

# Sustainability Appraisal (SA) for the Cotswold District Local Plan

SA Report Addendum  
to accompany  
Main Modifications

January 2018

### Quality information

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# 1. Introduction

- 1.1 The Cotswold District Local Plan, once adopted, will establish a spatial strategy for growth and change in the District up to 2031, allocate sites, and establish strategic and development management policies. It will be the key planning policy document for the district and will guide decisions on the use and development of land.
- 1.2 The plan is at an advanced stage of preparation. The Local Plan (*Cotswold District Local Plan Submission Draft Reg. 19*) underwent consultation between June and August 2016. The Local Plan Submission Draft presented a development strategy, allocations and planning policies for Cotswold District and a proposed monitoring framework for the plan.
- 1.3 During consultation on the Local Plan Submission Draft, a small number of issues were raised through representations. In response to these, Cotswold District Council undertook updates to the plan, and took the decision to undergo consultation on these in the form of 'Focussed Changes'. This consultation was undertaken from Monday 16th January to 27th February 2017. This was accompanied by an updated SA Report. The Council submitted the Focussed Changes Addendum (December 2016) and the Local Plan Submission Draft (June 2016) to the Secretary of State for Communities and Local Government in July 2017.
- 1.4 The Local Plan has since then been the focus of examination hearings (undertaken in October and November 2017). During the hearings, the Inspector gave his preliminary views on the matters discussed and indicated that modifications would need to be made to the Plan. He invited the council to develop a list of proposed modifications, for his agreement and subsequent publication.
- 1.5 At the current time, work to prepare and agree proposed Main Modifications has been completed and proposed modifications are published for consultation.

# 2. This SA Report Addendum

- 2.1 The Local Plan is being developed alongside a process of Sustainability Appraisal (SA), a legally required process that aims to ensure that the significant effects of an emerging draft plan (and alternatives) are systematically considered and communicated. It is a requirement that SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations') 2004.
- 2.2 The aim of this SA Report Addendum is essentially to present information on the proposed modifications, and alternatives where appropriate, with a view to informing the current consultation and subsequent plan finalisation.
- 2.3 In order to achieve this aim, this SA Report Addendum sets out the SA findings in relation to the Main Modifications.

*N.B. This report is known as an SA Report 'Addendum' on the basis that it is an Addendum to the SA Report published/submitted in 2017. Whilst the focus of this report is on proposed modifications (and alternatives), there is a need to bear in mind that the proposed modifications will (if taken forward) be implemented alongside the rest of the Local Plan, i.e. that part which is not set to be modified. For this reason, explicit consideration is also given to the effects of the Local Plan as modified (i.e. the cumulative effects of the proposed modifications and the rest of the Local Plan as submitted).*

## 3. What's the scope of the SA?

### The SA Framework

3.1 The scope of SA work, with respect to the Cotswold Local Plan, is introduced within the 'Focussed Changes' SA Report published in 2017. Essentially, the scope is reflected in a list of sustainability objectives, which collectively provide a methodological 'framework' for appraisal. The SA objectives are listed below in **Table 3.1**. It has not been necessary to update the SA framework for the purposes of this appraisal.

**Table 3.1: The SA framework**

SA themes	SA Objectives
Environmental Quality	<ul style="list-style-type: none"> <li>Improve air, soil and water quality</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>Ensure that the District's natural environment is conserved and enhanced, improve biodiversity and protect habitats</li> </ul>
Climate change (mitigation & adaptation)	<ul style="list-style-type: none"> <li>Cut down on domestic energy consumption, improve energy efficiency and increase renewable energy production</li> <li>Reduce flood risk resulting from new developments</li> </ul>
Historic Environment and Landscape	<ul style="list-style-type: none"> <li>Protect, maintain and enhance the District's cultural heritage resource including its historic environment and archaeological assets</li> <li>Protect and enhance the character and quality of landscapes and townscapes</li> </ul>
Land, Soil and Water Resources	<ul style="list-style-type: none"> <li>Minimise waste going to landfill sites and promote recycling and composting.</li> <li>Prudent use of natural resources.</li> <li></li> </ul>
Population and Communities	<ul style="list-style-type: none"> <li>Enable balanced, inclusive communities to develop; identify pockets of deprivation and social exclusion and tackle the problems in these areas</li> <li>Mitigate against the potentially negative impact if high numbers of second homes can have on local communities</li> <li>Promote sustainable transport and minimise journeys by private car, especially long commuting journeys</li> <li>Ensure the District's economic growth is equally shared and promotes prosperity for all</li> <li>Improve access to services, leisure/cultural opportunities (including play, recreation in open spaces, parks and the countryside), employment and training/FE</li> </ul>
Health and Wellbeing	<ul style="list-style-type: none"> <li>Make the most of, and enhance, the District's high standard of living in terms of health and low crime levels.</li> </ul>
Economy and Enterprise	<ul style="list-style-type: none"> <li>Create opportunities for the District's residents to find employment locally; for local skills levels to meet the needs of local employers.</li> <li>Create opportunities for a variety of businesses to flourish in the District; to widen the economic footprint of the District.</li> <li>Ensure vitality and viability of the District's market towns as local service centres, to combat the lure of larger surrounding service centres easily accessible for the local population with high car ownership levels.</li> <li>Support the survival of the District's traditional industries, e.g. agriculture and tourism.</li> </ul>

## 4. What has plan making/SA involved to this point?

- 4.1 The Local Plan-making/SA process has been ongoing for a number of years, as explained within the section of the SA Report (2016) and the 'Focussed Changes' SA Report (2017) that answers the question: 'What has the SA / plan-making process involved up to this point?'
- 4.2 At the current time, rather than recap the whole process there is a need to explain the SA work undertaken subsequent to the examination hearings, which led to the development of proposed modifications.

## 5. Appraising the Main Modifications

### Methodology

- 5.1 The focus of the appraisal is on the proposed modifications (given that it is the Main Modifications that are currently the focus of consultation); however, explicit consideration is also given to the effects of the Local Plan as modified (i.e. the cumulative effects of the proposed modifications and the rest of the Local Plan as submitted).
- 5.2 The current appraisal identifies and evaluates 'likely significant effects' of certain proposed modifications on the baseline, drawing on the sustainability topics/objectives identified through scoping (see Table 3.1) as a methodological framework. To reiterate, the SA themes are as follows:
  - Environmental Quality
  - Biodiversity
  - Climate Change
  - Historic Environment and landscape
  - Land, soil and water resources
  - Population and Communities
  - Health and Wellbeing
  - Economy and Enterprise
- 5.3 The Local Plan comprises in the region of 60 modifications. As such the first task is to consider proposed modifications in turn, with a view to identifying those that require detailed consideration through the SA. Those which have been identified as requiring more in-depth consideration are then subsequently appraised in detail. The detailed appraisal considers the likely impact of the change in policy and where relevant, compares the change against the appraisal that has already been undertaken and reported in previous SA reports.
- 5.4 Assumptions are made cautiously, and explained within the text. The aim is to strike a balance between comprehensiveness and conciseness/accessibility to the non-specialist. In many instances, given reasonable assumptions, it is not possible to predict significant effects, but it is possible to comment on effects in more general terms.
- 5.5 It is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as appropriate. Cumulative effects are also considered, i.e. effects that become apparent once the effects of the Cotswold Local Plan are considered in a wider context (i.e. recognising that it will not be implemented 'in a vacuum').

## Screening of the modifications

5.6 Table 6.1 below summarises the Main Modifications and indicates which ones have been screened in for the purposes of SA. It also presents an overview of the rationale for the decision taken.

**Table 5.1: Screening the Main Modifications for the purposes of SA**

Main Modification	Focus (changes in relation to...)	Screened in?	Rationale
6.1.1	<b>Policy DS1 (Development Strategy) changes to supporting text.</b> Changes include clarifications in relation to the OAN.	No	The change provides additional clarity, and does not impact on the overall Local Plan strategy.
6.1.2 and 6.1.16	<b>Policy DS1 (Development Strategy) changes to policy text and new supporting text.</b> Changes include amendments to the employment land supply and requirement.	Yes	Employment numbers and allocations have been revised.
Tables 1 to 3 and Figure 1 6.1.10 – 6.1.14	<b>Policy DS1 (Development Strategy) changes to supporting text, tables and figure.</b> Changes include amendments to the housing land supply and requirement. Changes in line with updated evidence.	No	Comprises changes to the supporting text to provide additional clarity and reflect latest evidence.
6.3.5	<b>Policy DS3 (Residential Development outside the Principle Settlements) deletion of supporting text.</b> Deletion provides clarity on small-scale residential development.	No	Comprises changes to the supporting text to provide additional clarity.
6.4	<b>New sub-section 6.4 including new policy DS4 (Open Market Housing Outside Principal and Non-Principal)</b>	Yes	New policy has been added which should be appraised.
6.5	<b>New sub-section 6.5 including new policy DS5 (Ensuring a Five Year Housing Supply during the Plan Period)</b>	Yes	New policy has been added which should be appraised.
7.0.1	<b>Chapter 7 Delivering the Strategy changes to supporting text.</b> Changes reflect the most recent SHLAA and updated evidence base.	No	Comprises changes to the supporting text to provide additional clarity.
7.0.12	<b>Chapter 7 Delivering the Strategy changes to supporting text.</b> Changes include additional text relating to non-strategic infrastructure delivery.	No	Comprises changes to the supporting text to provide additional clarity.
7.1	<b>Policy SA1 (South Cotswold – Principal Settlements) policy text deleted and replaced.</b> The replacement text simplifies the policy and clarifies the delivery mechanism for the infrastructure proposals in the Sub-Area.	No	The modification to the policy provides new clarity as with regards the infrastructure requirements for the South Cotswold sub area. The changes do not constitute a change in the overall aim and focus of the policy.
7.1.1.1.6	<b>Policy S1 (Cirencester Town) changes to supporting text.</b> Changes with respect to heritage assets in light of Historic England proposals.	No	Comprises changes to the supporting text for the purposes of accuracy and to provide additional clarity.
7	<b>Chapter 7 Delivering the Strategy allocation amendments (S1; S5; S7; S9; S11; S12; S13; S15; S16; and S18).</b> Changes reflect updated SHELAA.	Yes	A number of sites have been taken out of the plan and capacities for others reduced.
7-9	<b>Chapter 7 – Chapter 9 standardising of policy terminology.</b>	No	Revisions standardise the terminology for employment sites.



Main Modification	Focus (changes in relation to...)	Screened in?	Rationale
7.1.1.2.9	<b>Policy S2 (Strategic Site South of Chesterton, Cirencester) changes to supporting text.</b> Changes include providing an explanation on the role of the neighbourhood centre.	No	Comprises changes to the supporting text to provide additional clarity and explanation.
7.1.1.3	<b>7.1.1.3 Cirencester Town Centre sub-section (including Policy S3 (Cirencester Town Centre)) deleted and text replaced.</b> New text provides clarification in relation to car parking and retail provision, and better distinguishes between policy and strategy.	No	The changes do not constitute a change in the overall aim and focus of the policy.
7	<b>Chapter 7 (Delivering the Strategy) Policies S4 to S16 (except S12 and S14) changes to policy text.</b> Changes relate to the delivery of locally-identified non-strategic infrastructure.	Yes	The changes enable the delivery of additional infrastructure.
10.2.2.3	<b>Policy S6 (Kemble) changes to policy text.</b> Changes relate to amended site allocation LGS7 in light of updated evidence.	Yes	Comprises changes to an allocated site
7.1.4.7	<b>Policy S6 (Kemble) supporting text added.</b> New text provides clarity on the expectations of proposed development (i.e. in relation to Local Green Space and a Sustainable Drainage System).	No	Comprises changes to the supporting text to provide additional clarity.
7.1.5.6	<b>Policy S7 (Lechlade) changes to supporting text.</b> Change corrects an error regarding sites within a Source Protection Zone.	No	Comprises changes to the supporting text to correct previous text.
7.2	<b>Policy SA2 (Mid Cotswold – Principal Settlements) deleted and replaced with Policy SA2 (Strategy Delivery – Mid-Cotswolds Sub-Area)</b>	No	Comprises simplification to the policy. The changes do not constitute a change in the overall aim and focus of the policy.
7.2.2.4	<b>Policy S11 (Bourton-on-the-Water) new paragraph within supporting text.</b> New text reflects the updated SHELAA.	No	Comprises changes to the supporting text to provide additional clarity.
7.3	<b>Policy SA3 (North Cotswold – Principal Settlements) deleted and replaced with Policy SA3 (Strategy Delivery – North Cotswolds Sub-Area)</b>	No	Comprises simplification to the policy. The changes do not constitute a change in the overall aim and focus of the policy.
8.1	<b>Policy H1 – Housing Mix and Tenure to Meet Local Needs change to policy text.</b> Change in relation to the number of self-build plots required on sites of more than 20 dwellings.	No	The changes do not constitute a change in the overall aim and focus of the policy.
8.1.4	<b>Policy H1 – Housing Mix and Tenure to Meet Local Needs change to supporting text.</b> Change in relation to space standards.	No	Comprises changes to the supporting text to provide additional clarity. The changes do not constitute a change in the overall aim and focus of the policy.
8.1.5	<b>Policy H1 – Housing Mix and Tenure to Meet Local Needs change to supporting text.</b> Change in relation to local evidence about housing needs including the latest SHMA.	No	Comprises changes to the supporting text to provide additional clarity.
8.1.7	<b>Policy H1 – Housing Mix and Tenure to Meet Local Needs change to supporting text.</b> Changes facilitate a more positive approach to self-build and custom-build housing.	No	The changes do not constitute a change in the overall aim and focus of the policy.

<b>Main Modification</b>	<b>Focus (changes in relation to...)</b>	<b>Screened in?</b>	<b>Rationale</b>
8.1.7	<b>Policy H1 – Housing Mix and Tenure to Meet Local Needs change to supporting text.</b> Changes facilitate a more positive approach to self-build and custom-build housing.	No	The changes do not constitute a change in the overall aim and focus of the policy.
8.2	<b>Policy H2 (Affordable Housing) changes to policy text.</b> Changes include clarification regarding thresholds, and financial contributions.	No	Comprises changes to the policy text to provide additional clarity.
8.2.3	<b>Policy H2 (Affordable Housing) changes to supporting text.</b> Changes clarify the District's need for net additional affordable homes in relation to updated evidence.	No	Comprises changes to the supporting text to provide additional clarity.
8.3	<b>Policy H3 (Affordable Housing outside Principal Settlements) minor change to policy text.</b>	No	The change does not constitute a change in the overall aim and focus of the policy.
8.4.1	<b>Policy H4 (Specialist Accommodation for Older People) changes to supporting text.</b> Changes include quantifying the need for specialist accommodation, and the inclusion of monitoring indicators for Policy H4.	No	Comprises changes to the supporting text to provide additional clarity.
8.4	<b>Policy H4 (Specialist Accommodation for Older People) changes to policy (d) and supporting text.</b> Changes clarify accommodation types and provide further detail regarding the relationship with policy HS2 (Affordable Housing).	No	Comprises changes to the supporting text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
8.4.3	<b>Policy H4 (Specialist Accommodation for Older People) changes to supporting text.</b> Changes of wording to ensure consistency with national policy.	No	Comprises changes to the supporting text to provide additional clarity.
8.7	<b>Policy H7 (Gypsy, Traveller and Travelling Showpeople Accommodation) changes to policy and supporting text.</b> Updates for consistency and to reflect latest evidence.	Yes	Comprises changes to the allocated Gypsies and Traveller sites.
9.2.3	<b>Policy EC4 (Special Policy Areas) changes to policy text.</b> Changes clarify the types of uses that would be appropriate at the three special policy area locations.	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
9.2.4.1	<b>Policy EC5 (Rural Diversification) changes to supporting text.</b> Changes remove ambiguity relating to 'other land based sectors'.	No	Comprises changes to the supporting text to provide additional clarity.
9.2.4	<b>Policy EC5 (Rural Diversification) changes to policy text and supporting text.</b> Changes provide clarity on the requirements of rural diversification proposals.	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
9.2.5	<b>Policy EC6 (Conversion of Rural Buildings) change to policy text.</b> Removal of text for clarity.	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
9.2.5.3	<b>Policy EC6 (Conversion of Rural Buildings) changes to supporting text.</b> Inclusion of references to other relevant policies.	No	Comprises changes to the supporting text to provide additional clarity.

Main Modification	Focus (changes in relation to...)	Screened in?	Rationale
9.3	<b>Policies EC7 (Retail Hierarchy) and EC8 (Main Town Centre Uses) changes to policy text and supporting text.</b> Changes delete and correct policy references within the policies and supporting justification.	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
9.3.2	<b>Policy E38 (Main Town Centre Uses) changes to policy text and supporting text.</b> Changes relate to the Council's approach to the sequential test regarding B1 office uses.	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
9.3.3.2	<b>Policy EC9 (Retail Impact Assessments) changes to supporting text.</b> Changes explain when an impact assessment applies to B class development.	No	Comprises changes to the supporting text to provide additional clarity.
9.4.2	<b>Policy EC11 (Tourist Accommodation) changes to policy text.</b> Relatively minor changes for clarification reasons.	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
10.3.1.1	<b>10.3 The Natural Environment changes to supporting text.</b> Change provides clarification in relation to the term 'significant'.	No	Comprises changes to the supporting text to provide additional clarity.
10.3	<b>Policy EN4 (The Wider Natural and Historic Environment) insertion of policy wording.</b> New wording identifies the 'setting of settlements' as significant landscape features.	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
10.3.2.1	<b>10.3 The Natural Environment. Changes to supporting text.</b> Changes provide clarification in relation to the AONB.	No	Comprises changes to the supporting text to provide additional clarity.
10.3	<b>Policy EN6 (Special Landscape Areas (SLAs) changes to policy text.</b> Changes relate to the special requirements of SLAs.	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
10.3.3.1	<b>10.3 The Natural Environment. Changes to supporting text.</b> Changes in relation to SLAs i.e. text inserted to explain their reason for designation.	No	Comprises changes to the supporting text to provide additional clarity.
10.4	<b>Policy EN11 (Conservation Areas) minor policy wording deleted.</b>	No	Comprises streamlining of text. The change does not constitute a change in the overall aim and focus of the policy.
11.1	<b>Policy INF1 (Infrastructure Delivery) existing policy text deleted and replaced.</b>	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
11.2	<b>Policy INF2 (Social and Community Infrastructure) changes to policy text, supporting text and Appendix K – Glossary.</b> Updated definition and requirements of social and community infrastructure.	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
11.7.17	<b>Policy INF10 (Renewable and Low Carbon Energy Development) changes to supporting text.</b> Changes relate to wind energy development and hydropower schemes.	No	Comprises changes to the supporting text to provide additional clarity.

Main Modification	Focus (changes in relation to...)	Screened in?	Rationale
12.1	<b>Policy SP1 (Cheltenham and Gloucester Green Belt) minor change to policy.</b>	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
12.2	<b>Policy SP2 (Cotswold Airport) changes to policy and supporting text.</b> Changes include relatively minor changes to policy criteria; removal of repetitive text; and inserted reference to the General Aviation Strategy.	No	Comprises changes to the text to provide additional clarity. The change does not constitute a change in the overall aim and focus of the policy.
Appendix K	<b>Appendix K – Glossary. Minor changes to definitions and new definition inserted.</b> New definition for Employment Uses.	No	Comprises changes to glossary.

## Detailed appraisal

5.7 The following sections present an appraisal of the Main Modifications which have been screened in as requiring closer examination through the SA process.

### Main Modifications relating to 6.1.2 and 6.1.16

Table 5.2: SA themes for which modifications may have an impact

Environmental Quality	Biodiversity	Climate Change	Historic Environment and Landscape	Land, Soil and Water Resources	Population and Communities	Health and Wellbeing	Economy and Enterprise
Y	Y	Y	Y	Y	Y	N	Y

5.8 A key element of the modification is the deletion of two employment allocations (TET\_E2A in Tetbury and MOR\_E11 in Moreton-in-Marsh) and a reduction in the delivery of employment land from 27 ha to 24 ha.

5.9 Overall the modification will not lead to significant effects, either on their own or in combination with other policies. In relation to the environmental SA themes, the deallocation of employment land will help limit potential effects from employment allocations on biodiversity, the setting of the historic environment, landscape character. It will also limit the loss of productive agricultural land.

5.10 Whilst the allocation of fewer sites for employment land may reduce potential employment space for new businesses in Tetbury and Moreton-in-Marsh, it is considered that given extant planning permissions contribute towards meeting the Local Plan employment land requirement, employment needs will continue to be met. In this respect, in conjunctions with the other policies of the Local Plan, the changes to the policy will not lead to overall impacts in relation to the 'Population and Communities' and 'Economy and Enterprise' SA themes.

5.11 The modification also provides a broad breakdown of the expected land requirements for B1, B2 and B8 use classes. Through providing additional clarity on the types of employment land that should be delivered, the updates are likely to support the SA objectives in relation to 'Population and Communities' and 'Economy and Enterprise' themes through enhancing the effectiveness of the policies in relation to sustainable economic growth and enhancing employment opportunities in the district.

### Main Modifications relating to 6.4

Table 5.3: SA themes for which modifications may have an impact

Environmental Quality	Biodiversity	Climate Change	Historic Environment and Landscape	Land, Soil and Water Resources	Population and Communities	Health and Wellbeing	Economy and Enterprise
Y	Y	Y	Y	Y	Y	Y	Y

5.12 The Main Modification introduces a new Policy DS4. Policy DS4 sets out a provision that open market housing will not be permitted outside Principal and Non-Principal Settlements except in certain circumstances (as set out by the other policies of the Local Plan and national policy).

5.13 In relation to the 'Population and Communities' SA theme, good accessibility to services and facilities is central to the quality of life of residents, for sustaining vital communities and for social inclusion. In this context the policy will help reduce the need to travel and enhance

accessibility for residents by focusing open market housing in locations in the district with the broadest range of services, facilities and amenities. Through focusing such housing growth in both Principal and Non-Principal Settlements, the policy will also, in conjunction with the other policies of the Local Plan support the vitality of existing settlements in the district. This includes through supporting both the economic vitality of the larger settlements in the district and the vitality and viability of smaller settlements.

- 5.14 With regards to the environmental-focused SA objectives, the limitation of open market housing in the open countryside will lead to positive effects in relation to landscape character and the setting of the historic environment outside of settlements. It also has the potential to limit potential impacts on land and soil resources and biodiversity assets, and support a limitation of per capita greenhouse emissions from transport through reducing the need to travel.

## Main Modifications relating to 6.5

Table 5.4: SA themes for which modifications may have an impact

Environmental Quality	Biodiversity	Climate Change	Historic Environment and Landscape	Land, Soil and Water Resources	Population and Communities	Health and Wellbeing	Economy and Enterprise
Y	Y	Y	Y	Y	Y	Y	Y

- 5.15 The Main Modification introduces a new Policy DS5. This seeks to ensure a continuous supply of land is delivered for housing as a fall-back position in the event of monitoring indicating that the housing land supply falls to below 5.5 years. The policy also seeks to ensure that proposals for development on land which is located adjacent to development boundaries will be considered favourable if this situation arises.

- 5.16 Through directing such development to locations adjacent to settlement boundaries, it is considered that the policy as a 'back up' policy will help ensure that any new development which comes forward in this circumstance takes place in the more sustainable locations in the district. This will support residents' accessibility to services and facilities, help reduce the need to travel and support the vitality of existing settlements, with positive effects for the 'Population and Communities', 'Health and Wellbeing', 'Economy and Enterprise' and 'Climate Change' SA themes.

- 5.17 In relation to the remaining SA themes, the environmental impacts of development facilitated through the policy depend on the detailed location, layout and design of new proposals taken forward in these circumstances.

## Main Modifications relating to S1; S5; S7; S9; S11; S12; S13; S15; S16; and S18.

Table 5.5: SA themes for which modifications may have an impact

Environmental Quality	Biodiversity	Climate Change	Historic Environment and Landscape	Land, Soil and Water Resources	Population and Communities	Health and Wellbeing	Economy and Enterprise
Y	Y	Y	Y	Y	Y	Y	Y

- 5.18 The central element of the modification is the removal of allocations in: Cirencester (site C\_39), Tetbury (sites T\_24B and TET\_E2A); Bourton-on-the-Water (B\_32), Northleach ( N\_13B), Stow-on-the-Wold (S\_8A) and Moreton-in-Marsh (MOR\_E11). The modification also reduces the capacity of sites in Cirencester Town (C\_97), Fairford (F-44), Lechlade (L\_19), Blockley (BK\_14A), Chipping Campden (CC\_23B and CC\_23C) and Moreton-in-Marsh (M\_12A).

- 5.19 In relation to the environment-focused SA themes, the deallocation of housing sites and reduction in the size of others will help limit potential effects from housing allocations on biodiversity, the setting of the historic environment and landscape character. It will also limit the loss of productive agricultural land in a number of locations.
- 5.20 The allocation of fewer sites for housing would potentially have the potential to limit the availability of new housing in the district. However, it is considered that, given recent planning permissions contribute towards meeting the Local Plan housing requirement, and the updates to allocations are based on the recent SHELAA (September 2017), housing needs will continue to be met in the district through the revised approach. In this respect the changes to the policy will not lead to overall impacts in relation to the 'Population and Communities' and 'Economy and Enterprise' SA themes.

### Main Modifications relating to 10.2.2.3

Table 5.6: SA themes for which modifications may have an impact

Environmental Quality	Biodiversity	Climate Change	Historic Environment and Landscape	Land, Soil and Water Resources	Population and Communities	Health and Wellbeing	Economy and Enterprise
Y	Y	Y	Y	Y	Y	Y	N

- 5.21 The modification reduces the capacity of Site K\_2 in Kemble and splits the site into Local Green Space and a housing allocation to reflect national policy.
- 5.22 Through allocating an additional proportion of the overall land area as Local Green Space, the modification is likely to bring additional benefits for health and wellbeing, climate change adaptation, landscape character and the setting of the historic environment and biodiversity. This depends however on the multi-functionality of the additional area of greenspace and the enhancements secured. Given the area of land being considered, impacts are unlikely to be significant in relation to the SA themes considered.

### Main Modifications relating to Policy H7 (Gypsy, Traveller and Travelling Showpeople Accommodation)

Table 5.7: SA themes for which modifications may have an impact

Environmental Quality	Biodiversity	Climate Change	Historic Environment and Landscape	Land, Soil and Water Resources	Population and Communities	Health and Wellbeing	Economy and Enterprise
Y	Y	Y	Y	Y	Y	Y	Y

- 5.23 The central element of the Main Modification is to allocate a number of alternative sites for Gypsies, Travellers and Travelling Showpeople to that previously put forward through the Local Plan. This is in response to Examination hearings and the latest available evidence, notably the GTAA (March 2017) and the Identification of Potential Gypsy and Traveller Sites Update (December 2017).
- 5.24 The previous SA Report presented an appraisal of ten potential sites for allocating Gypsies, Travellers and Travelling Showpeople pitches as reasonable alternatives. Following the consideration of these sites (including through the SA process), the pitches at the following sites were allocated in the previous version of the Local Plan.
- Shorncote, South Cerney – 2 pitches
  - Seven Springs, Coberley – 1 pitch

- Meadowland Caravan Site, Fosseway, Bourton-on-the-Water – 4 pitches
  - Land to the rear of Green's Close, Great Rissington – 2 pitches
- 5.25 In addition, the previous version of the Local Plan allocated the following reserve site if any shortfall is identified in the supply of such accommodation:
- Seven Springs, Coberley (second site) – 2 pitches.
- 5.26 Following Examination on the Local Plan and in light of recent evidence becoming available, it was considered appropriate to revisit the proposed Gypsies, Travellers and Travelling Showpeople sites.
- 5.27 Given the reconsideration of potential allocations, the SA process has revisited the appraisal of reasonable alternatives previously considered for potential Gypsy, Traveller and Travelling Showpeople sites. In this context an appraisal was undertaken of the sites presently available for Gypsy, Traveller and Travelling Showpeople uses, with the aim of informing the proposed allocation of pitches. This included an appraisal of the following 13 sites.
- GT 2 / 3 Four Acres, Shorncote, South Cerney
  - GT\_4 Hill View, Icomb
  - GT\_5 Land adjacent to Cirencester Road, Seven Springs, Coberley (1st site)
  - GT\_7 Old Dairy, Dudgrove Lane, Kempsford
  - GT\_8 Land adjacent to Cirencester Road, Seven Springs, Coberley (2nd site)
  - GT\_9 Meadowland Caravan Site, Fosseway, Bourton-on-the-Water
  - CDC6 Land to the rear of Greens Close, Great Rissington, Cheltenham
  - GT\_1 Ashley, Oaksey Close, Culkerton
  - GT\_6 Coln St Dennis: Hollow Fosse, Fosse Close
  - GT\_9 Maugersbury: Land parcel south of Meadow View, Stow Road
  - GT\_10 South Cerney: Quarry Farm, Crickdale Road
  - R\_516 Meysey Hampton: Welsh Way, Sunhill
  - R\_523 Saintbury: Pond House and Gardens, Lowerfields
- 5.28 Following the consideration of the 13 potential sites (including as informed by the SA process), the pitches at the following sites have been allocated in the latest version of the Local Plan through the Main Modifications:
- Four Acres, Shorncote, near South Cerney – 72 pitches
  - Ashley, Oaksey Close, Culkerton – 1 pitch
  - Seven Springs, Coberley – 1 pitch
  - Meadowland Caravan Site, Fosseway, Bourton-on-the-Water – 4 pitches
- 5.29 The appraisal of the sites, including the four sites allocated, is presented in Appendix A.



## 6. Next steps

### Plan finalisation

- 6.1 Subsequent to the current consultation the Inspector will consider all representations received, before deciding whether to report on the Local Plan's soundness (with modifications as necessary), or hold resumed examination hearings.
- 6.2 Assuming that the Inspector is ultimately able to find the Local Plan 'sound', it will then be adopted by the Council. At the time of adoption an 'SA Statement' will be published that explains the process of plan-making/SA in full and presents 'measures decided concerning monitoring'.

# **Sustainability appraisal for the Cotswold Local Plan**

## **SA Report addendum: Appendix A**

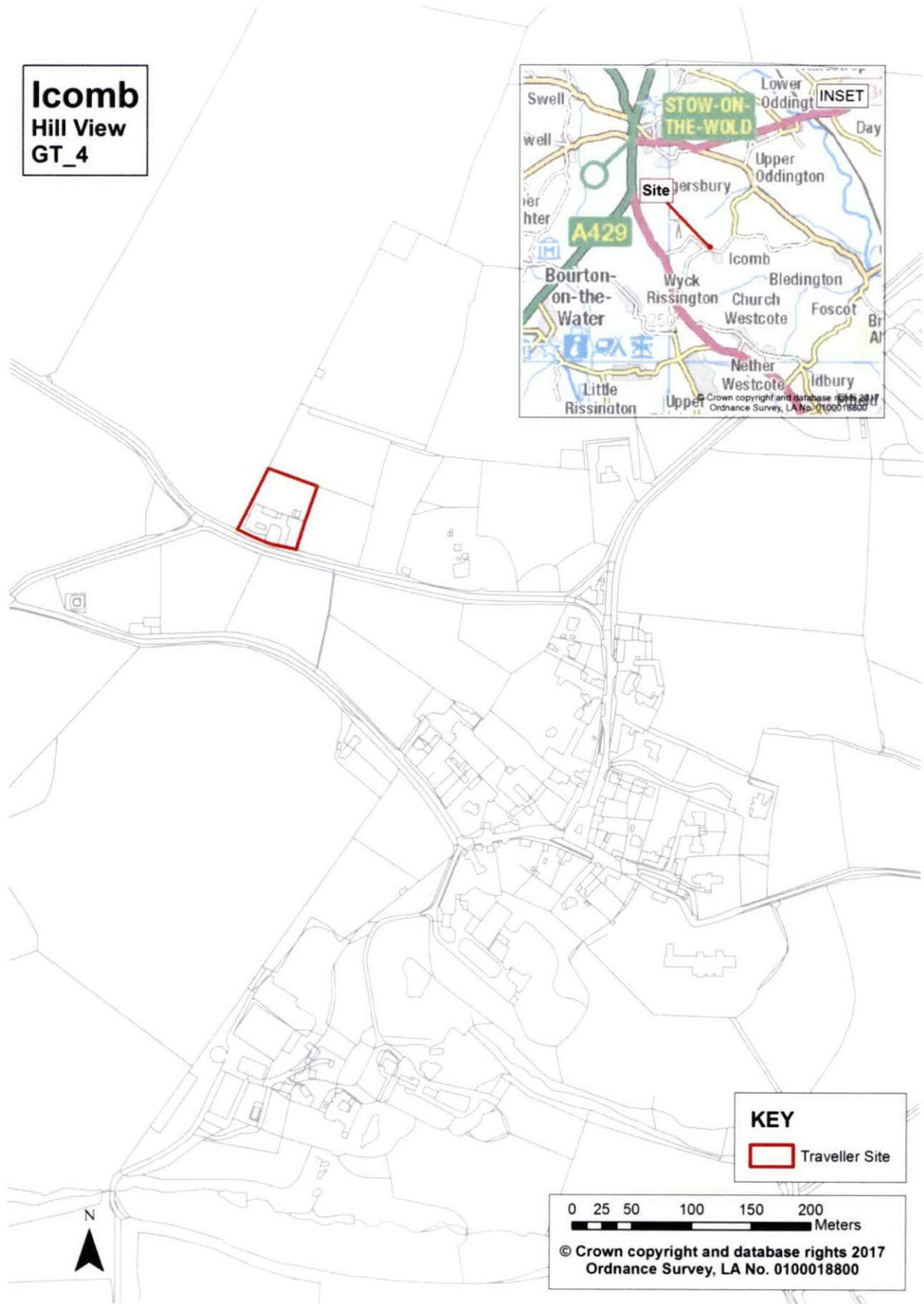
**Appraisal of reasonable alternatives for  
Gypsy, Traveller and Travelling Showpeople  
sites**

# Appraisal of reasonable alternatives for potential Gypsy, Traveller and Travelling Showpeople sites



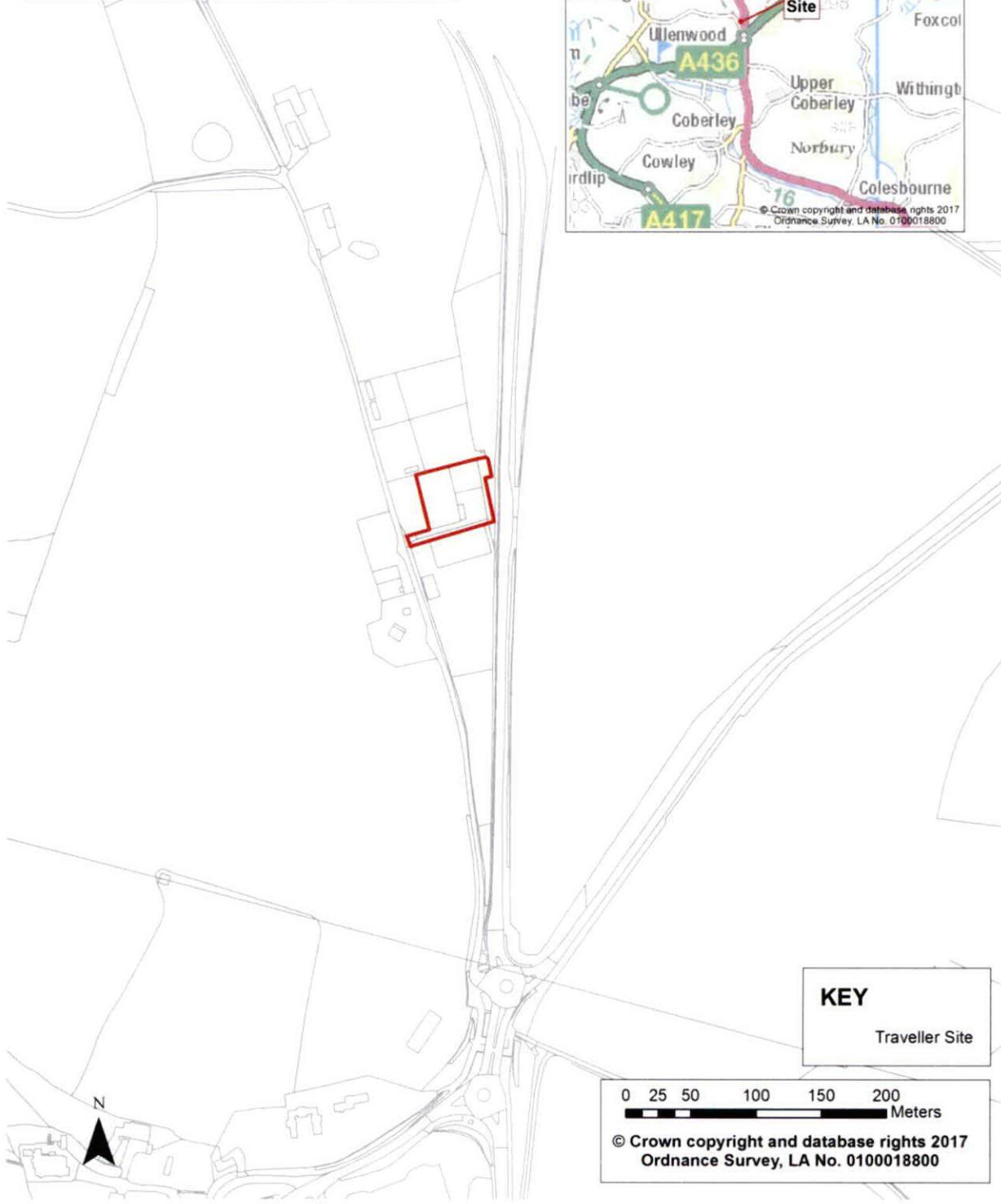
GT_2 / 3 Four Acres, Shorncote, South Cerney		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site overlaps and intersects with a Source Protection Zone 2 (SPZ2). The site is unlikely to affect air quality management areas.	Development at this site should take place in conjunction with Environment Agency advice.
Biodiversity	The site is located within 4km of North Meadow and Clattinger Farm Special Area of Conservation (SAC) and within 3km of the Cotswold Water Park Site of Special Scientific Interest (SSSI). The site slightly overlaps with an area of Coastal and Floodplain Grazing Marsh, which is a Biodiversity Action Plan (BAP) Priority Habitat. The site is also located within 1km of a Key Wildlife Site (KWS).	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The western edge of the site is within an area of flood risk associated with the minor watercourse which runs along the western boundary. As such limited parts of the western section of the site are within a Flood Zone 2 and 3a/3b. It should be noted however that the parts of the site at risk of flooding are located away from the existing plitches which are present on the site.	Development at the site should be considered in conjunction with Environment Agency advice.
Historic Environment and Landscape	The site does not intersect with and is not in close proximity to a Scheduled Monument, Registered Park or Garden, listed building or conservation area. The site is not located within the Cotswolds Area of Outstanding Natural Beauty (AONB).	N/A
Land, Soil and Water Resources	The site is an existing Gypsy and Traveller site, located on a brownfield site. The site is located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is located approximately 12km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by Gypsy and Traveller provision.
Population and Communities	The site does not intersect with a deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, the site is located at some distance from public transport links- 4.6km from the nearest train station at Kemble, and 670m from a bus stop. The site also does not intersect with a Public Right of Way (PROW).	N/A
Health and Wellbeing	The site is located approximately 1.6km from the nearest amenity footpath and area designated as public open space. The nearest health centre is also located approximately 1.6km from the site.	N/A
Economy and Enterprise	The site is located 1.6km from a Key Employment Site, and 1.5km from a service centre.	N/A
Summary of appraisal	<b>A constraint affecting this site is the overlap with an area of Coastal and Floodplain Grazing Marsh Priority Habitat. The site also overlaps with a Source Protection Zone and is at some risk of surface water and fluvial flooding. Access to employment, education and healthcare are important considerations for Gypsy and Traveller sites, and the site is in relative proximity to a service centre, Key Employment Site, and health amenities including a GP practice. The site is within 5km of the train station at Kemble; however, it is 670m from the nearest bus stop which may restrict accessibility via public transport.</b>	

**Icomb**  
Hill View  
GT\_4



GT_4 Hill View, Icomb		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect areas with air quality issues.	N/A
Biodiversity	The site is not in close proximity to an SAC, SSSI or KWS, and does not overlap with a BAP priority habitat.	N/A
Climate Change	The site does not overlap with a flood zone or a surface water flood zone.	N/A
Historic Environment and Landscape	The site is located within the Cotswolds AONB, and is in close proximity (83m) to the Icomb Conservation Area. There are listed buildings located within 200m of the site in Icomb village, and a Scheduled Monument – Icomb Camp – is located 213m from the site.	The site should be appropriately screened to limit effects on the setting of the AONB, conservation area and listed buildings.
Land, Soil and Water Resources	The site is a greenfield site, located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is located over 20km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by Gypsy and Traveller provision.
Population and Communities	The site does not intersect with a deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, the site is located less than 5km from the nearest train station, at Kingham, and 320m from a bus stop.	N/A
Health and Wellbeing	The site does not intersect with a Public Right of Way (PROW), and is not located in close proximity to either an amenity footpath or area designated as public open space: the site is 4.5km from the nearest area of open space and 3.5 km from an amenity footpath. The site is located 3.5km from the nearest GP practice or health centre.	N/A
Economy and Enterprise	The site is not located within close proximity to either a Key Employment Site or a town centre. The nearest employment site is 3.1km from the site, at Great Rissington, and the nearest town centre, Stow-on-the-Wold, is 3.4km from the site.	N/A
Summary of appraisal	<b>A key constraint affecting this site relates to the historic environment and landscape. The site is located on a greenfield site within the Cotswold AONB and is in close proximity to the Icomb Conservation Area, Icomb Camp Scheduled Monument, and various listed buildings in the village of Icomb. The nearest employment and amenities are located over 3km from the site, in the town of Stow-on-the-Wold. The station at Kingham is within 5km; however the nearest bus stop is 320m from the site, which may restrict safe access to public transport and town centre amenities, including for children travelling to nearby schools.</b>	

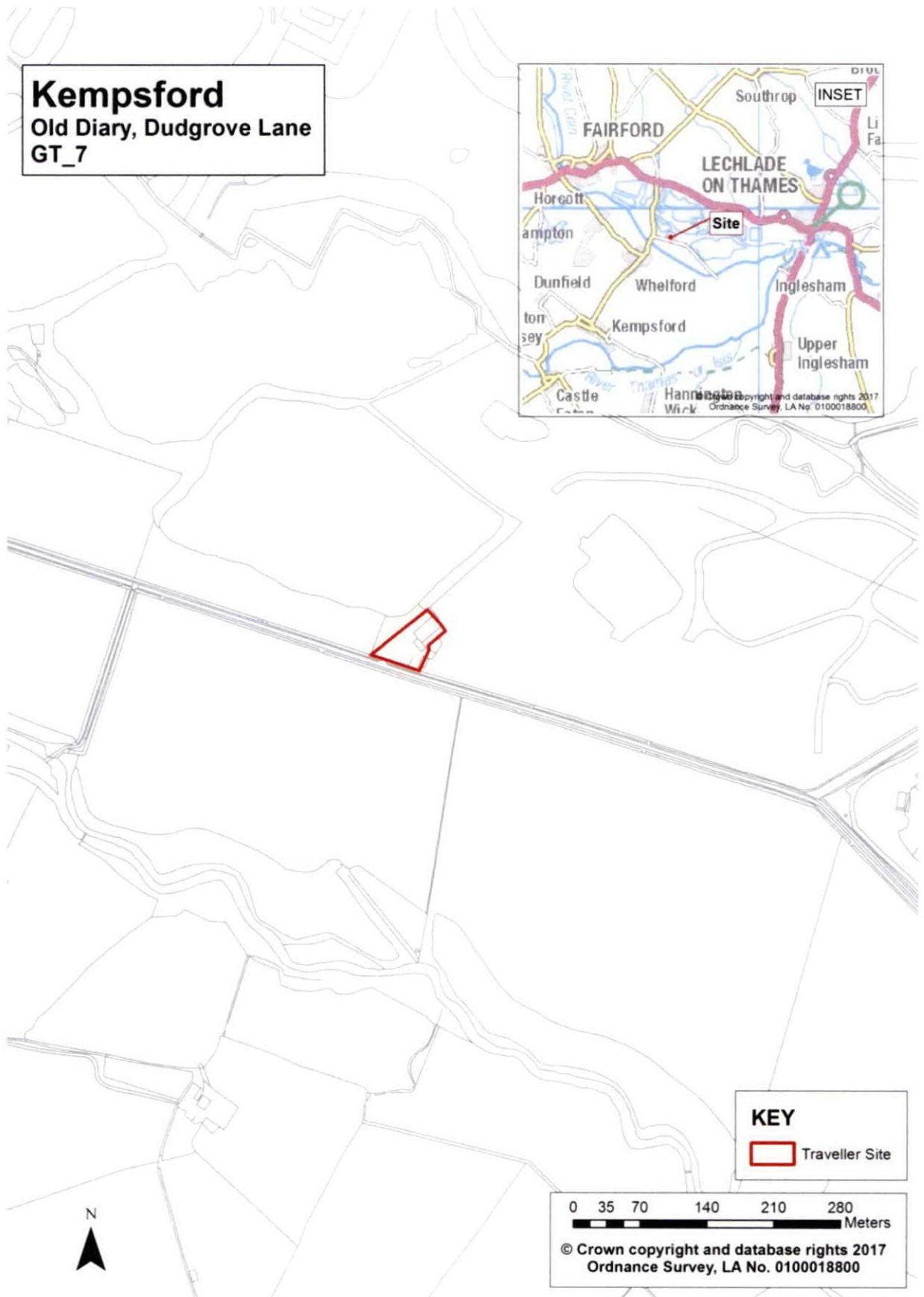
**Coberley**  
Land adjacent to Cirencester Road  
Seven Springs (1st site)  
GT\_5



**KEY**  
Traveller Site

GT_5 Land adjacent to Cirencester Road, Seven Springs, Coberley (1 <sup>st</sup> site)		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect air quality management areas.	N/A
Biodiversity	The site is located within 1km of Leckhampton Hill and Charlton Kings Common SSSI, and overlaps slightly with an area of Deciduous Woodland BAP Priority Habitat. The site is not located within close proximity of an SAC or a Local Nature Reserve (LNR). There is a Key Wildlife Site within 1km.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site does not overlap with a flood zone or a surface water flood zone.	N/A
Historic Environment and Landscape	The site is located within the Cotswolds AONB. The site does not intersect with and is not in close proximity to a Scheduled Monument, Registered Park or Garden, listed building or conservation area.	The site should be appropriately screened to limit effects on the setting of the AONB, conservation area and listed buildings.
Land, Soil and Water Resources	The site is a greenfield site, located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is located over 12km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by Gypsy and Traveller provision.
Population and Communities	The site is located within a relatively deprived area (i.e. in the 20-40% most deprived in Cotswold District). In terms of accessibility, the site is located 5.8km from the nearest train station, at Cheltenham Spa, and 292m from a bus stop.	N/A
Health and Wellbeing	The Cotswolds Way National Trail passes close to the site. The site is located over 14km from the nearest area designated as open space within Cotswold District, and over 9km from a GP practice or health centre in the district. However, the site is located considerably closer to amenities in the city of Cheltenham, approximately 6km away.	N/A
Economy and Enterprise	The site is not within close proximity of either a Key Employment Site or a town centre within Cotswold District. However, the site is approximately 6km from the centre of Cheltenham.	N/A
<b>Summary of appraisal</b>	<b>Key constraints affecting this site include an overlap with an area of Deciduous Woodland BAP Priority Habitat and its close proximity to a SSSI. The site is not in close proximity to employment and amenities within Cotswold District, but is within 6km of the service centre of Cheltenham and Cheltenham Spa station. The nearest bus stop is 292m from the site, which may restrict safe access to public transport and amenities.</b>	

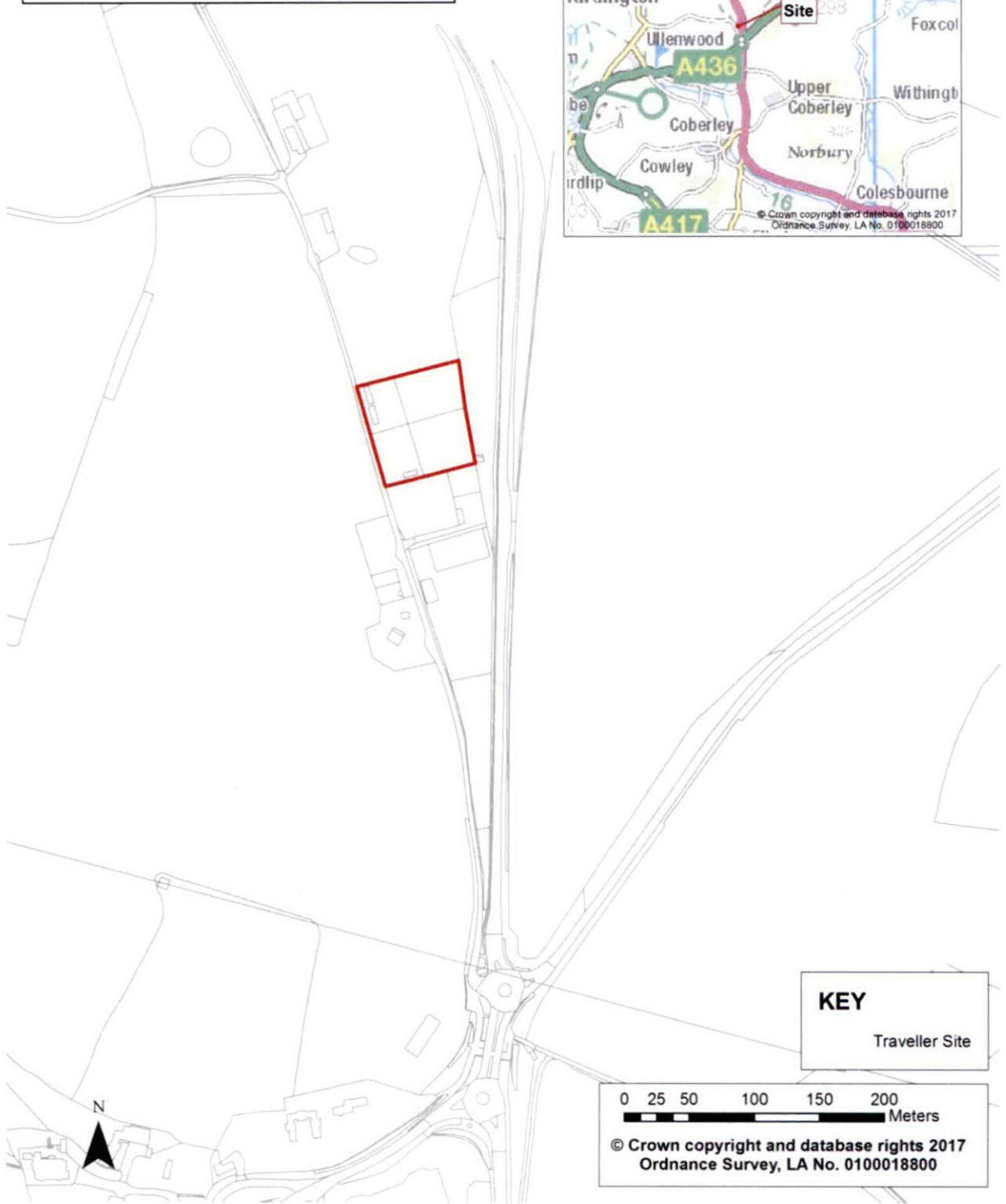




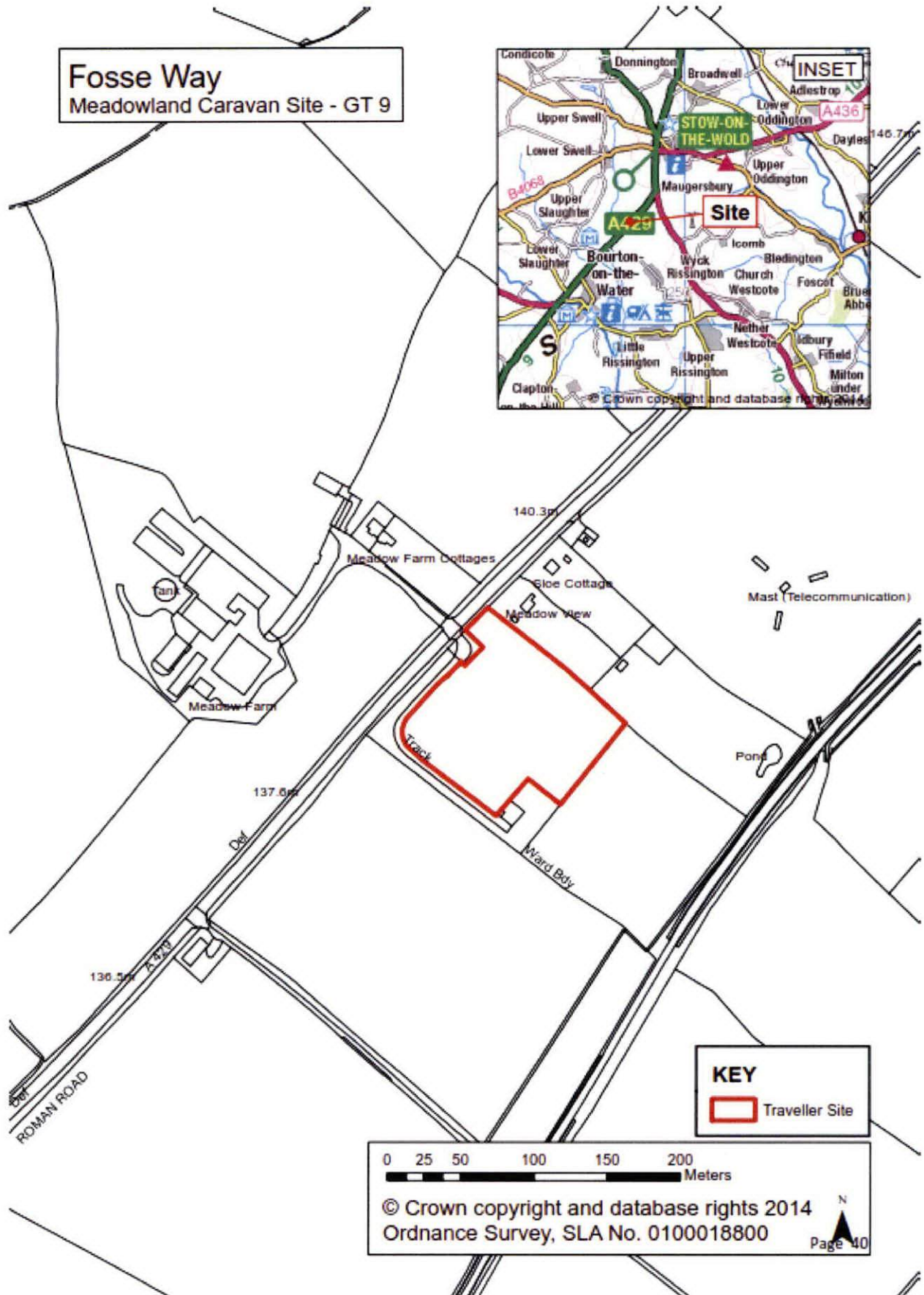
GT_7 Old Dairy, Dudgrove Lane, Kempsford		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect air quality management areas.	N/A
Biodiversity	The site adjoins the Cotswold Water Park SSSI, and an area of Coastal and Floodplain Grazing Marsh BAP Priority Habitat. 62% of the site overlaps with this area of priority habitat. The site is also in close proximity to a Key Wildlife Site.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site is located within a Flood Zone 3, and as such is heavily constrained by fluvial flood risk. The site does not intersect or overlap with an area of surface water flood zone.	Development at the site should be considered in conjunction with Environment Agency advice.
Historic Environment and Landscape	The site is not within close proximity of a Registered Historic Park or Garden or a conservation area. There are listed buildings within 1km of the site, in the village of Whelford. A Scheduled Monument, ' <i>settlement sites south of Claydon Cottages</i> ', is also located within 1km. The site is not within the Cotswold AONB.	The site should be appropriately screened to limit effects on the setting of the listed buildings and scheduled monument located within 1km of the site.
Land, Soil and Water Resources	The site is an extension of an existing Gypsy and Traveller site, and is therefore classed as a brownfield site. However the site is located on Grade 2 agricultural land, which is classed as the Best and Most Versatile agricultural land. The site is located over 15km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by Gypsy and Traveller provision.
Population and Communities	The site does not intersect with a deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, the site is not in close proximity to either a train station or a bus stop. The nearest mainline railway is at Kemble, approximately 20km from the site, and the nearest bus stop is 1.1km.	N/A
Health and Wellbeing	The site does not intersect with a PROW. The site is located around 3km from the nearest amenity footpath, open space, and GP practice or Health Centre.	N/A
Economy and Enterprise	The site is located within close proximity of a Key Employment Site, and within 3km of the nearest town centre, at Fairford.	N/A
Summary of appraisal	<b>The key constraints affecting this site relate to its location adjoining the Cotswold Water Park SSSI and an area of BAP Priority Habitat, its location within a Flood Zone 3 and the presence of Grade 2 agricultural land. Whilst the site has no access by public transport, there is a Key Employment Site 1.1km from the site, and the nearest town centre and amenities are within 3km, at Fairford.</b>	

# Coberley

Land adjacent to Cirencester Road  
Seven Springs (2nd site)  
GT\_8

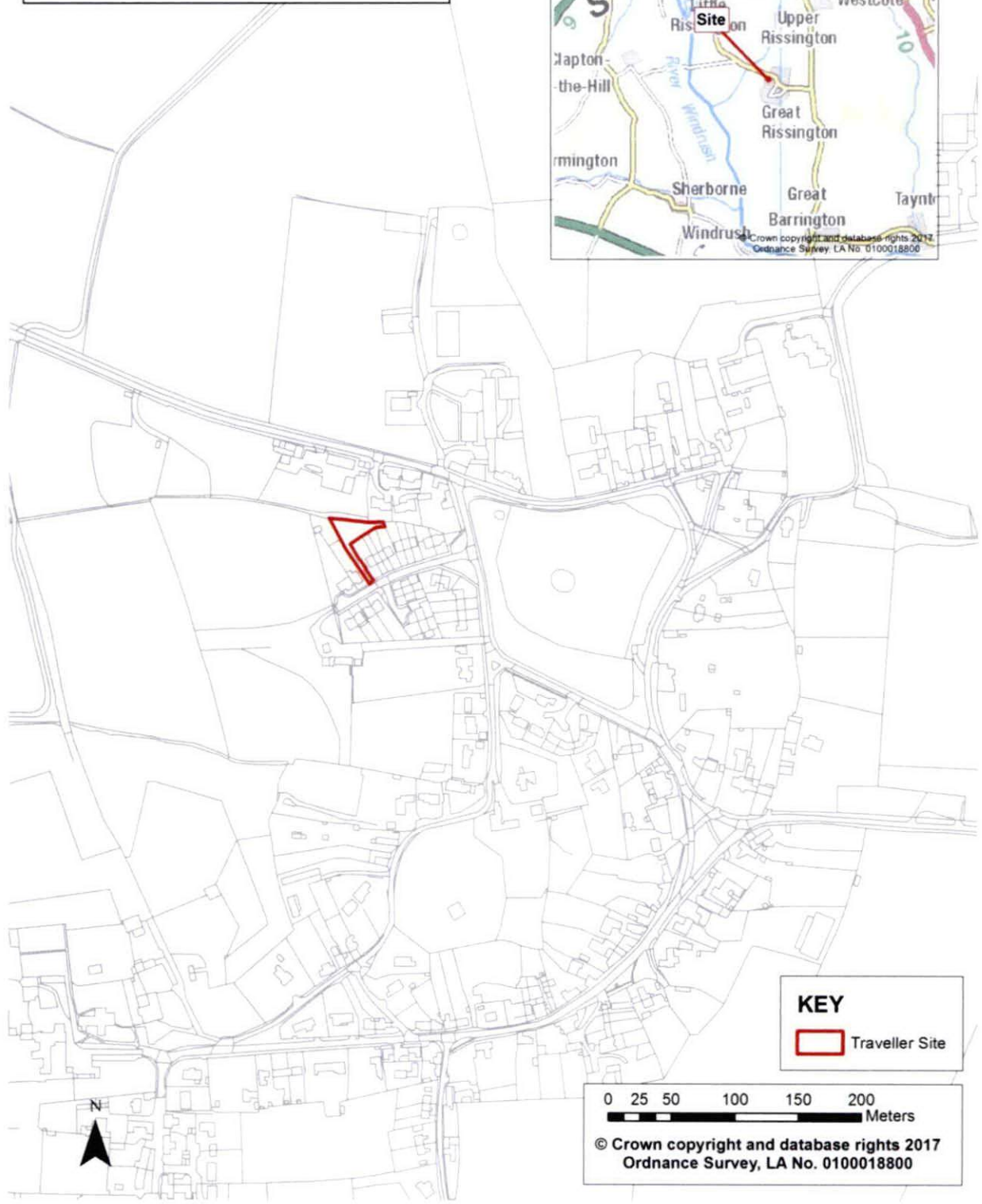


GT_8 Land adjacent to Cirencester Road, Seven Springs, Coberley (2 <sup>nd</sup> site)		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect air quality management areas.	N/A
Biodiversity	The site is located within 250m of an area of Deciduous Woodland BAP Priority Habitat, and is within relatively close proximity (c.600m) of Leckhampton Hill and Charlton Kings Common SSSI. The site is not in close proximity to an SAC or Area of Conservation. The site is 450m from a Key Wildlife Site.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site does not overlap with a flood zone or a surface water flood zone.	N/A
Historic Environment and Landscape	The site is located within the Cotswold AONB. The site is not in close proximity to a Registered Historic Park or Garden, a Scheduled Monument, or a conservation area. The closest listed building – Sandford School – is 614m from the site.	The site should be appropriately screened to limit effects on the setting of the AONB.
Land, Soil and Water Resources	The site is located on a greenfield site, on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is located 12.3km from the nearest Household Recycling Site.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by Gypsy and Traveller provision.
Population and Communities	The site is located within a relatively deprived area (i.e. in the 20-40% most deprived in Cotswold District). In terms of accessibility, the site is located 5.6km from the nearest train station, at Cheltenham Spa, and 379m from a bus stop.	N/A
Health and Wellbeing	The site does not intersect with a PROW, and is not in close proximity to an amenity footpath or area of open space. The site is located approximately 6km from the amenities of Cheltenham.	N/A
Economy and Enterprise	The site is located approximately 6km from the centre of Cheltenham.	N/A
<b>Summary of appraisal</b>	<b>Key constraints affecting this site are its proximity to an SSSI and an area of Biodiversity Action Plan Priority Habitat. Whilst the site is not in close proximity to employment and amenities within Cotswold District, it is within 6km of the centre of Cheltenham/ and slightly further to Cheltenham Spa station. The nearest bus stop is at some distance from the site, which may restrict safe access to public transport and services and facilities.</b>	



GT_9 Meadowland Caravan Site, Fosseyway, Bourton-on-the-Water		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect air quality management areas.	N/A
Biodiversity	The site is within close proximity of an area of Deciduous Woodland BAP Priority Habitat. The site is not in close proximity to a SSSI, LNR or SAC. There is a KWS 409m from the site.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ.
Climate Change	The site does not overlap with a flood zone or a surface water flood zone.	N/A
Historic Environment and Landscape	The site is located within the Cotswold AONB. The site is not in close proximity to a Registered Historic Park or Garden or listed building. There is a Scheduled Monument – Chessels Roman Site – located 453m from the site.	The site should be appropriately screened to limit effects on the setting of the AONB.
Land, Soil and Water Resources	The site is located on a greenfield site. The site is located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is over 19km from a Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by Gypsy and Traveller provision.
Population and Communities	The site does not intersect with a deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, whilst the site is over 7km from the nearest train station (at Kingham), the nearest bus stop is 50m from the site.	N/A
Health and Wellbeing	The site does not intersect with a PROW. The site is within 3km of the nearest amenity footpath, area of open space, and GP practice or health centre.	N/A
Economy and Enterprise	The site is in close proximity to a Key Employment Site, and within 3km of the nearest town centre at Stow-on-the-Wold.	N/A
Summary of appraisal	<b>Constraints affecting this site are its proximity to an area of Deciduous Woodland BAP Priority Habitat, and its location on a greenfield site within the Cotswold AONB. The site is located within close proximity of a Key Employment Site, and the nearest town centre and amenities including a GP practice are within 3km (at Stow-on-the-Wold). Although the site is 7km from a train station, the nearest bus stop is within 50m, providing good public transport access to employment and town centre amenities in Stow-on-the-Wold and Bourton-on-the-Water.</b>	

**Great Rissington**  
Land To The Rear Of Greens Close  
CDC\_6



**KEY**

 Traveller Site

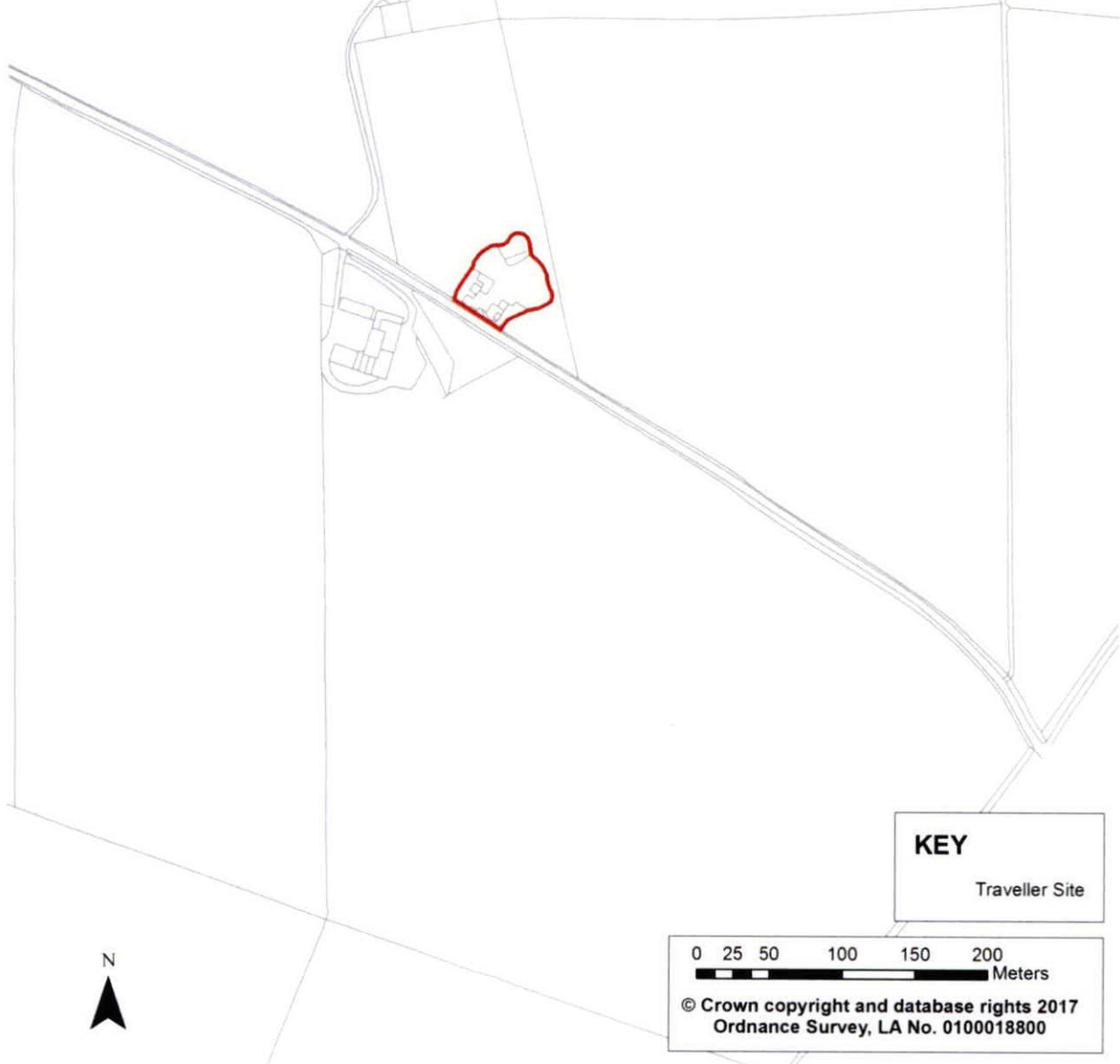
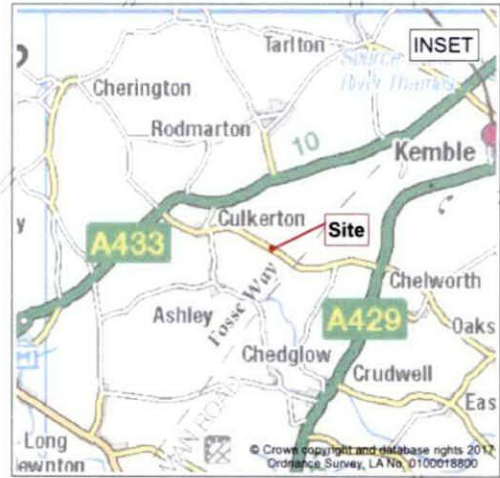
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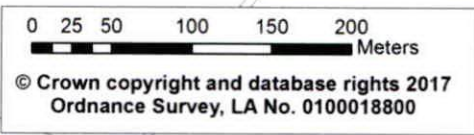
CDC6		
Land to the rear of Greens Close, Great Rissington, Cheltenham		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect air quality management areas.	N/A
Biodiversity	The site is within close proximity of an area of Deciduous Woodland BAP Priority Habitat. The site is not in close proximity to a SAC, SSSI, LNR, or KWS.	N/A
Climate Change	The site does not overlap with a flood zone or a surface water flood zone.	N/A
Historic Environment and Landscape	The site is located within the Cotswold AONB, and borders the Great Rissington Conservation Area (which covers much of the village of Great Rissington). The nearest listed building, Lower Farm House, is 53m from the site. Great Rissington Manor, a Registered Historic Park or Garden, is 390m from the site, and a Scheduled Monument, 'Settlement Site', is 1km from the site.	The site should be appropriately screened to limit effects on the setting of the AONB, conservation area, listed buildings and Registered Park/Garden.
Land, Soil and Water Resources	The site is a greenfield site located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is approximately 16.5km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by Gypsy and Traveller provision.
Population and Communities	The site does not intersect with a deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, the site is 7.8km from the nearest train station at Kingham, but only 91m from the nearest bus stop.	N/A
Health and Wellbeing	The site does not intersect with a Public Right of Way. The nearest area designated as public of open space is located 3.4km from the site, and the nearest amenity footpath and GP practice or health centre are 4.4km from the site.	N/A
Economy and Enterprise	The site is located in close proximity (482m) to the nearest Key Employment Site, and 4.1km from the nearest town centre, at Bourton-on-the-Water.	N/A
Summary of appraisal	<b>This site is not affected by any significant constraints in terms of biodiversity, environment quality, or climate change. It is located in close proximity to a bus stop, providing public transport access, and to a Key Employment Site. The nearest town centre, at Bourton-on-the-Water, and amenities including a health centre, are within 5km. Constraints affecting the site are linked to the historic environment and landscape: the site is within the Cotswold AONB, and is close to heritage assets including the conservation area and listed buildings present in the village of Great Rissington.</b>	



**Ashley**  
Oaksey Road, Culkerton)  
GT\_1



**KEY**  
Traveller Site



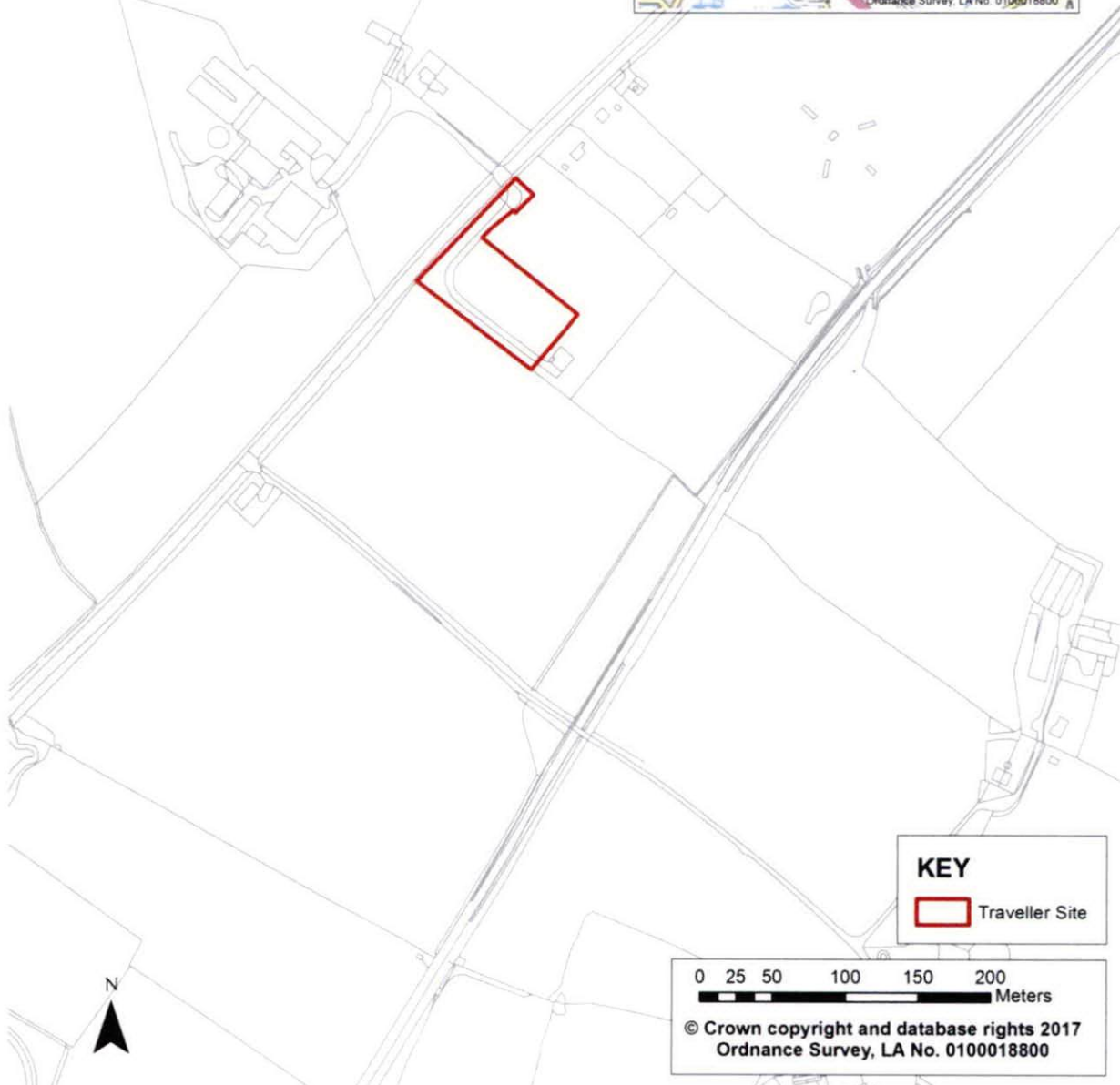
GT_1 Ashley, Oaksey Close, Culkerton		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The whole of the site is located within a surface water NVZ and a groundwater NVZ. The site is not within or near to an air quality management area, and is not located in an area with air quality issues. The site overlaps with a sensitive groundwater location.	Development at the site should be considered in conjunction with Environment Agency advice.
Biodiversity	The site is not in close proximity to an SAC, SPA, NNR, LNR or SSSI, and is not within a SSSI Impact Risk Zone (IRZ) for residential, rural residential or rural non-residential development. There is a patch of Deciduous Woodland BAP Priority Habitat located directly adjacent to the site.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site does not overlap with areas of land located within Flood Zone 2 or Flood Zone 3, and is at very low risk of surface water flooding.	N/A
Historic Environment and Landscape	The site is located within the Cotswolds AONB. The site does not contain and is not within the setting of any scheduled monuments, listed buildings, registered battlefields and any registered historic parks and gardens. The Culkerton Conservation Area is located approximately 1km to the north west of the site.	The site should be appropriately screened to limit effects on the setting of the AONB.
Land, Soil and Water Resources	The site contains an existing Gypsy and Traveller site which is located on a brownfield site. A detailed land classification assessment has not been undertaken, but based on the 1:250,000 regional classification map produced by Natural England, the site is within an area Grade 3 agricultural land. It is uncertain whether this land comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The 'Pyke Quarry' Household Waste Recycling Centre is located approximately 15km to the north west of the site.	N/A
Population and Communities	In terms of accessibility, the site is 5km from the nearest train station, at Kemble, and approximately 1.25km from the nearest bus stop which is located in Culkerton. Cotswold Airport is located approximately 2km to the north east of the site. In regards to the 2015 Index of Multiple Deprivation (IMD) data, the site is within one of the top 50% least deprived Lower Super Output Areas (LSOAs) in England.	N/A
Health and Wellbeing	The site is within 1km of a PROW. The 'Monarch's Way' footpath is accessible via the neighbouring settlement of Culkerton, which is located approximately 750m to the north west of the site. The nearest heath centre and open space is located in the nearby settlement of Tetbury, located approximately 4km to the south west of the site.	N/A
Economy and Enterprise	The site is located approximately 4-55km to the north east of the nearest Key Centre, at Tetbury. Kemble Enterprise Park is within 2km of the site.	N/A
Summary of appraisal	<b>Key constraints to the site include the surrounding area of Deciduous Woodland BAP Priority Habitat, its distance from the nearest key centre and local transport services, and its location within the boundary of the Cotswolds AONB. The site is not within close proximity to designated heritage assets and is not within a flood risk area. Development would result in an intensification of the existing Gypsy and Traveller site which is currently on-site and as such is unlikely to result in the loss of the Best and Most Versatile Agricultural Land.</b>	



GT_6 Coln St Dennis: Hollow Fosse, Fosse Close		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	This site is located within a surface ewater and groundwater NVZ. The site is not within or near to an air quality management area, and is not located in an area with air quality issues. The site overlaps with a sensitive groundwater location.	Development at the site should be considered in conjunction with Environment Agency advice.
Biodiversity	The site is not within proximity to an SAC, NNR or LNR. The Barnsley Common SSSI is located approximately 500m to the south east of the site, with the Foss Cross Quarry SSSI located approximately 1km to the north. The site is not within a SSSI IRZ for residential, rural residential or rural non-residential development. The site overlaps with an area of deciduous woodland, which is a BAP Priority Habitat.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site does not overlap with areas of land located within Flood Zone 2 or Flood Zone 3, and is at very low risk of surface water flooding.	N/A
Historic Environment and Landscape	The site is located within the Cotswolds AONB. The site does not intersect and is not within close proximity to a registered battlefield or registered historic park and garden. The nearest scheduled monument is located approximately 750m to the east of the site. The Grade II listed 'Milestone' is located within the site boundary. The nearest conservation area is located in the neighbouring settlement of Calmsden, approximately 2km to the west of the site.	The site should be appropriately screened to limit effects on the setting of the AONB. The fabric and setting of the listed milestone should be protected and enhanced.
Land, Soil and Water Resources	The site predominantly consists of an area of deciduous woodland BAP Priority Habitat. There is an informal Gypsy and Traveller site located along the single-lane track which borders the southern site boundary. The site is underlain by Grade 3 agricultural land, although it is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The 'Fosse Cross' Household Waste Recycling Centre is located approximately 2km to the north west of the site.	Mitigation measures not possible if areas of Best and Most Versatile Agricultural Land are sterilised by Gypsy and Traveller provision.
Population and Communities	In terms of accessibility, the nearest train station to the site is located over 10km to the south west, at Kemble. The nearest bus stop is located approximately 1km to the north east, at Foss Cross. In regards to the 2015 IMD data, the site is within one of the top 50% least deprived LSOAs in England.	N/A
Health and Wellbeing	The 'Monarch's Way' footpath is accessible via the neighbouring settlement of Chedworth, which is located approximately 3km to the north of the site. The site is approximately 300m to the north east of a PRow. The nearest health centre is located in Cirencester, approximately 5km to the south west of the site. The nearest open space is Barnsley Park, approximately 1km to the south east of the site.	N/A
Economy and Enterprise	The site is not within close proximity to a Key Centre. However, the site is located approximately 5km to the north of Cirencester.	N/A

GT_6 Coln St Dennis: Hollow Fosse, Fosse Close		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Summary of appraisal	<p>A key constraint affecting this site is its overlap with the area of Deciduous Woodland BAP Priority Habitat. The site also overlaps with a sensitive groundwater location and is entirely located within the Cotswolds AONB. Access to employment, services and healthcare are important considerations for Gypsy and Traveller Sites, and the site is not within close proximity to a Key Centre, and is approximately 5km from Cirencester.</p> <p>The site is not however within a flood risk area, and is within relatively close proximity to a PRow and a local open space. The southern boundary of the site is currently occupied by an informal Gypsy and Traveller site.</p>	

**Maugersbury**  
Land Parcel South Of Meadow View,  
Stow Road, Bourton-on-the-Water  
GT\_9



GT_9 Maugersbury: Land parcel south of Meadow View, Stow Road, Bourton-on-the-Water		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a NVZ. The site is not within or near to an air quality management area, and is not located in an area with air quality issues. The site does not overlap with a sensitive groundwater location.	N/A
Biodiversity	The site is within 250m of an area of Lowland Meadows (east of site) and an area of Good Quality Semi Improved Grassland (west of site), both of which are BAP Priority Habitats. The site does not contain or intersect with an SAC, NNR or LNR. The Salmonsbury Meadows SSSI is located approximately 1.5km to the south of the site, and the entirety of the site is within SSSI IRZs for rural residential and rural non-residential development.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site is located approximately 100m to the north of land which is within Flood Risk Zones 2 and 3. The southern corner of the site is at low risk of surface water flooding.	Development at the site should be considered in conjunction with Environment Agency advice.
Historic Environment and Landscape	The site is located within the Cotswolds AONB. The site does not contain and is not within the setting of a registered battlefield, registered historic park and garden or a listed building. The 'Chessels Roman Site' Scheduled Monument is located approximately 500m to the south west of the site. The Lower Slaughter Conservation Area is located approximately 1.5km to the south west of the site.	The site should be appropriately screened to limit effects on the setting of the AONB.
Land, Soil and Water Resources	The site is mixture of brownfield and greenfield land, and is located on Grade 3 agricultural land. It is uncertain whether this comprises of the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The River Dikler is located approximately 250m to the west of the site. The 'Fosse Cross' Household Waste Recycling Centre is located approximately 20km to the south west of the site.	Mitigation measures not possible if areas of Best and Most Versatile Agricultural Land are sterilised by Gypsy and Traveller provision.
Population and Communities	In terms of accessibility, the nearest train station is approximately 9km to the north of the site, at Moreton-in-Marsh. There is a bus stop directly adjacent to the site. In regards to the 2015 IMD data, the site is within one of the top 30% least deprived LSOAs in England.	N/A
Health and Wellbeing	There are multiple footpaths within 1km of the site, including the Gloucestershire Way, Macmillan Way, Monarch's Way and the Heart of England Way. The site is approximately 250m to the west of a PRoW. The nearest health centre is located approximately 2km to the south west of the site, in Bourton-on-the-Water.	N/A
Economy and Enterprise	The site is located within 3km of two Key Centres. Bourton-on-the-Water is located to the south west of the site and includes Bourton Industrial Park. Stow-on-the-Wold is located to the north east of the site.	N/A
Summary of appraisal	<b>The key constraints to the site include its location with rural residential and rural non-residential SSSI IRZs and its setting within the boundary of the Cotswolds AONB. Other potential constraints to the site include its relative proximity to land within a flood risk area and its distance from the nearest train station. Access to employment, services and healthcare are important considerations for Gypsy and Traveller Sites, and the site is within close proximity to the Key Centres of Bourton-on-the-Water and Stow-on-the-Wold.</b>	

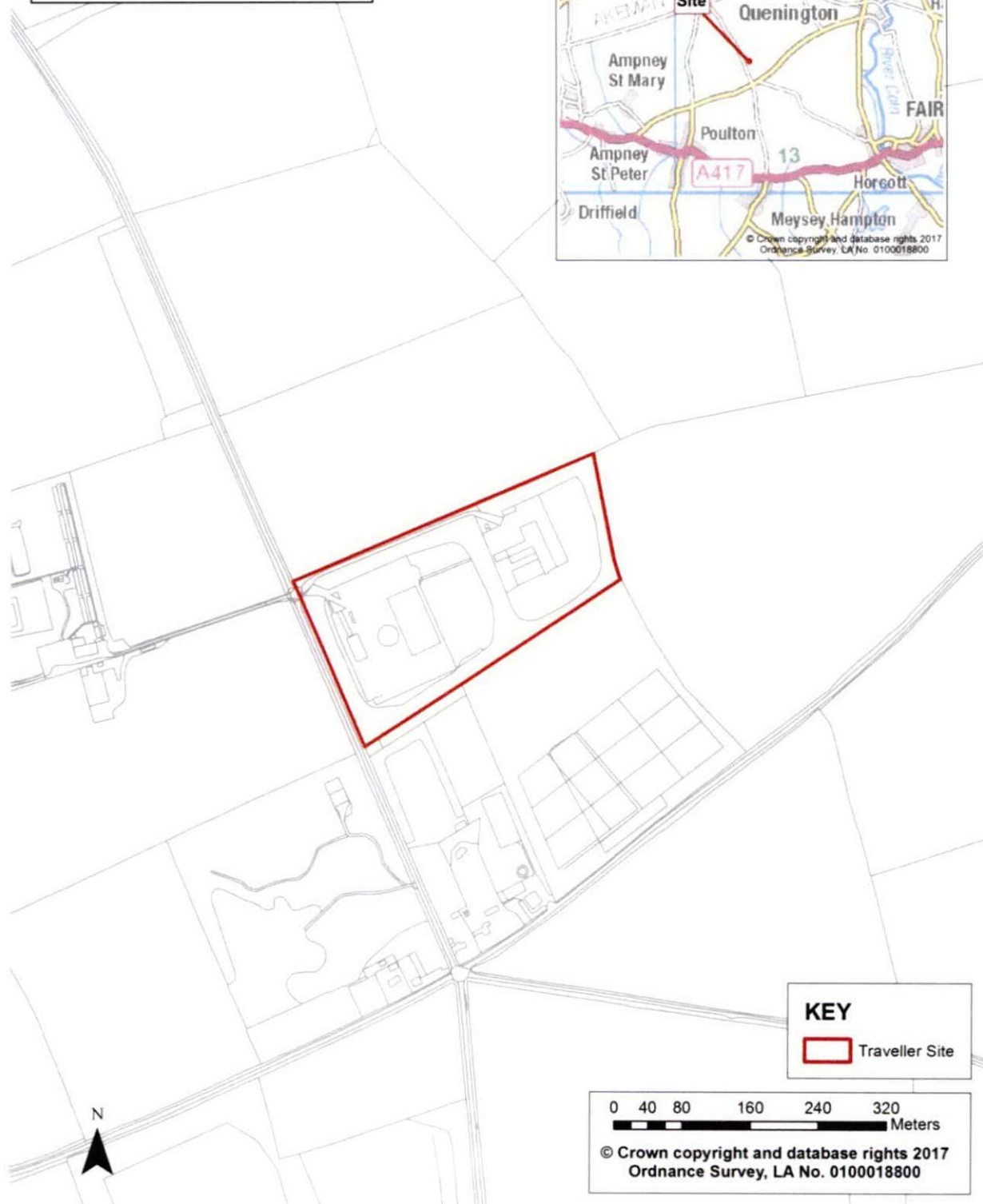




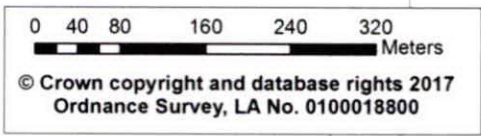
GT_10 South Cerney: Quarry Farm, Crickdale Road		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site is located within a surface water NVZ. The site is not within or near to an air quality management area, and is not located in an area with air quality issues. The site overlaps with a sensitive groundwater location.	Development at the site should be considered in conjunction with Environment Agency advice.
Biodiversity	The site is not in close proximity to an SAC, NNR, LNR or BAP Priority Habitat. The Wildmoorway Meadows SSSI is located approximately 1km to the south of the site, and the Cotswold Water Park SSSI is located approximately 1.5km to the south. The site is within SSSI IRZs for residential, rural residential and non-rural residential development.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site does not overlap with areas of land located within Flood Zone 2 or Flood Zone 3, and is at very low risk of surface water flooding.	N/A
Historic Environment and Landscape	The site is not within or adjacent to the Cotswolds AONB. In relation to the historic environment, the site does not contain and is not within the setting of a registered battlefield or a registered historic park and garden. The nearest scheduled monument: 'South Cerney Castle', is located approximately 2.5km to the south west of the site. The nearest listed building is located approximately 1km to the south east, at Fosse Farm. The Driffield Conservation Area is located approximately 1.25km to the north east of the site.	N/A
Land, Soil and Water Resources	The site is greenfield land located adjacent to Quarry Farm. The site is underlain by Grade 3 agricultural land, although it is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). There is a patch of Grade 1 Agricultural Land located approximately 1km to the south west of the site. The 'Fosse Cross' Household Waste Recycling Centre is located approximately 10km to the north of the site.	Mitigation measures not possible if areas of Best and Most Versatile Agricultural Land are sterilised by Gypsy and Traveller provision.
Population and Communities	In terms of accessibility, the nearest train station is approximately 10km to the west of the site, at Kemble. The nearest bus stop is located approximately 2km to the south of the site along Cirencester Road. In regards to the 2015 IMD data, the site is within one of the top 20% least deprived LSOAs in England.	N/A
Health and Wellbeing	The Thames and Severn Way footpath is accessible via the Cotswolds Water Park, which is located approximately 1.5km to the south of the site. The site is located approximately 100m to the south west of a PRoW. The nearest health centre is located in the settlement of South Cerney, approximately 2km to the south west of the site. The nearest open space is the Cotswold Water Park, approximately 1.5km to the south of the site.	N/A
Economy and Enterprise	The site is not within close proximity to a Key Centre; however the site is located approximately 2km to the north east of the nearest Local Centre, at South Cerney. Cirencester is located approximately 3km to the north west of the site.	N/A

<p>Summary of appraisal</p>	<p>The site is not located within or adjacent to the boundaries of any nationally designated landscapes or heritage assets. Additionally, the site is not in a flood risk area.</p> <p>Whilst the site is within 3km from Cirencester (the District Centre), it is poorly connected to the public transport network. The nearest bus stop is 2km from the site and the nearest train station is 10km from the site. Further constraints to the site include its location within a sensitive groundwater area and its proximity to the Wildmoorway Meadows SSSI.</p>
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**Meysey Hampton**  
Welsh Way, Sunhill  
R\_516



**KEY**  
Traveller Site



R_516 Meyse Hampton: Welsh Way, Sunhill		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	This site is located within a surface water and groundwater NVZ. The site is not within or near to an air quality management area, and is not located in an area with air quality issues. The site overlaps with a sensitive groundwater location.	Development at the site should be considered in conjunction with Environment Agency advice.
Biodiversity	The site overlaps with an area of Deciduous Woodland BAP Priority Habitat. The site is not within close proximity to an SAC, SSSI or IRZ, NNR or LNR.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site does not overlap with areas of land located within Flood Zone 2 or Flood Zone 3, and is at very low risk of surface water flooding.	N/A
Historic Environment and Landscape	The site is not within or adjacent to the Cotswolds AONB. The site does not contain and is not within the setting of a scheduled monument, listed building, registered battlefield or registered historic park and garden. The nearest conservation area is located approximately 2km to the south west of the site, at Poulton.	N/A
Land, Soil and Water Resources	The site is located on Grade 3 agricultural land, and is mixture of brownfield and greenfield land. It is uncertain whether the latter comprises of the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The 'Fosse Cross' Household Waste Recycling Centre is located approximately 15km to the north west of the site.	Mitigation measures not possible if areas of Best and Most Versatile Agricultural Land are sterilised by Gypsy and Traveller provision.
Population and Communities	In terms of accessibility, the nearest train station is approximately 15km to the south west of the site, at Kemble. The nearest bus stop is located approximately 1.5km to the west of the site, along Bell Lane. In regards to the 2015 IMD data, the site is within one of the top 20% least deprived LSOAs in England.	N/A
Health and Wellbeing	The nearest PRowS are located approximately 1km to the north and east of the site. The nearest health centre is located approximately 2.5km to the south east of the site, in the neighbouring settlement of Fairford. The site is within 5km of Obelisk Park and Coln Country Park, with both of these open spaces located to the south east.	N/A
Economy and Enterprise	The site is not within close proximity to a Key Centre. The site is approximately 8km to the east of Cirencester and 8km to the north east of the Local Centre of South Cerney, although is closer to Fairford, 2.5km away.	N/A
Summary of appraisal	Principally, the key constraints to the site include an overlap with an area of Deciduous Woodland BAP Priority Habitat and its rural location away from services and facilities, with Cirencester (the District Centre) and South Cerney (the nearest Local Centre) both located approximately 8km from the site. However, the site is closer to Fairford and is not within a flood risk area or within the setting of a nationally designated landscape or heritage asset.	

**Saintbury**  
Pond House and Gardens, Lowerfields  
R\_523



R_523 Saintbury: Pond House and Gardens, Lowerfields		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site overlaps with a surface water NVZ. The site is not within or near to an air quality management area, and is not located in an area with air quality issues. The site does not overlap with a sensitive groundwater location.	Development at the site should be considered in conjunction with advice from the Environment Agency.
Biodiversity	The site is not within close proximity to a SAC, SSSI, NNR or LNR, and is not within a SSSI IRZ for residential, rural residential or non-rural residential development. There is a patch of Deciduous Woodland BAP Priority Habitat located along the eastern site boundary.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site does not overlap with areas of land located within Flood Zone 2 or Flood Zone 3. The site is within 50m of land at medium to high risk of surface water flooding.	Development at the site should be considered in conjunction with the Environment Agency
Historic Environment and Landscape	The site is not within or adjacent to the Cotswolds AONB. The site does not contain and is not within the setting of a registered battlefield or registered historic park and garden. The nearest scheduled monument, 'Moated Site', is located approximately 2km to the south east of the site, and the nearest listed building is located approximately 2km to the south east of the site in the settlement of Weston-sub-Edge. Located approximately 1.5km to the south east, 'Weston Subedge' is the nearest conservation area to the site.	N/A
Land, Soil and Water Resources	The site is located on Grade 3 agricultural land, and is mixture of brownfield and greenfield land. It is uncertain whether this comprises of the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The 'Shipston' Household Waste Recycling Centre is located approximately 15km to the east of the site.	Mitigation measures not possible if areas of Best and Most Versatile Agricultural Land are sterilised by Gypsy and Traveller provision.
Population and Communities	In terms of accessibility, the site is located approximately 4km to the south of the nearest train station, at Honeybourne. The nearest bus stop is located approximately 1.5km to the south east of the site. In regards to the 2015 IMD data, the site is within one of the top 40% least deprived LSOAs in England.	N/A
Health and Wellbeing	A PRoW directly intersects within the site. There is a health centre in the settlement of Chipping Campden, located approximately 3.5km to the south east of the site.	N/A
Economy and Enterprise	The site is located approximately 3.5km to the north west of the nearest Key Centre, at Chipping Campden. The Honeybourne Airfield Trading Estate is located approximately 1km to the north of the site.	N/A
<b>Summary of appraisal</b>	<p><b>The key constraints to the site include the area of Deciduous Woodland BAP Priority Habitat located along the eastern site boundary, the relative proximity to an area of land at medium-high risk of surface water flooding, and its distance from the public transport network.</b></p> <p><b>However, the nearest Key Centre (Chipping Campden) is approximately 3.5km to the south east of the site and contains a range of services and facilities. The site is not within or adjacent to the setting of a nationally designated landscape or heritage asset.</b></p>	

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