of E Primary School.
		GP by road	Ca. 2.2 km from Lydney Health Centre.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is 1km away on same road.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	It forms part of Lydney Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The area would be accessed from Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No. Floodzone 3 is just outside the site to the south.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large former industrial site, partly demolished and vacant.	++
Land quality	Grade 4	++
Biodiversity - existing habitat	Severn Estuary SPA, SAC, SSSI, are adjacent to the site and there are several other LWS within 2km of the assessment area.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential to link with other habitat fragments.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development of the site would be an improvement to the current vacant and poor state of the buildings on the site.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Naas House, Grade II* is within 150m of the north of the site boundary. Development of the assessment area highly likely to impact heritage assets within and adjacent to the site. Canal & River Trust Consultation buffer also runs through south of site.	--

FoD Officers' conclusion:

The site is on a former industrial building site and is in a poor state of repair. Large vacant buildings and hardstanding. Good access to the site. Development would improve the character, but must be sensitive to the ecology nearby as well as the heritage assets.

Does the site meet SA criteria?

COULD MEET SA CRITERIA – for employment/mixed uses (including tourism).

Pine End Works, Lydney

[Interactive Map link](#)



Pine End Works, Lydney

Scale: 1:5000
06 February 2024



Site policy reference	LYDNEY I8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lydney Industrial Estate	Is the site SAC?	No (but within 200m to it)
Parish	Lydney	Is the site SSSI?	No (but within 200m to it)
Existing Use	Industrial Estate	Filter 2: Distance to services rating	
Site Area & Potential capacity	24.4ha	Town centre by road	Ca. 1.8km from Lydney's town centre.
Relevant Planning History	AP.44	Primary School by road	Ca. 1.8km to the Lydney C of E Primary School.
		GP by road	Ca. 2.2 km from Lydney Health Centre.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is 1km away on same road.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	It forms part of Lydney Industrial Estate

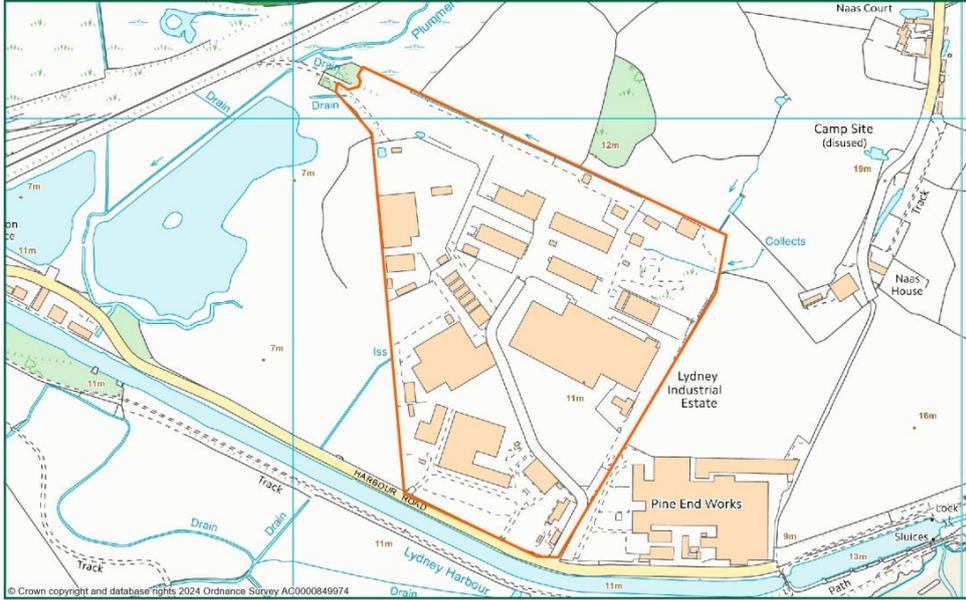
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The area would be accessed from Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No. Floodzone 3 is just outside the site to the south.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large industrial site.	++
Land quality	Grade 4	++
Biodiversity - existing habitat	Severn Estuary SPA, SAC, SSSI, are within 200m of the site and there are several other LWS within 2km of the assessment area.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential to link with other habitat fragments.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development of the site as industrial uses would not be out of keeping provided it is within the current site boundaries.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Naas House, Grade II* is within 250m of the northeast of the site boundary. Canal & River Trust Consultation buffer also runs through south of site.	--
FoD Officers' conclusion:		
Suitable for industrial/employment uses as currently.		

Does the site meet SA criteria?

MEETS SA CRITERIA – for employment/industrial use.

Lydney Industrial Estate, Lydney

[Interactive Map link](#)



Lydney Industrial Estate, Lydney

Scale: 1:5000

06 February 2024



Site policy reference	LYDNEY 19	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lydney Railway Station	Is the site SAC?	No
Parish	Lydney	Is the site SSSI?	No
Existing Use	Railway Station and associated facilities	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.3ha	Town centre by road	Ca. 1.2km from Lydney's town centre.
Relevant Planning History	AP.51	Primary School by road	Ca. 1.25km to the Lydney C of E Primary School.
		GP by road	Ca. 1.66km from Lydney Health Centre.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Train station is on the site.
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Adjacent to Industrial Estates

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The area is accessed from Station Road and the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements in the surrounding area which provide pedestrian access to the town centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is a Floodzone 3 is just within the southern tip of the site.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Railway station with associated facilities (car parking/storage).	++
Land quality	Urban	++
Biodiversity - existing habitat	Lydney Town Marsh and Sidings LWS is adjacent to the site and within 2km radius of the site are Warren Grove LWS, ca. 758m to the northeast, Naas Cliff LWS, ca. 380m. to the east, Severn Estuary SPA, SAC, SSSI, ca. 400m. to the south, Lydney Cliff SSSI, ca. 400m. to the east and Old Park & Old Bargains Wood LWS, ca. 1.9km to the northwest. Any development would need to consider its impact upon the LWS, SPA, SAC and SSSI sites which is within 2km of the assessment area.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential to link with other habitat fragments.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Railway station with associated facilities. Development associated with the railway station would not be out of keeping.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Not in close proximity. Canal & River Consultation buffer to the south of the site.	+
FoD Officers' conclusion:		

Site is appropriate for uses in association with the railway station.

Does the site meet SA criteria?

MEETS SA CRITERIA – as uses in association with the railway station.

Railway Station, Lydney

[Interactive Map link](#)



Lydney Railway Station, Lydney

Scale: 1:5000

06 February 2024



Mitcheldean

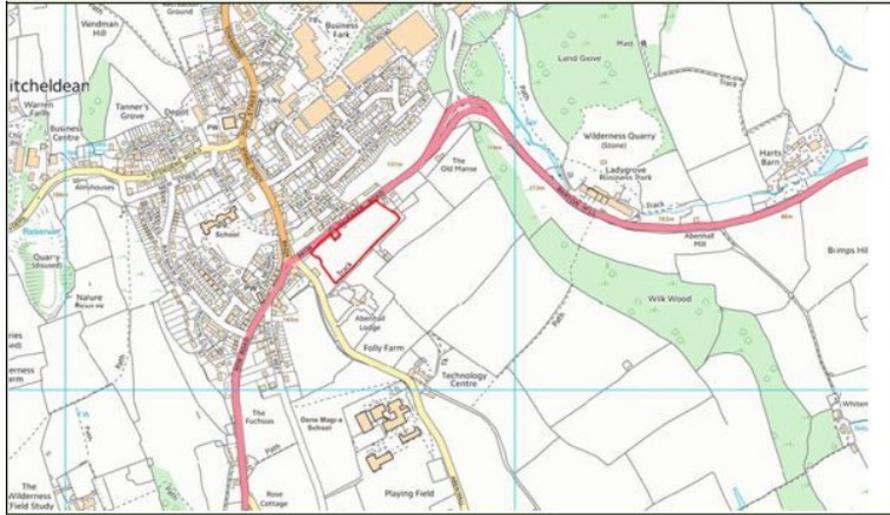
<u>MITCHELDEAN 1</u>	Land off Gloucester Rd, Mitcheldean
<u>MITCHELDEAN 2</u>	Land north of Abenhall Road, Mitcheldean
<u>MITCHELDEAN 3</u>	Land north of Carisbrook Road, Mitcheldean
<u>MITCHELDEAN 4</u>	Land north of Lining Wood House
<u>MITCHELDEAN 5</u>	Silver Street sites
<u>MITCHELDEAN 6</u>	Behind Old Coach depot
<u>MITCHELDEAN 7</u>	Old Coach depot (St Michael's Close)
<u>MITCHELDEAN 8</u>	Old Coach depot and land to rear
<u>MITCHELDEAN 9</u>	Building 5 - Vantage Point
<u>MITCHELDEAN 10</u>	Land at Vantage Point
<u>MITCHELEAN 11</u>	High Street (Former George Hotel)

Site policy reference	MITCHELDEAN I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off Gloucester Road	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.58ha/107 (at 30 per ha)	Town centre by road	428m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	324m to Mitcheldean Primary School.
		GP by road	511m to Mitcheldean surgery..
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (356m to Stenders Road) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	224m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The area would be accessed from A4136.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a pavement on opposite side of road, which provides pedestrian access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield, on sloping land. Mature hedgerows and stone boundary wall to highway.	-
Land quality	Grade 2 (very good)	--
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, RIG, SAC and SSSI sites within 2km of the assessment area.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This parcel of land is isolated from the rest of the village and has the character and appearance of being in open countryside.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to Mitcheldean Conservation Area.	-
FoD Officers' conclusion:		
Isolated from the rest of the village, almost an open countryside location. Could lead to further development encroaching in open countryside. Site located on good access and close to village centre.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA.	

Land off Gloucester Road, Mitcheldean

[Interactive Map link](#)



Site policy reference	MITCHELDEAN 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land north of Abenhall Road	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.26ha/37 (at 30 per ha)	Town centre by road	623m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	509m to Mitcheldean Primary School.
		GP by road	680m to Mitcheldean surgery..
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (535m to Stenders Road) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	542m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - The area would be accessed from Abenhall Road, which is a narrow land already busy from school traffic.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a pavement on opposite side of road, which provides pedestrian access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield parcel of land with mature hedgerows and trees.	-
Land quality	Grade 2 (very good)	--
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, RIG, SAC and SSSI sites within 2km of the assessment area.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This parcel of land is more isolated from the rest of the village and has the character and appearance of being in open countryside.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Near the Mitcheldean Conservation Area.	-
FoD Officers' conclusion:		
Isolated from the rest of the village therefore could harm the character of the area, especially close to the Conservation Area. Despite being close to a main highway route, the site is separate from main village and the lane already gets busy with traffic to the school.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA.	

Land north of Abenhall Road, Mitcheldean

[Interactive Map link](#)



Site policy reference	MITCHELDEAN 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land north of Carisbrook Road	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	5.4ha/162 (at 30 per ha)	Town centre by road	532m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2018 & 2023 PI994/18/OUT: Outline planning permission for the erection of up to 125 dwellings with public open space, landscaping and sustainable drainage system and vehicular access point from Carisbrook Road and associated ancillary works. All matters to be reserved except for means of access - Refused	Primary School by road	793m to Mitcheldean Primary School.
		GP by road	418m to Mitcheldean surgery..
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Directly opposite Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good- The area would be accessed from Carisbrook Road (B4224) or Bradley Court Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are wide verges and a pavement on opposite side of road, which provides pedestrian access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large agricultural field with mature hedgerows	-
Land quality	Grade 2 (very good)	--
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, RIG, SAC and SSSI sites within 2km of the assessment area.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential possibly towards Lining Wood.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Prominent parcel of land within the local and wider landscape. Located on the junction between Carisbrook Road and Bradley Court Road at the northern tip of the village. Slight slope on the northern section of the site.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area but separated by development.	+
FoD Officers' conclusion:		

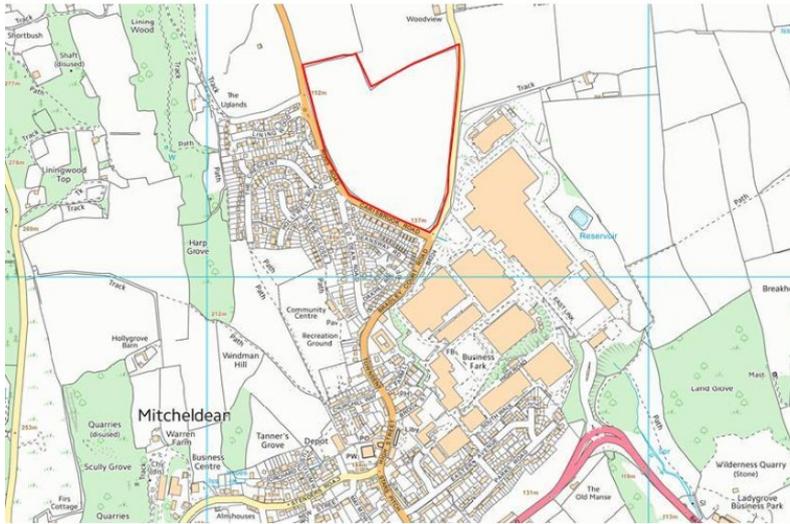
Site is relatively well related to the rest of the development in the settlement. Sustainable location but is greenfield and will have potential ecological issues. Landscape is also an issue. Mitcheldean is a sustainable location in its own right. Site reasonable related to village centre and access. Good potential for GI enhancement. Would require bat assessment and GI plan to support any allocation.

Does the site meet SA criteria?

COULD MEET SA CRITERIA.

Land north of Carisbrook Road, Mitcheldean

[Interactive Map link](#)



Site policy reference	MITCHELDEAN 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land north of Lining Road	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	2ha/61 (at 30 per ha)	Town centre by road	979m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2008	Primary School by road	1.2m to Mitcheldean Primary School.
		GP by road	939m to Mitcheldean surgery..
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (481m to Bradley Court Road) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	481m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good- The area would be accessed from Carisbrook Road (B4224).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are no immediate footpaths along this part of the B4224, but would join up with walkways from Lining Wood to the south, which provides pedestrian access to the village centre and surrounding area. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large agricultural field with mature hedgerows and trees along boundary. It adjoins Lining Wood to the west.	-
Land quality	Grade 2 (very good)	--
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, RIG, SAC and SSSI sites within 2km of the assessment area. Moreover, the site is adjacent to Lining Wood, so there is likely to be bat activity and other ecological impacts.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Good potential to link to Lining Wood.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Site is large and sloping (steep to the west). It currently has the character and appearance of being in the countryside (edge of village) with a woodland background. Large development could harm the local and wider landscape.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area but separated by development.	+
FoD Officers' conclusion:		
Adjacent to settlement, good access to services. some landscape impact, steep site, so could constrain the site and will have ecological issues. Very close to bat site SAC: unlikely to be easily developed even if desirable.		

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA.

Land north of Lining Wood, Mitcheldean

[Interactive Map link](#)

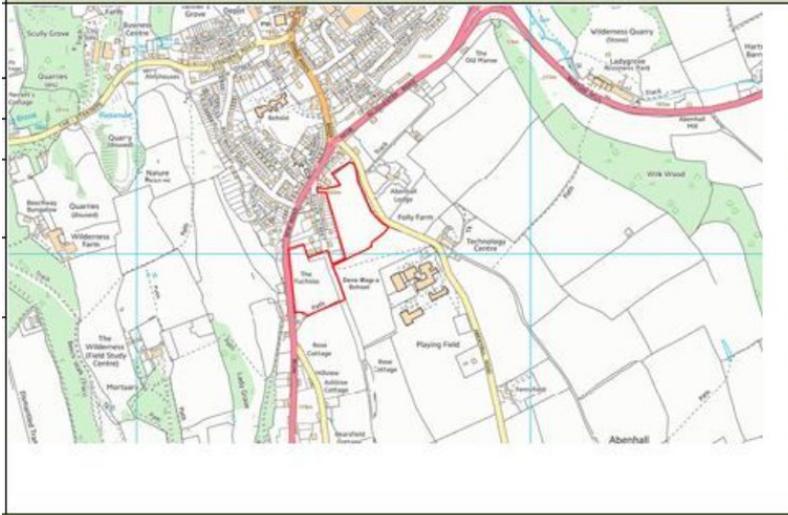


Site policy reference	MITCHELDEAN 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Silver Street sites	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.58ha (north) and 1.68ha (south) /158 (at 30 per ha)	Town centre by road	470m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2008	Primary School by road	317m to Mitcheldean Primary School.
		GP by road	540m to Mitcheldean surgery..
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (382 to Stenders Rd) Is this on an existing bus route? Yes
		Employment Area (direct line)	349m to Vantage Point employment site.
Safeguarded/consultation area in Minerals Plan?	Yes		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average to good- The parcels of land could be accessed from New Road, Silver Street or Abenhall Road (poorer access in terms of it being a narrow lane).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is good from both sites with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	2 large parcels of greenfield undulating land with mature boundary hedgerows/trees.	-
Land quality	Mainly non-agricultural with the southern portion of the site along New Road being Grade 3 (good quality)	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, RIG, SAC and SSSI sites within 2km of the assessment area.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large parcels of land in prominent locations and undulating land.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area and some listed buildings.	-
FoD Officers' conclusion:		
Very undulating landscape. Would be attached to the rest of the rest of the settlement therefore would not look out of place. Conservation Area could be sensitive to change and generally prominent, thus requiring careful design. Good access to services. NE part is better located than area nearer the rising ground of Plump Hill. Prominent, and needs access improvements. Potential to establish wider GI corridor. Southern site not supported to take further.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA.	

Silver Street sites, Mitcheldean

[Interactive Map link](#)



Site policy reference	MITCHELDEAN 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Behind Old Coach depot	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca.0.38ha /11 (at 30 per ha)	Town centre by road	ca. 221m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	ca. 230m to Mitcheldean Primary School.
		GP by road	ca. 175m to Mitcheldean surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (140m to nearest bus stop) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	400m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor to Average - Access off St Michael's or If the main part of the former bus depot (entrance) is not part of the site, then access would need to be off Churchill Way housing estate road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access to good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of a much larger green open land on rising ground, which is adjacent to the former brownfield bus depot. Mature hedgerows with sporadic trees along the boundaries.	-
Land quality	While classified as non agricultural land, a large part of the site is visually open green therefore the loss of this would be disappointing. The area adjacent which the former bus depot is located is brownfield therefore could be contaminated requiring investigation and/or remediation.	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential with nearby Tanner's Grove.	+
Character (built and natural) - Could development harm or enhance the character of the area?	On rising ground and prominent because of that. Has character of an open countryside location.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area and some listed buildings.	-
FoD Officers' conclusion:		
Agricultural land adjoins former depot but on rising ground with impact on Conservation area and listed Buildings. Not suitable		

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA.

Behind Old Coach Depot, Mitcheldean

[Interactive Map link](#)



Mitcheldean - land behind Old Coach depot

Scale: 1:2000
29 September 2021



Site policy reference	MITCHELDEAN 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Old Coach depot (St Michaels Close)	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca.0.4ha /12 (at 30 per ha)	Town centre by road	ca. 221m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	ca. 230m to Mitcheldean Primary School.
		GP by road	ca. 175m to Mitcheldean surgery.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes (140m to nearest bus stop) Is this on an existing bus route? Yes
		Employment Area (direct line)	400m to Vantage Point employment site.
Safeguarded/consultation area in Minerals Plan?	Yes		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor to Average - Access off St Michael's or If the main part of the former bus depot (entrance) is not part of the site, then access would need to be off Churchill Way housing estate road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access to good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Former bus depot with run-down buildings on it and hardstanding.	++
Land quality	The site is a former bus depot (brownfield) therefore could be contaminated requiring investigation and/or remediation.	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential with nearby Tanner's Grove.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Within the settlement but adjacent to the Conservation Area. Former bus depot with run-down buildings on it and hardstanding.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area and some listed buildings.	-
FoD Officers' conclusion:		
Former depot within the settlement. Existing run-down buildings and hardstanding. Brownfield site. Near to village amenities.		
Does the site meet SA criteria?	MEETS SA CRITERIA.	

Old Coach Depot (St Michael's Close), Mitcheldean

[Interactive Map link](#)



Old Coach Depot (St Michaels Close), Mitcheldean

Scale: 1:1000
25 April 2024



Site policy reference	MITCHELDEAN 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Old Coach depot and land to rear	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Brownfield and agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.23ha /67 (at 30 per ha)	Town centre by road	ca. 221m to Mitcheldean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	ca. 230m to Mitcheldean Primary School.
		GP by road	ca. 175m to Mitcheldean surgery..
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (140m to nearest bus stop) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	400m to Vantage Point employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor to Average - Access off St Michael's or If the main part of the former bus depot (entrance) is not part of the site, then access would need to be off Churchill Way housing estate road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access to good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	A very large prominent green open land on rising ground, which includes the former brownfield bus depot. Mature hedgerows with sporadic trees along the boundaries.	--
Land quality	While classified as non agricultural land, a large part of the site is visually open green therefore the loss of this would be disappointing. The area adjacent which the former bus depot is located is brownfield therefore could be contaminated requiring investigation and/or remediation.	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential with nearby Tanner's Grove.	+
Character (built and natural) - Could development harm or enhance the character of the area?	On rising ground and very prominent because of that. Has character of an open countryside location.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Close to the Mitcheldean Conservation Area and some listed buildings.	-
FoD Officers' conclusion:		
Prominent open land and former depot. Development will impact on Conservation Area and Listed buildings as well as landscape. Not suitable for development except for depot which is allocated.		

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA.

Old Coach Depot and Land to Rear, Mitcheldean

[Interactive Map link](#)



Site policy reference	MITCHELDEAN 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Building 5, Vantage Point	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Employment	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.56ha /47 (at 30 per ha)	Town centre by road	ca. 200m to Mitcheldean village centre.
Relevant Planning History	N/A	Primary School by road	ca. 600m to Mitcheldean Primary School.
		GP by road	ca. 300m to Mitcheldean surgery..
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes (nearest bus stop is opposite entrance) Is this on an existing bus route? Yes
		Employment Area (direct line)	The site is within the Vantage Point employment site.
Safeguarded/consultation area in Minerals Plan?	Yes		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Current access is through the main entrances to the employment site. Access is good but would be combined with traffic using the site.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access to good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large industrial type building on brownfield site in close proximity to other large and busy business units.	0
Land quality	The land is classified as Grade 2, however, it is a brownfield industrial unit.	++
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	No potential.	-
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a large scale business unit on a much larger employment site. It's development would not harm the character of the village, but may look at odds with the adjoining business units and could cause amenity issues (noise).	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	50m from Mitcheldean Conservation Area.	0
FoD Officers' conclusion:		
Used for employment but currently allocated for housing- not well located in relation to adjoining employment uses because of amenity- preferable to retain for employment.		

Does the site meet SA criteria?

NOT EXCLUDED BY SA CRITERIA.

Building 5 Vantage Point, Mitcheldean

[Interactive Map link](#)

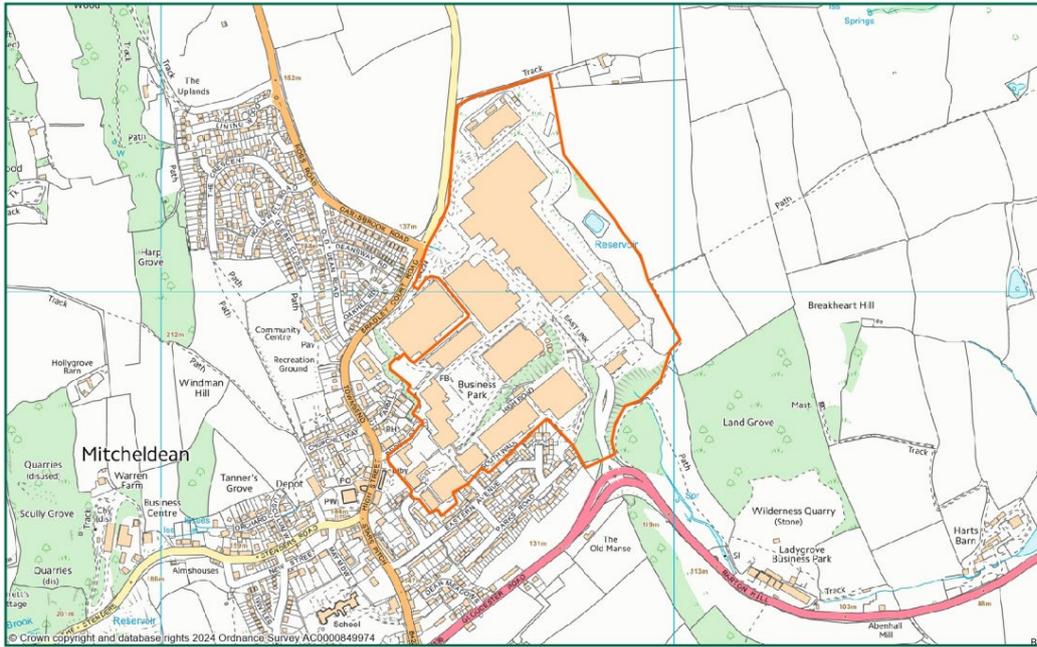


Site policy reference	MITCHELDEAN 10	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Vantage Point	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Employment / Brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	28.94ha	Town centre by road	ca. 200m to Mitcheldean village centre.
Relevant Planning History	N/A	Primary School by road	ca. 600m to Mitcheldean Primary School.
		GP by road	ca. 300m to Mitcheldean surgery..
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes (nearest bus stop is opposite entrance) Is this on an existing bus route? Yes
		Employment Area (direct line)	The site is within the Vantage Point employment site.
Safeguarded/consultation area in Minerals Plan?	Yes		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Current access is through the main entrances to the employment site. Access is good but would be combined with traffic using the site.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access to good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large industrial type building on brownfield site.	0
Land quality	The land is classified as Grade 2, however, it is a brownfield industrial unit.	++
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	No potential.	-
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a large scale business unit on a much larger employment site. It's development for employment would not harm the character of the village,	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	50m from Mitcheldean Conservation Area.	0
FoD Officers' conclusion:		
Used for employment and preferable to retain as such. Good access, No harm to character of the village.		
Does the site meet SA criteria?	MEETS SA CRITERIA.	

Land at Vantage Point, Mitcheldean

[Interactive Map link](#)



Land at Vantage Point, Mitcheldean

Scale: 1:7000

06 February 2024

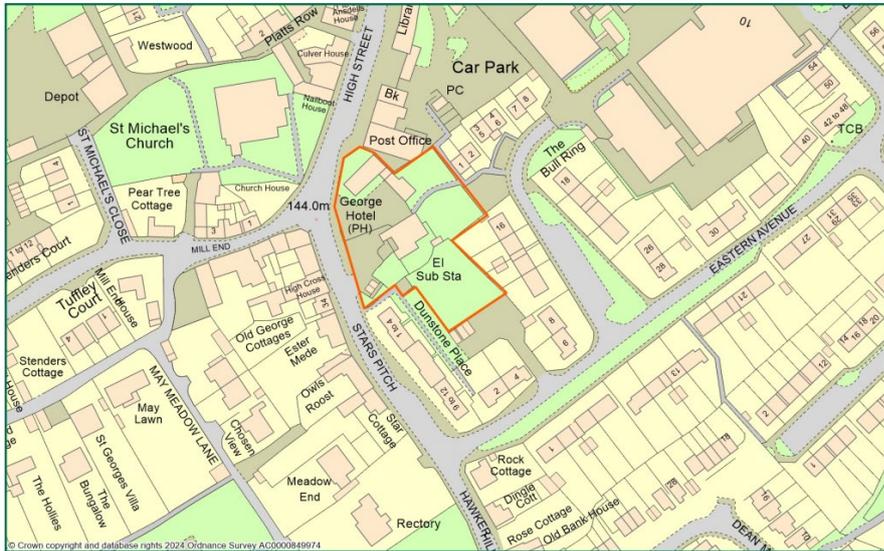


Site policy reference	MITCHELDEAN II	Filter 1: Potential conflicts with international or national planning policy	
Site Name	High Street (former George Hotel)	Is the site SAC?	No
Parish	Mitcheldean	Is the site SSSI?	No
Existing Use	Brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca.0.31ha /9 (at 30 per ha)	Town centre by road	Within village centre
Relevant Planning History	Several applications for housing. P2066/21/OUT – Erection of 8 no 3 and 4 bed detached dwellings – Refused.	Primary School by road	ca. 100m to Mitcheldean Primary School.
		GP by road	ca. 175m to Mitcheldean surgery.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes
		Employment Area (direct line)	Ca. 50m to Vantage Point employment site.
Safeguarded/consultation area in Minerals Plan?	Yes		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – access onto High Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access is very good from the site with pavements providing access to the village centre and surrounding area. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	No floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Former hotel. Most of the site has been demolished. Some outbuildings still remain and hardstanding.	++
Land quality	The site is a former hotel sited within the village centre (brownfield).	0
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SAC and SSSI sites within 2km of the assessment area.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Within the village centre in the Conservation Area. The site is in a very poor state being partially demolished and comprising of hardstanding and debris. Prominent site within the CA.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Within the Mitcheldean Conservation Area and opposite St Michaels Church (Grade I) and some other listed buildings.	-
FoD Officers' conclusion:		
Former hotel which is now partially demolished and is in a very poor state. It is in the centre of the village in a very prominent location, which also impacts on the CA and other listed buildings. The site is in such a poor state that development in an appropriate manner would be a betterment. Highly sustainable location and good for active travel.		
Does the site meet SA criteria?	MEETS SA CRITERIA.	

High Street (Former George Hotel), Mitcheldean

[Interactive Map link](#)



High Street (Former George Hotel), Mitcheldean

Scale: 1:1250
25 April 2024



Newent

<u>NEWENT 1</u>	Land south east of Newent
<u>NEWENT 2</u>	Water Treatment Works Site
<u>NEWENT 3</u>	Factory, Horsefair Lane
<u>NEWENT 4</u>	Ross Rd/Horsefair Lane site
<u>NEWENT 5</u>	Culver Street site
<u>NEWENT 6</u>	17 The Scarr
<u>NEWENT 7</u>	Land West of Newent (Larger Site)
<u>NEWENT 8</u>	South east of Newent (smaller site 1)
<u>NEWENT 9</u>	South east of Newent (smaller site 2)
<u>NEWENT 10</u>	Land from Ross Road to Watery Lane (West of Newent smaller area)
<u>NEWENT 11</u>	Conigree Court
<u>NEWENT 12</u>	Cleeve Mill Lane

Site policy reference	NEWENT 1	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south east of Newent	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	114ha /potential mixed use	Town centre by road	655m to town centre.
Relevant Planning History	None	Primary School by road	2km to Picklenash Primary School
		GP by road	1.44km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (nearest bus stop is 321m on Onslow Road) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	355m to Newent business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - well connected to the B4215 and Gloucester Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained to town centre along existing footpaths. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There are areas of floodzone adjacent to the northern boundary of the assessment area.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield/agricultural land with farm buildings within the site.	-
Land quality	Half Grade 1 (very good) and Half Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is much new development which separates the assessment area from the conservation area in the town centre. To avoid impacting these sensitive areas development could be concentrated around the western boundary next to more recent development or northern boundary near to the main road and industrial units.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to the south western boundary of the assessment area are 3 grade II listed buildings. Approximately 550m west of the assessment area is the Newent Conservation Area. A significant number of properties within this area are listed. The majority are Grade II with one Grade I Church.	-

	<p>2.2km from the site is a Medieval Defensive and settlement complex located North West of Moorfields Farm.</p> <p>Nelfields Farm (Listed) within site.</p> <p>These listed buildings have a high probability of being harmed if their settings are changed due to being agricultural buildings with surrounding rural land which contribute to their setting.</p> <p>Archaeological investigation necessary.</p>	
FoD Officers' conclusion:		
<p>Sensitive landscape with some flood issues and listed buildings however balanced against potential for development in support of the town. No major constraints but design and site area of any allocated area needs careful definition and green areas within- area needs further study in order to refine potential areas for allocation etc. Design of the site would need to be careful because this is an open area near to some Listed Buildings. Is a sustainable location with the potential to fund highway improvements for the town. Flood zone is small so could accommodate development outside. Ecology may be an issue, significant potential for GI/ biodiversity improvements on and off site. Archaeology may be present. An area where a masterplanned approach would be essential.</p>		
Does the site meet SA criteria?	COULD MEET SA CRITERIA.	

Land South East of Newent

[Interactive Map link](#)



Site policy reference	NEWENT 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Water Treatment Works Site	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	6.81 ha/ca. 204 dwellings (at 30 per ha)	Town centre by road	1.12km to town centre.
Relevant Planning History	Shlaa 2023	Primary School by road	2.4km to Picklenash Primary School
		GP by road	1.28km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (nearest bus stop on Gloucester Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Site adjoins Newent business park (separated by Gloucester Street).

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - well connected to the B4215 and Gloucester Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained along wide verges to provide pathways along B4215 and Gloucester Street. Public Right of Way crosses the site. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are areas of floodzone adjacent to the northern boundary of the assessment area.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Triangular parcel of agricultural land bounded by mature hedgerow with some trees. Site is adjacent to the sewage treatment works and the filling station is on the land adjacent to the south. Site is also separated from the countryside landscape by the bypass.	0
Land quality	Grade 1 (very good) and Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is not well related to the existing town, and is separated by Cleeve Mill Estate allocation. It could be better related as part of a larger expansion.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 2 listed buildings close to the northern boundary of the assessment area with little development separating them. Within the Canal and River Trust Consultation Area.	–
FoD Officers' conclusion:		
Local landscape site not well related to existing town, but could be better related as part of larger expansion. Sewage treatment works is a limiting constraint. Site is potentially sustainable location which may bring some local harm to landscape but separated from countryside by bypass.		

Does the site meet SA criteria?

COULD MEET SA CRITERIA.

Water Treatment Works Site, Newent

[Interactive Map link](#)



Site policy reference	NEWENT 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Factory, Horsefair Lane	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Brownfield, Factory	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.69 ha / ca. 57 dwellings (at 30 per ha)	Town centre by road	1.12km to town centre.
Relevant Planning History	Shlaa 2020	Primary School by road	804m to Picklenash Primary School
		GP by road	1.28km to Newent surgery
Relationship to DSB	Within	Public Transport	Potential to access bus route? Yes (nearest bus stop is Ross Road, adjacent)
			Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.07km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - well connected to the B4221 and Horsefair Lane.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained to town centre along existing footpaths. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There are areas of floodzone adjacent to the northern boundary of the assessment area.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a brownfield site in use as an employment site with various buildings and hardstanding.	+
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is some development which separates the assessment area from the conservation area in the town centre. This is a brownfield site.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 3 listed buildings close to the northern boundary of the assessment area and 3 close to the southern. A former railway separates those to the north while a road and some housing development separates those to the south.	0
FoD Officers' conclusion:		
Suitable development could enhance area and relate to canal and nearby housing but loss of employment site would need to be compensated for. Potentially could become a mixed use site. Good location for development considering its		

location and an improvement to the appearance of the site. Good opportunities for GI improvement along canal border. Need for ecological surveys and safeguarding of canal TPO etc.

Does the site meet SA criteria?

Acceptable for SA to consider but significant employment site. **COULD MEET SA CRITERIA.**

Factory, Horsefair Lane, Newent

[Interactive Map link](#)

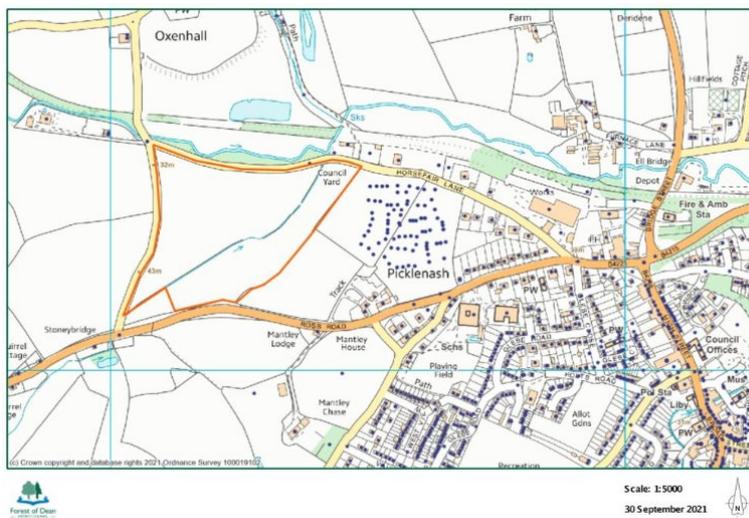


Site policy reference	NEWENT 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Ross Road/Horsefair Lane site	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	8.15 ha / ca. 244 dwellings (at 30 per ha)	Town centre by road	1.12km to town centre.
Relevant Planning History	Shlaa 2020	Primary School by road	449m to Picklenash Primary School
		GP by road	965m to Newent surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (Ross Road)
			Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.76km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - well connected to the B4215 (Ross Road) to the north, with potential for access to Horsefair Lane (although Horsefair is a poor narrow lane for heavy traffic).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained to town centre along existing footpaths. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	Floodzone 3 is adjacent to the northern boundary of the assessment area.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Agricultural land bordered by trees and hedgerows.	-
Land quality	Grade 1 (excellent) and 2 (very good).	--
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius and a LWS some 200 m. to the south.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Despite being adjacent to a new housing estate, the site has a predominantly rural character. It is disconnected from the town, near to Listed Buildings and development would harm this edge of town setting given it's appearance of being open countryside.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are Listed Buildings within 200m of the assessment area separated by open fields. Development has the potential to harm the open setting of these.	-
FoD Officers' conclusion:		
Rural character in contrast to some other sites being evaluated on edge of town albeit adjoins current development site. Disconnected from the town, near to Listed Buildings. Almost open countryside so landscape adversely affected though be adjacent to recent development off Ross Road. Sustainable location but ecology may be prevalent.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA- not well related to existing town less suitable for development.	

Ross Road/Horsefair Lane, Newent

[Interactive Map link](#)



Site policy reference	NEWENT 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Culver Street site	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.6 ha / ca. 138 dwellings (at 30 per ha)	Town centre by road	1.28km to town centre.
Relevant Planning History	Shlaa 2017	Primary School by road	1.98km to Picklenash Primary School
		GP by road	1.28km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, but not close (1.28km from site) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.03m from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - connected to Culver Street, but this is already a congested narrow road and any further development may have an adverse impact on the overall congestion of the road into the town centre and beyond.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained to town centre along existing footpaths. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	Floodzone 3 is 160m away from the western boundary of the assessment area.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Agricultural land bordered by trees and hedgerows, with 1 TPO on boundary with Southend Lane Nursery.	-
Land quality	Grade 1 (excellent) and 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The character is presently a rural one separated from the town, albeit adjoining some recent development.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are three listed buildings close to the eastern boundary of the assessment area and one to the west. This could also limit the number of houses which can be built on the site.	-
FoD Officers' conclusion:		
Peripheral site with possibly difficult access. Site seems disconnected from the rest of the town therefore could be encroachment into the open countryside. Culver Street is not a good access for more traffic or pedestrians/ cyclists.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA - neither well related to town nor easily accessible	

Culver Street Site, Newent

[Interactive Map link](#)



Site policy reference	NEWENT 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	17 The Scarr	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.48ha / ca. 74 dwellings (at 30 per ha)	Town centre by road	3km to town centre.
Relevant Planning History	N/A	Primary School by road	2.7km to Picklenash Primary School
		GP by road	2.7km to Newent surgery
Relationship to DSB	Outside	Public Transport	Potential to access bus route? No, a bus service operates from Newent (3km away) Is this on an existing bus route? No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.8km from Newent Business Park

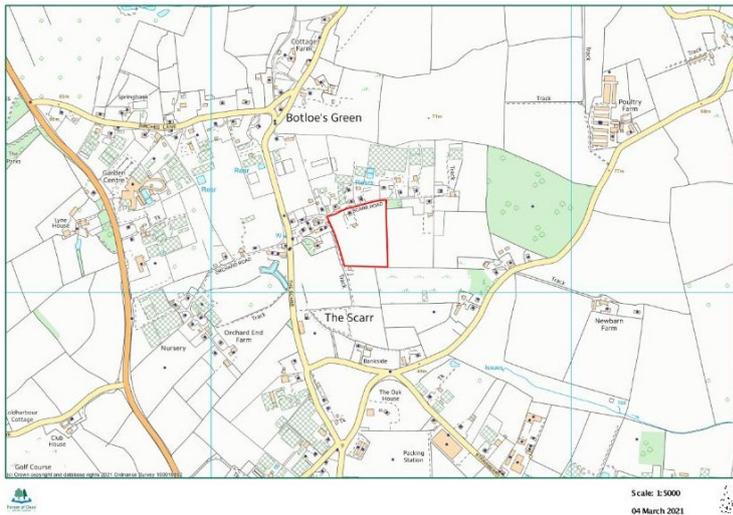
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - connected to Culver Street, but this is already a congested narrow road and any further development may have an adverse impact on the overall congestion of the road into the town centre and beyond.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Whilst there are some public rights of way, there are no pavements or lighting in the area which will prevent walking in darker hours. Cycling would be along highways, but the lanes are narrow which may be a deterrent to cyclists.	-
Climate Change - Is there a flood risk?	There are no areas of floodzone within or close to the area.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site has hedges and trees along with grass coverage.	-
Land quality	Grade 1 (excellent).	--
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS and a RIG within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Yes. It is a green field with hedges leading into further agricultural land which acts as a linkage.	0
Character (built and natural) - Could development harm or enhance the character of the area?	A small number of buildings could be accommodated on the site with relevant use in relation to agriculture/ horticulture or other appropriate purpose. A large development will however be harmful.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No	0
FoD Officers' conclusion:		
Unique area to FoDD, business uses and horticulture etc would be expected. Origins in Land Settlement Assn.		

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA - for most uses as isolated from the town but in an area where there may be potential for appropriate business uses.

17 The Scarr, Newent

[Interactive Map link](#)



Site policy reference	NEWENT 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land West of Newent	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	28ha / ca. 840 dwellings (at 30 per ha)	Town centre by road	1.6km to town centre.
Relevant Planning History	Large mixed area includes some new development but chiefly rural undeveloped to the west of the town	Primary School by road	0.6km to Picklenash Primary School
		GP by road	1.3km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? No, a bus service operates from Newent town centre (1.6km away) Is this on an existing bus route? No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.25km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - connected to Ross Road, Bradfords Lane (& also to Horsefair Lane which is a poorer narrow lane).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross the site and some nearby highways include pavements and street lighting providing quick and safe access to the town by foot. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	Floodzone 3 runs along the northern boundary. Development will therefore require mitigation to avoid increasing this risk.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site contains two Local Wildlife Sites, Mantley Chase Orchard and Stonybridge Cottage Meadows, which are daffodil meadows. The entire site is greenfield with some significant hedges and trees.	--
Land quality	Grade 1 (excellent) and Grade 2 (very good).	-
Biodiversity - existing habitat	The site contains two Local Wildlife Sites, Mantley Chase Orchard and Stonybridge Cottage Meadows, which are daffodil meadows and there are several LWS and a RIG within a 2km radius.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Hedges and Local Wildlife Sites act as habitat linkages to the surrounding countryside.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Due to the size of the site this will have an impact upon the landscape. Significant spread into the countryside should however be avoided therefore it would be more appropriate for a smaller area or areas within the site to be developed.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are some Listed Buildings in close proximity of the site therefore development would need to be appropriately designed.	-
FoD Officers' conclusion:		
Landscape is complex and vulnerable to change. Contains areas considered above, and one now being developed.		

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA overall, but potential exists for smaller areas well related to existing town- such as current development underway.

Land West of Newent

[Interactive Map link](#)



Site policy reference	NEWENT 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	South East of Newent (smaller area 1)	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	45ha / ca. 1350 dwellings (at 30 per ha)	Town centre by road	655m to town centre.
Relevant Planning History	2020 and 2021 SHLAA- see Newent 1	Primary School by road	2km to Picklenash Primary School
		GP by road	1.4km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (nearest bus stop is 321m on Onslow Road) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	355m from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - well connected to the B4215 and Gloucester Street. Large scale development would need to consider congestion in town centre.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross the site leading into the town centre. Cycling would be along highways although a cycle route could be a possibility.	++
Climate Change - Is there a flood risk?	There are areas of floodzone adjacent to the northern boundary of the assessment area.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield/agricultural land with hedgerow boundaries.	+
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is much new development which separates the assessment area from the conservation area in the town centre. To avoid impacting these sensitive areas development could be concentrated around the western boundary next to more recent development or northern boundary near to the main road and industrial units. Due to the size of the site there will be an impact upon the landscape but owing to the close relation to the built environment and limited spread into the open countryside this could enhance the area subject to a suitable design.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to the south western boundary of the assessment area are 3 grade II listed buildings. Approximately 550m west of the assessment area is the Newent Conservation Area. A significant	-

	<p>number of properties within this area are listed. The majority are Grade II with one Grade I Church.</p> <p>2.2km from the site is a Medieval Defensive and settlement complex located North West of Moorfields Farm.</p> <p>Nellfields Farm (Listed) to the east boundary.</p> <p>Archaeological investigation necessary.</p>	
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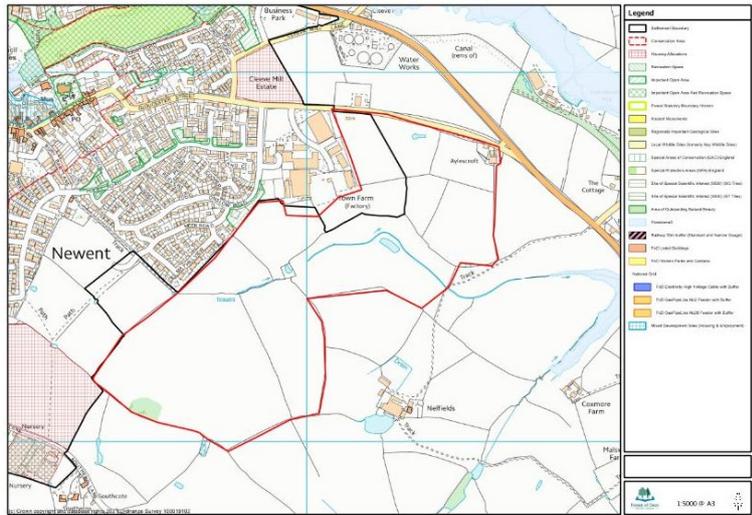
FoD Officers' conclusion:

Large area within which there is potential for mixed development- variation of site assessed above and considered to have potential. Sensitive landscape with some flood issues and listed buildings however balanced against potential for development in support of the town. No major constraints but design and site area of any allocated area needs careful definition and green areas within- area needs further study in order to refine potential areas for allocation etc. Design of the site would need to be careful because this is an open area near to some Listed Buildings. Is a sustainable location with the potential to fund highway improvements for the town. Flood zone is small so could accommodate development outside. Ecology may be an issue, significant potential for GI/ biodiversity improvements on and off site. Archaeology may be present. An area where a masterplanned approach would be essential.

Does the site meet SA criteria?	COULD MEET SA CRITERIA - land within this area is likely to be suitable for mixed development.
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South East of Newent (smaller area I)

[Interactive Map link](#)



Site policy reference	NEWENT 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	South East of Newent (smaller area 2)	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	21.7ha / ca. 651 dwellings (at 30 per ha)	Town centre by road	655m to town centre.
Relevant Planning History	2020 and 2021 SHLAA- see Newent 1	Primary School by road	2km to Picklenash Primary School
		GP by road	1.4km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (nearest bus stop is 321m on Onslow Road) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	355m from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - well connected to the B4215 and Gloucester Street. Large scale development would need to consider congestion in town centre.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross the site leading into the town centre. Cycling would be along highways although a cycle route could be a possibility.	++
Climate Change - Is there a flood risk?	There are areas of floodzone adjacent to the northern and south eastern boundary of the assessment area.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield/agricultural land with hedgerow boundaries.	+
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The conservation area and listed buildings within the town are also sensitive to setting change, however there is much new development which separates the assessment area from the conservation area in the town centre. To avoid impacting these sensitive areas development could be concentrated around the western boundary next to more recent development or northern boundary near to the main road and industrial units. Due to the size of the site there will be an impact upon the landscape but owing to the close relation to the built environment and limited spread into the open countryside this could enhance the area subject to a suitable design.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Adjacent to the south western boundary of the assessment area are 3 grade II listed buildings. Approximately 550m west of the assessment area is the Newent Conservation Area. A significant	-

	<p>number of properties within this area are listed. The majority are Grade II with one Grade I Church.</p> <p>2.2km from the site is a Medieval Defensive and settlement complex located North West of Moorfields Farm.</p> <p>Nellfields Farm (Listed) to the east boundary.</p> <p>Archaeological investigation necessary.</p>	
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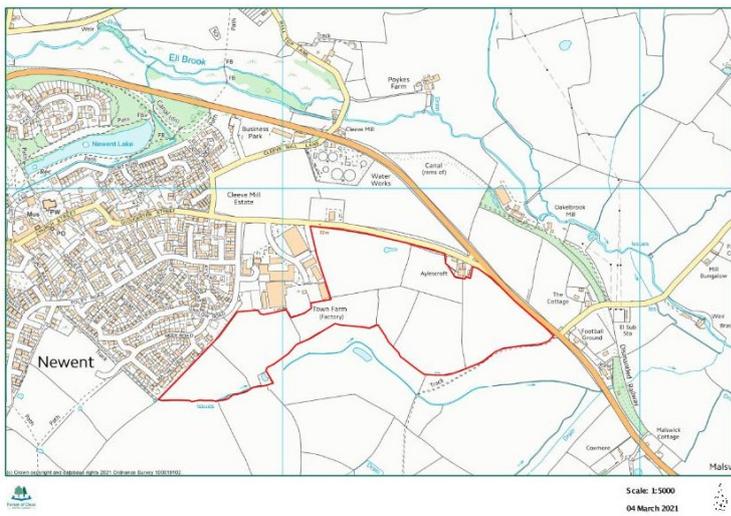
FoD Officers' conclusion:

Large area within which there is potential for mixed development- variation of site assessed above and considered to have potential. Sensitive landscape with some flood issues and listed buildings however balanced against potential for development in support of the town. No major constraints but design and site area of any allocated area needs careful definition and green areas within- area needs further study in order to refine potential areas for allocation etc. Design of the site would need to be careful because this is an open area near to some Listed Buildings. Is a sustainable location with the potential to fund highway improvements for the town. Flood zone is small so could accommodate development outside. Ecology may be an issue, significant potential for GI/ biodiversity improvements on and off site. Archaeology may be present. An area where a masterplanned approach would be essential.

Does the site meet SA criteria?	COULD MEET SA CRITERIA - land within this area is likely to be suitable for mixed development.
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Land East of Newent (smaller area 2)

[Interactive Map link](#)



Site policy reference	NEWENT 10	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land from Ross Road to Watery Lane (West of Newent smaller site)	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	17.24ha / ca. 840 dwellings (at 30 per ha)	Town centre by road	1.6km to town centre.
Relevant Planning History	Large mixed area includes some new development but chiefly rural undeveloped to the west of the town. SHLAA 2013	Primary School by road	0.6km to Picklenash Primary School
		GP by road	1.3km to Newent surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? No, a bus service operates from Newent town centre (1.6km away) Is this on an existing bus route? No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2.25km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - connected to Ross Road & Bradfords Lane.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way cross the site and some nearby highways include pavements and street lighting providing quick and safe access to the town by foot. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	The site is not within a flood zone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site contains two Local Wildlife Sites, Mantley Chase Orchard and Stonybridge Cottage Meadows, which are daffodil meadows. The entire site is greenfield with some hedges and trees.	--
Land quality	Grade 1 (excellent)	--
Biodiversity - existing habitat	The site contains two Local Wildlife Sites, Mantley Chase Orchard and Stonybridge Cottage Meadows, which are daffodil meadows and the site is not within a designated ecological/geological site, but there are several LWS and a RIG within a 2km radius.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Hedges and Local Wildlife Sites act as habitat linkages to the surrounding countryside.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Due to the size of the site this will have an impact upon the landscape. Significant spread into the countryside should however be avoided therefore it would be more appropriate for a smaller area or areas within the site to be developed.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are some Listed Buildings in close proximity of the site therefore development would need to be appropriately designed.	-
FoD Officers' conclusion:		

Really a series of sites with the common theme of a western expansion to the town. As an alternative the SE is less constrained and better shaped. Landscape on west is more vulnerable.

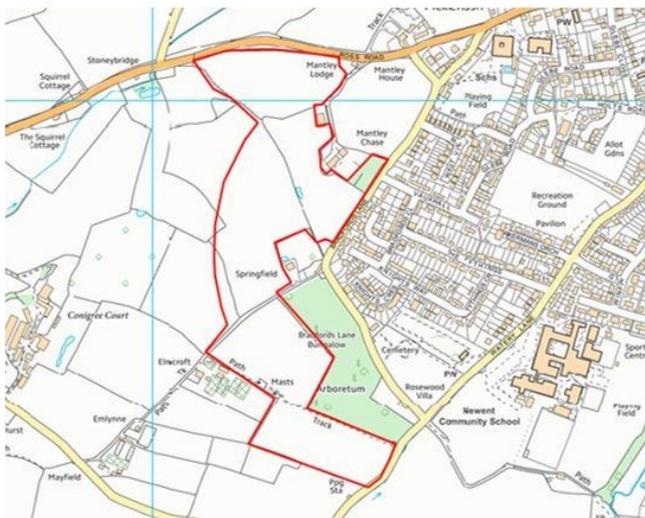
Appears fairly separate from the rest of the town therefore could be out of place. Highways could be an issue if Watery Lane is chosen as an entrance. As a whole site this is very large not accessed easily for some areas and also separated from the town centre in some areas. Complex landscape and likely adverse impacts. Significant potential for GI provision and should be borne in mind when considering GI Strategy.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Land from Ross Road to Watery Lane (West of Newent smaller site), Newent

[Interactive Map link](#)



Site policy reference	NEWENT II	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Conigree Court	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca. 35ha / ca. 1050 dwellings (at 30 per ha)	Town centre by road	1.1 km to town centre.
Relevant Planning History	SHLAA 2022	Primary School by road	777m to Picklenash Primary School
		GP by road	1.36km to Newent surgery
Relationship to DSB	Outside	Public Transport	Potential to access bus route? No, a bus service operates from Newent town centre (ca. 1.1 km away) Is this on an existing bus route? No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	2km from Newent Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - connected to Ross Road (and Watery Lane & Court Lane which are not not so suitable for heavy traffic).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Rights of Way run along the eastern and southern boundaries. Ross Road does not have paths or street lighting. Cycling would be along highways.	0
Climate Change - Is there a flood risk?	The site is not within a flood zone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site contains two Local Wildlife Sites, Congigree Court Bank, Stonybridge Cottage Meadows, (and Mantley Chase Orchard is adjacent) which are daffodil meadows. The entire site is greenfield with some hedges and trees.	--
Land quality	Grade 1 (excellent) and Grade 2 (very good)	--
Biodiversity - existing habitat	The site contains two Local Wildlife Sites, Mantley Chase Orchard and Stonybridge Cottage Meadows, which are daffodil meadows and the site is not within a designated ecological/geological site, but there are several LWS and a RIG within a 2km radius.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Hedges and Local Wildlife Sites act as habitat linkages to the surrounding countryside. Potential to link the LWS sites inside the site.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is quite isolated from the town. Due to the size of the site this will have an impact upon the landscape. Significant spread into the countryside should however be avoided therefore it would be more appropriate for a smaller area or areas within the site to be developed, which is closer to the existing built development (to the east).	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a listed building inside the site (Conigree Court) therefore development would need to be appropriately designed.	-

FoD Officers' conclusion:

The landscape in this area is predominantly rural and the site appears separate from the rest of the town and therefore could be out of place. Complex landscape and likely adverse impacts. Some potential for GI provision and should be borne in mind when considering GI strategy.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Conigree Court, Newent

[Interactive Map link](#)

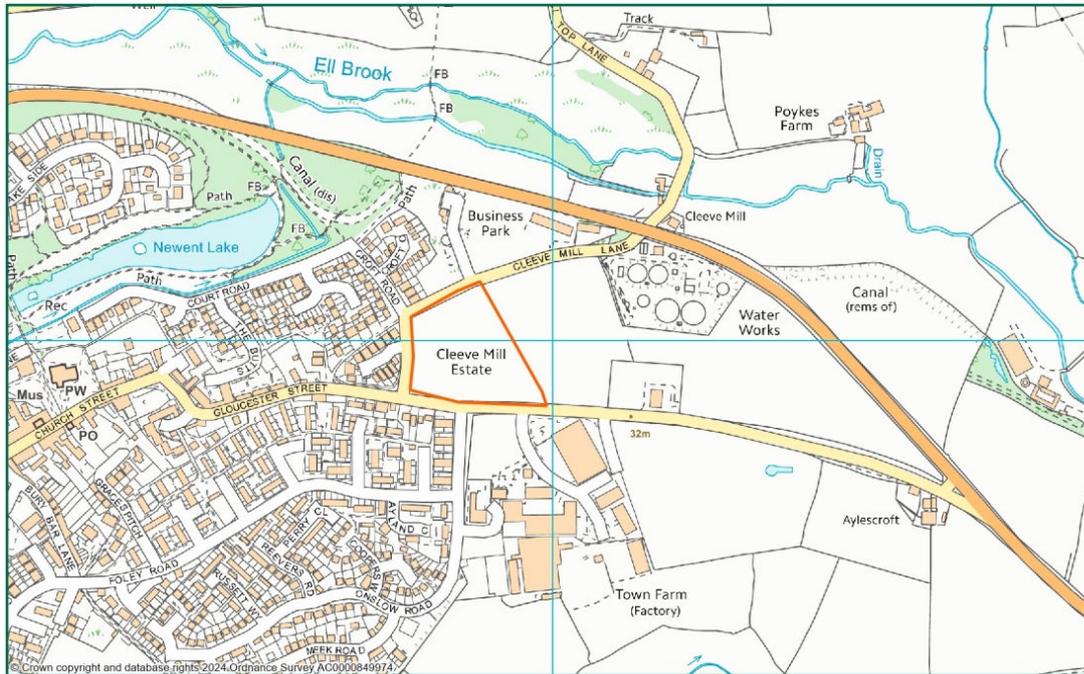


Site policy reference	NEWENT 12	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Cleeve Mill Lane	Is the site SAC?	No
Parish	Newent	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.9ha/ca. 57 dwellings (at 30 per ha)	Town centre by road	1 km to town centre.
Relevant Planning History	Policy AP 76 Allocated for Housing in Allocations Plan	Primary School by road	2.3km to Picklenash Primary School
		GP by road	1.2km to Newent surgery
Relationship to DSB	Within	Public Transport	Potential to access bus route? Yes (nearest bus stop on Gloucester Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Site adjoins Newent business park (separated by Gloucester Street).

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - well connected to the B4215 and Gloucester Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access could be gained along wide verges to provide pathways along B4215 and Gloucester Street. Public Right of Way crosses the site. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	The site is not within a flood zone.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of flat agricultural land bounded by a mixture of mature hedgerow, some trees and wire fencing surrounded on 3 sites by building development.	0
Land quality	Grade 1 (very good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, but there are several LWS within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Well related to the existing town, and housing to the south and west with the business park to the north of Cleeve Mill.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No listed buildings nearby. Adjacent to the Canal & River Trust Consultation Area)	+
FoD Officers' conclusion:		
Currently allocated for housing. Potential for open space to east. Well related to existing built development and would not be so harmful to local landscape.		
Does the site meet SA criteria?	MEETS SA CRITERIA.	

Cleeve Mill Lane, Newent

[Interactive Map link](#)



Cleeve Mill Lane, Newent

Scale: 1:5000

01 February 2024



Newnham-on-Severn

[NEWNHAM ON SEVERN 1](#)
[NEWNHAM ON SEVERN 2](#)

Land North of Newnham

Victoria Hotel

Site policy reference	NEWNHAM ON SEVERN I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land north of Newnham	Is the site SAC?	No
Parish	Newnham	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	7.96ha / ca. 239 dwellings (at 30 per ha)	Town centre by road	500m to centre of Newnham.
Relevant Planning History	SHLAA 2020	Primary School by road	Adjacent to site
		GP by road	450m. to Newnham surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (nearest bus stop is 250m away) Is this on an existing bus route? Yes Lydney train station is 14km away.
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Cinderford employment area is 9.3km away and Mitcheldean employment area is 8.9km away.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good - Access would be available off the A48. The Adjoining site now under construction has an access which would be utilised.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a footpath running along the eastern boundary to the site. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There is no risk from floodzones, however, surface water flooding is likely to be an issue and will need to be addressed through an FRA and suitable SUDs.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield/agricultural land with hedgerow boundaries.	+
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS (the Newnham on Severn Shore being particularly close) along with RIGS, SACS and SSSIs within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	There would be some impact to the landscape character, owing to the frontage with the A48 and the topography of land, however, the site is closely related to adjacent development (currently under construction).	+
Heritage - Does the site include a listed building or fall within the setting of a	The Conservation Area is some 70m to the south. The nearest Grade II listed building is some 70m. away to the south. The proposal is unlikely to have a significant adverse impact on the	0

listed building? Is the site likely to have archaeological interest?	setting of the nearest listed buildings or the Conservation Area, as there is built development between the site and the heritage assets (with more housing to be constructed under a recent planning permission for an allocated site). Nevertheless, sensitive design would be required, particularly with regards to the Conservation Area and the character of the village as a whole.	
FoD Officers' conclusion:		
Logical expansion of existing site, likely to require comprehensive ecology survey and mitigation.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA	

Land north of Newnham, Newnham

[Interactive Map link](#)



Site policy reference	NEWNHAM ON SEVERN 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Victoria Hotel	Is the site SAC?	No
Parish	Newnham	Is the site SSSI?	No
Existing Use	Former hotel - currently vacant	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.35ha / ca. 11 dwellings (at 30 per ha)	Town centre by road	Site is in the centre of Newnham.
Relevant Planning History	<p>Allocated site under Allocations Plan AP.99</p> <p>P0123/03/FUL: Erection of a two storey extension to existing property. (Demolition of existing kitchen extension) - Approved</p> <p>P0201/03/LBC: Listed Building Consent for the erection of a two storey extension, comprising kitchen, two bedrooms and alterations to the existing bar area. (Demolition of existing kitchen) - Approved</p> <p>Currently on Buildings at Risk Register</p>	Primary School by road	680m to Newnham Primary School
		GP by road	320m. to Newnham surgery
Relationship to DSB	Inside	Public Transport	<p>Potential to access bus route? Yes (nearest bus stop is opposite the site)</p> <p>Is this on an existing bus route? Yes</p> <p>Lydney train station is 14km away.</p>
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Cinderford employment area is 9.3km away and Mitcheldean employment area is 8.9km away.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access would be available off the High Street.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	The site is located in the High Street (centre of the village) with public footpaths and easy access to services on foot. Cycling would be along highways.	++
Climate Change - Is there a flood risk?	There is no risk from floodzones.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Brownfield. Buildings and hardstanding.	+
Land quality	Grade 3 (good), however, the site is within a built environment and currently hardstanding.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS (the Newnham on Severn Shore being particularly close) along with RIGS, SACS and SSSIs within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	No potential.	0

<p>Character (built and natural) - Could development harm or enhance the character of the area?</p>	<p>Prominent location as you enter the settlement from the south along the A48, which is essentially a gateway to the village and High Street. Moderate to high landscape impact owing to the historic character, heritage assets and prominent location as the entrance to the settlement., but any development could be sensitively designed to be of an appropriate density and design to enhance the character of the site and surrounding area.</p>	+
<p>Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?</p>	<p>The site is a Grade II listed building within the Conservation Area. The Victoria Hotel has fallen into disrepair, and is on the Buildings at Risk register.</p> <p>Development of the assessment area has the potential to have an impact upon heritage assets. Design will be very important to any development here, and an appropriate density necessary.</p>	-
FoD Officers' conclusion:		
<p>Conversion of listed building- allocated at present. Must provide secure future for former hotel.</p>		
<p>Does the site meet SA criteria?</p>	COULD MEET SA CRITERIA	

Victoria Hotel, Newnham

[Interactive Map link](#)



Redmarley

REDMARLEY I

Glynchbrook, Redmarley

Site policy reference	REDMARLEY I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Glynchbrook	Is the site SAC?	No
Parish	Redmarley D'Abitot	Is the site SSSI?	No
Existing Use	Greenfield (Open countryside)	Filter 2: Distance to services rating	
Site Area & Potential capacity	113.8ha / ca. 2000+ dwellings (at 30 per ha) mixed development	Town centre by road	9km to Ledbury town centre
Relevant Planning History	SHLAA 2020	Primary School by road	2.12km to Redmarley primary school
		GP by road	9km to Ledbury surgeries
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (nearest bus stop is on Ledbury Road, adjoining site) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes (partly)	Employment Area (direct line)	9km to Ledbury town.

This site is evaluated as a single large new settlement (proposed during the consultation process).

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The assessment area is adjacent to the M50 as well as the A417 (Ledbury Road) and Pendock Road . Development of the assessment site would need assessment of transport and travel. The assessment area is 19.15km from the city of Gloucester and 127.69km from Tewkesbury.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are Public Rights of way around the site. Cycling would be along highways, although a cycle route could be provided in a new settlement. Otherwise occupiers may rely on the use of the private car to travel along the M50.	0
Climate Change - Is there a flood risk?	Floodzone 2 and 3 pass from the top western corner of the site, through the centre and passes out the bottom western corner. It also occupies the top eastern corner of the site.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Malvern Hills National Landscape on the opposite side of the M50, site is within setting. Large area mainly comprising parcels of agricultural land. A watercourse running through. Mature hedgerows and trees.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated sites within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is large and contains a stream which could provide the basis of a GI corridor.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Key landscape sensitivities:	--

	<p>Historic character of nearby heritage assets</p> <p>Open nature of site but not always visible from distance</p> <p>Habitats/ National Landscape nearby</p> <p>The main impact will be on the open character of the area. Heritage assets and habitats are well distanced away therefore can be appropriately mitigated.</p> <p>There is no real variation over the assessment area which is relatively flat.</p>	
<p>Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?</p>	<p>Four Listed Buildings adjacent to the site along with those further out within Redmarley and Lowbands.</p> <p>Malvern Hills National Landscape on the opposite side of the M50, site is within setting.</p> <p>Lowbands Conservation Area to the South. Redmarley Conservation Area South West.</p> <p>Moated Enclosure and Fishpond Ancient monument to the south.</p> <p>These listed buildings have the potential to be harmed if development takes place in close proximity due to surrounding space which adds to their settings.</p>	
FoD Officers' conclusion:		
<p>Although in close proximity to the M50, site could cause landscape harm and potential harm to heritage assets. Could lead to high reliability on transport by car. Poorly located for low carbon access to services. Evaluate against other potential new settlement sites. Near National Landscape. Development would need to demonstrate a high degree of self containment in respect of services and employment. Potential may be limited as a new settlement.</p>		
<p>Does the site meet SA criteria?</p>	<p>UNLIKELY TO MEET SA CRITERIA as assessed.</p>	

Glynchbrook, Redmarley

[Interactive Map link](#)



Ruardean

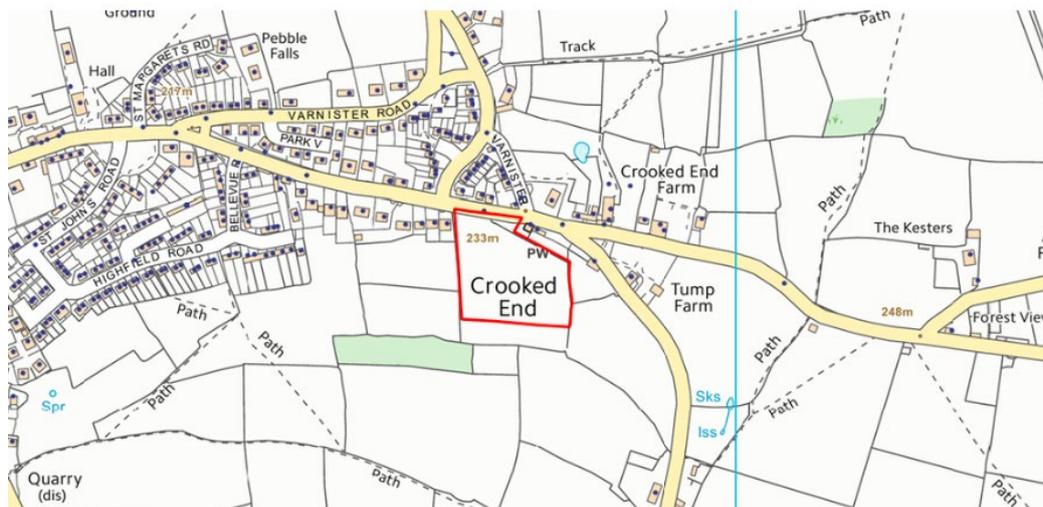
<u>RUARDEAN 1</u>	Farmland at Crooked End Farm
<u>RUARDEAN 2</u>	Farmland just off Highfield Road
<u>RUARDEAN 3</u>	Warfield Farm #1
<u>RUARDEAN 4</u>	Warfield Farm #2
<u>RUARDEAN 5</u>	West End
<u>RUARDEAN 6</u>	Land Rear of the Grange
<u>RUARDEAN 7</u>	Land to the South of Highfield Road
<u>RUARDEAN 8</u>	Rear of Tik Hai
<u>RUARDEAN 9</u>	Varnister Road

Site policy reference	RUARDEAN I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Farmland at Crooked End Farm	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.3ha / ca. 39 dwellings (at 30 per ha)	Town centre by road	911m to the Ruardean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	965 m to Ruardean primary school.
		GP by road	804m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, (nearest bus stop is opposite site) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.8km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access would be onto Morse Road	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a footway on the opposite side of the road to the site leading to the village centre. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield site which is open, but has a tree line on its eastern and western boundaries.	-
Land quality	Grade 3 (good) with a small area of Grade 4 (poor).	-
Biodiversity - existing habitat	The assessment area is 1.2km west from the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is connected to the settlement boundary to the north but sporadic development/ open fields are to the south.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is close to the Ruardean Conservation Area and the small number of listed buildings within this. Development of the assessment area is unlikely to have a large impact upon heritage assets due to the distance and development between the two variables.	0
FoD Officers' conclusion:		
As an isolated site juts out awkwardly into the countryside. Would appear as a poorly defined additional area of development, would be prominent and detrimental to character. Ecology could be prevalent.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Farmland at Crooked End Farm, Ruardean

[Interactive Map link](#)



Site policy reference	RUARDEAN 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Farmland just off Highfield Road	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.3ha / 9 dwellings (at 30 per ha)	Town centre by road	552m to the Ruardean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	892 m to Ruardean primary school.
		GP by road	804m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, (nearest bus stop is 160m away on High Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	4.8km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - The site does not have direct access onto a public highway, but would have to be accessed off the residential cul-de-sacs off Highfield Road and Belle Vue Road.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are public footpaths along the adjacent residential cul-de-sacs leading to the village centre. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield site with a tree line on its eastern boundary.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The assessment area is 1.2km west from the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is attached to the settlement boundary to the north and west but it otherwise open therefore has the potential to harm the open character, although this is a small area and would continue a line of buildings. Ecology may be prevalent on the site.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is close to the Ruardean Conservation Area and the small number of listed buildings within this. Development of the assessment area is unlikely to have a large impact upon heritage assets due to the distance and development between the two variables.	0

FoD Officers' conclusion:

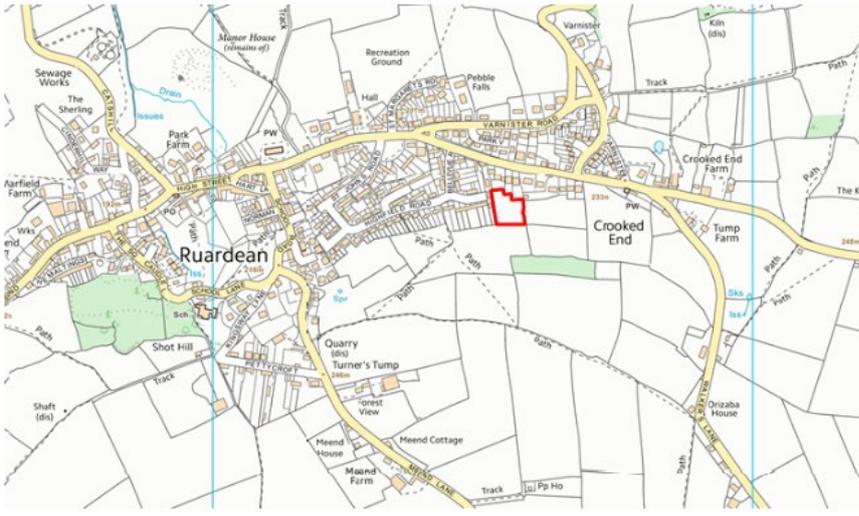
With no direct road access, interaction with the rest of the village would be difficult. Visible from some areas nearby on hillside and possibly not easy access. Fewer constraints than some in village but not suitable for development do not take forward. Access is difficult.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Farmland just off Highfield Road, Ruardean

[Interactive Map link](#)



Site policy reference	RUARDEAN 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Warfield Farm #1	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.23ha / 36 dwellings (at 30 per ha)	Town centre by road	354m to the Ruardean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	570 m to Ruardean primary school.
		GP by road	643m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, (nearest bus stop is 192m away on High Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.27km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - The site would be accessed off Catshill, which is a narrow rural lane.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a Public Right of Way along the western boundary, but no footpaths or lighting along the Cats Hill. Cycling would be along highways,	0
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site has mature trees on its north eastern boundary. The assessment area is 224m west from the Wye Valley National Landscape.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The assessment area is 1.2km west from the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area only has development to the south it is otherwise open and is very prominent. The proximity to the National Landscape and Ancient Monument could prevent development.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Ruardean Conservation Area and the small number of listed buildings within this. Ruardean Castle Ancient monument is 125m east. Development of the assessment area may have an impact on the heritage assets.	-
FoD Officers' conclusion:		

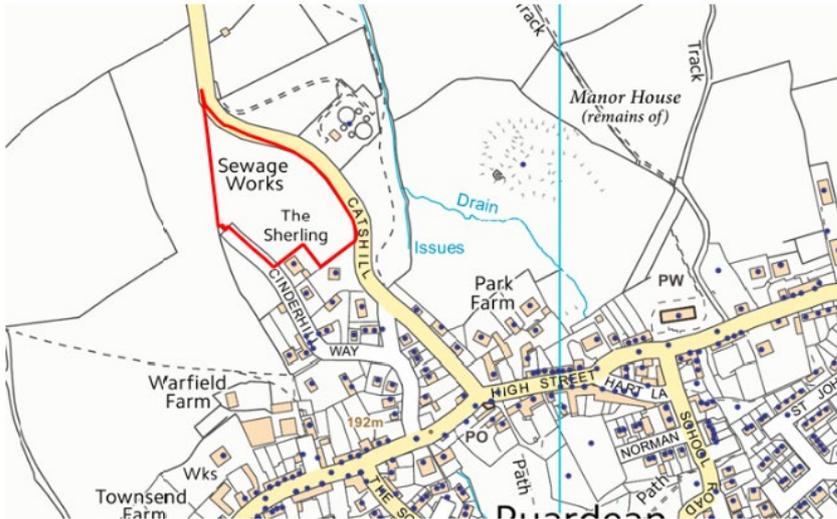
This site is in open countryside heading towards the River Wye. Too prominent and close to the historical core with potential adverse landscape and heritage impact. Poor access along lane.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Warfield Farm #1, Ruardean

[Interactive Map link](#)



Site policy reference	RUARDEAN 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Warfield Farm #2	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield, agricultural buildings and a slurry bed	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.1ha / 33 dwellings (at 30 per ha)	Town centre by road	363m to the Ruardean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	553 m to Ruardean primary school.
		GP by road	643m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, (nearest bus stop is 192m away on High Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.27km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very poor - The site has no direct access onto a public highway.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a Public Right of Way along the western boundary, but no footpaths or lighting along the Cats Hill. Cycling would be along highways.	0
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site has mature trees and is adjacent to the Wye Valley National Landscape.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The assessment area is adjacent to the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area only has development to the south it is otherwise open. The closeness to the National Landscape could prevent development. No significant spatial variation in sensitivity across assessment area.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is close to the Ruardean Conservation Area and the small number of listed buildings within this. Ruardean Castle Ancient monument is 270m north east. Development of the assessment area may harm heritage assets however this would be minimal due to the separation.	-

FoD Officers' conclusion:

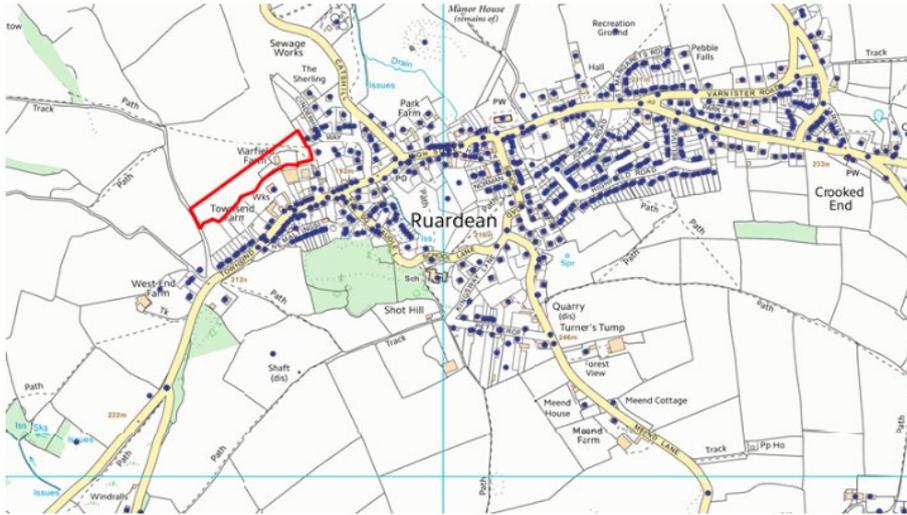
Site as assessed looks constrained, but it and any extension would be difficult to assimilate without adverse impact on area if it could be accessed. Does not follow pattern of development and no frontage to road. Constrained site, and access is difficult, potentially adverse landscape impact

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Warfield Farm #2, Ruardean

[Interactive Map link](#)



Site policy reference	RUARDEAN 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	West End	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield, some outbuildings.	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.2ha / 36 dwellings (at 30 per ha)	Town centre by road	497m to the Ruardean village centre.
Relevant Planning History	Shlaa 2020	Primary School by road	537 m to Ruardean primary school.
		GP by road	643m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, (nearest bus stop is 40m away on High Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.4km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - The site could be accessed off Townsend.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a Public Right of Way along the western boundary, and a public paved footpath on the opposite side of the road leading to village centre. Cycling would be along highways,	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site has mature trees along the boundaries and is adjacent to a woodland to the east. The site is close to the Wye Valley National Landscape (on opposite side of the road to the east). Sloping ground. Some outbuildings on the site.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The assessment area is very close to the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site adjoins a fragment of woodlands at the sites eastern and western boundary so could provide connectivity through the site.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Higher ground level than the adjacent highway and would be prominent. Opposite existing row of dwellings.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Ruardean Conservation Area and the small number of listed buildings within this. Ruardean Castle Ancient monument is 270m north east Development of the assessment area may harm heritage assets however this would be minimal due to the separation.	-
FoD Officers' conclusion:		

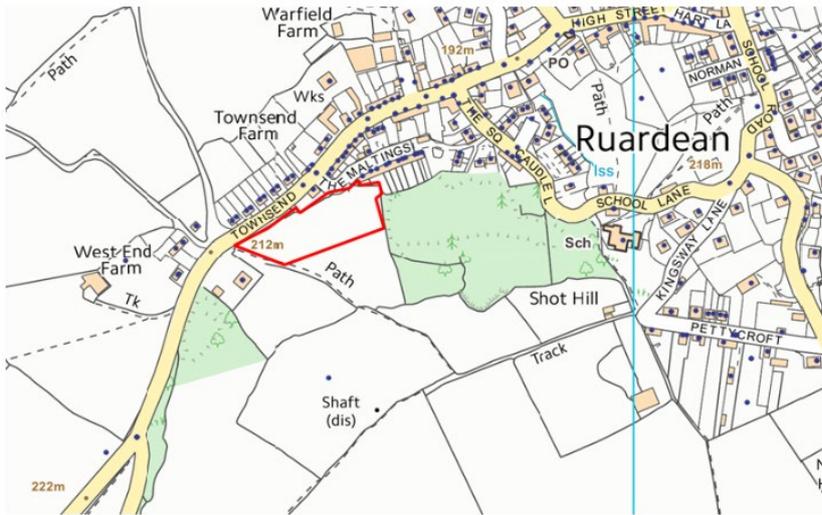
Close to CA and on rising ground. Developable but possibly only as frontage and then on steep slope. Topography could lead to harmful impact though potential to allocate wider area for Green Infrastructure enhancement / mitigation.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

West End, Ruardean

[Interactive Map link](#)



Site policy reference	RUARDEAN 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land rear of the Grange	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.8ha / 55 dwellings (at 30 per ha)	Town centre by road	178m to the Ruardean village centre.
Relevant Planning History	Shlaa 2014	Primary School by road	549 m to Ruardean primary school.
		GP by road	Adjacent to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, (nearest bus stop is 87m away on High Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	5.63km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - The site is accessed off unmarked tracks.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There is a Public Right of Way and track along the western boundary. Cycling would be along highways,	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large greenfield site with mature trees along the boundaries.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The assessment area is near the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Large undeveloped area with a rural character, which would have a high impact on the Conservation Area, the Listed Church and the Ancient Monument.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Ruardean Conservation Area and the small number of listed buildings within this. Development of the assessment area is highly likely to harm the setting of the ancient monument and church which may prevent development.	--
FoD Officers' conclusion:		
Potential impact on National Landscape, Ancient Monument, listed Church and Conservation Area rules this site out, and it would be a large intrusion into an undeveloped area. Ecology will be prevalent. Access is poor.		

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Land Rear of the Grange, Ruardean

[Interactive Map link](#)



Site policy reference	RUARDEAN 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the South of Highfield Road	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.27ha / 38 dwellings (at 30 per ha)	Town centre by road	622m to the Ruardean village centre.
Relevant Planning History	Shlaa 2008	Primary School by road	960m to Ruardean primary school.
		GP by road	321m to Ruardean surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, (nearest bus stop is 232m away on High Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	5.6km to Forest Vale industrial area.

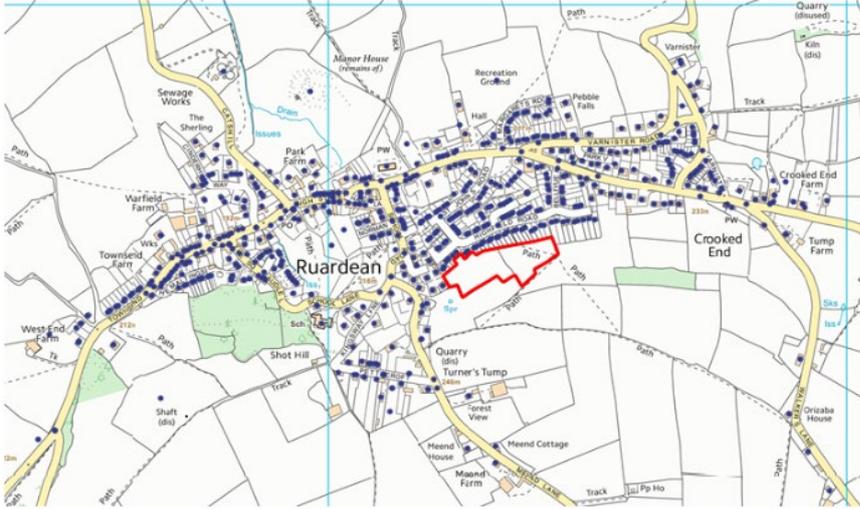
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - The site does not have direct access onto a public highway.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Right of Ways run through and along boundary to site. Cycling would be along highways,	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site contains mature and significant tree lines and hedgerows around the boundaries of the site and through the centre.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The assessment area is within 670m of the Wye Valley National Landscape. While the site is not within a designated ecological site, there is LWS close to the site and others within the 2km. buffer. The site is currently greenfield so could require some ecological mitigation.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is adjacent to the settlement but there is sporadic development and open fields to the south and the character of the area when viewing from the south is rural. However, new dwellings could sit behind the existing housing along Highfield Road.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is close to the Ruardean Conservation Area and the small number of listed buildings within this. Development of the assessment area may have impact on the setting of the heritage assets, however there is new development separating the assessment area from heritage assets thus limiting overall harm.	-
FoD Officers' conclusion:		
Access is poor. Some harm to character and setting of heritage assets. Ecology may be an issue.		

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Land to the South of Highfield Road, Ruardean

[Interactive Map link](#)



Site policy reference	RUARDEAN 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Rear of Tik Hai	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	3ha /90 dwellings (at 30 per ha)	Town centre by road	550m to the Ruardean village centre.
Relevant Planning History	Shlaa 2019	Primary School by road	580m to Ruardean primary school.
		GP by road	800m to Ruardean surgery.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes, (nearest bus stop is 120m away on High Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	5.4km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - Very limited access onto Townsend.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Right of Ways run along the boundaries. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield. Mature boundary hedges and trees. Woodland on adjacent land to the northeast. Tik Hai dwelling is to the northwest of the site adjacent to the entrance.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The assessment area is close to the Wye Valley National Landscape (on the opposite side of the road to the northwest). While the site is not within a designated ecological site, there is a LWS close to the site and others within the 2km. buffer, as well as woodland adjacent to the northeast. The site is currently greenfield so could require some ecological mitigation.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a prominent location on a hillside and is poorly related to the existing dwelling, being set apart by various parcels of greenfield and woodland. Development here would not follow the existing pattern of development.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is close to the Ruardean Conservation Area and the small number of listed buildings within this. Although the distance and intervening field may limit the harm to the heritage setting.	-
FoD Officers' conclusion:		

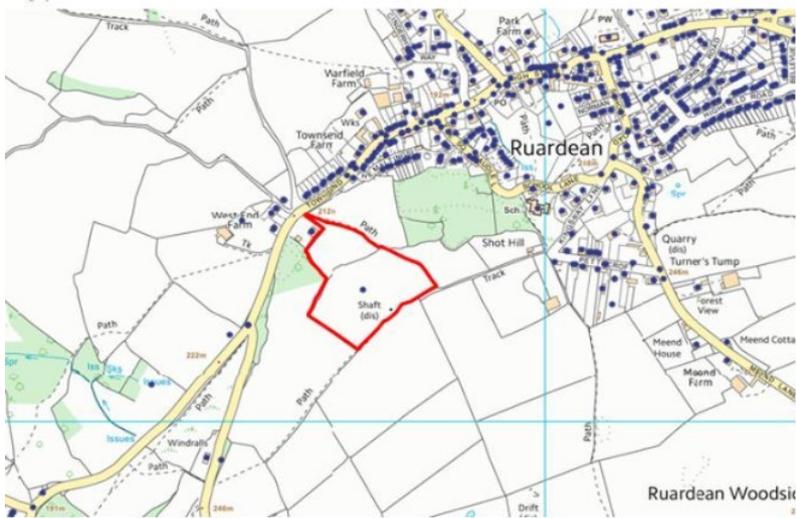
Prominent location on hillside, not well related to existing settlement. would be out of character and does not follow existing pattern of development. Ecology issues.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Rear of Tik Hai, Ruardean

[Interactive Map link](#)

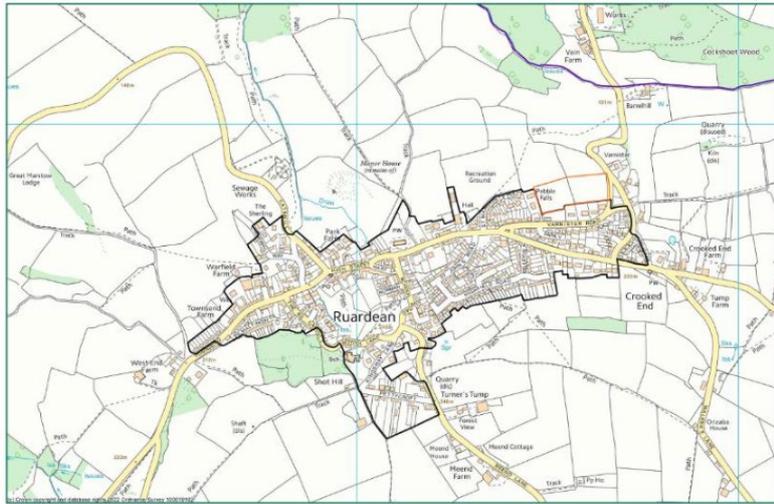


Site policy reference	RUARDEAN 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Rear of Tik Hai	Is the site SAC?	No
Parish	Ruardean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	3ha /90 dwellings (at 30 per ha)	Town centre by road	550m to the Ruardean village centre.
Relevant Planning History	Shlaa 2019	Primary School by road	580m to Ruardean primary school.
		GP by road	800m to Ruardean surgery.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes, (nearest bus stop is 120m away on High Street) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	5.4km to Forest Vale industrial area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor – Access off Varnister Road (unclassified lane).	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Public Right of Ways pass near the site. Cycling would be along highways.	+
Climate Change - Is there a flood risk?	There are no floodzones within the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield. Parcels of land with mature boundary hedges.. Existing development to the south.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is connected to the settlement with existing development to the south, with sporadic development and open fields to the south. Existing newer development prevents harm to heritage assets.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is not in such close proximity to heritage assets to cause harm.	0
FoD Officers' conclusion:		
May have limited potential.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA	

Varnister Road, Ruardean

[Interactive Map link](#)



Site Location Plan: Varnister Road, Ruardean

Scale: 1:5000
03 March 2022

St Briavels

<u>ST BRIAVELS 1</u>	Bucket's Field, St Briavels
<u>ST BRIAVELS 2</u>	Bream Road
<u>ST BRIAVELS 3</u>	Bream Road (larger site)
<u>ST BRIAVELS 4</u>	Hewelsfield Lane, St Briavels
<u>ST BRIAVELS 5</u>	Hewelsfield Lane Larger Site, St Briavels

Site policy reference	ST BRIAVELS I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Bucket's Field	Is the site SAC?	No
Parish	St Briavels	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.35ha / 70 dwellings (at 30 per ha)	Town centre by road	492m to St Briavels village centre
Relevant Planning History	SHLAA 2019	Primary School by road	595m to St Briavels primary school
		GP by road	321m to Wye Valley Practice
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (nearest bus stop is 193m away) Is this on an existing bus route? Yes, but it is an infrequent service
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	7.72km to Princess Royal Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access would be onto B4228.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are no footpaths leading to the village centre, but there is a wide verge.	0
Climate Change - Is there a flood risk?	There are no floodzones on the site although there is an area to the southwest of the site and to the east (outside of the site) is at risk of surface water flooding.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large open agricultural field with mature hedgerows bound the site.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is within a National Landscape and is a large prominent site.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is 150m from the Conservation Area, and there are two listed buildings within a 250m. radius.	0
FoD Officers' conclusion:		

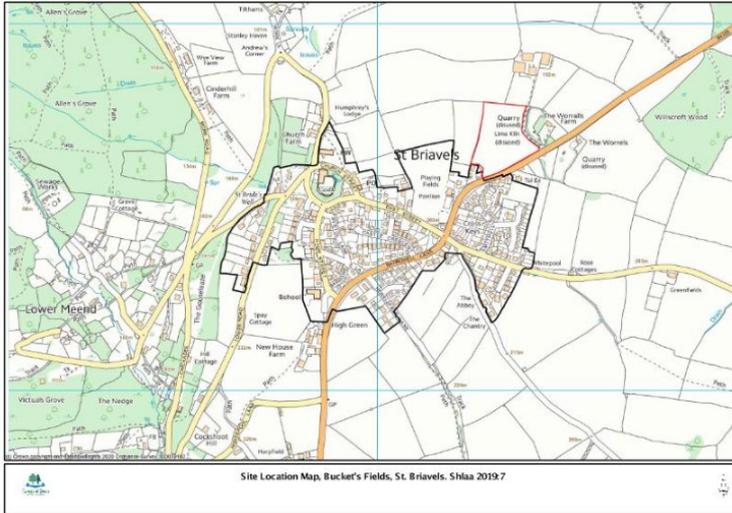
Good access and low risk to ecology (with sensitive design). Open aspect and large but could be developed if required. Not a lot of services within this village so not sure whether this large development would be proportionate to its overall function. Constitute harmful significant development in a National Landscape.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Bucket's Field, St Briavels

[Interactive Map link](#)



Site policy reference	ST BRIAVELS 2		Filter 1: Potential conflicts with international or national planning policy	
Site Name	Bream Road	Is the site SAC?	No	
Parish	St Briavels	Is the site SSSI?	No	
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating		
Site Area & Potential capacity	0.74ha / 22 dwellings (at 30 per ha)	Town centre by road	573m to St Briavels village centre	
Relevant Planning History	SHLAA 2008	Primary School by road	566m to St Briavels primary school	
		GP by road	210m to Wye Valley Practice	
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (nearest bus stop is 285m away) Is this on an existing bus route? Yes, but it is an infrequent service Lydney Rail Station is 10.62 km away	
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.27km to Princess Royal Industrial Estate	

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - Access into the site is limited, and the site is quite constrained in terms of potential site layout and access through it. Bream Road is also narrow in places.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are some paved footpaths leading to the village centre..	+
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Long narrow strip of agricultural field with mature hedgerows bounding the site.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	National Landscape 72m. to the northeast. Site is a long strip of land to the rear of existing housing with relatively few views from the public realm. Owing to the issues around the poor access to the site and the narrowness of the land, development of the land would need to be very well designed.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is 209m from the Conservation Area, and there are a listed building some 222m. to the southwest.	+
FoD Officers' conclusion:		

Access into the site is limited, and the site is quite constrained in terms of potential site layout and access through it. Possible access difficulties, could be part of larger site potentially but part of rural setting with no clear boundaries.

Does the site meet SA criteria?

NOT EXCLUDED BY SA CRITERIA

Bream Road, St Briavels

[Interactive Map link](#)



Site policy reference	ST BRIAVELS 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Bream Road - larger site	Is the site SAC?	No
Parish	St Briavels	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.95ha / 89 dwellings (at 30 per ha)	Town centre by road	573m to St Briavels village centre
Relevant Planning History	SHLAA 2008	Primary School by road	566m to St Briavels primary school
		GP by road	210m to Wye Valley Practice
Relationship to DSB	Adjoining	Public Transport	<p>Potential to access bus route? Yes (nearest bus stop is 285m away)</p> <p>Is this on an existing bus route? Yes, but it is an infrequent service</p> <p>Lydney Rail Station is 10.62km away</p>
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	6.27km to Princess Royal Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - Access into the site is better than the smaller site, as there is a frontage to the Bream Road, but this is a narrow rural lane in places.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are some paved footpaths leading to the village centre..	+
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Long narrow strip of agricultural field with mature hedgerows bounding the site.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	National Landscape 72m. to the northeast. Site is very larger and is part of a wide exposed rural area with a highly rural character defining where the countryside begins and the village ends.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is 209m from the Conservation Area, and there are a listed building some 222m. to the southwest.	+
FoD Officers' conclusion:		

Access into the site is limited, but some impact to rural character as the site is large.

Does the site meet SA criteria?

NOT EXCLUDED BY SA CRITERIA, but large.

Bream Road - larger site, St Briavels

[Interactive Map link](#)



Site policy reference	ST BRIAVELS 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Hewelsfield Lane	Is the site SAC?	No
Parish	St Briavels	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2ha / 60 dwellings (at 30 per ha)	Town centre by road	357m to St Briavels village centre
Relevant Planning History	Considered during a settlement appraisal (undertaken by Local Plan team on 26th March 2019)	Primary School by road	288m to St Briavels primary school
		GP by road	227m to Wye Valley Practice
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (nearest bus stop is 40m away) Is this on an existing bus route? Yes, but it is an infrequent service Lydney Rail Station is 10.62km away
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	8.2km to Princess Royal Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access into the site is off Hewelsfield Lane (although lane does narrow).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths leading to the village centre..	+
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Long narrow strip of agricultural field with mature hedgerows bounding the site.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	National Landscape is some 72m to north/east. As a large site, some landscape impact owing to open land, however, the site is closely related to existing dense modern development.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is 209m from the Conservation Area, and there are a listed building some 222m. to the southwest.	+
FoD Officers' conclusion:		

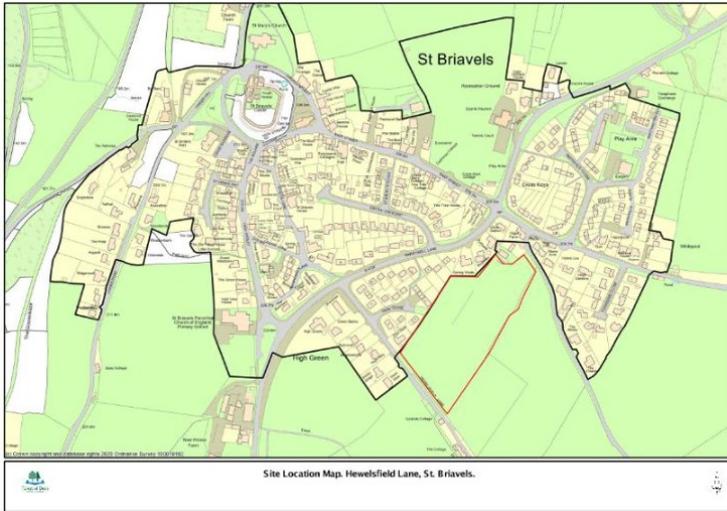
Good access, would fit with pattern of development with little ecological harm. Well related and not unduly prominent, however large. A smaller site in this location may be more appropriate due to villages lack of services and overall function in the hierarchy.

Does the site meet SA criteria?

COULD MEET SA CRITERIA, though potentially large site which may be less appropriate.

Hewelsfield Lane, St Briavels

[Interactive Map link](#)



Site policy reference	ST BRIAVELS 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Hewelsfield Lane - larger site	Is the site SAC?	No
Parish	St Briavels	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.9ha / 148 dwellings (at 30 per ha)	Town centre by road	357m to St Briavels village centre
Relevant Planning History	Considered during a settlement appraisal (undertaken by Local Plan team on 26th March 2019)	Primary School by road	288m to St Briavels primary school
		GP by road	227m to Wye Valley Practice
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (nearest bus stop is 40m away) Is this on an existing bus route? Yes, but it is an infrequent service Lydney Rail Station is 10.62km away
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	8.2km to Princess Royal Industrial Estate

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access into the site is off Hewelsfield Lane (although lane does narrow).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths leading to the village centre..	+
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Long narrow strip of agricultural field with mature hedgerows bounding the site.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	National Landscape is some 72m to north/east. As a large site, some landscape impact owing to open land, however, the site is closely related to existing dense modern development.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Site is 209m from the Conservation Area, and there are a listed building some 222m. to the southwest.	+
FoD Officers' conclusion:		

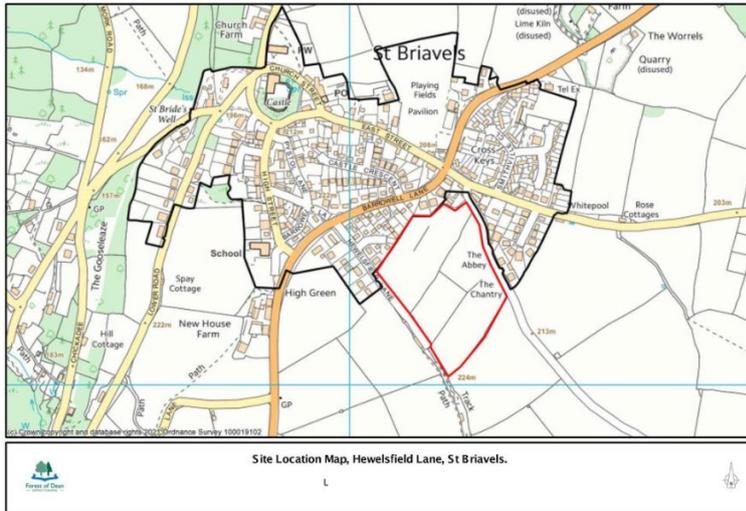
Good access, would fit with pattern of development with little ecological harm. Well related and not unduly prominent, however very large. A smaller site in this location may be more appropriate due to villages lack of services and overall function in the hierarchy.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA as site is too large

Hewelsfield Lane (larger site), St Briavels

[Interactive Map link](#)



Staunton (Coleford)

STAUNTON (COLEFORD) 1

STAUNTON (COLEFORD) 2

Land south of Tillis View

Land south of the Elms Farm

Site policy reference	STAUNTON (COLEFORD) I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land South of Tillis View	Is the site SAC?	No
Parish	Staunton, Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.93ha / 28 dwellings (at 30 per ha)	Town centre by road	The village has very few services. The nearest towns are Coleford (3.54km) and Monmouth (7.72km). Berry Hill is also 3.8km away.
Relevant Planning History	None	Primary School by road	St Johns Primary (Coleford) is 2.7km away and Berry Hill Primary is 3.8km away.
		GP by road	3.2km to Coleford Health Centre.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (nearest bus stop is 250m away) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Coleford is some 3.54km away and Monmouth is some 7.72km away.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - Access into the site would be off the lane to the east of the site, but this is a narrow rural lane in places.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are no footpaths from site (the nearest paved footpaths leading to the village centre begins at Tillis View). A Public Right of Way runs around the western and southern boundaries of the site. Cycling would be along the highway.	0
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Rectangular parcel of agricultural land bounded by mature hedgerow, sited to the south of residential development.	0
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius. Within the National Landscape.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has a rural character being part of the wider countryside landscape to the south of the village, and accessed by a narrow rural lane. Any development may impact the National Landscape and Conservation Area as well as the landscape. The size of the site is also large in comparison the existing development in the village.	--
Heritage - Does the site include a listed building or fall within the setting of a	Site is partially within the Staunton Conservation Area. 2 Grade II Listed Buildings within 120 m. of the site.	+

listed building? Is the site likely to have archaeological interest?

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FoD Officers' conclusion:

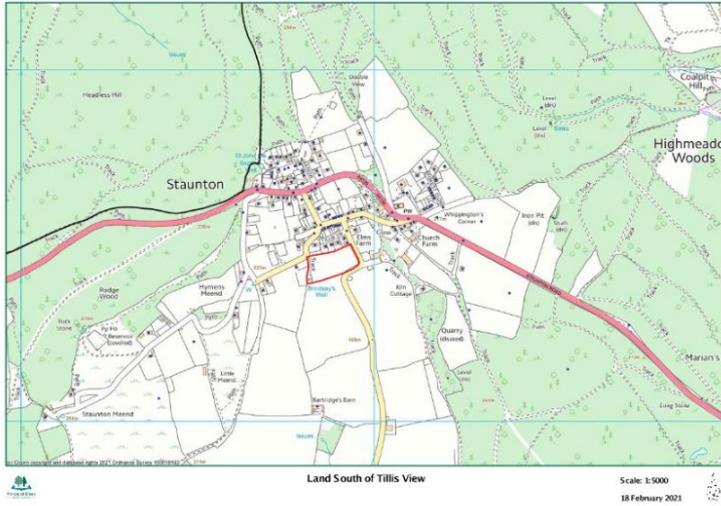
Large site in comparison with village, could harm rural character.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Land South of Tillis View, Staunton (Coleford)

[Interactive Map link](#)



Site policy reference	STAUNTON (COLEFORD) 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land South of the Elms Farm	Is the site SAC?	No
Parish	Staunton, Coleford	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.54ha / 16 dwellings (at 30 per ha)	Town centre by road	The village has very few services. The nearest towns are Coleford (3.54km) and Monmouth (7.72km). Berry Hill is also 3.8km away.
Relevant Planning History	None	Primary School by road	St Johns Primary (Coleford) is 2.7km away and Berry Hill Primary is 3.8km away.
		GP by road	3.2km to Coleford Health Centre.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (nearest bus stop is 250m away) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Coleford is some 3.54km away and Monmouth is some 7.72km away.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - Access into the site would be off the lane to the west of the site, but this is a narrow rural lane in places.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No footpaths leading from the site (the nearest footpath begins at Tillis View).	0
Climate Change - Is there a flood risk?	There are no floodzones on the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of agricultural land bounded by mature hedgerow, sited to the south of existing residential development. Agricultural building in the southeast corner of the site.	0
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, SSSIs, SACs and RIGs sites within a 2km. radius. Within the National Landscape.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has a rural character being part of the wider countryside landscape to the south of the village, and accessed by a narrow rural lane. Any development will have a high impact on the National Landscape and Conservation Area as well as the landscape. The size of the site is also large in comparison the existing development in the village.	– –

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Half of the site is within the Staunton Conservation Area. Several Listed Buildings are within 70m of the site and it is adjacent to the Important Open Area (The Pound).	--
FoD Officers' conclusion:		
Large site in comparison with village, rural character partly within the Conservation Area. Close to protected open space and heritage assets.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Land South of the Elms Farm, Staunton (Coleford)

[Interactive Map link](#)



Staunton & Corse

<u>STAUNTON & CORSE 1</u>	Land east of Gloucester Rd, Snigs End
<u>STAUNTON & CORSE 2</u>	Land at Brook Farm
<u>STAUNTON & CORSE 3</u>	Treona Nursery
<u>STAUNTON & CORSE 4</u>	Princes Way/Jubilee Crescent
<u>STAUNTON & CORSE 5</u>	Land at Swan Inn
<u>STAUNTON & CORSE 6</u>	North of Prince Crescent
<u>STAUNTON & CORSE 7</u>	Staunton Court

Site policy reference	STAUNTON & CORSE I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land East of Gloucester Road, Snigs End	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	10.51ha / 315 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2020 PI307/21/OUT- 50 Dwellings- Refused permission April 2022	Primary School by road	431m to Staunton primary school
		GP by road	342m to Staunton Corse surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (site fronts Gloucester Rd) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	706m from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access into the site is off Gloucester Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run along the southern and western boundary. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The development is adjacent to and partially within floodplain therefore development should ensure that this is maintained.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of cleared land with some sparse trees and hedgerows on the site boundaries. Rectangular parcel of agricultural land bounded by mature hedgerow, sited to the south of residential development.	0
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	0
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development of this site would adversely impact upon the setting of the Conservation Area and listed buildings. Prominent in the landscape and detrimental to Snigs End Farm and barn as well.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Corse Conservation Area as well as a number of Listed Buildings.	--
FoD Officers' conclusion:		
Development of this site would adversely impact upon the setting of the Conservation Area and listed buildings. Prominent in the landscape and detrimental to Snigs End Farm and barn as well. Good opportunities for active travel within the village but other services more distant.		

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA

Land east of Gloucester Road, Staunton & Corse

[Interactive Map link](#)



Site policy reference	STAUNTON & CORSE 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Brook Farm	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Farmstead & agricultural buildings	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.5ha / 136 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2014	Primary School by road	881m to Staunton primary school
		GP by road	786m to Staunton Corse surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (611m to Gloucester Rd) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	125m from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average - Access into the site is off Prince Crescent which can be narrow in places.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre. Public Footpaths lead to the north and south of the site joining up with routes in and around the village. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There is floodzone 2 and 3 which passes and partially crosses onto the western boundary of the assessment area.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site contains a farm house and many agricultural buildings. It has scattered trees and hedgerows on the boundary.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS, RIGS and SSSI within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is disconnected from the settlement boundary and close to the former chartist settlement, Conservation Area and Listed Buildings which are susceptible to change. Development is therefore likely to harm the character of the area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Corse Conservation Area as well as a number of Listed Buildings.	--
FoD Officers' conclusion:		
Issues with flooding, ecology and heritage assets. Extends into open countryside disconnected from rest of settlement. Not considered good access for significant development and substantial impacts on conservation area and setting.		

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA

Land at Brook Farm, Staunton & Corse

[Interactive Map link](#)



Site policy reference	STAUNTON & CORSE 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Treona Nursery	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Vacant former plant nurseries and greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.75ha / 22 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2012 P0085/13/FUL: Proposed erection of 18 dwellings with associated access, road, and formation of new vehicular and pedestrian access onto the A417 (Revised scheme). Refused and dismissed at appeal	Primary School by road	65m to Staunton primary school
		GP by road	121m to Staunton Corse surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (frontage to Gloucester Rd) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	820m from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access into the site is off Gloucester Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run along the southern and western boundary. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The development is adjacent to and partially within floodplain therefore development should ensure that this is maintained.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of vacant cleared land (appears to be scrub) with boundary hedges.	+
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an open feature within the landscape. It provides important views of the Chartist properties. Its development would harm the character of the area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to Corse Conservation Area and there are Listed Buildings around the area. It is also in close proximity to the Chartist Settlement, of which it is one of five remaining in the UK.	--
FoD Officers' conclusion:		

Some harm to setting of Conservation Area and individual asset, and unlikely that design could overcome this. Site is accessible and close to village amenities.

Does the site meet SA criteria?

UNABLE TO MEET SA CRITERIA

Treona Nursery, Staunton & Corse

[Interactive Map link](#)



Site policy reference	STAUNTON & CORSE 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Jubilee Crescent	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.08ha / 32 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2008 P2044/11/OUT: Outline application for the erection of 15 affordable dwellings and extension to existing estate road (Refused).	Primary School by road	882m to Staunton primary school
		GP by road	770m to Staunton Corse surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (606m to Gloucester Rd) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	281m from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access off Millennium cottages or Jubilee Place (estate roads).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run along the southern and western boundary. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The site is not within a floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel greenfield with a mixture of hedging and fencing around the boundary.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is attached to the settlement boundary but there is open land to the west and south. The assessment area is however small therefore would not look overly out of place if developed.	0
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Conservation Area and Listed Buildings near to the assessment area however this is separated by development.	-
FoD Officers' conclusion:		
Less harm to setting of heritage assets and landscape than some options, access from minor road, less immediate obvious impact on listed building except Stone Cottage, in curtilage of another unlisted (Willow Bank).		

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Princes Way/Jubilee Crescent, Staunton & Corse

[Interactive Map link](#)



Site policy reference	STAUNTON & CORSE 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Swan Inn	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.15ha / 34 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2015 P2119/21/FUL – 10 Market dwellings and 7 affordable dwellings – Refused (appeal dismissed)	Primary School by road	300m to Staunton primary school
		GP by road	500m to Staunton Corse surgery
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (frontage with Gloucester Rd) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	1.3km from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good - Access off A417 and Gloucester Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run along the southern and western boundary. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The site is not within a floodzone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with mature hedging along boundaries.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is large and prominent in the local landscape character of the village. It allows views of the chartist settlement. Development of the site would be harmful to the character of the area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is located adjacent to the Conservation Area and there are a number of listed buildings in close proximity (within 100m). It is also in close proximity to the Chartist Settlement, of which it is one of five remaining in the UK. Development could harm the setting of these heritage assets.	--
FoD Officers' conclusion:		

Likely to be harmful to Conservation Area which the site adjoins and its setting and also individual buildings.

Does the site meet SA criteria?

UNLIKELY TO MEET SA CRITERIA

Land at Swan Inn, Staunton & Corse

[Interactive Map link](#)

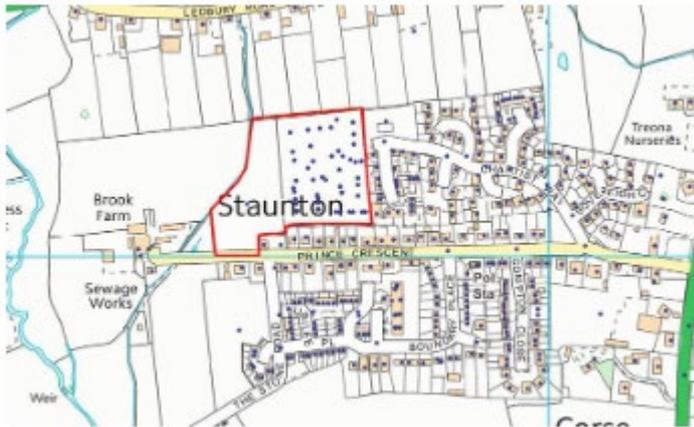


Site policy reference	STAUNTON & CORSE 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	North of Prince Crescent	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Some agricultural, some residential	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.6ha / 78 dwellings (at 30 per ha)	Town centre by road	There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	Shlaa 2007 P0901/14/OUT- 45 Dwellings- dismissed at appeal	Primary School by road	800m to Staunton primary school
		GP by road	800m to Staunton Corse surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (590m to Gloucester Rd) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	2.4km from Staunton Court business park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access off Prince Crescent or potentially through Chartist Way.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run through the site and along the western boundaries. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Flood zones 2 and 3 are in close proximity to the west of the site.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield with mature hedging along boundaries.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The undeveloped area of this site has a rural character and reads as open countryside.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is located adjacent to the Conservation Area and there are a number of listed buildings.	-
FoD Officers' conclusion:		
Part developed and part open land, undeveloped area reads as open countryside whilst contributing to setting of the settlement and Conservation area which adjoins.		
Does the site meet SA criteria?	UNDEVELOPED AREA UNLIKELY TO MEET SA CRITERIA	

North of Prince Crescent, Staunton & Corse

[Interactive Map link](#)



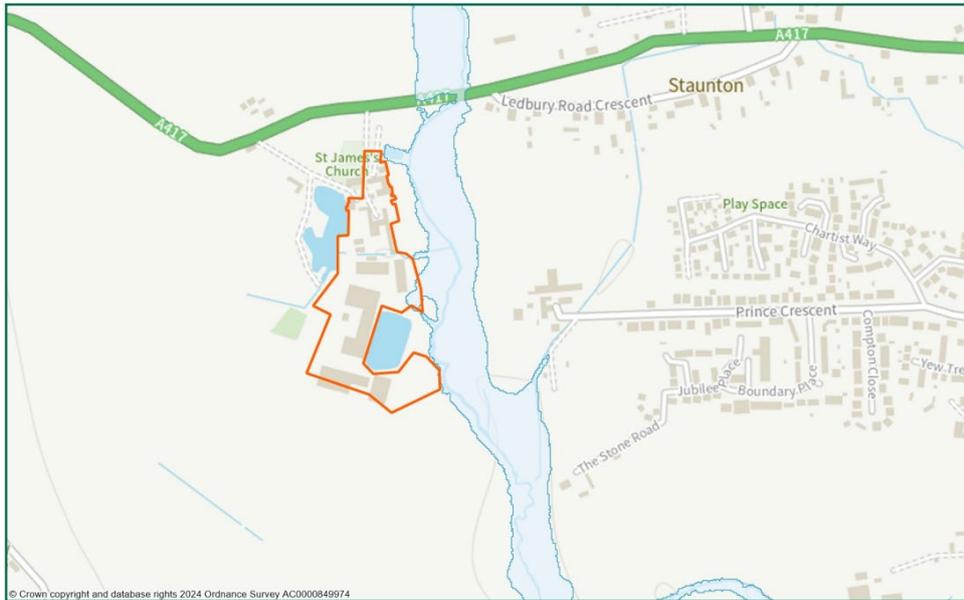
Site policy reference	STAUNTON & CORSE 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Staunton Court (Business Park)	Is the site SAC?	No
Parish	Staunton, Corse	Is the site SSSI?	No
Existing Use	Brownfield (business park)	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.44 - employment	Town centre by road	Site is on outskirts of village. There are limited services in the village. Gloucester City centre is 15.3km away.
Relevant Planning History	AP.109	Primary School by road	Ca. 1.5km to Staunton primary school
		GP by road	Ca. 1.5km to Staunton Corse surgery
Relationship to DSB	Open countryside	Public Transport	Potential to access bus route? Yes (Staunton Cross junction) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	This is an employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good - Access off A417.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Paved footpaths lead into the village centre, and Public Right of Ways run through the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Flood zones 3 just touches the eastern edge of some of the site.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Established business park complex with various buildings or different sizes (some are large steel clad), generally with low ridges and set within existing landscaping to minimise impact on the Locally Valued Landscape.	0
Land quality	Grade 3 (good), but the site is already built upon.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a large established business park on the edge of a small settlement. It has been built up around Staunton Court (Listed Building(and around ponds on the site. It comprises of several units, most of which are large steel clad buildings set within landscaping for screening. Any intensification would need to be within the site and sensitive to the landscape.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Several Grade II listed buildings within the site and the church adjacent to the site is Grade II*.	--

FoD Officers' conclusion:	
Site is on the edge of a settlement and meets SA criteria in terms of employment uses. Any other uses are unlikely to be sustainable. Good access. Any intensification of the employment site would need to be sensitive to the landscape and historic assets nearby and keep within the site boundaries.	
Does the site meet SA criteria?	MEETS SA CRITERIA – as employment site

Staunton Court (Business Park)

[Interactive Map link](#)



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Staunton Court (Business Park)

Scale: 1:5000
02 May 2024



Tibberton

TIBBERTON I

Land opposite Wynford Villas, Taynton

Site policy reference	TIBBERTON I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land opposite Wynford Villas, Taynton	Is the site SAC?	No
Parish	Tibberton	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca. 0.95ha / ca. 29 dwellings (at 30 per ha)	Town centre by road	ca.6.2km to Huntley village centre and ca. 6.2 km to Newent town centre.
Relevant Planning History	N/A	Primary School by road	ca.1.5km to Tibberton primary school
		GP by road	ca.5.7km to Highnam GP and ca. 6.5km to Newent Health Centre
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes, (nearest bus stop is adjacent to the site) Is this on an existing bus route? Yes, but infrequent
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Some 6.2km to Newent employment area.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access would be onto Taynton Lane (although this is a rural lane).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are Public Rights of Way near the site. Cycling would be along highways,	0
Climate Change - Is there a flood risk?	There are no floodzones within the site, however floodzone 2 and 3 are 135m south of the site.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Part of a large open flat field. Mature hedgerow boundaries. Row of semi-detached/terraced dwellings on opposite side of the highway.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	While the site is not within a designated ecological site, there are designations within the 2km. buffer. The site therefore has low ecological sensitivity. The site is currently greenfield so could require some ecological mitigation.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has limited GI potential.	0
Character (built and natural) - Could development harm or	Development of the site will be potentially harmful to the landscape as it would be a form of ribbon	--

enhance the character of the area?	development in an area which mainly only has sporadic development. The development opposite is unusual to this open countryside location, further development would be harmful.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	<p>Development has the potential to be harmful to heritage assets, Development of the north and east of the site is particularly sensitive.</p> <p>Moorfields Farmhouse a Grade II Listed Building is 98m east of the site.</p> <p>Medieval Defensive and Settlement Complex Ancient monument is 177m north.</p>	
FoD Officers' conclusion:		
Divorced from settlements of any size though close to small groups of dwellings, part of a large open flat field.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA	

Land opposite Wynford Villas, Taynton

[Interactive Map link](#)



Tidenham

<u>TIDENHAM 1</u>	Beachley Barracks
<u>TIDENHAM 2</u>	Sedbury Park
<u>TIDENHAM 3</u>	Land south of A48, Tutshill
<u>TIDENHAM 4</u>	Land off Sedbury Lane
<u>TIDENHAM 5</u>	Land north of A48, Tutshill
<u>TIDENHAM 6</u>	By the Lookout Tower
<u>TIDENHAM 7</u>	Land Adjacent to Wyedean School (Smaller area)
<u>TIDENHAM 8</u>	Land north of A48 (smaller area)
<u>TIDENHAM 9</u>	Land east of Tutshill
<u>TIDENHAM 10</u>	Dayhouse Quarry

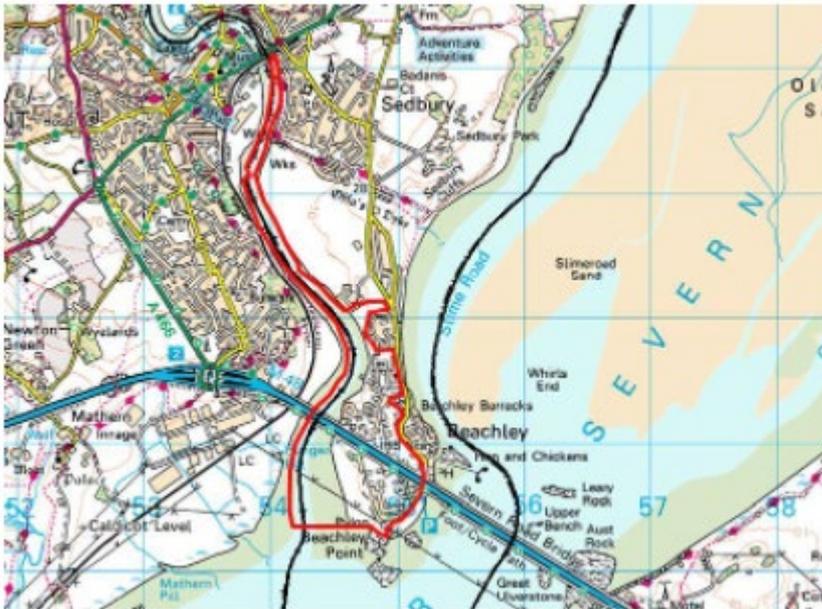
Site policy reference	TIDENHAM I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Beachley Barracks	Is the site SAC?	Yes – Severn Estuary SAC & River Wye SAC
Parish	Tidenham	Is the site SSSI?	Yes – Severn Estuary SSSI
Existing Use	Army Barracks	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca. 132ha/mixed use current population 250	Town centre by road	3km to Sedbury village centre
Relevant Planning History	N/A	Primary School by road	3km to Offa's Dyke Mead Primary School
		GP by road	3km to Towngate surgery
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (Beachley Road) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Some 2.88km to the Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average – Good. Access would be onto Beachley Lane. This is a single route in and out of the peninsula. Existing congestion.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements leading to Sedbury village centre. A public right of way runs along the river bank to the south. Cycling would be along highways,	+
Climate Change - Is there a flood risk?	Floodzone 2 and 3 is immediately adjacent to the eastern, southern and western boundaries of the assessment area due to the River Severn. This also encroaches onto the western boundary of the assessment area.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Currently army barracks comprising sports fields, firing range, as well as numerous buildings.	+
Land quality	Urban	++
Biodiversity - existing habitat	The site includes 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	The site would contain some valuable GI opportunities due to its riverfront location on two sides, and extensive tree cover.	++
Character (built and natural) - Could development harm or enhance the character of the area?	The redevelopment of the site could take advantage of the current assets such as the main open areas, existing tree cover and buildings to be retained. Development should retain some of the existing character, although there is potential for the character of the area to be enhanced.	+

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 3 grade II listed buildings within the assessment area. The Old Severn Bridge (Grade I) also passes over the top of the site. The Wye Valley National Landscape is 1 km from site.	-
FoD Officers' conclusion:		
<p>Site will be constrained for development owing to its potential harm to traffic congestion, habitat, listed buildings and drainage. However, there are good access routes to services and main highways, provided that it can be demonstrated that any increase in traffic can be satisfactorily accommodated or mitigated by alternative provision. Need to find a good use for this site once MOD abandons it. Brownfield development is generally preferable to greenfield as is the use of already developed (hard surfaced) areas within the site. Need to ensure good sustainable access to services.</p> <p>Appropriate for a mixed use. The site cannot be developed without being able to demonstrate that travel can be properly provided for, and that the adjoining SACs are properly protected. The potential is the previously developed element and the LP will need to propose a good mixed development of a high standard. Site is not well located for cycle and pedestrian/bus travel (relatively remote). Potential for significant effects on designated sites and species. Site would require comprehensive plan to demonstrate issues can be addressed and how the necessary infrastructure can be provided. Overall must be developed in accord with the principles above which are best set out in a masterplan.</p>		
Does the site meet SA criteria?	COULD MEET SA CRITERIA with appropriate policies. Requires further evaluation in the context of potential new development based uses.	

Beachley Barracks

[Interactive Map link](#)



Area of Beachley Barracks (as currently developed) which could have more scope for future development:



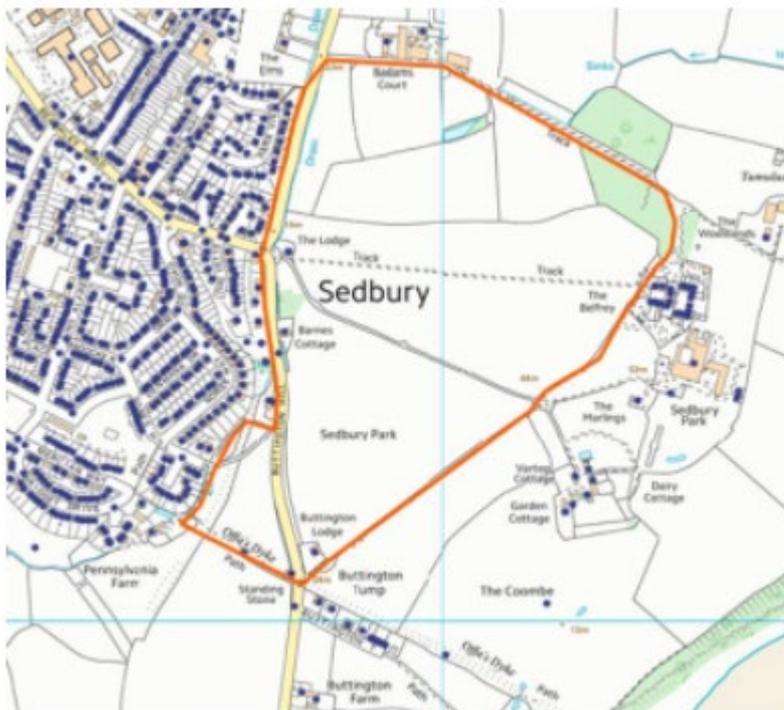
Site policy reference	TIDENHAM 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Sedbury Park	Is the site SAC?	No (but within 500m)
Parish	Tidenham	Is the site SSSI?	No (but within 500m)
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca. 31.8ha/954 dwellings (at 30 per ha)	Town centre by road	224m to Sedbury village centre
Relevant Planning History	Shlaa 2021 covered most of the larger site	Primary School by road	446m to Offa's Dyke Mead Primary School
		GP by road	224m to Towngate surgery
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (adjoins Buttington Hill) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Site adjoins the Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average – Good. Well connected to Buttington Road. Existing congestion in the area.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	There are pavements leading to Sedbury village centre. Cycling would be along highways,	+
Climate Change - Is there a flood risk?	Not in any floodzones. Some surface water vulnerability in Sedbury Lane.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large parcel of agricultural land.	+
Land quality	Grade 3 (good)	-
Biodiversity - existing habitat	The site is within 500m of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	There is GI potential in this site, particularly in allowing recreational access from existing residential areas of Sedbury with the riparian areas of the Severn.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape with heritage assets close by.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The site is adjacent to a Scheduled Ancient Monument (Offas Dyke) and Sedbury Park (Grade II*).	-

FoD Officers' conclusion:	
Sustainable location, as close to services. Site could have an adverse impact on traffic congestion, so that aspect would need to be well considered before development. Could harm the setting of listed buildings, thus constraining site and needing high regard to design and layout. Transport and infrastructure also need to be addressed. Greenfield area that feels like it encroaches into open countryside. This could have a major effect on Offas Dyke which is the start of a well walked National trail also an Ancient Monument. Undeveloped open part of the landscape	
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA, retain as undeveloped.

Sedbury Park, Sedbury

[Interactive Map link](#)



Site policy reference	TIDENHAM 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south of A48, Tutshill	Is the site SAC?	No (but within 1.3km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.3km)
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca. 18.9ha/567 dwellings (at 30 per ha)	Town centre by road	1.03km to Sedbury village centre and 1.3km to Chepstow town centre
Relevant Planning History	Shlaa 2020 PI574/19/OUT: Outline planning application for the erection of up to 185 dwellings with public open space, landscaping and sustainable drainage system (SUDS) and primary vehicular access point from the A48. (All matters reserved except for means of access).- Withdrawn	Primary School by road	1km to Offa's Dyke Mead Primary School
		GP by road	751m to Tutshill surgery
		Public Transport	Potential to access bus route? Yes (adjoins Gloucester Rd) Is this on an existing bus route? Yes
Relationship to DSB	Outside	Employment Area (direct line)	462m to Sedbury Business Park.
Safeguarded/consultation area in Minerals Plan?	Yes		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good, but would require some access points onto the A48 and is also close to highway pinchpoint.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access would need serious consideration and design. A public right of way crosses the site. Cycling could be linked to cycle track.	+
Climate Change - Is there a flood risk?	Some possible surface water flooding on site.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large parcel of agricultural land.	+
Land quality	Grade 2 (very good) with small area of grade 3	-
Biodiversity - existing habitat	The site is within 1.3km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site may have some GI potential with hedgerows and trees adjoining.	+
Character (built and natural) - Could development harm or	Reasonably enclosed landscape, but can be seen from certain viewpoints.	0

enhance the character of the area?		
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Small number of Listed Buildings adjacent to the assessment area on the opposite side of the railway line including Meads Farm (II*). Development of the assessment area is unlikely to have a large impact upon heritage assets except potentially Meads farm. A buffer may be required between the assessment area and the closest Listed Buildings.	0
FoD Officers' conclusion:		
Sustainable location, close to good access routes and services, though close to highway pinchpoint. Mitigation may be necessary. There are green Infrastructure possibilities and link to cycle route. Reasonably enclosed landscape.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA.	

Land south of A48, Tutshill

[Interactive Map link](#)



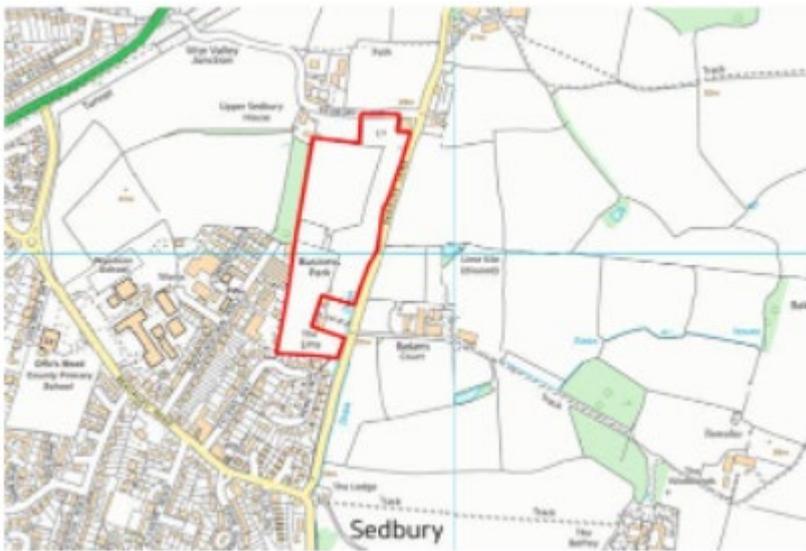
Site policy reference	TIDENHAM 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off Sedbury Lane	Is the site SAC?	No (but within 1.1km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.1km)
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	ca. 5.53ha/165 dwellings (at 30 per ha)	Town centre by road	465m to Sedbury village centre and ca.1.3km to Chepstow town centre
Relevant Planning History	Shlaa 2020	Primary School by road	704m to Offa's Dyke Mead Primary School
		GP by road	505m to Towngate surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (adjoins Beachley Rd) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	The site adjoins Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average, connected to Sedbury Lane but this is a narrow poor lane for access.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. A public right of way is near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site, although surface water flooding is maps on Sedbury Lane.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large parcel of agricultural land with trees and hedgerow. The site wraps around 2 separate dwellings to the north and south of the land.	+
Land quality	Partly Grade 2 (very good) but a large portion is urban.	0
Biodiversity - existing habitat	The site is within 1.1 km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open agricultural landscape, locally visible.	0
Heritage - Does the site include a listed building or fall	There are Listed Buildings north of the assessment area. Development of the assessment area is unlikely	0

within the setting of a listed building? Is the site likely to have archaeological interest?	to harm heritage assets due to the distance between. Any issues could be overcome by a buffer.	
FoD Officers' conclusion:		
Although it has access onto the A48 and beyond, Sedbury Lane is narrow and poor. Active transport could be encouraged owing to the proximity of the site to services.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA.	

Land off Sedbury Lane, Tutshill

[Interactive Map link](#)



Site policy reference	TIDENHAM 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land north of A48 Tutshill	Is the site SAC?	No (but within 1.7km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.7km)
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	11.57ha/347 dwellings (at 30 per ha)	Town centre by road	1.68km to Sedbury village centre and ca.2km to Chepstow town centre
Relevant Planning History	Shlaa 2019	Primary School by road	649m to St John's on the Hill school
		GP by road	571m to Tutshill surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (264m to Gloucester Rd) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	999m to Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – access onto A48 (although access onto Bishton Lane is poor).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Public rights of way pass near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large parcel of agricultural land with mature hedgerow.	+
Land quality	Grade 2 (very good).	-
Biodiversity - existing habitat	The site is within 1.7km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape. Could cause harm.	-
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are a small number of listed buildings around the assessment area. Development of the assessment area may harm heritage assets. This may require a buffer and development to be located away from the assets. The rural nature and open character of the heritage assets are highly susceptible to change.	0

FoD Officers' conclusion:	
Sustainable location and good access to the south of the site. Bishton Lane is poor, so would not encourage further use of this. Site could be quite prominent and is not well related to rest of settlement- extends outwards awkwardly.	
Does the site meet SA criteria?	COULD MEET SA CRITERIA.

Land north off A48, Tutshill

[Interactive Map link](#)



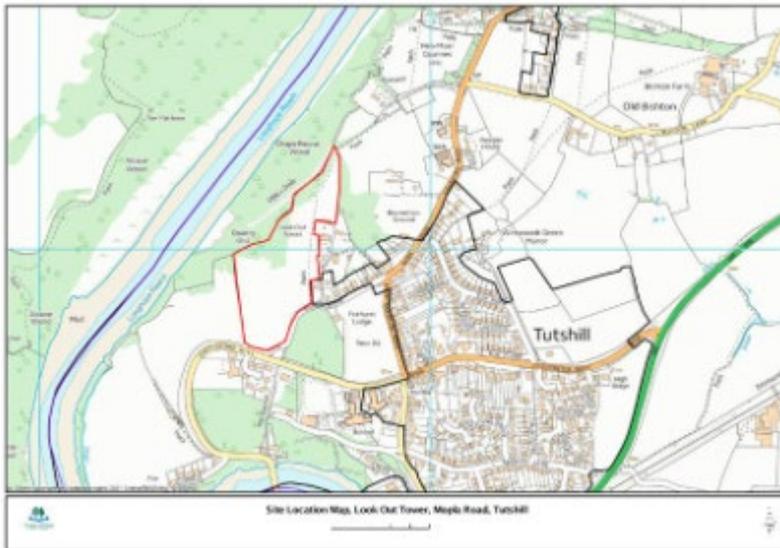
Site policy reference	TIDENHAM 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land near the Lookout Tower	Is the site SAC?	No (but within 2.6km)
Parish	Tidenham	Is the site SSSI?	No (but within 2.6km)
Existing Use	Greenfield (however, the land is graded as non agricultural/urban)	Filter 2: Distance to services rating	
Site Area & Potential capacity	6.78ha/203 dwellings (at 30 per ha)	Town centre by road	1.54km to Sedbury village centre and ca.2km to Chepstow town centre
Relevant Planning History	Shlaa 2019	Primary School by road	300m to Tutshill School
		GP by road	Ca.1.7km to Tutshill surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (180m to Coleford Rd) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.3km to Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor– access onto Mopla Road or Castleford Hill.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Good public transport links. A footpath runs adjacent to the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of agricultural land with a copse of trees to the northeast and river beyond. The site is within the National Landscape.	--
Land quality	Urban (even though the ground is agricultural).	0
Biodiversity - existing habitat	The site is within a National Landscape. The site is within 2.6km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	–
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	High landscape and heritage (Offa's Dyke). Could cause harm.	--
Heritage - Does the site include a listed building or fall within the setting of a listed	The proposal may have an impact on the setting of the Scheduled Ancient Monument (Offa's Dyke) which is within and adjacent to the site. Archaeology could be an issue with development.	0

building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Site is a very sensitive location unlikely to be developable to any significant degree, landscape and designations count against its use for most purposes.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA, retain as undeveloped land.	

Land near the Lookout Tower, Tutshill

[Interactive Map link](#)



Site policy reference	TIDENHAM 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjacent to Wydean School	Is the site SAC?	No (but within 1.4km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.4km)
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.57ha/77 dwellings (at 30 per ha)	Town centre by road	900m to Sedbury village centre and ca.1.28km to Chepstow town centre
Relevant Planning History	PI119/13/EIA Screening Option	Primary School by road	1.6km to Offa's Mead School
		GP by road	Ca.1.7km to Tutshill surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (Beachley Rd is close by) Chepstow train Station is 1.12km away Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.3km to Sedbury Business Park and 1.28km from Chepstow.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Average – Poor - either through existing site to southwest or off Sedbury Lane (which is poor).	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	A footpath runs across the site for access to the village centre. Cycling would be along the highway, but can also join up with the cycle track.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of agricultural land with a hedgerow along the boundaries. Site is adjacent to recent residential development site.	0
Land quality	Grade 2 (very good).	-
Biodiversity - existing habitat	The site is within 1.4km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Development is attached to existing development therefore could be accommodated subject to appropriate design.	+

<p>Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?</p>	<p>Meads Farmhouse (II* and C15 Barn (II), both Grade II* are located 260m north east of the site. The buildings are located with a large area of open space therefore further encroachment towards these buildings could be harmful to their settings.</p>	<p>0</p>
<p>FoD Officers' conclusion:</p>		
<p>Site could form extension of area currently being developed, lies within area that is mainly developed.</p>		
<p>Does the site meet SA criteria?</p>	<p>COULD MEET SA CRITERIA</p>	

Land adjacent to Wydean School, Tutshill

[Interactive Map link](#)



Site policy reference	TIDENHAM 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land north of A48 (smaller site), Tutshill	Is the site SAC?	No (but within 1.7km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.7km)
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.35ha/70 dwellings (at 30 per ha)	Town centre by road	1.68km to Sedbury village centre and ca.2km to Chepstow town centre
Relevant Planning History	Part of Shlaa 2019	Primary School by road	649m to St John's on the Hill school
		GP by road	571m to Tutshill surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (264m to Gloucester Rd) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	999m to Sedbury Business Park.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – access onto A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Public rights of way pass near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Smaller parcel of agricultural land with mature hedgerow.	+
Land quality	Grade 2 (very good).	-
Biodiversity - existing habitat	The site is within 1.7km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape. Could cause harm especially as the site is much less well related to the existing settlement.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Wirewoods Green Manor, Grade II, 380m north west. Bishton Farm and attached barn Grade II 400m north east.	0

FoD Officers' conclusion:	
In prominent landscape and less well related to remainder of settlement.	
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA.

Land north off A48 (smaller site), Tutshill

[Interactive Map link](#)



Site policy reference	TIDENHAM 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land east of Tutshill	Is the site SAC?	No (but within 1.7km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.7km)
Existing Use	Agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	34.8ha/1044 dwellings (at 30 per ha)	Town centre by road	1.68km to Sedbury village centre and ca.2km to Chepstow town centre
Relevant Planning History	Part of Shlaa 2019	Primary School by road	649m to St John's on the Hill school & 1.1km to Offa's Mead School
		GP by road	0.9km to Tutshill surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (264m to Gloucester Rd) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	999m to Sedbury Business Park & 1.77km to Chepstow.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – access onto A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Public rights of way pass near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Several parcels of agricultural land with mature hedgerow, creating a large swathe of land.	--
Land quality	Grade 2 (very good).	-
Biodiversity - existing habitat	The site is within 1.7km of 2 x SAC and 1 x SSSI. There are other ecological designations within a 2km buffer. The site therefore has high ecological sensitivity.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape. This site is attached to existing development but extends the settlement considerably into the open countryside. This has the potential to harm the rural landscape.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Wirewoods Green Manor, Grade II, 380m north west. Bishton Farm and attached barn Grade II 400m north east.	0

FoD Officers' conclusion:	
Large site extending into rural landscape. Likely to have an effect on SACs and be prominent.	
Does the site meet SA criteria?	UNLIKELY (AND SOME PARTS UNABLE) TO MEET SA CRITERIA.

Land east of Tutshill, Tutshill

[Interactive Map link](#)



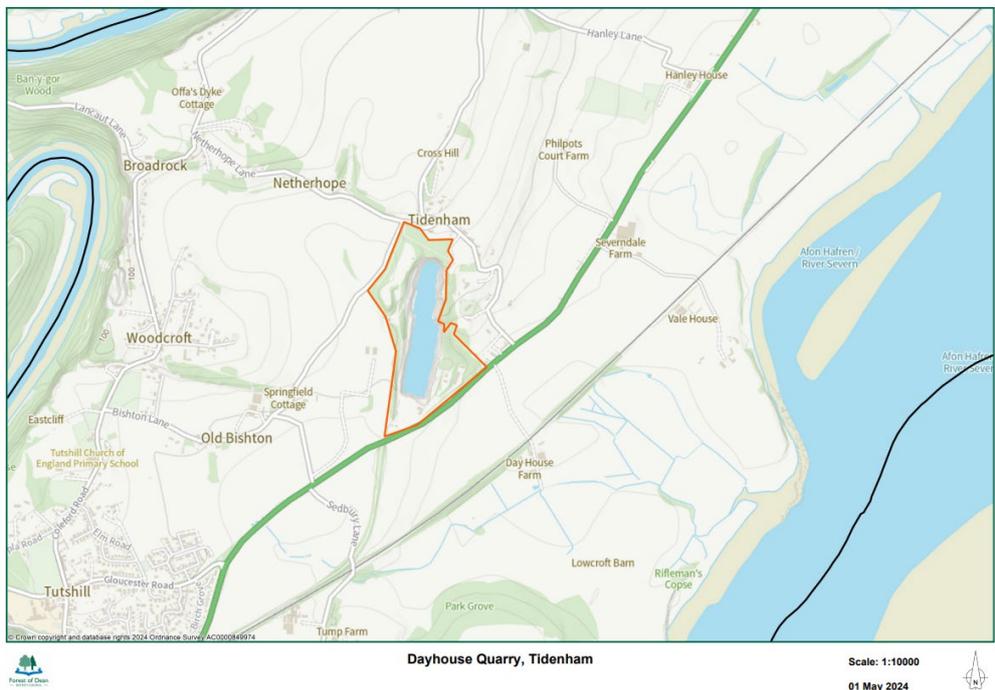
Site policy reference	TIDENHAM 10	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Dayhouse Quarry	Is the site SAC?	No (but within 1.7km)
Parish	Tidenham	Is the site SSSI?	No (but within 1.7km)
Existing Use	Brownfield – former quarry	Filter 2: Distance to services rating	
Site Area & Potential capacity	21.3ha	Town centre by road	Ca. 2.2km to Sedbury village centre.3km to Chepstow.
Relevant Planning History	AP 23	Primary School by road	Ca. 1.4km to Tutshill CofE.
		GP by road	Ca. 1.2km to Tutshill surgery
Relationship to DSB	Open countryside	Public Transport	Potential to access bus route? Yes (walking) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 2.2km to Sedbury Business Park and ca. 3km to Chepstow.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – access onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No pavements. Public rights of way pass near the site. Cycling would be along the highway although there is a cycle track running alongside the western boundary to the site..	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Former quarry which has been filled with water. Associated buildings from former diving centre (tourism/recreation) use (these may have now been removed). Site is screened from A48 by embankment and planting.	+
Land quality	Former quarry.	+
Biodiversity - existing habitat	While the site is not within a designated ecological site, there are designations within the 2km. buffer.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Some GI potential (blue infrastructure).	+
Character (built and natural) - Could development harm or enhance the character of the area?	Well screened site which features a large filled-in quarry. Any development would need to be small scale to fit within the landscape.	0
Heritage - Does the site include a listed building or fall within the setting of a listed	St Marys' and St Peters Church and Day House barns some 900m to the east.	0

building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Large former quarry which was used for recreation until it has been recently purchased by a research company. Not a sustainable location for housing, but would meet SA criteria for recreation or small-scale (non retail) employment. Good access.		
Does the site meet SA criteria?	MEETS SA CRITERIA – as employment/recreation use	

Dayhouse Quarry, Tidenham

[Interactive Map link](#)



West Dean

BREAM

<u>WEST DEAN 1</u>	Woodside, Bream
<u>WEST DEAN 2</u>	Land off B4231 Pastors Hill, Bream
<u>WEST DEAN 3</u>	Land to the rear of the Winding Wheel, Coleford Road, Bream
<u>WEST DEAN 4</u>	Land at Breams Eaves off Montpellier Road, Bream
<u>WEST DEAN 5</u>	Land at Princess Royal Road, Bream
<u>WEST DEAN 6</u>	Land at Alameda, Mayfair and off Lydney Road, Bream
<u>WEST DEAN 7</u>	Maypole Villa, Maypole Barn and adjacent land, Lydney Road, Bream
<u>WEST DEAN 8</u>	Broadmeads, Coleford Road, Bream
<u>WEST DEAN 9</u>	Land between Coleford Road & Highbury Road (Playing Field), Bream
<u>WEST DEAN 10</u>	Rugby Club, Bream
<u>WEST DEAN 11</u>	Land at Lydney Road (Ryelands), Bream
<u>WEST DEAN 12</u>	Land off Ryelands Road, Bream

PARKEND

<u>WEST DEAN 13</u>	Whitemead Park, Parkend
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PILLOWELL

<u>WEST DEAN 14</u>	Main Road, Pillowell
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SLING

<u>WEST DEAN 15</u>	Land Adjacent to Miners Arms, Sling
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YORKLEY

<u>WEST DEAN 16</u>	New Dunn Business Park, Sling
<u>WEST DEAN 17</u>	Lydney Road, Yorkley
<u>WEST DEAN 18</u>	Yorkley Court, Yorkley
<u>WEST DEAN 19</u>	Land adjacent to Pump House, Yorkley
<u>WEST DEAN 20</u>	Lorry Park, Yorkley Slade
<u>WEST DEAN 21</u>	Land on the south site of Bailey Hill, Yorkley
<u>WEST DEAN 22</u>	Rear of Health Centre, Yorkley
<u>WEST DEAN 23</u>	Blakeney Walk, Yorkley
<u>WEST DEAN 24</u>	Blakeney Walk (smaller area), Yorkley

WHITECROFT

<u>WEST DEAN 25</u>	Scovill Site, Whitecroft
<u>WEST DEAN 26</u>	Land south east of Scovill Site, fields south of Whitecroft.
<u>WEST DEAN 27</u>	Land adjacent to Royal Oak, Whitecroft.

BREAM

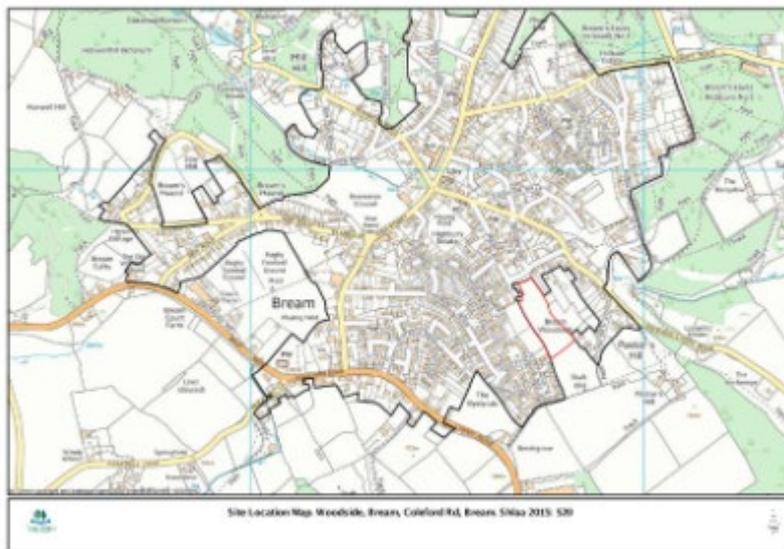
Site policy reference	WEST DEAN I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Woodside, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.23ha/37 dwellings (at 30 per ha)	Town centre by road	384m from Bream village centre
Relevant Planning History	Part of Shlaa 2015	Primary School by road	482m from Bream Primary School.
		GP by road	321m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (311m to High Street) Is this on an existing bus route? Yes 5.8km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	780m to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – access onto Beach Way/Highview Way	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Public rights of way pass near the site. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is within the Statutory Forest boundary. The site is agricultural land with very few mature trees. Flanked by existing housing.	-
Land quality	Urban	++
Biodiversity - existing habitat	The site is not a designated area, but there are several LWS, SSSI, SACS and RIGS as well as the Statutory Forest within a 2km buffer. The site therefore has high ecological sensitivity.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Moderate to high landscape impact. Would impact the character of the village and the open countryside.	--

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Unlikely to have impact on the nearest listed building Pastor's Hill, owing to intervening development..	+
FoD Officers' conclusion:		
In a sustainable location but is ecologically sensitive. Local landscape impact most significant constraint otherwise retain and evaluate further- in coal mining consultation area. Some ecological sensitivity. Impact on local forest settlement character. Needs to contribute strategic GI and off road cycle access to Lydney. Possible odour issues. Characteristic of the Forest and the fields often around its edge (some now developed).		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Woodside, Bream

[Interactive Map link](#)



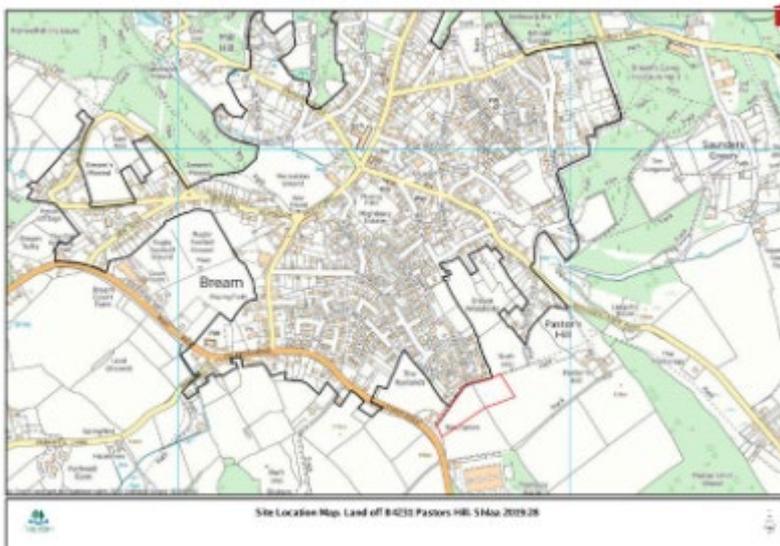
Site policy reference	WEST DEAN 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off B4231 Pastors Hill	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.32ha/39 dwellings (at 30 per ha)	Town centre by road	828m from Bream village centre
Relevant Planning History	Part of Shlaa 2019	Primary School by road	903m from Bream Primary School.
		GP by road	804m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (663m to High Street) Is this on an existing bus route? Yes 5.8km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.02km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access is limited into cul de sacs to north, unless it could access onto Lydney Road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Public rights of way pass along northern boundary to site. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Risk of surface water flooding some 100m. to the west.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is within the Statutory Forest boundary. The site comprised parts of 2 parcels of agricultural land bounded by hedgerow and a few trees. Existing housing to the north/northwest.	-
Land quality	Grade 3 (very good)	--
Biodiversity - existing habitat	The site is not a designated area, but there are several LWS, SSSI, SACS and RIGS as well as the Statutory Forest within a 2km buffer. The site therefore has high ecological sensitivity.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Moderate to high landscape impact. Would impact the character of the village and the open countryside. Does not follow pattern of development.	--

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Unlikely to have impact on the nearest listed buildings Pastor's Hill (200m away) and New Inn (456m away), owing to intervening development..	+
FoD Officers' conclusion:		
Site while attached to settlement boundary would be further encroachment into open countryside. May be affected by nearby chicken farm, local landscape impact is possibly greater than some nearby land. Does not follow any pattern of development- some landscape harm. Impact on local forest settlement character. Needs to contribute strategic GI and off road cycle access to Lydney.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Land off B423 I, Pastors Hill

[Interactive Map link](#)



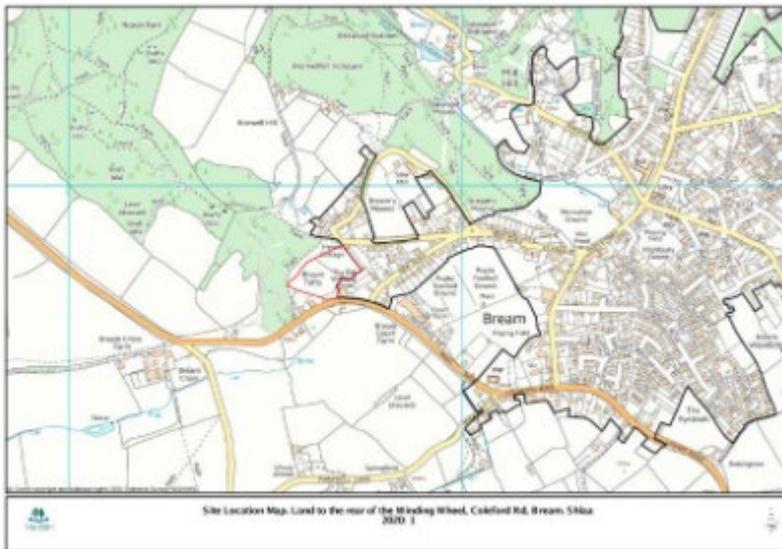
Site policy reference	WEST DEAN 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the rear of the Winding Wheel, Coleford Rd, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.4ha/42 dwellings (at 30 per ha)	Town centre by road	896m from Bream village centre
Relevant Planning History	Part of Shlaa 2020	Primary School by road	993m from Bream Primary School.
		GP by road	965m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (540m to High Street) Is this on an existing bus route? Yes 5.8km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.66km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access is limited it could access onto Coleford Road.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Site is adjacent to pavement along highway. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site comprised parts of 2 parcels of agricultural land bounded by hedgerow and adjacent to woodland. Existing housing to the north/east.	-
Land quality	A mixture of urban and non-agricultural.	++
Biodiversity - existing habitat	The site is within the Statutory Forest boundary and is 10m from an Important Open Area. The site is not within a designated area, but it is adjacent to a LVWS and near to a RIGS as well as having other designated ecological sites within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is adjoining a wooded area which could be extended to create a GI corridor into the site.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Locally prominent in landscape, but adjacent to existing housing, so impact could be mitigated with good design.	0

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Bream Court Farmhouse, Grade II Listed Building, ca. 232m. to the east. The proposal is unlikely to have an impact upon the historic environment because there is existing development between the assessment site and the nearest Listed Building.	+
FoD Officers' conclusion:		
Would be partly bounded surrounded by existing development therefore may be suitable subject to design. Sustainable location, In coal authority (actually iron) mining risk area also close to bat SAC and locally prominent in the landscape. Some concerns regarding ecology- excellent habitat, nearby SAC bat roosts, open landscape of high value - significant adverse effects though part of site may be developable.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA – but ecology a particular concern	

Land to the rear of the Winding Wheel, Coleford Rd, Bream

[Interactive Map link](#)



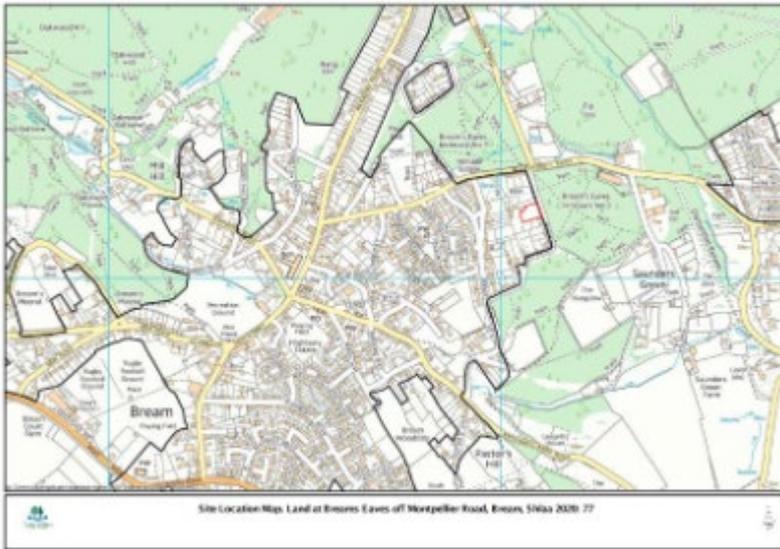
Site policy reference	WEST DEAN 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Breams Eaves off Montpellier Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.17ha/5 dwellings (at 30 per ha)	Town centre by road	851m from Bream village centre
Relevant Planning History	Part of Shlaa 2020	Primary School by road	790m from Bream Primary School.
		GP by road	1.12km from Bream Surgery
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes (506m to High Street) Is this on an existing bus route? Yes Ca. 6.4km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	262m to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access onto Montpellier Road, which is a narrow lane.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site, but at risk of surface water flooding.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site contains some shrubs and trees.	0
Land quality	Urban	++
Biodiversity - existing habitat	The site is within the Statutory Forest boundary and is an Important Open Area, adjacent to woodland. The site is not within a designated area, but it is within a 2km radius.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is opposite from a fragment of woodland, however, it is probably too small to accommodate GI.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site (Important Open Area in a Locally Distinctive Area) in close proximity to designated ecological sites.	-
Heritage - Does the site include a listed building or fall	No listed buildings or non-designated heritage assets within 250m of the site.	+

within the setting of a listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
The loss of this portion of open space would harm the character of the area.		
Does the site meet SA criteria?	Small site but - UNLIKELY TO MEET SA CRITERIA	

Land at Breams Eaves off Montpellier Road, Bream

[Interactive Map link](#)



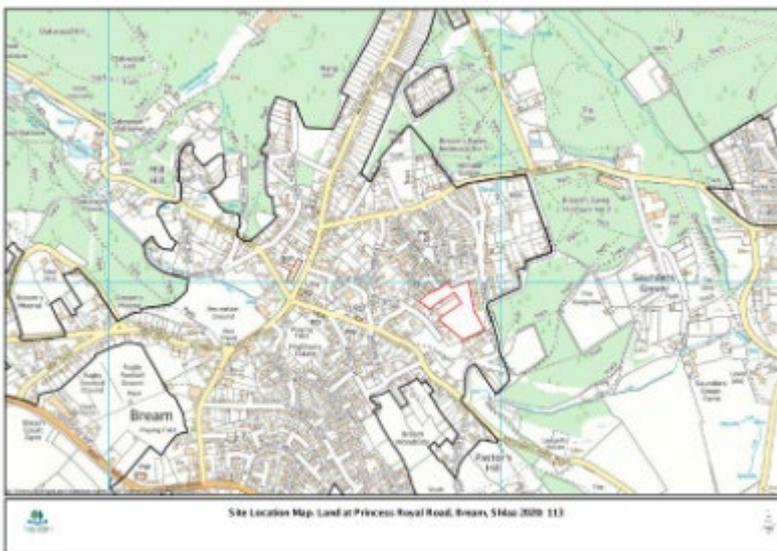
Site policy reference	WEST DEAN 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Princess Royal Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.09ha/32 dwellings (at 30 per ha)	Town centre by road	353m from Bream village centre
Relevant Planning History	Part of Shlaa 2020	Primary School by road	486m from Bream Primary School.
		GP by road	1.12km from Bream Surgery
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes (299m to High Street) Is this on an existing bus route? Yes Ca. 6.4km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	490m to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access onto Princess Royal housing estate.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services through adjacent housing estate. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a large steep parcel of land which is agricultural (grassed land) with various boundaries (hedging, fencing). It is surrounded by housing on most sides.	-
Land quality	Urban	++
Biodiversity - existing habitat	The site is within the Statutory Forest boundary and is an Important Open Area, in close proximity to woodland. The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	The site is close to a wooded area, but otherwise has limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site (a large Important Open Area in a Locally Distinctive Area) in close proximity to designated ecological sites.	-

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No listed buildings or non-designated heritage assets within 250m of the site.	+
FoD Officers' conclusion:		
Impact on large protected area may preclude development, some more limited potential, but relief and access may be constraints.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Land at Princess Royal Road, Bream

[Interactive Map link](#)



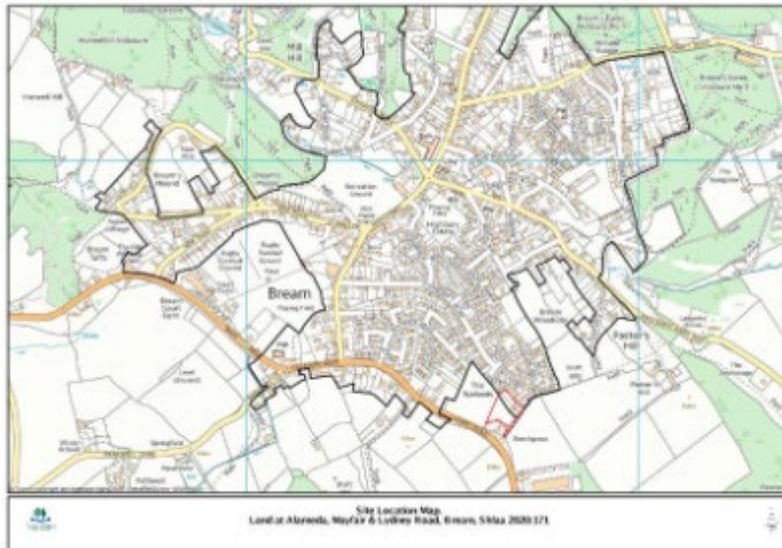
Site policy reference	WEST DEAN 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Alameda, Mayfair and off Lydney Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Two dwellings and their curtilage, and greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.51 ha/15 dwellings (at 30 per ha)	Town centre by road	648m from Bream village centre
Relevant Planning History	Part of Shlaa 2020	Primary School by road	782m from Bream Primary School.
		GP by road	804m from Bream Surgery
Relationship to DSB	Adjoining and within	Public Transport	Potential to access bus route? Yes (439m to High Street) Is this on an existing bus route? Yes Ca. 6.4 km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.03km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access onto Coleford Road or even into the estate roads to the north.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services through adjacent housing estate and pavement could be accommodated along verge of Coleford Road. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There are no floodzones in or close to the site, although this parcel of land forms a portion of a larger field. The central area of the larger field is at risk of flooding from surface water.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	There are a few mature trees but mainly residential gardens.	0
Land quality	Urban and Grade 3 (good to moderate).	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site which is adjacent to existing built development.	+

<p>Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?</p>	<p>There are two Grade II Listed Buildings (New Inn ca.400m. to the northwest of the assessment area and Pastors Hill ca.335m. to the northeast). The proposal is unlikely to have an impact upon the historic environment because the nearest Listed Buildings are at a distance from the assessment site.</p>	+
FoD Officers' conclusion:		
<p>Sustainable location. Would need to assess if an odour issue this close to chicken farm- consider in context of adjoining land to North West.</p>		
<p>Does the site meet SA criteria?</p>	NOT EXCLUDED BY SA CRITERIA	

Land at Alameda, Mayfair and off Lydney Road, Bream

[Interactive Map link](#)



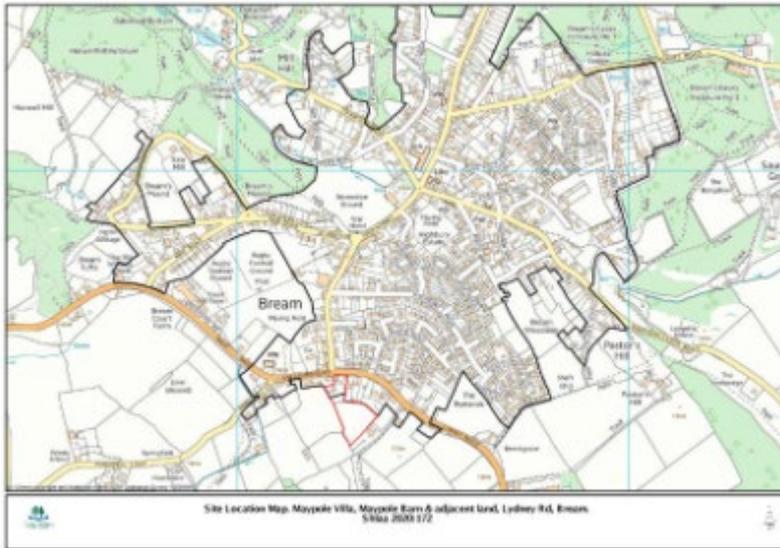
Site policy reference	WEST DEAN 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Maypole Villa, Maypole Barn and adjacent land, Lydney Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Two dwellings and greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.99ha/29 dwellings (at 30 per ha)	Town centre by road	560m from Bream village centre
Relevant Planning History	Part of Shlaa 2020	Primary School by road	664m from Bream Primary School.
		GP by road	804m from Bream Surgery
Relationship to DSB	Adjoining and within	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Ca. 6.4 km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.3km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access onto Coleford Road, but this would have to be through Maypole Villa and Maypole Barn.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services through footpaths running through the village and along Coleford Road. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There are no floodzones in or close to the site, although this parcel of land forms a portion of a larger field. The central area of the larger field is at risk of flooding from surface water.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site contains two dwellings, but otherwise is greenfield and bordered by hedgerows.	-
Land quality	Urban (despite being greenfield land, it is classed as urban).	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site but is adjacent to existing built development.	-

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There is a Grade II Listed Building (New Inn ca.44m to the north) but there are intervening buildings.	+
FoD Officers' conclusion:		
Extends into the open countryside. Very prominent, rising ground.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Land at Maypole Villa, Maypole Barn and adjacent land, Lydney Road, Bream

[Interactive Map link](#)



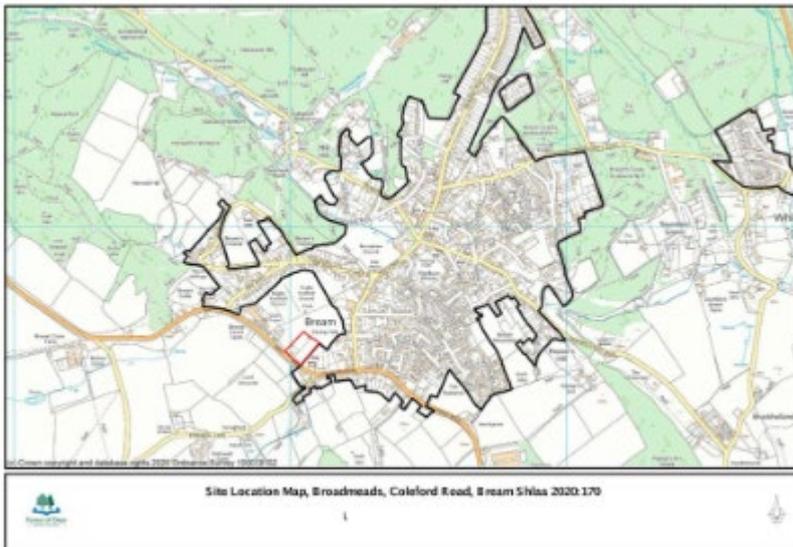
Site policy reference	WEST DEAN 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Broadmeads, Coleford Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.74ha/22 dwellings (at 30 per ha)	Town centre by road	817m from Bream village centre
Relevant Planning History	Shlaa 2020	Primary School by road	919m from Bream Primary School.
		GP by road	965m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (237m to High Street) Is this on an existing bus route? Yes Ca. 6.4 km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access onto Coleford Road (class 3 and 2 highways).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along footpaths. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There are no floodzones in the site, however, there is a small areas at risk of surface water flooding to the south of the site as well as issues of surface water flooding on the highway to the south.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a part of a larger parcel of land large parcel of open land which is agricultural (grazed) with 3 hedgerows bordering and transecting the site and some mature trees.	-
Land quality	Urban (despite being greenfield land, it is classed as urban).	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site which is prominent in the local landscape, if developed any part would change the character of the area quite significantly.	--

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are two Grade II Listed Buildings (Court Farm ca.104m. to the northwest and New Inn 187m.). The proposal is unlikely to have a significant impact on the nearest listed buildings, as there is intervening development.	+
FoD Officers' conclusion:		
Adjacent to existing development in a sustainable location. Next to the church however this is not listed. This area of Bream however does mark where the countryside begins- large dwellings in large curtilages, agricultural fields and farm buildings. Part of larger area of land fronting the Lydney Rd and if developed any part would change the character of the area. Local landscape would be adversely affected. Evaluate the wider area against other local alternatives.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Broadmeads, Coleford Road, Bream

[Interactive Map link](#)



Site policy reference	WEST DEAN 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land between Coleford Road & Highbury Road (Playing Field), Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	Ca.2ha/60 dwellings (at 30 per ha)	Town centre by road	817m from Bream village centre
Relevant Planning History	Shlaa 2023	Primary School by road	919m from Bream Primary School.
		GP by road	965m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (237m to High Street) Is this on an existing bus route? Yes Ca. 6.4km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	1.5km to Princess Royal Industrial Estate.

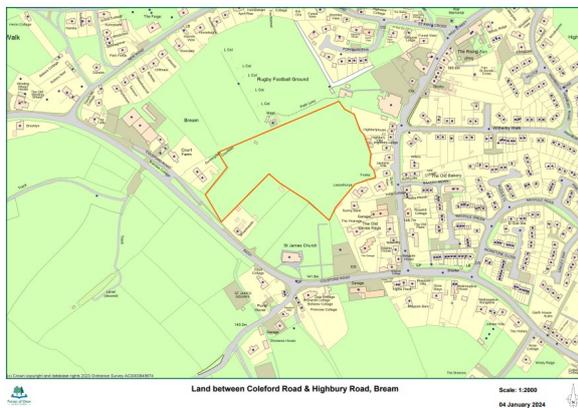
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability

Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access onto Coleford Road (class 3 and 2 highways).	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along footpaths. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There are no floodzones in the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a part of a larger parcel of land large parcel of open land part of which is agricultural (grazed) with hedgerows bordering the site and some mature trees and part of which is recreational (Bream playing fields).	--
Land quality	Urban (despite being greenfield land, it is classed as urban). However, this is a large area of land which is used for agriculture/grazed and recreational purposes.	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield and recreational site which is highly prominent in the local landscape as it rises to the north. If developed it would change the character of the area and the landscape significantly.	--

<p>Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?</p>	<p>Grade II Listed Building, Court Farm is ca.58m. to the northwest. The proposal is unlikely to have a significant impact on the nearest listed buildings, as there is intervening development.</p>	+
<p>FoD Officers' conclusion:</p>		
<p>Adjacent to existing development in a sustainable location. This area of Bream however does mark where the countryside begins- large dwellings in large curtilages, agricultural fields and farm buildings and as the land rises to the north, it is particularly prominent. If whole area of land were developed, it would significantly change the character of the area and local landscape would be significantly affected. It would also result in the loss of recreational ground.</p>		
<p>Does the site meet SA criteria?</p>	<p>UNLIKELY TO MEET SA CRITERIA</p>	

Land between Coleford Road & Highbury Road, Bream

[Interactive Map link](#)



Site policy reference	WEST DEAN 10	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Rugby Club, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Rugby/football ground and associated buildings	Filter 2: Distance to services rating	
Site Area & Potential capacity	Ca.1.03ha/30 dwellings (at 30 per ha)	Town centre by road	Ca. 300m from Bream village centre
Relevant Planning History	PI217/19/FUL Demolition of existing clubhouse, associated changing rooms and outbuilding. Redevelopment of the site to provide residential dwelling (No 8) and new clubhouse and associated parking - Approved	Primary School by road	362m from Bream Primary School.
		GP by road	460m from Bream Surgery
Relationship to DSB	Inside DSB	Public Transport	Potential to access bus route? Yes (adjacent to High Street) Is this on an existing bus route? Yes Ca. 6.4km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca.1.5km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access onto Highfield Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along existing pavements. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	There are no floodzones in the site.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a part of a larger recreational site for the football/rugby ground. Includes clubhouse and hardstanding. Some mature hedgerow to the south.	0
Land quality	Urban.	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently forms part of the playing field (including clubhouse). Adjacent to High Street and therefore visible, but would be viewed in context of existing housing/development.	+
Heritage - Does the site include a listed building or fall	Grade II Listed Building. Rising Sun public house is ca. 84 m. to the northeast, on the opposite side of	+

within the setting of a listed building? Is the site likely to have archaeological interest?

the road with intervening buildings. Therefore there would be no impact on heritage assets.



FoD Officers' conclusion:

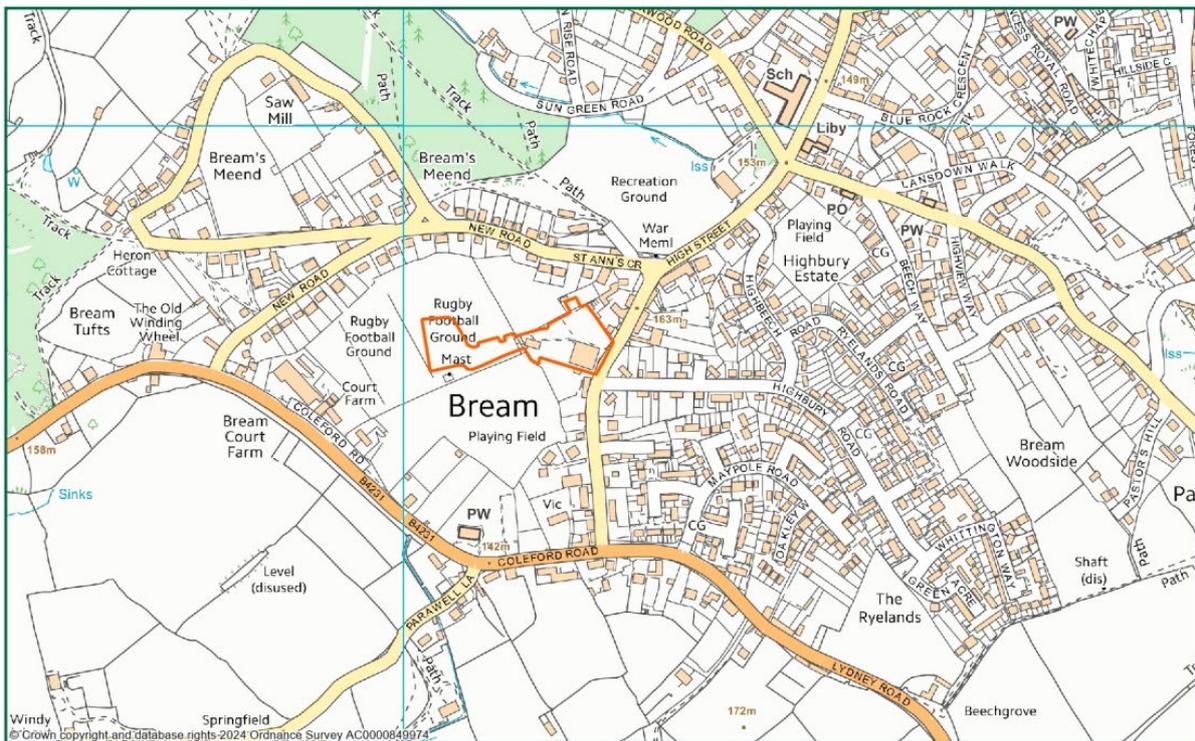
Adjacent to existing development in a sustainable location. It would also result in the loss of part of the recreational ground, however, this site already has planning permission granted and the changing facilities are to be moved to another area of the playing pitch.

Does the site meet SA criteria?

COULD MEET SA CRITERIA

Rugby Club, Bream

[Interactive Map link](#)



Rugby Club, Bream

Scale: 1:5000

01 February 2024



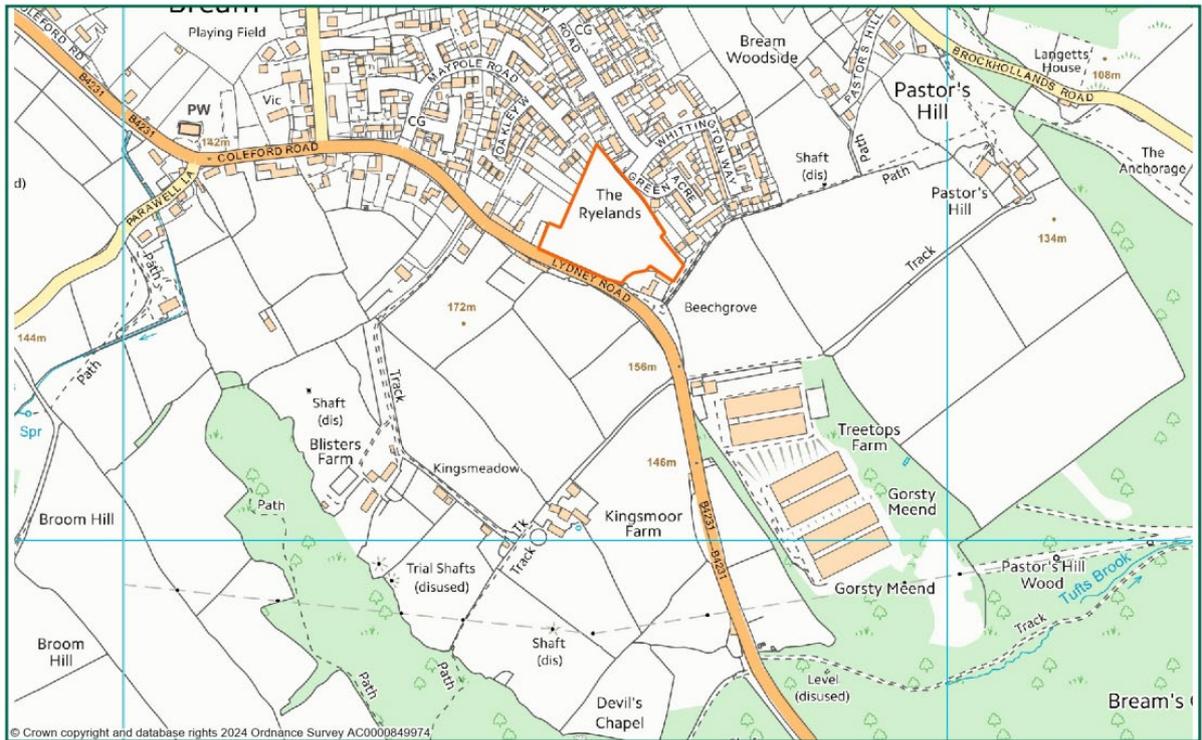
Site policy reference	WEST DEAN II	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Lydney Road (Ryelands), Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.22ha/37 dwellings (at 30 per ha)	Town centre by road	930m from Bream village centre
Relevant Planning History	Shlaa 2023	Primary School by road	930 m from Bream Primary School.
		GP by road	Ca. 980m from Bream Surgery
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Ca. 6.4 km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 1km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - Access onto Lydney Road.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services through adjacent housing estate and creating a pavement along Lydney Road verge. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	There are some mature trees and sporadic hedgerow/fencing around the boundary.	0
Land quality	Urban (although the land is currently grazed)	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Flat parcel of greenfield which is grazed. Backdrop of housing to north and east. Development would not be out of character with the surrounding housing.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None.	++

FoD Officers' conclusion:	
Sustainable location. Would need to assess if an odour issue this close to chicken farm.	
Does the site meet SA criteria?	COULD MEET SA CRITERIA.

Land at Lydney Road (Ryelands), Bream

[Interactive Map link](#)



Lydney Road (The Ryelands), Bream

Scale: 1:5000

01 February 2024



Site policy reference	WEST DEAN 12	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land off Ryelands Road, Bream	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/IOA	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.68ha/15 dwellings (at 30 per ha)	Town centre by road	370m from Bream village centre
Relevant Planning History	Part of site has permission for 9 dwellings (P0422/18/FUL) Policy AP.83 for 15 dwellings.	Primary School by road	370m from Bream Primary School.
		GP by road	222m from Bream Surgery
Relationship to DSB	Inside DSB	Public Transport	Potential to access bus route? Yes (High Street) Is this on an existing bus route? Yes Ca. 6.4 km to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 1km to Princess Royal Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access onto Rylands or Highbury estate roads to the north.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services through adjacent housing estates. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Scrubby grass. Part of site is an IOA.	-
Land quality	Urban	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site which is adjacent to existing built development.	+
Heritage - Does the site include a listed building or fall within the setting of a listed	None.	++

building? Is the site likely to have archaeological interest?



FoD Officers' conclusion:

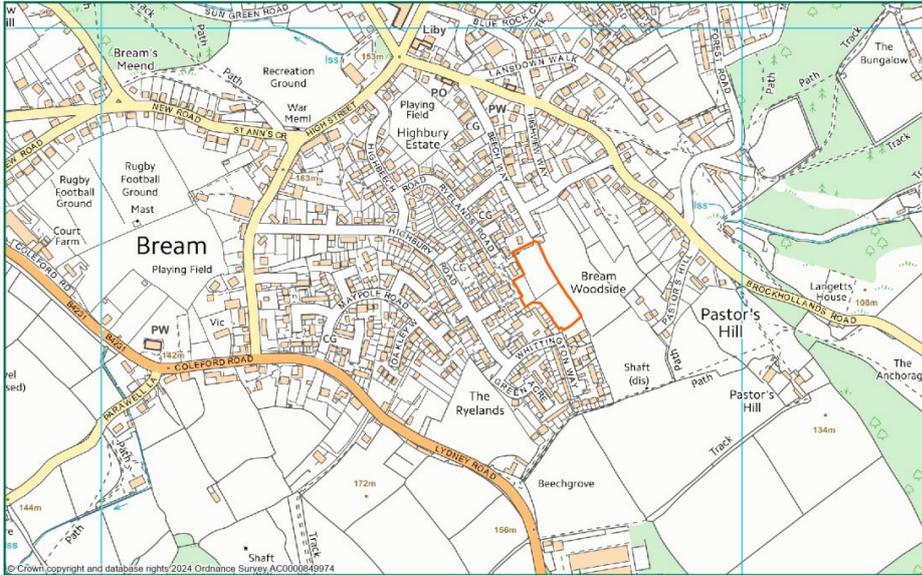
Sustainable location. Development would be in-keeping with surrounding housing, but need to retain recreation/IO land.

Does the site meet SA criteria?

COULD MEET SA CRITERIA – commitment for at least 9 dwellings. Could be extended, but retain some recreation and IO land.

Land off Ryelands Road, Bream

[Interactive Map link](#)



Land off Ryelands Road, Bream

Scale: 1:5000
07 February 2024



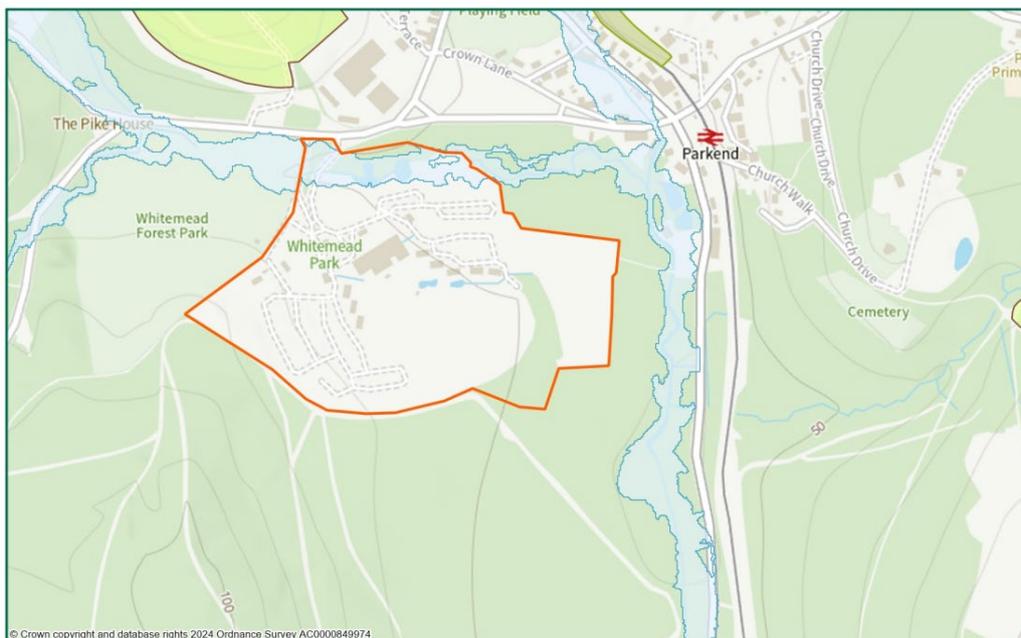
PARKEND

Site policy reference	WEST DEAN 13	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Whitemead Park, Parkend	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Brownfield (Holiday Park)	Filter 2: Distance to services rating	
Site Area & Potential capacity	15.6ha – employment/recreation	Town centre by road	Ca. 500m into village centre (few amenities)
Relevant Planning History	AP.25	Primary School by road	Ca. 1.2km to Parkend primary school
		GP by road	Ca. 3.5km to Yorkley Health Centre
Relationship to DSB	Inside DSB	Public Transport	Potential to access bus route? Yes (outside site) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	This is an employment site.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – Access off Coleford Road	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	No pavements, but verges lead into the village centre. Cycling would be along the highway.	0
Climate Change - Is there a flood risk?	Flood zones 3 runs along the northern tip of the site (through entrance).	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Established holiday park complex with various buildings and chalets set within woodland.	0
Land quality	Non-agricultural.	+
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several designated LWS within a 2km. radius. Nagshead LWS within 80m. to north.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	The site has GI potential, being linked to woodland.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an established holiday park set within woodland. Any development would need to be sensitive to the landscape and kept within the existing boundary.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	None.	++
FoD Officers' conclusion:		
Site is on the edge of a settlement and meets SA criteria in terms of employment/recreation uses. Any other uses are unlikely to be sustainable. Good access. Any intensification of the employment site would need to be sensitive to the landscape and keep within the site boundaries.		
Does the site meet SA criteria?	MEETS SA CRITERIA – as employment/recreation site	

Whitemead (Holiday Park)

[Interactive Map link](#)



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Whitemead Park, Parkend

Scale: 1:5000

02 May 2024



PILLOWELL

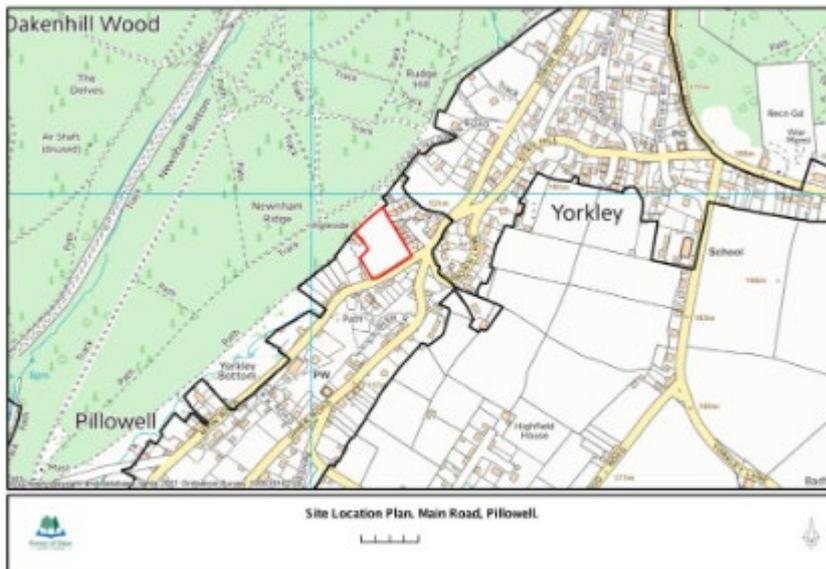
Site policy reference	WEST DEAN 14	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Main Road, Pillowell	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/Important Open Area	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.66ha/20 dwellings (at 30 per ha)	Town centre by road	The site is in the village centre ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2007	Primary School by road	Yorkley Primary School is ca. 740m away and Pillowell Primary School is ca.650m.
		GP by road	Ca. 760m to Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (Stag Hill bus stop 250m away) Is this on an existing bus route? Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access would be off Main Road, Pillowell.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the existing pavements in the village. Public rights of way run lead into the forest as well as fields to the east towards Yorkley. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The assessment site is greenfield land and is an Important Open Area adjacent to woodland. It is overgrown scrub for some of it, and being adjacent to the woodland, it gives it the appearance of being unique forest waste.	--
Land quality	Designated as Urban. However, the site is clearly greenfield land.	-

Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, and combined with its close proximity to woodland, this means that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to link to the woodland to the west.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The site is an Important Open Area and part of the Pillowell Locally Distinctive area and Conservation Area. It is an open piece of land in a prominent location adjacent to Main Road with a woodland backdrop and views into and from the site are wide ranging over the statutory forest. Development on this land would have a high landscape impact and harm the character of the local area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated buildings within 250m. of the site, however, the land is within the Pillowell Conservation Area. Any new development would have a moderate to high impact on the Conservation Area.	-
FoD Officers' conclusion:		
Protected open area within conservation area. Steep and part of characteristic forest edge landscape. Development would harm the local character.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Main Road, Pillowell

[Interactive Map link](#)



SLING

Site policy reference	WEST DEAN 15	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjacent to Miner's Arms, Sling	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.64ha/19 dwellings (at 30 per ha)	Town centre by road	3.2km to Coleford Town Centre, 9km to Lydney and 17.2km to Chepstow.
Relevant Planning History	Shlaa 2007	Primary School by road	1.1km to Ellwood Primary School & 1.3km from Clearwell Primary School.
		GP by road	Ca. 2.6km to Coleford Health Centre.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (within walking distance) Is this on an existing bus route? Yes Ca. 9km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 460m to the New Dunn Business Park in Sling. Ca. 2km to Tufthorn Industrial Estate, Coleford.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – Site can be accessed off Milestone Walk and potentially Miner's Close leading to B4228.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along existing pavements and footpaths. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Land is overgrown and adjacent to existing development. No particular landscape features. Development would have low impact.	+
Land quality	Non-agricultural land.	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within 250m of LWS and a bat SAC, and also within a 2km radius of designated ecological sites.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link to the forested land to the west.	+

Character (built and natural) - Could development harm or enhance the character of the area?	Currently a greenfield site, which is overgrown with vegetation and adjacent to existing housing.	+
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated assets within the assessment area. Development of the assessment area will not have an impact upon heritage assets.	++
FoD Officers' conclusion:		
Current allocation, capable of development. Main issues likely to be ecology due to proximity to bat sites.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA	

Land adjacent to Miner's Arms, Slings

[Interactive Map link](#)



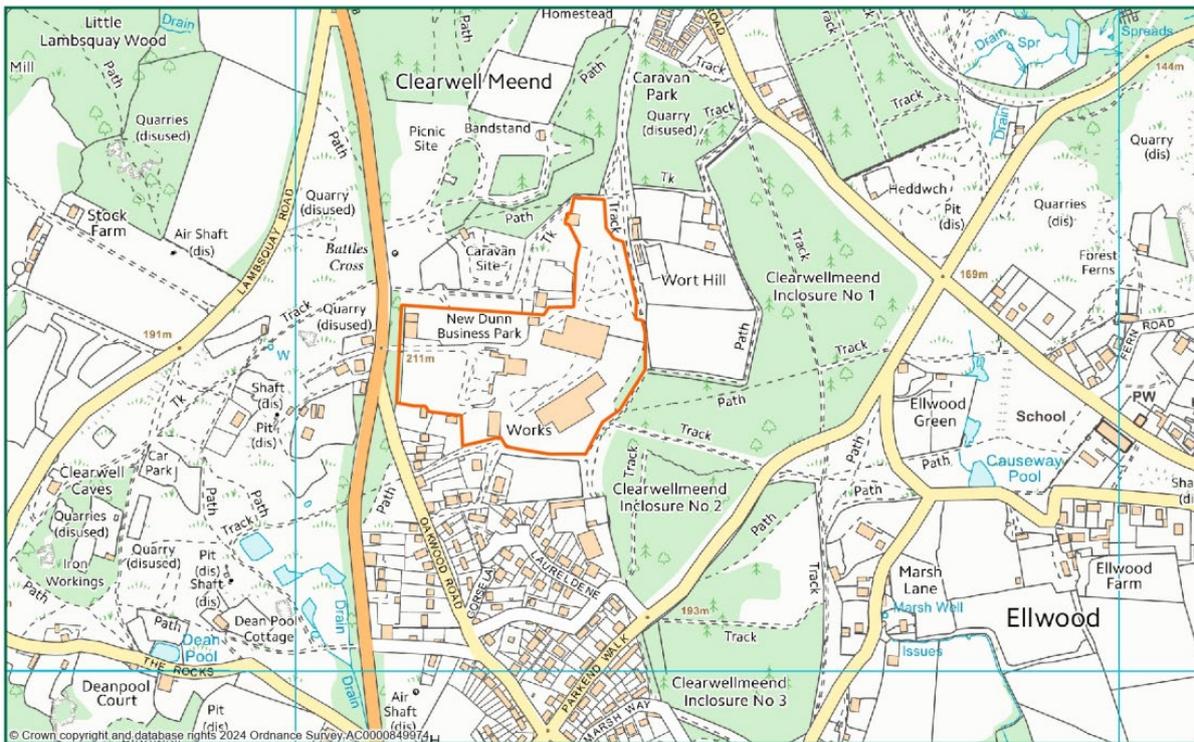
Site policy reference	WEST DEAN 16	Filter 1: Potential conflicts with international or national planning policy	
Site Name	New Dunn Business Park, Sling	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Employment – business park (mixture of buildings and employment uses)	Filter 2: Distance to services rating	
Site Area & Potential capacity	5.14ha	Town centre by road	3km to Coleford Town Centre, 9km to Lydney and 17.4km to Chepstow.
Relevant Planning History	AP.106 Allocation for Intensification of Employment	Primary School by road	Ca. 1km to Ellwood Primary School & ca. 1km from Clearwell Primary School.
		GP by road	Ca. 2.6km to Coleford Health Centre.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes (within walking distance) Is this on an existing bus route? Yes Ca. 9km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Site is a business park. Also, ca. 2km to Tufthorn Industrial Estate, Coleford.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – Site is accessed off B4228	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along existing pavements and footpaths. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Land is densely used for all types of employment related purposes, including business and storage containers, etc. Bounded by some trees and hedgerow. Sits within a background of forested land.	+
Land quality	Non-agricultural land.	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within 250m of LWS and a bat SAC, and also within a 2km radius of designated ecological sites.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link to the forested land to the north and east.	+

Character (built and natural) - Could development harm or enhance the character of the area?	Currently a business park which is used for a mixture of different employment uses and has several different buildings and storage containers, etc. on it.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated assets within the assessment area. Development of the assessment area will not have an impact upon heritage assets.	++
FoD Officers' conclusion:		
Current allocation of employment remains acceptable and most appropriate.		
Does the site meet SA criteria?	MEETS SA CRITERIA as a continued employment site (Business Park).	

New Dunn Business Park, Sling

[Interactive Map link](#)



New Dunn Business Park, Sling

Scale: 1:5000

06 February 2024



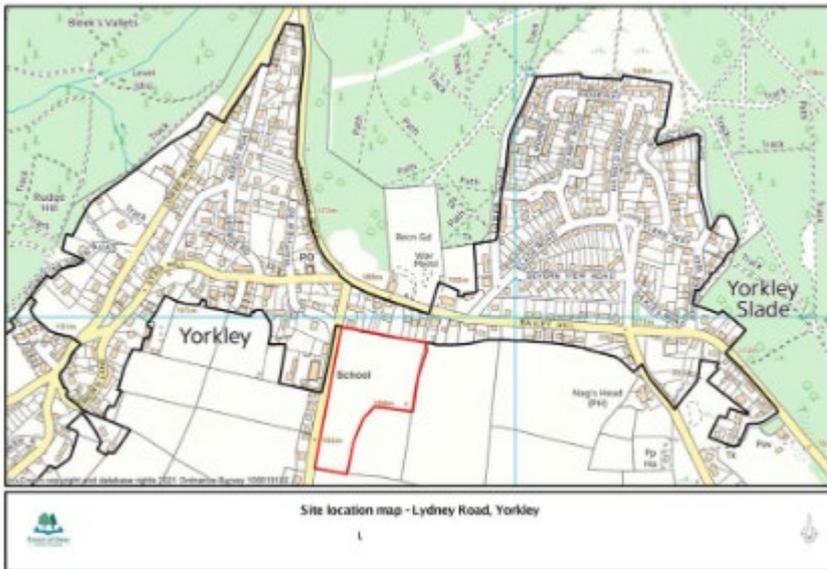
Site policy reference	WEST DEAN 17	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lydney Road, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.78ha/83 dwellings (at 30 per ha)	Town centre by road	Ca. 8.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2020 PI059/15/OUT: Construction of up to 37 dwellings, provision of additional car parking for the primary school, landscaping, highway improvements and access - Dismissed at appeal	Primary School by road	Yorkley Primary School is directly opposite.
		GP by road	Ca. 250m to the Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (adjacent to the site) Is this on an existing bus route? Yes Ca. 8.2km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 8.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Moderate – access is available for the site off Lydney Road. The road does get congested at drop-off and pick-up times for the school (opposite the site).	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services along existing pavements and footpaths. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Highly prominent location. Open agricultural field on ridge, with far reaching views. Locally Distinctive Area immediately to northwest.	--
Land quality	Urban and Grade 3 (good to moderate)	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or	Open landscape – high sensitivity (see appeal on landscape harm). Very prominent central village location. Views beyond the site. Locally Distinctive	--

enhance the character of the area?	Area immediately to the northwest. The assessment area is greenfield (agricultural field) and although it is in a central location in the village, it is not within the settlement boundary and is the beginning of a network of fields to the south with far reaching views out from the village in a southerly direction. Development on this land could have a landscape impact. It is also within close proximity of a Locally Distinctive Area.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated heritage assets within the assessment area. 2 non-designated assets have been identified (however, these have not been formally adopted as such) within a 250m. of the assessment area. Any new development is unlikely to have a significant impact on heritage assets.	++
FoD Officers' conclusion:		
Prominent site in open landscape but close to village amenities, some immediate access issues. Landscape harm as demonstrated by the previous planning appeal outcome.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Lydney Road, Yorkley

[Interactive Map link](#)



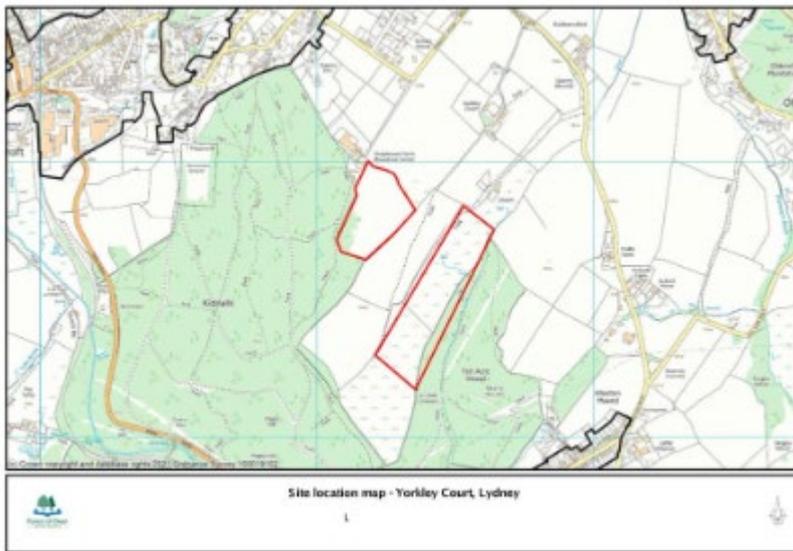
Site policy reference	WEST DEAN 18	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Yorkley Court, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	16.14ha/484 dwellings (at 30 per ha)	Town centre by road	In village centre, but ca. 8.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2020	Primary School by road	Yorkley Primary School is ca. 1 km away.
		GP by road	Ca. 250m to the Yorkley Health Centre.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? No Is this on an existing bus route? No Ca. 8.2km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 8.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very poor access onto the site, as it is situated amid a network of fields and woodland.	--
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access into nearest villages of Yorkley and Pillowell (ca. 1.5km away) would be along unlit public rights of way across fields. Cycling would be along the highway.	-
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield land/agricultural separated parcels of land with mature hedgerows and some tree growth. Adjacent to a solar farm and partly surrounded by woodland.	--
Land quality	Non-agricultural and Grade 3 (good to moderate)	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and adjacent to woodland.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Adjacent to a woodland setting, therefore some potential for habitat linkage.	+
Character (built and natural) - Could development harm or enhance the character of the area?	Within (and adjacent to) a woodland setting. Greenfield agricultural land. Field pattern, a network of parcels of open land with a backdrop of woodland. Harm to the setting of the open countryside and the woodland character. Adjacent to a solar farm.	--

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Any new development is unlikely to have a significant impact on heritage assets, although the impact on Yorkley Court (Grade II listed) would still need to be assessed, as this land forms part of its wider setting.	0
FoD Officers' conclusion:		
Site is situated in countryside in an unsustainable location, with potential harm for landscape and ecology. Also access issues. May be more suited for very small scale tourism/recreation use.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA	

Yorkley Court, Yorkley

[Interactive Map link](#)



Site policy reference	WEST DEAN 19	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjacent to Pump House, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.7ha/21 dwellings (at 30 per ha)	Town centre by road	Ca.600m to village centre, and ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2007 & 2021	Primary School by road	Yorkley Primary School is ca. 800m away.
		GP by road	Ca. 475m to the Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (ca. 150m to Bailey Road) Is this on an existing bus route? Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access onto the site from Oldcroft Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access into nearest village of Yorkley would be along verges and then pavements. Public right of way to north of site accessing countryside. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Greenfield open land/agricultural land with mature hedgerows and some tree growth. Land is grazed.	-
Land quality	Urban and Grade 3 (good to moderate)	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and this combined with the condition of the land means that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or	Open greenfield land which is visible from immediate area.	0

enhance the character of the area?		
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No designated or non-designated assets nearby. Any new development is unlikely to have a significant impact on heritage assets.	++
FoD Officers' conclusion:		
Small site related to edge of village, some site constraints and visible from immediate area.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA	

Land adjacent to Pump House, Yorkley

[Interactive Map link](#)



Site policy reference	WEST DEAN 20	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lorry Park, Yorkley Slade	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Former lorry park - brownfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.65ha/20 dwellings (at 30 per ha)	Town centre by road	Ca.600m to village centre, and ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	N/A	Primary School by road	Yorkley Primary School is ca. 800m away.
		GP by road	Ca. 475m to the Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (ca. 150m to Bailey Road) Is this on an existing bus route? Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access onto the site from Oldcroft Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Pedestrian access into nearest village of Yorkley would be along verges and then pavements. Public right of way on opposite side of road accessing countryside. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	This is previously developed land which has become vegetated over time with undergrowth and some trees/bushes. An unmade track runs through the site.	++
Land quality	Grade 3 (good)	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and this combined with the condition of the land means that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or	Enclosed small area of previously developed land which is now overgrown. In Locally Distinctive Area.	+

enhance the character of the area?		
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No designated or non-designated assets nearby. Any new development is unlikely to have a significant impact on heritage assets.	++
FoD Officers' conclusion:		
Small enclosed site on edge of settlement. Previously developed land.		
Does the site meet SA criteria?	COULD MEET SA CRITERIA	

Lorry Park, Yorkley Slade

[Interactive Map link](#)



Site policy reference	WEST DEAN 21	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land on the south side of Bailey Hill, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Important Open Area	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.28ha/8 dwellings (at 30 per ha)	Town centre by road	Ca.500m to village centre, and ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2008	Primary School by road	Yorkley Primary School is ca. 665m away.
		GP by road	Ca. 340m to the Yorkley Health Centre.
Relationship to DSB	Inside	Public Transport	Potential to access bus route? Yes (next to bus stop) Is this on an existing bus route? Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access onto the site from Bailey Hill.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the pavements on the opposite side of the road leading into the village centre. A public right of way starts just southeast of the site providing access into countryside. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Overgrown large parcel of land which is an IOA and in a Locally Distinctive Area. Tree coverage.	0
Land quality	Urban	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and this combined with the condition of the land means that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or	The assessment site is greenfield land, an Important Open Area and within the Locally Distinctive Area.	0

Site policy reference	WEST DEAN 22	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Rear of Health Centre, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.42ha/13 dwellings (at 30 per ha)	Town centre by road	The site is in the village centre ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2007	Primary School by road	Yorkley Primary School is ca. 300m away.
		GP by road	Adjacent to the Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (Bailey Road bus stop) Is this on an existing bus route? Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Not readily accessible - the land would need to gain access to the highway network.	--
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the existing pavements in the village. Public access into the forest for recreation. Cycling would be along the highway. Site is adjacent to recreation ground.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Open green area adjacent to recreation ground and health centre, bounded by mature hedgerow and woodland directly to the north.	0
Land quality	Urban	+
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and this combined with the proximity of the woodland to the north means that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Potential to link into the woodland directly to the north.	+
Character (built and natural) - Could development harm or	The site is a rectangle parcel of greenfield which is enclosed by some housing, the recreation ground,	-

enhance the character of the area?	the health centre and woodland. It would be difficult to access and would not have a direct frontage onto a highway. Built development could harm the character of the area.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No designated or non-designated assets nearby. Any new development is unlikely to have a significant impact on heritage assets.	++
FoD Officers' conclusion:		
The site is not readily accessible, it is an open area which is possibly more suitable for non-built use in conjunction with the adjacent recreation area.		
Does the site meet SA criteria?	Non-built uses (recreation) NOT EXCLUDED BY SA CRITERIA	

Rear of Health Centre, Yorkley

[Interactive Map link](#)



Site policy reference	WEST DEAN 23	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Blakeney Walk, Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.83ha/55 dwellings (at 30 per ha)	Town centre by road	The site is in the village centre ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2015 & 2020	Primary School by road	Yorkley Primary School is ca. 380m away.
		GP by road	Ca. 420m to Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (Bailey Road & Stag Hill bus stops) Is this on an existing bus route? Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access could be off Deer Park estate road onto Stag Hill.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the existing pavements in the village. Public rights of way run through the fields to the south of the village. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The assessment site is greenfield land and is part of a small network of field parcels bounded by mature hedgerows.	0
Land quality	Designated as Urban (however, the site is clearly greenfield/agricultural land)	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open landscape on ridge with far reaching views in a southerly direction. Greenfield land which is part of a network of field parcels. Development could have an impact on landscape, especially views, so	0

	sensitive development would be required to mitigate.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are no designated or non-designated buildings within 250m. of the assessment area, but Pillowell Conservation Area is approximately 165m to the South. Any new development may have a moderate impact on heritage assets (Conservation Area) as this is a visually open area which would be read in conjunction with the Conservation Area.	0
FoD Officers' conclusion:		
A sustainable location close to village services, and active transport networks. The site could have a landscape and heritage impacts (especially if a larger site with higher density of development). Therefore sensitive development would need to be accommodated on the site.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA	

Blakeney Walk, Yorkley

[Interactive Map link](#)



Site policy reference	WEST DEAN 24	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Blakeney Walk (smaller area), Yorkley	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.9ha/27 dwellings (at 30 per ha)	Town centre by road	The site is in the village centre ca. 9.7km to Coleford Town Centre, 4.5km to Lydney.
Relevant Planning History	Shlaa 2015 & 2020	Primary School by road	Yorkley Primary School is ca. 380m away.
		GP by road	Ca. 420m to Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (Bailey Road & Stag Hill bus stops) Is this on an existing bus route? Yes Ca. 8.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Lydney and 9.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access could be off Deer Park estate road onto Stag Hill.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the existing pavements in the village. Public rights of way run through the fields to the south of the village. Cycling would be along the highway.	++
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The assessment site is greenfield land and is part of a small network of field parcels bounded by mature hedgerows.	0
Land quality	Designated as Urban (however, the site is clearly greenfield/agricultural land)	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open landscape on ridge with far reaching views in a southerly direction. Greenfield land which is part of a network of field parcels. Development could have an impact on landscape, especially views, so	0

WHITECROFT

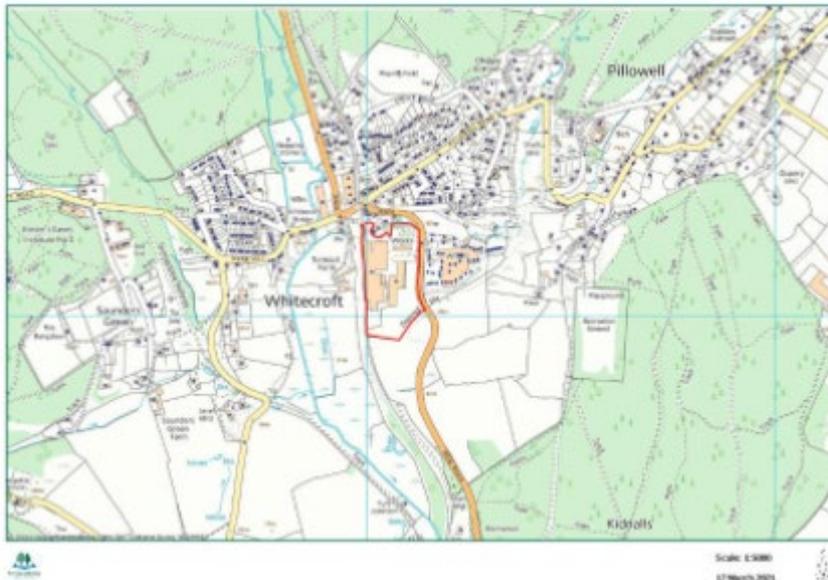
Site policy reference	WEST DEAN 25	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Scovill Site, Whitecroft	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Brownfield (vacant industrial building)	Filter 2: Distance to services rating	
Site Area & Potential capacity	3.5ha/105 dwellings (at 30 per ha)	Town centre by road	The site is in the village centre ca. 7.7km to Coleford Town Centre, 3.9km to Lydney.
Relevant Planning History	Shlaa 2020 P0919/19/OUT: Outline application for the erection of up to 66 dwellings with 2,500m2 of new commercial accommodation (B1 (C) Use Class) - Pending consideration	Primary School by road	Pillowell Primary School is ca. 1.06km away.
		GP by road	Ca. 2.7km to Bream surgery.
Relationship to DSB	Within	Public Transport	Potential to access bus route? Yes Is this on an existing bus route? Yes Ca. 6km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 3.9km to Lydney and 7.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access would be off New Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to nearby services by means of the existing pavements in the village. Public rights of way runs through the site. Good walking connections and cycling track nearby. le	++
Climate Change - Is there a flood risk?	The site is not within a floodzone, but Floodzone 2 and 3 is in close proximity to the west of the site. Surface water would need to be appropriately dealt with to avoid water run off impacting the zones.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The assessment site is a brownfield site with existing dilapidated buildings.	++
Land quality	Designated as Urban. The site is previously developed land with dilapidated buildings on it.	++
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, and combined with its close proximity to woodland	--

	and the buildings on site, this means that habitat harm is an issue to consider.	
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is brownfield with dilapidated buildings therefore a development of appropriate design has the potential to improve the appearance and character of the site and surrounding area. Design will also need to take account of the nearby Conservation Area.	++
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Pillowell Conservation Area is some 150m to the east. Any new development may have a low impact on heritage assets (Conservation Area).	+
FoD Officers' conclusion:		
Subject to a current allocation and application. This site is suitable for mixed use development as already allocated.		
Does the site meet SA criteria?	MEETS SA CRITERIA	

Scovill Site, Whitecroft

[Interactive Map link](#)



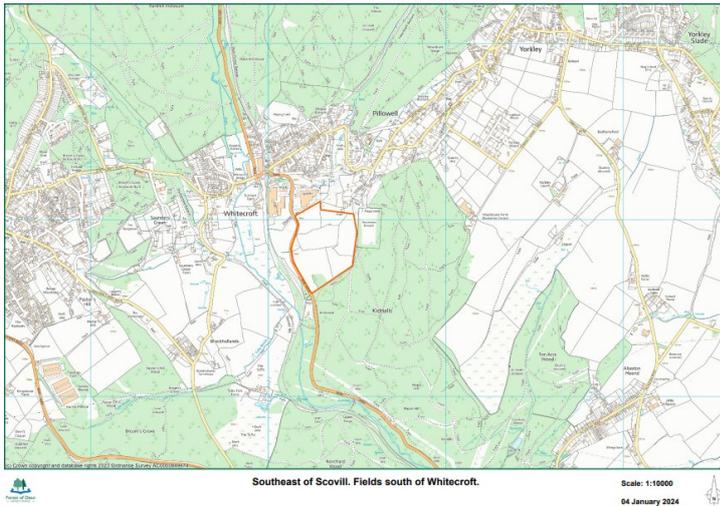
Site policy reference	WEST DEAN 26	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land south east of Scovill Site, fields south of Whitecroft	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	13.314ha/399 dwellings (at 30 per ha)	Town centre by road	The site is about 300m. from the village centre ca. 7.7km to Coleford Town Centre, 3.9km to Lydney.
Relevant Planning History	Shlaa 2022	Primary School by road	Pillowell Primary School is ca.1.06km away.
		GP by road	Ca. 2.7km to Bream surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (300m away) Is this on an existing bus route? Yes Ca. 7.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 3.9km to Lydney and 7.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good - access would be off New Road.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access would be difficult to achieve as there are no pavements leading into the village, however, access into neighbouring development to the north could be possible. A public right of way cuts through the land to Corner Road Pillowell Cycling track nearby.	-
Climate Change - Is there a flood risk?	The site is not within a floodzone.	++
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Very large expanse of greenfield/agricultural land made up of various parcels of agricultural land and some parcels more overgrown. Extensive mature hedgerows and tree growth. Some of the land is prominent from New Road.	--
Land quality	A small portion to north is designated as Urban. The site is predominantly grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, and combined with its close proximity to woodland and the buildings on site, this means that habitat harm is an issue to consider.	--

Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link to the woodland to the east/southeast.	+
Character (built and natural) - Could development harm or enhance the character of the area?	The assessment area is a large mosaic of parcels of greenfield land which has the character and appearance of open countryside. Development would be out of keeping with the pattern of development and scale of the village. It could also have an adverse impact on the nearby Locally Distinctive Area and Conservation Area.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The Pillowell Conservation Area is some 88m to the east. Any new development may have a low impact on heritage assets (Conservation Area).	+
FoD Officers' conclusion:		
The majority of the site is in a non-sustainable location outside of the village. The development of this land would harm the character and landscape of the village, being out of scale and not conforming to the pattern of development.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA	

Southeast of Scovill. Fields south of Whitecroft

[Interactive Map link](#)



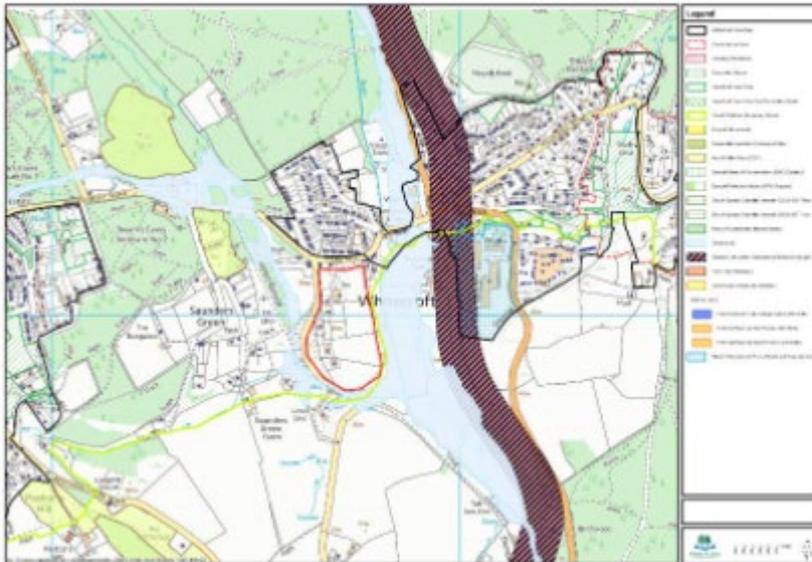
Site policy reference	WEST DEAN 27	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjacent to Royal Oak, Whitecroft	Is the site SAC?	No
Parish	West Dean	Is the site SSSI?	No
Existing Use	Greenfield/agricultural and residential	Filter 2: Distance to services rating	
Site Area & Potential capacity	4.56ha/137 dwellings (at 30 per ha)	Town centre by road	The site is in Whitecroft village centre and ca. 7.7km to Coleford Town Centre, 3.9km to Lydney.
Relevant Planning History	Only relating to individual properties, not for the whole parcel of land.	Primary School by road	Pillowell Primary School is ca.1.1km away.
		GP by road	Ca. 2.7km to Bream surgery and ca. 3.3km to Yorkley Health Centre.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (in walking distance) Is this on an existing bus route? Yes Ca. 7.4km. to Lydney train station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 3.9km to Lydney and 7.7km to Coleford Industrial Estates.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Poor - The site is accessed via Park Hill. This is a narrow road already serving a high number of dwellings. Improvements may be required for access.	-
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved by design, as there is a public footpath is located on the eastern and western boundary of the site and Park Hill has pavements. Cycling would be on the highway, although there is a cycling track nearby.	+
Climate Change - Is there a flood risk?	The site is not within a floodzone, but adjoins a floodzone on 3 sides.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Partially open and green land in close proximity to woodland. Varying topography. Some sporadic housing in large plots. Mature hedgerow boundaries.	-
Land quality	The land is designated as Urban, however, it is mainly greenfield and open landscape.	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, and combined with its close proximity to woodland, this means that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0

<p>Character (built and natural) - Could development harm or enhance the character of the area?</p>	<p>While the assessment area is urban land and contains one of the villages services, it is not within the settlement boundary and is on a number of fields with varying topography which would be visually prominent. Development on this land could have a landscape impact and dense development would be out of keeping with the current pattern of sporadic development.</p>	<p>--</p>
<p>Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?</p>	<p>There are no non or designated heritage assets within the assessment area. The Pillowell Conservation Area is 550m to the east. Due to the sites prominent location on fields with varying topography it could be visible in longer views from the Conservation Area therefore may have a low impact on heritage.</p>	<p>+</p>
<p>FoD Officers' conclusion:</p>		
<p>Quite prominent and has difficult access so potential limited. There are other constraints though the site may have scope for very small local level of change in keeping with current character</p>		
<p>Does the site meet SA criteria?</p>	<p>UNLIKELY TO MEET SA CRITERIA</p>	

Land adjacent to Royal Oak, Whitecroft

[Interactive Map link](#)



Westbury on Severn

<u>WESTBURY ON SEVERN 1</u>	Lower Ley
<u>WESTBURY ON SEVERN 2</u>	Broad oak
<u>WESTBURY ON SEVERN 3</u>	The Court Farm
<u>WESTBURY ON SEVERN 4</u>	Land adjoining Colchester Close
<u>WESTBURY ON SEVERN 5</u>	Land adjoining Chaxhill Hall, Stantway
<u>WESTBURY ON SEVERN 6</u>	Stantway Farm
<u>WESTBURY ON SEVERN 7</u>	Grange Court
<u>WESTBURY ON SEVERN 8</u>	Frewins, Northwood Green
<u>WESTBURY ON SEVERN 9</u>	Wintles Hill
<u>WESTBURY ON SEVERN 10</u>	Chaxhill
<u>WESTBURY ON SEVERN 11</u>	"New Town" at Chaxhill
<u>WESTBURY ON SEVERN 12</u>	Grange Court (small site)
<u>WESTBURY ON SEVERN 13</u>	Land adjacent to Arden Farm
<u>WESTBURY ON SEVERN 14</u>	Land at Dean Grange

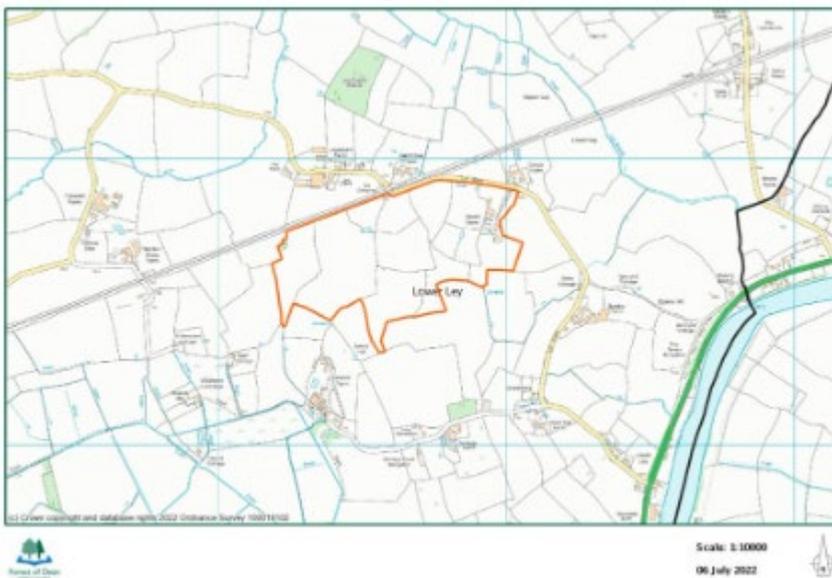
Site policy reference	WESTBURY ON SEVERN I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Lower Ley	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	29.42ha/mixed site including employment and services (ca. 600 dwellings (at 30 per ha))	Town centre by road	The site is 6km from Westbury on Severn village, 21.2km to Gloucester city.
Relevant Planning History	Shlaa 2020	Primary School by road	4.5km from Churcham Primary School
		GP by road	Ca. 6.1km to Westbury on Severn surgery.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? No (1.35km to A48 bus route) Is this on an existing bus route? No
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	Ca. 4.5km to Churcham Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Lower Ley road is a narrow country lane which connects to the A48.	–
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access is unachievable. The site is in open countryside and not near any other services/facilities within walking/cycling distance. Public footpaths lead across nearby fields. Site is adjacent to train track, so some potential for a stop in the future. The nearest bus service runs along the A48, but is not easily accessed unless by private car.	--
Climate Change - Is there a flood risk?	Floodzone 2 and 3 are close to the site.	–
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Agricultural land and farm buildings to northeast. Several parcels of open land with mature hedgerow boundaries. This landscape is very sensitive to change.	--
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, and combined with its expanse of agricultural land and ponds this means that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0

<p>Character (built and natural) - Could development harm or enhance the character of the area?</p>	<p>Large expanse of open agricultural fields in the open countryside with a very rural character and appearance. The landscape is sensitive to change.</p>	<p>--</p>
<p>Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?</p>	<p>There are two Grade II Listed Buildings close to the assessment area. Further away from the assessment area are a high amount of Listed Buildings within Minsterworth. The listed buildings are highly susceptible to change due to being located in rural locations which contribute to their setting. Any development would need to take place away from these Listed Buildings which are located to the north and south just outside the boundary of the assessment area and may require a buffer. The buildings in Minsterworth are fairly distanced away therefore there will be limited impact upon these assets.</p>	<p>-</p>
<p>FoD Officers' conclusion:</p>		
<p>Not well related to main travel links and an isolated site with potential landscape and heritage harm.</p>		
<p>Does the site meet SA criteria?</p>	<p>UNABLE TO MEET SA CRITERIA</p>	

Lower Ley, Westbury on Severn

[Interactive Map link](#)



Site policy reference	WESTBURY ON SEVERN 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Broadoak	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.19ha/5 dwellings (at 30 per ha)	Town centre by road	The site is 2.4km from Newnham centre
Relevant Planning History	N/A	Primary School by road	2.25km from Newnham Primary School
		GP by road	Ca. 1.6km to Newnham surgery.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (ca.90m to bus stop) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 7.2km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – well connected to the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route is achievable, as it is within 90m of bus shelter along pavement. A public right of way crosses the site. Cycling would be along the highway. Access to services/facilities would not be achievable by foot or bicycle safely.	0
Climate Change - Is there a flood risk?	Floodzone 2 and 3 cover the majority of the assessment area.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a portion of a larger field, which is open flat agricultural land bounded by mature hedgerow and fencing adjacent to highway. Some trees along boundaries and a copse to the northeast.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites and within 90m. of the River Severn, this means that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The character of this area is that of a small hamlet with dwellings mainly set within large plots. Any dense development in this prominent location would be out of character.	--
Heritage - Does the site include a listed building or fall	There is one Listed Building 140m	0

<p>within the setting of a listed building? Is the site likely to have archaeological interest?</p>	<p>south west.</p> <p>Development of the assessment area is unlikely to have a large impact upon the heritage assets due to the distance and the existing development between it and the assessment area.</p>	
FoD Officers' conclusion:		
<p>Ecological harm would outweigh the benefit of development. High flood risk. On its own but for older unplanned and sporadic development. Would be out of character.</p>		
<p>Does the site meet SA criteria?</p>	<p>UNABLE TO MEET SA CRITERIA</p>	

Broadoak, Westbury on Severn

[Interactive Map link](#)



Site policy reference	WESTBURY ON SEVERN 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	The Court Farm	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.25ha/67 dwellings (at 30 per ha)	Town centre by road	The site is 270m to Lyon Inn Pub, which is the village centre
Relevant Planning History	Shlaa 2007 (under different configuration)	Primary School by road	184m to Westbury Primary School
		GP by road	Ca. 230m to Westbury surgery.
Relationship to DSB	Partly within and the rest of the site is Adjoining	Public Transport	Potential to access bus route? Yes (A48) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	9.65km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – well connected to the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is achievable, as pavements pass the site leading into the village centre. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Floodzone 2 partially crosses onto the assessment area on the south eastern corner while floodzone 3 is 55m east.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a portion of a much larger field, which is open flat agricultural land and in a very prominent location within the Conservation Area. Long reaching views.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Although the site forms part of the established village, it forms a significant prominent 'gap' in the frontage to the highway in the Conservation Area. Development on this parcel of land would have an impact on the character of this part of the village.	-

<p>Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?</p>	<p>Inside the Conservation Area. There are Listed Buildings to the south of the assessment area. Development of the assessment area may have an impact upon heritage assets. The area within the settlement boundary has previous planning history of being refused for houses in respect of heritage reasons due to filling in an open gap in the Conservation Area. This may prevent development of the area.</p>	
<p>FoD Officers' conclusion:</p>		
<p>Landscape and heritage are significant constraints, as the site appears as part of open countryside. Some local services available.</p>		
<p>Does the site meet SA criteria?</p>	<p>UNLIKELY TO MEET SA CRITERIA</p>	

The Court Farm, Westbury on Severn

[Interactive Map link](#)



Site policy reference	WESTBURY ON SEVERN 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land to the rear of the Firs	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	2.1ha/63 dwellings (at 30 per ha)	Town centre by road	The site is 310m to Lyon Inn Pub, which is the village centre
Relevant Planning History	Shlaa 2008 & 2014	Primary School by road	254m to Westbury Primary School
		GP by road	ca. 300m to Westbury surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (A48) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	9.65km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	If access can be gained through existing built form along the highway (or from Colchester Close), it would be well connected to the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is achievable, as pavements pass the site leading into the village centre. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Floodzone 2 partially crosses onto the assessment area on the south eastern corner.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large parcel of agricultural land in a prominent location adjacent to a highway. Hedging forms some of the boundaries.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is on the edge of the entrance to the village when travelling from the south. Any development would extend into open land to the west which would erode the mostly open character of the area, and have an impact on heritage assets. There are views from the highway to north, but there is already a backdrop of the housing in Colchester Close. A development of this scale would cause	0

	harm to the character of the village entrance, but there may be scope for a smaller sized development.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	The assessment area is adjacent to the Conservation Area and there are some Listed Buildings nearby. Development of the site may have an impact upon heritage assets as the open character of these rural assets are susceptible to change.	0
FoD Officers' conclusion:		
Site has been considered previously and possibly accessed not from A48. Some potential in part if access is possible, Any allocation would need to be sustainable in relation to size of village. Part of site has flood risk.		
Does the site meet SA criteria?	A smaller allocation COULD MEET SA CRITERIA	

Land to the rear of the Firs, Westbury on Severn

[Interactive Map link](#)



Site policy reference	WESTBURY ON SEVERN 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Chaxhill Hall, Stantway	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	8.09ha at 242 dwellings (at 30 per ha)	Town centre by road	The site is 2km to Lyon Inn Pub, WOS, which is the village centre. There is a petrol station adjacent to the site.
Relevant Planning History	Shlaa 2020	Primary School by road	2.1km to Westbury Primary School
		GP by road	ca. 2.66km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (A48) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	1.1km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – access would be onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is achievable but only along green verges. Public Rights of Way cross the site which would allow pedestrian access to the bus service. Cycling would be along the highway. There is a petrol station adjacent to the site and a food shop (similar to farm shop) opposite.	+
Climate Change - Is there a flood risk?	The site is not within a designated flood zone, however, Floodzone 2 and 3 is ca. 200m. to the east of the site.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large parcel of agricultural land in a prominent location adjacent to a highway. Hedging and trees form the boundaries. Highly rural landscape with views beyond.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, such as Walmore Common (SPA and SSSI) which is 503m to the north east, meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential to link to small copse to the south.	+

Site policy reference	WESTBURY ON SEVERN 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Stantway Farm	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Mixed residential/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	16.3ha at 489 dwellings (at 30 per ha)	Town centre by road	The site is 1.37km to Lyon Inn Pub, WOS, which is the village centre.
Relevant Planning History	Shlaa 2019 & 2020	Primary School by road	1.48km to Westbury Primary School
		GP by road	ca. 1.41km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (360m to A48) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	11.42km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access onto Rock Lane or Stantway Lane (which are narrow lanes) leading onto the A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is poor along the lanes, and then only along green verges of the A48. A Public Right of Way crosses the site crossing countryside. Cycling would be along the highway.	0
Climate Change - Is there a flood risk?	The site is not within a designated flood zone, however, Floodzone 2 and 3 is ca. 300m. to the southeast of the site.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Site comprises several parcels of agricultural land with intervening existing dwellings. The parcels of largest parcel of land is expansive. There are mature boundary hedgerows around the site. The established dwellings on the site are mixed, ranging from former council owned row of properties in a more formal pattern, so more sporadic older type dwellings. Despite the housing, this area has a significant rural character.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, such as Walmore Common (SPA and SSSI) which is 1.1km to the north east and Garden Cliff SSSI 1.5km to the southwest, meaning that habitat harm is an issue to consider.	– –

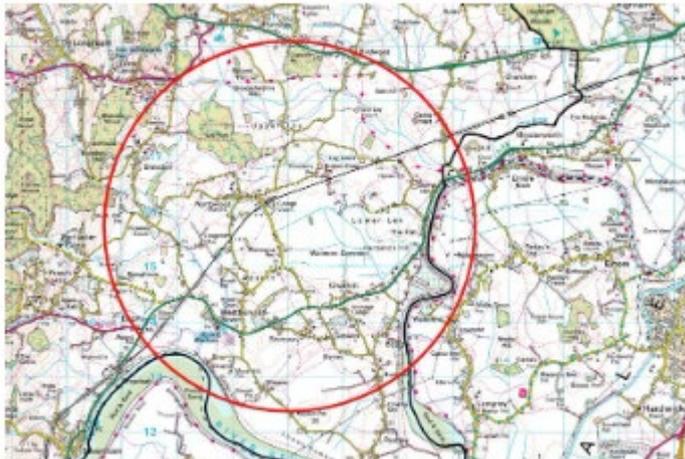
Site policy reference	WESTBURY ON SEVERN 7	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Grange Court	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural/sporadic built development	Filter 2: Distance to services rating (measured from Grange Court)	
Site Area & Potential capacity	3158ha (potential for new settlement)	Town centre by road	Ca.2km to Westbury Village Centre
Relevant Planning History	Many small planning applications over the entire site.	Primary School by road	Ca.2km to Westbury Primary School
		GP by road	Ca. 2km to Westbury surgery.
Relationship to DSB	Mainly outside, but includes some smaller villages (settlement boundaries)	Public Transport	Potential to access bus route? Ca. 2km to A48 (2.255km) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	Yes in parts	Employment Area (direct line)	Ca. 3km to Churcham Business Park

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	The site area is close to the A40 and A48. In addition a railway line lies within the site area and there may be potential to create a new station. Congestion on A48 and A40 would be exacerbated by such a large scheme.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Frequent bus service to Gloucester City Centre. There are areas along the A40 and A48 for a cycle lane. GCC Highways plans for a public transport interchange at Highnam which could be utilised. Documents submitted during the consultation also suggested a new settlement could facilitate a new railway station serving the line that crosses the site.	+
Climate Change - Is there a flood risk?	There are large areas of Floodzone 2 and 3 land within the assessment area due to the River Severn.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large rural area comprising big swathes of agricultural land with existing sporadic built development. Area of ecology and mature hedgerows and trees.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site area is large and there are LWS, a SPA and SSSI within it and development close to these areas will be highly constrained or not possible. High potential for harm to ecology.	--

Could the site form a Green Infrastructure linkage between habitat fragments?	This is a large site, so there may be potential for some GI opportunities.	+
Character (built and natural) - Could development harm or enhance the character of the area?	This is a large area where there is some variation in character, however, it is a highly rural area which is sensitive to change and much of it sits within an historic landscape.	--
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are 29 Listed Buildings within the nearby settlement of Minsterworth which is within Tewkesbury BC area. The nearby settlement of Westbury on Severn has a conservation area, a number of Listed Buildings and the Westbury Court historic garden. The listed buildings are highly susceptible to change due to being located in rural locations which contribute to their setting. These are likely to prevent large scale development in close proximity therefore would require development either to be located away from these assets or some form of buffer to be put in place. The assessment area is large in size therefore there is some land which could be developed without harming these assets.	-
FoD Officers' conclusion:		
This indicative refers to the previous submission made at the I & O stage of the LP. No additional material has been received and the site may not be one the proposer wishes to pursue. Whether or not it is the case a broad evaluation of the proposal is provided for comparative purposes. Parts of the area are considered to be affected by severe constraints which may rule them out as a development prospect. Flooding and ecology issues are apparent and proximity to Walmore Common may preclude development. Any major development would need to demonstrate a degree of self containment with services, employment and other provision on site as well as compatibility with landscape and ecology. Overall the constraints are considered too great for this SA stage to support further consideration.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA - wide area covers some very sensitive landscapes and major constraints	

Grange Court, Westbury on Severn

[Interactive Map link](#)



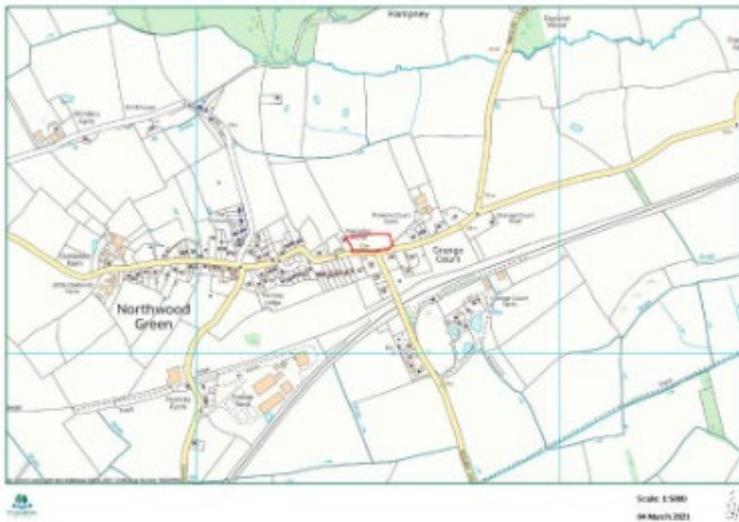
Site policy reference	WESTBURY ON SEVERN 8	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Frewins, Northwood Green	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating (measured from Grange Court)	
Site Area & Potential capacity	0.47ha at 14 dwellings (30 dwellings per ha)	Town centre by road	Ca. 3.5km to Westbury Village Centre
Relevant Planning History	N/A	Primary School by road	Ca.3.5km to Westbury Primary School
		GP by road	Ca. 3.5km to Westbury surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, adjacent to site Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 10.8km to Forest Vale Industrial Estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Site fronts a classified road, but there are only lanes leading from Northwood Green to the A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route is good as there is a bus stop adjacent to the site. However, local services are poor in Northwood Green and active travel to nearby villages and towns with more services would be unachievable. A Public Right of Way crosses the site crossing countryside. Cycling would be along the highway.	0
Climate Change - Is there a flood risk?	The site is not within a designated flood zone.	—
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large parcel of agricultural land adjacent to farm buildings to the east. Bounded by mature hedgerow.	—
Land quality	Grade 3 (good).	—
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site is a prominent 'gap' in what is a sporadically developed hamlet. Views are of agricultural landscape with a backdrop of woodland and long distance views. Dense modern development would be out of keeping and would have an impact on the	0

	open character of the landscape. However, the site could possibly accommodate something on a smaller scale.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Development of the assessment area is unlikely to have an impact upon heritage assets because the railway line and existing buildings separate the assessment area from the heritage assets.	+
FoD Officers' conclusion:		
Relatively small site in location related to village with few facilities, otherwise not accessible possible potential for small development only.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA	

Frewins, Northwood Green

[Interactive Map link](#)



Site policy reference	WESTBURY ON SEVERN 9	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Wintles Hill	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.45ha at 13 dwellings (at 30 per ha)	Town centre by road	The site is 1.37km to Lyon Inn Pub, WOS, which is the village centre.
Relevant Planning History	Planning application PI402/17/OUT – 3 dwellings – Refused and dismissed at appeal.	Primary School by road	1.48km to Westbury Primary School
		GP by road	ca. 1.41km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (360m to A48) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	11.42km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – access is directly onto the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is only along green verges of the A48. Cycling would be along the highway.	0
Climate Change - Is there a flood risk?	The site is not within a designated flood zone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Site comprises a gap in the frontage of existing development (former orchard). It is grassed parcel of land with hedgerows bounding the site.	–
Land quality	Grade 3 (good).	–
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, such as Walmore Common (SPA and SSSI) which is 1.1km to the north east and Garden Cliff SSSI 1.5km to the southwest, meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Planning Inspectorate considered the site to be an important visual break between the houses representing its former use as an orchard. Development in the area is dispersed with built development relieved by open agricultural fields and paddocks therefore this site is a characteristic of	--

	this area. Its development would therefore be harmful.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Stantway Court (Grade II) is located 60m south of the assessment area and Wintles Hill House (Grade II) is located 200m west. A Grade II Milestone (Grade II) is located on the opposite side of the A48. However, it is unlikely that development would have a significant impact on these heritage assets.	+
FoD Officers' conclusion:		
The site is located between two areas of development, but is not well related to services and generally open land in semi-rural environment. Harm to the character of the area as per the appeal outcome.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Wintles Hill, Northwood Green

[Interactive Map link](#)



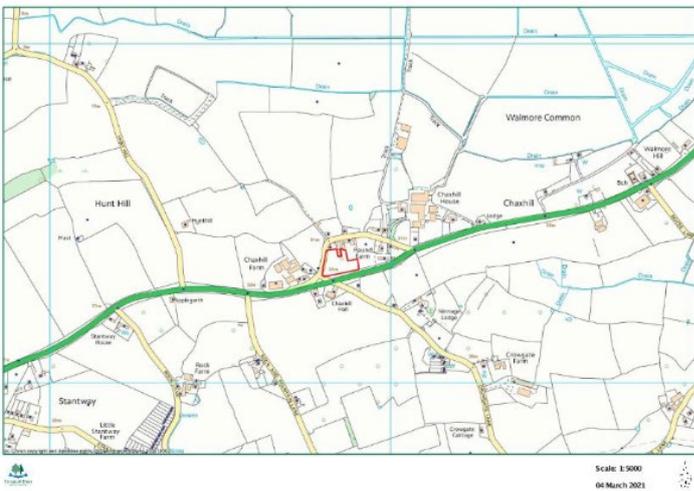
Site policy reference	WESTBURY ON SEVERN 10	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Chaxhill Hall	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.56ha at 17 dwellings (at 30 per ha)	Town centre by road	The site is 2km to Lyon Inn Pub, WOS, which is the village centre. There is a petrol station adjacent to the site.
Relevant Planning History	N/A	Primary School by road	2.1km to Westbury Primary School
		GP by road	ca. 2.66km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (A48) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	11km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – access would be onto A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is achievable but only along green verges. Public Rights of Way are near the site across the fields. Cycling would be along the highway. There is a petrol station and a food shop (similar to farm shop) near the site.	+
Climate Change - Is there a flood risk?	The site is not within a designated flood zone, however, Floodzone 3 is ca. 300m. to the south east and northeast of the site.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Small agricultural field with mature boundaries. Adjacent to farmbuildings.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, such as Walmore Common (SPA and SSSI) which is 503m to the north east, meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or	A small agricultural field in a rural farmstead setting. Any dense development would be highly out of keeping with the sparsely populated surroundings.	-

enhance the character of the area?		
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Listed buildings at Pound Farm are 60m. from site.	
FoD Officers' conclusion:		
Small site in semi-rural area.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Chaxhill, Stantway

[Interactive Map link](#)



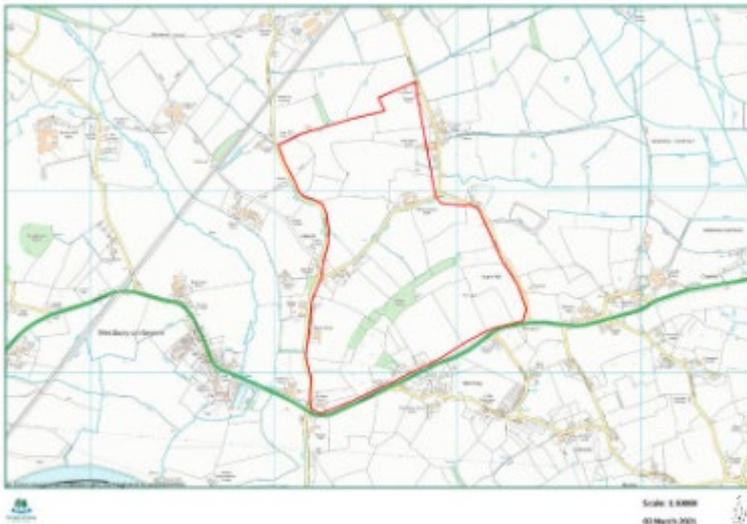
Site policy reference	WESTBURY ON SEVERN II	Filter 1: Potential conflicts with international or national planning policy	
Site Name	"New Town" at Chaxhill	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	132ha Mixed Development potential for creation of a new settlement.	Town centre by road	The site is ca 1.6km to Lyon Inn Pub, WOS, which is the village centre.
Relevant Planning History	N/A	Primary School by road	ca. 1.7km to Westbury Primary School
		GP by road	ca. 1.6km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (A48) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No (adjoins a safeguarded area)	Employment Area (direct line)	Ca.10km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access would be onto A48 (although congestion would be exacerbated by such a large scheme).	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route and local services is achievable but only along green verges. Public Rights of Way are near the site across the fields. Cycling would be along the highway (there is a cycling lane at Highnam).	+
Climate Change - Is there a flood risk?	A small area of Floodzone 2 crosses onto the site on the eastern boundary, and there are areas of Floodzone 3 in close proximity to the site, most immediately on the western boundary and close to the east. There is also an area to the south due to the River Severn.	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large area made up of a mosaic of agricultural fields with some sporadic housing. Open, flat land with a woodland (Adsett Grove) within it and long-distanced views beyond.	--
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, such as Walmore Common (SPA and SSSI) which is 1km away. Adsett Grove (woodland) is also within the site boundary, meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Some potential for GI given Adsett Grove is within the site boundary.	+

Character (built and natural) - Could development harm or enhance the character of the area?	The site is a large expansion in the open countryside where there is minimal development and therefore a development of this size would have a major impact on the character of the area.	—
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	There are Grade II listed buildings close to the south, east and western boundaries.	—
FoD Officers' conclusion:		
Potentially a large site with major landscape impact. Close to Walmore Common with potential adverse impact if changed (developed). Open largely undeveloped area not well connected to existing settlement though close to some transport connections.		
Does the site meet SA criteria?	UNABLE TO MEET SA CRITERIA	

“New Town” at Chaxhill, Stantway

[Interactive Map link](#)



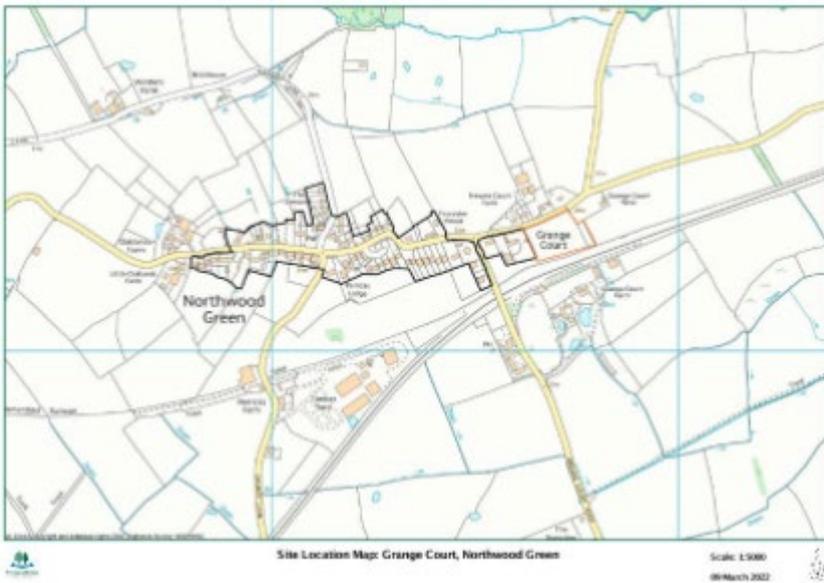
Site policy reference	WESTBURY ON SEVERN 12	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Grange Court (small site)	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield/agricultural	Filter 2: Distance to services rating	
Site Area & Potential capacity	1.32ha at 40 dwellings (at 30 per ha)	Town centre by road	Ca. 3.5km to Westbury Village Centre
Relevant Planning History	N/A	Primary School by road	Ca.3.5km to Westbury Primary School
		GP by road	Ca. 3.5km to Westbury surgery.
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes, adjacent to site. Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca. 10.8km to Forest Vale Industrial Estate, Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Site fronts a classified road, but there are only lanes leading from Northwood Green to the A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route is good as there is a bus stop close to the site. However, local services are poor in Northwood Green and active travel to nearby villages and towns with more services would be unachievable. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	The site is not within a designated flood zone.	+
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a large agricultural field with some sporadic tree cover and mature boundary hedgerows.	--
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites, meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	This is a sporadically developed hamlet. Dense modern development would be out of keeping and would have an impact on the open character of the landscape. However, the site could possibly accommodate something on a smaller scale.	-
Heritage - Does the site include a listed building or fall within the setting of a listed	Development of the assessment area is unlikely to have an impact upon heritage assets because the	+

building? Is the site likely to have archaeological interest?	railway line and existing buildings separate the assessment area from the heritage assets.	
FoD Officers' conclusion:		
Relatively small site in location related to village with few facilities, otherwise not accessible – possible potential for small development only.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA	

Grange Court (small site), Stantway

[Interactive Map link](#)



Site policy reference	WESTBURY ON SEVERN 13	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjacent to Arden's Farm	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	Ca.0.5ha/15 dwellings (at 30 per ha)	Town centre by road	The site is ca.460m to Lyon Inn Pub, which is the village centre
Relevant Planning History	N/A	Primary School by road	Ca. 550m to Westbury Primary School
		GP by road	Ca. 530m to Westbury surgery.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (A48) Is this on an existing bus route? Yes
Safeguarded/consultation area in Minerals Plan?	No	Employment Area (direct line)	Ca.10km to Forest Vale Industrial area in Cinderford

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – well connected to the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route at the southern boundary to the site. Footpaths lead to the village of Westbury. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Floodzone 3 partially crosses the northern section of the site and is also close to the western and southern boundaries.	--
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a flat agricultural field with a telephone exchange building on it. It is adjacent to Arden's Farmhouse and associated farm buildings. The site is adjacent to the highway with mature hedgerows.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has the rural character and appearance of an agricultural field associated with a farmstead. The land is prominent in the landscape with open views across it, especially from Adsett Lane towards the village. Development of this parcel of land would be out of keeping with the rural character of the area.	--

<p>Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?</p>	<p>The site is within 130m of the Conservation Area and is adjacent to Arden's Farm which is a listed building. It is also some 200m. from Westbury Court Gardens which is an historic park and garden.</p>	-
<p>FoD Officers' conclusion:</p>		
<p>Landscape, flooding and heritage are significant constraints, as the site appears as part of open countryside.</p>		
<p>Does the site meet SA criteria?</p>	<p>UNABLE TO MEET SA CRITERIA</p>	

Land adjacent to Arden's Farm, Westbury on Severn

[Interactive Map link](#)



Land adjacent to Arden Farm, Westbury on Severn
 Scale: 1:2000
 18 January 2024

Site policy reference	WESTBURY ON SEVERN 14	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Dean Grange	Is the site SAC?	No
Parish	Westbury on Severn	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.82ha/24 dwellings (at 30 per ha)	Town centre by road	The site is 1.62km to Lyon Inn Pub, which is the village centre. Site is opposite petrol station.
Relevant Planning History	Shlaa 2007 (under different configuration)	Primary School by road	1.52km to Westbury Primary School
		GP by road	Ca. 1.58km to Westbury surgery.
Relationship to DSB	Outside	Public Transport	Potential to access bus route? Yes (bus stop is adjacent to site on A48) Is this on an existing bus route? Yes
		Employment Area (direct line)	Ca.9km to Forest Vale Industrial area in Cinderford
Safeguarded/consultation area in Minerals Plan?	No		

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Very good – well connected to the A48.	++
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access to a bus route at the western boundary to the site. Footpaths lead to the village of Westbury. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	Floodzone 3 is 17m to the west and ca. 40m to the north of the site.	-
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	The site is a portion of a much larger field, which is open flat agricultural land and in a very prominent location. Long reaching views.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated area, but it is within a 2km radius of designated ecological sites meaning that habitat harm is an issue to consider.	--
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited potential.	0
Character (built and natural) - Could development harm or enhance the character of the area?	The site has rural character and appearance and is an open flat parcel of land within the open countryside with very little built development nearby. The land is prominent in the landscape with open views across it. Development of this parcel of	--

	land would be out of keeping with the rural character of the area.	
Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	Ca. 204m from Pound Farm to the south and 147m to Elton Court to the north, which are listed buildings. Area. However, there is intervening development.	0
FoD Officers' conclusion:		
Landscape and flooding are significant constraints, as the site has the character of being part of open countryside. Some local services available by way of the petrol station.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA	

Land at Dean Grange, Westbury on Severn

[Interactive Map link](#)



Land at Dean Grange, Westbury on Severn

Scale: 1:2000
18 January 2024



Woolaston

<u>WOOLASTON 1</u>	Land adjoining Main Road (Netherend)
<u>WOOLASTON 2</u>	Land west of Woolaston
<u>WOOLASTON 3</u>	Land at Burnt House Farm
<u>WOOLASTON 4</u>	Land West of Woolaston (smaller area)
<u>WOOLASTON 5</u>	Netherend Farm
<u>WOOLASTON 6</u>	Rear of Homelea, Netherend

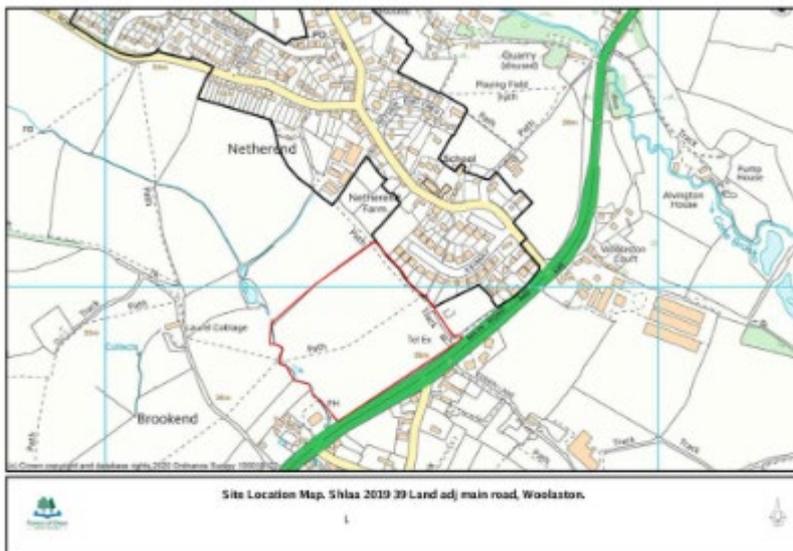
Site policy reference	WOOLASTON I	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land adjoining Main Road, Netherend	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	6.05ha/181 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	SHLAA 2019	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (adjacent to A48 bus route) Is this on an existing bus route? Yes 6km to Lydney Railway Station
Safeguarded/consultation area in Minerals Plan?	Yes	Employment Area (direct line)	9km to Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – access onto A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing through and near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along western/southern boundary)	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Large open parcel of agricultural land with mature hedgerow.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape. This site is attached to existing development but extends the settlement considerably into the open countryside. This has the potential to harm the rural landscape.	--
Heritage - Does the site include a listed building or fall within the setting of a listed	Burnt House Farmhouse, Grade II, 133m southeast. Brookend Farm, Grade II, 43m north east.	0

building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
<p>Large site and very prominent. Village location where some services are present but travel necessary for many other purposes, little employment close by. Would require good design and ecological mitigation. A well planned mitigation package with substantial open space provision could address biodiversity, soil, flooding issues/enhancement would significantly effect the number of dwellings that could be delivered on the site. The site has good opportunity to access a public network although access to forms of travel other than private car are very limited.</p>		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA.	

Land adjoining Main Road, Netherend

[Interactive Map link](#)



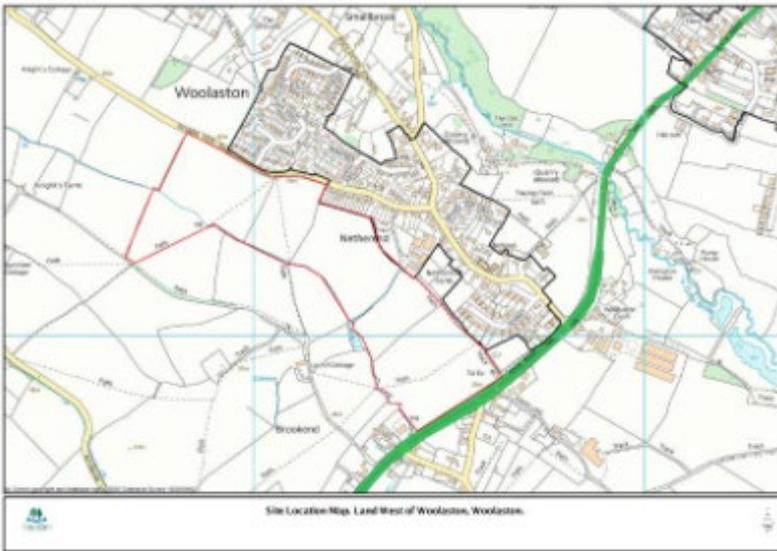
Site policy reference	WOOLASTON 2	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land west of Woolaston	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	22.11 ha/663 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	SHLAA 2020	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (adjacent to A48 bus route) Is this on an existing bus route? Yes 6km to Lydney Railway Station
Safeguarded/consultation area in Minerals Plan?	Partly	Employment Area (direct line)	9km to Lydney Industrial Estate.

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – access onto A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing through and near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along western/southern boundary)	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Very large open expanse of agricultural land made up of several parcels, with mature hedgerow.	--
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape. This site is attached to existing development but extends the settlement considerably into the open countryside (it's size is almost double the existing settlement). This has the potential to harm the rural landscape.	--
Heritage - Does the site include a listed building or fall within the setting of a listed	Burnt House Farmhouse, Grade II, 133m southeast. Brookend Farm, Grade II, 43m north east. Roseville, Grade II, 145m to north.	0

building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
<p>Would double the size of the settlement, so would have to be very well designed, with ecological mitigation, green spaces, etc. Would have a big impact on the overall character of this small village. Size of the assessment area is not in line with the small number of facilities currently present. Scale and nature of proposal not appropriate for village, would be prominent. Like other sites in Netherend, it is developable but not appropriate for this LP and strategy.</p>		
Does the site meet SA criteria?	Overall scale of development UNLIKELY TO MEET SA CRITERIA.	

Land West of Woolaston

[Interactive Map link](#)



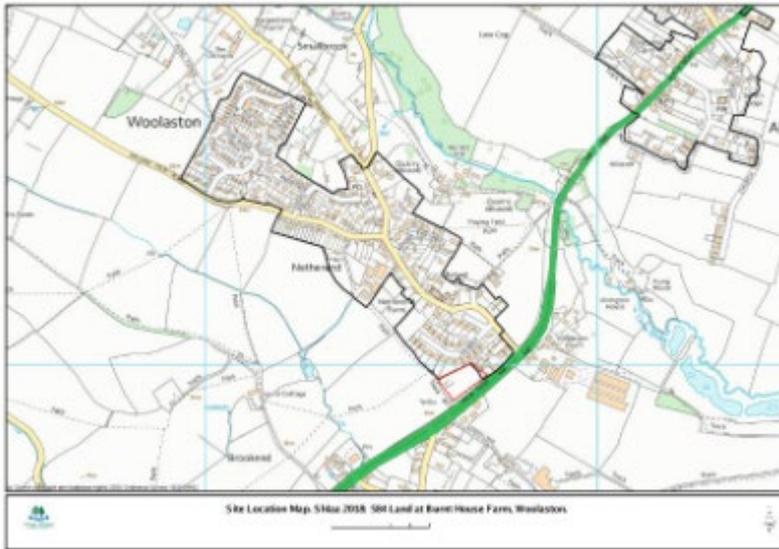
Site policy reference	WOOLASTON 3	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land at Burnt House Farm	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.64ha/19 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	SHLAA 2018	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (adjacent to A48 bus route) Is this on an existing bus route? Yes 6km to Lydney Railway Station
		Safeguarded/consultation area in Minerals Plan?	Yes

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Good – access onto A48.	+
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along western/southern boundary)	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Small parcel of land adjacent to A48 with mature hedgerow.	0
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Visible parcel of land but small and with a backdrop of existing houses.	0
Heritage - Does the site include a listed building or fall within the setting of a listed	Burnt House Farmhouse, Grade II, 37m east.	0

building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Seems a logical small site, provided design is acceptable and does not harm the neighbouring listed building. Small site that provided it is of good design would not be harmful to character of the area.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA.	

Land at Burnt House Farm

[Interactive Map link](#)



Site policy reference	WOOLASTON 4	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Land west of Woolaston (smaller area)	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	5.9ha/177 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	SHLAA 2020	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (adjacent to A48 bus route) Is this on an existing bus route? Yes 6km to Lydney Railway Station
Safeguarded/consultation area in Minerals Plan?	Partly	Employment Area (direct line)	9km to Lydney Industrial Estate.

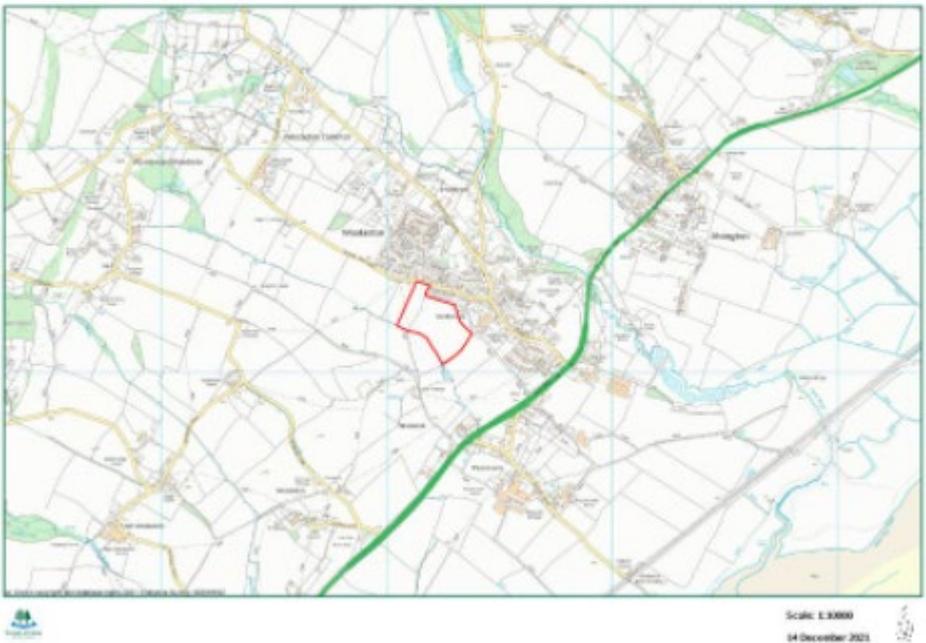
Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability

Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access is more limited. Would need to join into Severn View Road or down onto A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing through and near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along western/southern boundary)	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of open agricultural land with mature hedgerow.	--
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Open visible landscape. This site is attached to existing development but extends the settlement considerably into the open countryside (it's size is almost one quarter of the existing settlement) and is not well related to the pattern of development. This has the potential to harm the rural landscape.	--
Heritage - Does the site include a listed building or fall	Roseville, Grade II, 145m to north.	0

within the setting of a listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Smaller version of larger site above but still large in comparison with village location and services available. Smaller development may be possible though still in a relatively unsustainable location.		
Does the site meet SA criteria?	UNLIKELY TO MEET SA CRITERIA.	

Land West of Woolaston (smaller area)

[Interactive Map link](#)



Site policy reference	WOOLASTON 5	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Netherend Farm	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.76ha/23 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	N/A	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Adjoining	Public Transport	Potential to access bus route? Yes (adjacent to A48 bus route) Is this on an existing bus route? Yes 6km to Lydney Railway Station
		Safeguarded/consultation area in Minerals Plan?	No

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability

Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access is more limited. Would need to join into Severn View Road or down onto A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along southern boundary)	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of open agricultural land with mature hedgerow.	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is located between two housing allocations and therefore would not be spreading the settlement into the surrounding countryside. The size is also proportionate to the settlement and its services. Part of the site does however have an attractive cover of trees which should be maintained.	++
Heritage - Does the site include a listed building or fall	Roseville, Grade II, 88 to north.	0

within the setting of a listed building? Is the site likely to have archaeological interest?		
FoD Officers' conclusion:		
Relatively small site scale and in-keeping with locally available facilities.		
Does the site meet SA criteria?	NOT EXCLUDED BY SA CRITERIA.	

Netherend Farm

[Interactive Map link](#)



Site policy reference	WOOLASTON 6	Filter 1: Potential conflicts with international or national planning policy	
Site Name	Rear of Homelea, Netherend	Is the site SAC?	No
Parish	Woolaston	Is the site SSSI?	No
Existing Use	Agricultural/greenfield	Filter 2: Distance to services rating	
Site Area & Potential capacity	0.41ha/12 dwellings (at 30 per ha)	Town centre by road	5.9km to Lydney Town Centre
Relevant Planning History	API12	Primary School by road	430m to Woolaston Primary School
		GP by road	6km to Lydney Practice
Relationship to DSB	Within	Public Transport	Potential to access bus route? Yes (adjacent to A48 bus route) Is this on an existing bus route? Yes 6km to Lydney Railway Station
		Safeguarded/consultation area in Minerals Plan?	No

Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability		
Site Assessment Criteria derived from SA Objectives	Comments	Aggregate Rating
Vehicular Access & Connectivity	Access is more limited. Would need to join into Severn View Road or down onto A48.	0
Active Travel - Can walking and cycling connections with the surrounding area be achieved?	Safe pedestrian access could be achieved to improve active transport to village centre, with public rights of way passing near the site. Cycling would be along the highway.	+
Climate Change - Is there a flood risk?	No floodzones within or close to the assessment site. Areas at risk of surface water flooding (along southern boundary)	0
Climate Audit	TBC – Carbon calculator is currently under construction.	
Landscape - Significant physical features	Parcel of open agricultural land with mature hedgerows around boundary. Site is bounded by existing dwellings to the north and east..	-
Land quality	Grade 3 (good).	-
Biodiversity - existing habitat	The site is not within a designated ecological/geological site, however, there are several LWS, SACs, SPA and SSSIs within a 2km buffer.	-
Could the site form a Green Infrastructure linkage between habitat fragments?	Limited GI potential, although some hedgerows currently act as corridors.	0
Character (built and natural) - Could development harm or enhance the character of the area?	Site is located between housing to the east and north and forms part of a 'cut-out' section of the existing Defined Settlement Boundary. Housing in this location would not be spreading the settlement into the surrounding countryside. The size is also proportionate to the settlement and its services.	++

Heritage - Does the site include a listed building or fall within the setting of a listed building? Is the site likely to have archaeological interest?	No heritage assets in close proximity.	++
FoD Officers' conclusion:		
Relatively small site scale and in-keeping with locally available facilities.		
Does the site meet SA criteria?	MEETS SA CRITERIA.	

Land adjacent to Homelea, Netherend

[Interactive Map link](#)

