



JOINT CORE STRATEGY BROAD LOCATIONS REPORT – OCTOBER 2011

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1.0 JCS BROAD LOCATION REPORT

Introduction

- 1.1 The purpose of this report is to assess strategic Broad Locations in order to determine those which are capable of providing deliverable development to meet the needs of the Joint Core Strategy (JCS) area up until 2031. This report will form a key piece of the JCS evidence base. This report sits alongside the Strategic Housing Land Availability Assessment (SHLAA) and will help inform the strategic approach to identifying sites outside the urban areas of Gloucester, Cheltenham and Tewkesbury. This report does not assess opportunities within the wider rural areas which are not well related to Gloucester, Cheltenham or Tewkesbury.
- 1.2 With the anticipated abolition of the Regional Spatial Strategy (RSS) there exists no strategic direction for the JCS; therefore it has been necessary to consider all realistic development opportunities both within urban areas (via the SHLAA) and on the edge of the urban areas at Gloucester, Cheltenham and Tewkesbury (via this report). 21 Broad Locations have been identified in total around the urban areas, these are identified at appendix 1.
- 1.3 This report has been broken down into the three JCS urban areas - the wider Gloucester, wider Cheltenham and the wider Tewkesbury areas, and, as illustrated by appendix 1 the defined wider urban areas do not follow district boundaries. For each Broad Location this report provides some context setting with respect to:
 - significant features and specific issues to be addressed,
 - factors which could affect its suitability for development,
 - an understanding of the implications of different development directions as well as an assessment of the potential of all Broad Location opportunities
 - a conclusion on whether it is a suitable candidate for development, and in such cases an estimate of the housing supply or area of employment land
- 1.4 Conclusions drawn from the wider JCS evidence base demonstrates that further development is needed to meet the needs of the JCS area and this must be delivered in a comprehensive, coherent way identifying strategic locations which benefit both the individual location and the wider JCS area. As noted above in some instances Broad Locations cross district boundaries, therefore the implications pertinent to each relevant authority needs to be taken into account. Development at cross boundary Broad Locations, not within the sole control of the JCS authorities, cannot be relied upon unless agreement can be secured with Wychavon, Malvern Hills and Stroud District Councils.

- 1.5 The JCS 'Developing the Preferred Option' paper will consider different options to deliver a range of development scenarios and along with the developing strategy this will form the basis of public consultation in late 2011.

Methodology

- 1.6 Large peripheral areas around the urban areas at Gloucester, Cheltenham and Tewkesbury were identified for assessment as part of the Broad Locations Study. The extent of the Broad Locations largely reflects an amalgamation of existing peripheral sites which have been promoted through the various SHLAA processes. It is not the intention that these Broad Locations are considered to be sites, rather they reflect potential directions of development for each urban area. It should be noted that land within the Cotswolds Area of Outstanding Natural Beauty (AONB) is not considered an appropriate location for large scale development and as such it has been excluded from this study. This study does however consider Broad Locations falling within the designation of the Green Belt. Such areas could not be excluded due to the constrained boundaries of Gloucester and Cheltenham exerted by the Green Belt, but also because these locations, due to their proximity and relationship to existing urban areas, are sustainably preferable.

Estimates of capacity

- 1.7 Where a Broad Location is considered, in part or its entirety, capable of being a suitable area for future development, an estimate of the housing supply or area of employment land has been included. For the majority of Broad Locations, a 'density multiplier' will be used – see below. In addition, capacity estimates can be determined through existing planning information (e.g. allocation or planning brief, or information provided by the landowner/agent, for example in preparation for the submission of a planning application).

Density Multiplier

- 1.8 In order to establish a maximum development potential for each Broad Location, the entire developable area has been calculated, without regard to other factors and sensitivities. The net developable area will be the gross site area, which is not built and available for redevelopment excluding any land which is subject to unacceptable levels of flood risk (Flood Zone 3A and 3B). To determine an indicative capacity figure for sites, a density multiplier is used, which makes an allowance for land required for infrastructure, open space and community facilities and then applies density assumptions to the remainder of the site. The area for housing is calculated at 63% and a density of 30 dwellings per hectare has been assumed.
- 1.9 Where there is potential, consideration has been given to the position of defensible boundaries to create sustainable communities. Where capacity testing has been undertaken, or there is evidence from the SHLAA, this has been provided to give an indicative capacity figure.

Engagement with development industry

- 1.10 The development industry has been engaged in this process, and a series of meetings were held in summer 2011 with those representing land within the Broad Locations. Historic and emerging evidence regarding each Broad Location was compiled and used to facilitate discussion. The meetings enabled the compilation of up to date information held by developers representing the broad location areas, regarding key issues, studies undertaken, mitigation measures, contact with infrastructure providers, capacity testing etc.
- 1.11 For each of the Broad Locations, information has been collated from the SHLAAs, the JCS and wider evidence base, previous planning history (where relevant), and infrastructure studies. All this information has been evaluated and overall assessments provided on the potential of each identified Broad Location. A sustainability appraisal has been undertaken on all the Broad Locations included in this report.

2.0 Gloucester Broad Locations

Analysis of development directions

- 2.1 Capacity assessment work has identified an approximate urban capacity for Gloucester City of 6,500 dwellings. Potential development land has been identified all around the City. Nine Broad Locations have been identified on the periphery of Gloucester. A map indicating the location of these Broad Locations is attached at appendix one of this report. Identified below is an assessment of the different development directions.

North - G1 Land at Innsworth

- 2.2 Broad Location G1 to the north of Gloucester includes agricultural land adjacent to Longford and Innsworth. The Broad Location is directly adjacent to Gloucester City, but falls wholly with Tewkesbury Borough. This Broad Location is approximately 3.5km north of the City Centre and is well related to the existing built up area of Innsworth.
- 2.3 The functional flood plain passes through the centre of the site from north east to south west; dividing the Broad Location into three distinct parts. The southern part of the broad location is largely affected by flood zone 3b and 3a. There is a wide strip of land running south west through the Broad Location which falls within flood zone 3b. Development in this location should ensure that separation of development in the northern part of this Broad Location from the urban area does not occur, should this location be developed in full.
- 2.4 This Broad Location has medium to low landscape sensitivity across the entire area. The Broad Location has undergone agricultural intensification resulting in quite large fields with some heavily degraded hedgerow boundaries (replaced with post and wire) and a loss of brook corridor vegetation. Although a contrived landscape, swathes of semi-mature trees, stands of mature deciduous and coniferous trees, and a roughly vegetated Hatherley Brook corridor create a visually unobtrusive landscape that helps to screen views of the military buildings. Generally landscape intimacy, hedgerow condition, and historic importance increases north of the Hatherley Brook; however the SSSI at Drymeadow Farm is important to biodiversity. Historic landscape at Down Hatherley is of particular interest and should be taken into account when considering the area for future residential development.
- 2.5 This Broad Location contains large field patterns with poor hedgerow structure. The value of biodiversity is increased by the Hatherley and Horsbere Brooks and the Site of Special Scientific Interest (SSSI) at Innsworth. The SSSI is in at best an unfavourable condition and will continue to decline long term due to the isolation of the site from like habitat. The land is predominantly arable with some improved grassland and the odd isolated

veteran tree. Development could result in significant biodiversity benefits. There is a unique opportunity to bring brooks and immediate fields into sympathetic management. The SSSI is currently surrounded by arable land and there is a real potential to enable its re-connection to the wider habitat. The whole area is part of the Seven Vale Wet Grassland Strategic Nature Area. There is a significant opportunity to integrate this area into strategic green infrastructure and the potential Severn Vale Regional Park.

- 2.6 The land lies wholly within the existing Green Belt. The Green Belt Review (Amec 2011) considers land in this location to make a limited contribution towards the purposes of including land within the Green Belt.
- 2.7 Development here provides the opportunity to improve travel choices other than the car including improvements to local bus services, particularly to the existing City Centre. Development at this location is also unlikely to give rise to undue congestion or harm to traffic safety on the local or strategic highway network provided that a number of capacity improvements are provided to the network, according to the Inspector's report into Innsworth.
- 2.8 Land to the north of Gloucester is considered to be an appropriate and sustainable direction in which the City can develop. It is considered that there is scope to deliver around 3,000 dwellings on this land together with 10 – 15 hectares of employment land in a mixed use extension.
- 2.8 Careful masterplanning would be required to ensure the northern part of the site is well connected via safe flood resilient access. It also has the potential to maximise contributions to providing new infrastructure to relieve the A40. The area has the opportunity to provide a local centre and local community facilities near existing residential areas and new employment opportunities are possible adjacent to the existing Innsworth Technology Park within close proximity to existing and new residential areas.
- 2.9 The impact of development at this Broad Location on the existing settlements of Twigworth and Down Hatherley needs to be considered. Strategic development would bring the existing built area of Gloucester towards existing settlements which are considered separate and distinct at present.
- 2.10 Major water supply reinforcements would be needed to facilitate this development.

North – G9 Land at Churchdown

- 2.11 There is a small Broad Location, G9, to the north of Gloucester, south of Innsworth. It is contained by residential development on three sides and bordered to the south east by the A40. This land has not been captured within the Broad Location to the south east as the A40 provides a defensible boundary at this location.

- 2.12 All of the land within this Broad Location falls within flood zone 1 where there is low probability of flooding.
- 2.13 This Broad Location is of low landscape sensitivity. It is highly fragmented by infrastructure, housing, and changes in land-use - resulting in a lack of visual and physical cohesion. The area has experienced a loss of tranquillity and is used frequently for doorstep amenity value for short informal circular walks.
- 2.14 Within this Broad Location there are no identified sites, key wildlife or otherwise. The area is dominated by large field patterns with poor hedgerow structure. This arable land is intensively managed. Features within the area include the over mature hedge on the B4063 (Northern side) and the tree lined ditch that flows through the area, both of which could be enhanced through development.
- 2.15 The land lies wholly within the existing Green Belt. The Green Belt Review (Amec 2011) considers land in this location to make a significant contribution towards the purposes of including land within the Green Belt. The land in the northern extent is currently used for sports pitches and is protected open space.
- 2.16 This land has the potential to be easily integrated with the built area of Innsworth and Churchdown and enjoys a proximity to the city centre similarly to G1. Development here provides the opportunity to improve travel choices other than the car including improvements to local bus services, particularly to the existing City Centre. There would be an opportunity to re-route bus services through this area and ensure access is from points other than the A40. This Broad Location has the potential to provide either residential, employment or mixed development. There is capacity to provide residential development of approximately 750 dwellings, which would enable an element of land to be retained for open space.

North – G2 Land north of Churchdown/Staverton Airport

- 2.17 Broad Location G2 covers a significant part of the area between Cheltenham and Gloucester and is located wholly within Tewkesbury Borough. It is located centrally between Gloucester and Cheltenham and offers easy access to existing infrastructure networks, including the M5 Motorway, A40 and existing public transport networks. This land stretches beyond the A40 to the railway line in the south and is bordered by the M5 motorway in the east.
- 2.18 There are two strips of land within this Broad Location which fall within Flood zone 3b, which pass around the airport and converge at Brickhampton golf course. The land within flood zone 3b to the north of Churchdown village is a distance beyond the established built form and maintains this distance around the golf course.

- 2.19 While the land is predominantly flat and forms a visually important wedge between two urban areas it also contains the built up area of Staverton, Gloucestershire Airport and airport related structures including hard runways and peripheral airport related hangers; Brickhampton golf club and the A40 dual carriageway between Gloucester and Cheltenham.
- 2.20 The landscape sensitivity varies across the area. To the North West of the Broad Location the landscape is identified as medium-low sensitivity whilst towards the centre the landscape is considered to be less sensitive. To the west of Gloucestershire airport the sensitivity increases to medium. This zone to the west of the airport is small and fragmented by the elevated A40, and lacks cohesion with surrounding land-uses. Tranquillity is reduced by the busy A40 and airport to the immediate North. Towards the south of the Broad Location the landscape sensitivity is high-medium. This area of the site is considered to have a strong rural character with some good quality component features. The area to the south provides high informal recreation value, cycle links to Cheltenham, and is occupied by a playing field and playground in the west.
- 2.21 This is a large Broad Location with varying habitat. Much of it is gang mown grassland of either the airport or the golf course, though the latter does have some more interesting, if intensively managed features such as ponds and plantation woodland. The large arable agricultural fields to the north have poor hedgerows but include a smattering of mature hedgerow trees. There is slightly more interest along the brook lines.
- 2.22 South of the A40 is more interesting with some semi-improved grassland, a less managed riparian strip and old orchard trees. The small fields immediately north of the A40 but west of the airport are also of interest. There are good green infrastructure connections along Normans Brook to the West and to the potential regional park. Connectivity to broader habitat types are hampered by airport infrastructure, the A40 and the railway line
- 2.23 The land lies wholly within the existing Green Belt. The Green Belt Review (Amec 2011) considers land in this location to make a significant contribution towards the purposes of including land within the Green Belt.
- 2.24 Whilst development at this location could reduce the need for new infrastructure and potentially minimise travel distances to both Gloucester and Cheltenham, Broad Location G2 is a key area which currently maintains the separation between Cheltenham and Gloucester and prevents the two urban areas from merging in terms of green belt purposes. There is an area within this Broad Location, at Parton Farm, between Churchdown and the airport, bounded by the functional floodplain, which may have potential for development, subject to any CAA safety zone and aircraft noise concerns, for around 500 dwellings.

- 2.25 Any consideration for further residential, employment or airport related development in this area will need to be balanced against the role this location plays in fulfilling Green Belt policy and the function of the Airport.

North East – G3 Land North East of Gloucester

- 2.26 Broad Location G3 includes land to the south of Churchdown and is wholly within Tewkesbury Borough. The area extends from the A40 to the M5 motorway in the east. It skirts the existing built area of north east Gloucester and Churchdown.
- 2.27 Much of this area is covered by a landscape designation related to the protection of Churchdown Hill. The vast majority of land falls within flood zone 1; however there is a small strip of land within the functional floodplain within close proximity of the Barnwood roundabout in the south west area of the area.
- 2.28 The landscape sensitivity differs across this Broad Location. To the west, it is medium-low sensitivity with some landscape features retained such as Pirton Brake tree belt, however the landscape character is degraded by intensive agricultural and horiscultural use. This aspect of the Broad Location is considered to have an important physical and visual continuity to the sensitive landscape of Chosen Hill. Along the periphery of Chosen Hill the landscape sensitivity increases to high-medium based upon the visual and physical continuity of the Chosen Hill landscape and the high amenity value. Chosen Hill itself has a highly sensitive rating. The elevated compartment is highly visible, well treed landscape offering ecological/habitat interest, time-depth, cultural importance and high amenity value. To the east of Chosen Hill the landscape value decreases to high-medium sensitivity.
- 2.29 This Broad Location contains a smaller field pattern with reasonable hedgerow structures. The land is predominantly arable and improved grassland. There is old pasture and orchard land around the farmstead and the occasional isolated Perry tree. To the eastern edge of the area, there is an interesting semi-natural woodland, albeit not a Key Wildlife Site. It is surrounded by intensively farmed arable land and as such is somewhat isolated. There is some semi-improved grassland to the western fringes with remnant ridge and furrow. Within the Broad Location, there are some interesting water bodies, though these are largely in private gardens. If the existing barrier of the railway can be overcome, there are good connections to the green infrastructure of the Horsbere flood attenuation scheme and Churchdown Hill.
- 2.30 This land falls entirely within the Green Belt. The Green Belt Review (Amec 2011) considers land in this location to make a significant contribution towards the purposes of including land within the Green Belt.
- 2.31 Development at this location would be close to the existing City Centre, existing strategic highway networks and provide opportunities to improve one

of the most congested junctions on this part of the local highway network. It is considered that there is opportunity to develop land between the A40 and railway line using the existing defensible boundaries provided by the transport network.

- 2.32 This Broad Location is unlikely to be suitable to accommodate large scale residential development although there is potential to accommodate some development within part of this broad location between the A40 and the railway line focussed at Elmbridge Court, together with around 40 hectares of employment land.
- 2.33 There would be a need to provide a defensible boundary to the north should development be preferred at this location.
- 2.34 A Major Scheme Funding Bid for Park and Ride, at Elmbridge Court within this Broad Location, has been submitted to the Department for Transport, with a decision expected at the end of 2011.

East – G5 Gloucester Business Park

- 2.35 G5 is located directly adjacent to Gloucester City, but outside its administrative area, part of the broad location falls within Tewkesbury Borough and the remainder within Stroud District. This Broad Location incorporates Gloucester Business Park and land extending south into Stroud District within the parish of Upton St Leonards. To the west it is bounded by the M5 motorway and the Cotswolds AONB boundary to the east. This is one of the few Broad Locations which has more than scattered development within it.
- 2.36 The land in the southern part of Broad Location G5 provides an important green wedge between Upton St Leonards and the Coopers Edge development.
- 2.37 Notwithstanding a small area of land within flood zone 3a to the west of this Broad Location, the majority of the land falls within flood zone 1.
- 2.38 The North East of this area is low landscape sensitivity following recent housing and industrial developments in this location. Land to the west which abuts the M5 is medium sensitivity with some landscape features having been retained which create a strong rural culture. Land to the south at Upton St Leonard's has high landscape sensitivity with well established landscape features, often of historic interest (although maintenance of vegetation can vary), although there is reduced tranquillity due to the proximity of the M5.
- 2.39 This land is not covered by Green Belt designation. The Green Belt Review (Amec 2011) does not identify this land within those areas to consider including within the Green Belt.

- 2.40 There are existing planning permissions which cover a large proportion of the Broad Location for both the Cooper's Edge development and Gloucester Business Park. Gloucester Business Park performs very strongly as part of Tewkesbury Borough's employment land portfolio and is currently afforded a high level of protection against uses other than traditional employment uses.
- 2.41 Any consideration for mixed use development at this location needs to be balanced against a potential loss in employment land. There is limited scope to extend the planned development to the south towards Upton St Leonards outside the AONB designation should additional development be required. This area, however, falls outside of the JCS area and is within Stroud District Council's administrative area.

East – G4 Land at Brockworth

- 2.42 G4 is directly adjacent the boundary of Gloucester City, but falls within the administrative area of Tewkesbury Borough. This Broad Location lies at Brockworth on land immediately south of the A417. It covers the area between the M5 motorway and Shurdington road and between the A417 and the built area of Brockworth.
- 2.43 A narrow strip of land along the southern edge of this Broad Location falls within flood zone 3b; otherwise the land is within flood zone 1.
- 2.44 The heritage asset at Brockworth Court would need sensitive consideration through any development at this location.
- 2.45 This Broad Location is identified as medium sensitivity to the east and medium-low sensitivity to the west. To the east the landscape has an undulating landform which creates visual containment at a local scale and visual associations which can be made with the surrounding AONB and Chosen Hill landform. However, agricultural intensification and fragmentation by the A417 has degraded the rural landscape character. To the west the landscape becomes more fragmented by infrastructure (including embankments), and housing development has encroached from the south. The area can in part, be seen from the landscape north of the A417, and at present the built form of Brockworth is hidden from view, therefore the visual impact of proposed development on the area to the north of the A417 would need to be considered.
- 2.46 This Broad Location contains predominantly arable land, comprising large field patterns with poor hedgerow structure. It is very intensively farmed with the exception of the small remnant orchard off Brockworth Lane and the very good orchard off the A46. There exists a useful habitat along the Horsbere Brook. If the two orchard sites are maintained and a linear riparian strip along the brook is also maintained, then significant biodiversity improvements could result if development took place. There are opportunities for green

infrastructure improvements around the strategic road network and to connect to the Horsbere flood attenuation scheme. There are opportunities for betterment with regard to the Horsbere Brook for further flood protection of properties down stream.

- 2.47 The land lies entirely within the existing Green Belt. The Green Belt Review (Amec 2011) considers land in this location to make a limited contribution towards the purposes of including land within the Green Belt. Any development at this location would need to ensure that the potential impacts of noise are minimised.
- 2.48 This Broad Location offers good access to the existing strategic road network. The A417, Shurdington Road and M5 Motorway provide clear and defensible boundaries for the future. There is an opportunity to provide local community facilities near to existing residential areas and existing employment areas. It is considered that all of this Broad Location is suitable for development. The land west of Valiant Way is isolated from other residential development by the dual carriageway, and as such may be better suited to employment development. There is potential for this land to provide mixed use development and be well integrated with the existing settlement, providing around 1,500 dwellings and 5 hectares of employment land.
- 2.49 There could be scope to provide a park and ride facility either within this Broad Location or within C6, south of Cheltenham.

South – G6 Land at Brookthorpe with Whaddon

- 2.50 Broad location G6, which falls largely within the administrative area of Stroud District, is bounded to the east by the M5 motorway and to the west by the railway line. Planning permission has been granted for a motorway service area within this Broad Location.
- 2.51 The functional floodplain runs through the site, crossing from the south east towards the northwest, effectively bisecting the area. The functional floodplain is at its widest in the centre of this area.
- 2.52 The area is largely undeveloped land, much of which lies at the foot of Robinswood Hill. The land within Stroud District is designated as a Special Landscape Area, and there are no defensible boundaries within the area, other than at the edges to the railway and the M5 motorway.
- 2.53 This area has varied landscape sensitivity. The north east of the site is identified as medium sensitivity with visual associations with Robinswood Hill and the AONB. However this element of the Broad Location has a loss of tranquillity and is overlooked by housing development at Matson. Directly north west is Robinswood Hill which is identified as high sensitivity for its historic, cultural, geological and biodiversity importance and its high amenity

value. Brookthorpe to the south of Robinswood Hill is high-medium sensitivity due to it being highly visible from the elevated Robinswood Hill and AONB landscapes with landscape features retained. Land south of Tuffley towards the far west of the broad location is medium-low sensitivity due to degraded landscape character and developments which have taken place in the locality. The landscape value increases to medium sensitivity directly south west of South Tuffley at Nass Farm. This area of the Broad Location has retained its rural character with some landscape features retained. Any new built development in this area would be visible from the more sensitive landscape in the south.

- 2.54 The land is almost entirely arable and improved grassland with a very large field pattern and very poor hedgerow structure. There are small areas of abandoned orchard on the periphery of Whaddon and Brookthorpe. Daniels Brook flows through the Broad Location, but the land is currently farmed intensively up to the bank with no margins or tree line. There are potential green infrastructure links over the railway and the potential for flood betterment for those properties downstream.
- 2.55 This land is not covered by Green Belt designation. The Green Belt Review (Amec 2011) identifies this land within those areas to consider including within the Green Belt but this report concludes that there is no clear case for inclusion within the Green Belt.
- 2.56 Land to the south of Gloucester is poorly connected to Gloucester City Centre, both in terms of transport and integration; however LTP3 proposals include expansion of the park and ride at Waterwells and a possible additional rail station at Huntsgrove. In terms of highway infrastructure there are significant issues in physically accessing this area of land and associated cost implications. In recent years there has been significant development in this area and this has not yet had sufficient time to consolidate.
- 2.57 Development at this location would result in the loss of high quality landscape and has the potential to engulf the existing settlement of Whaddon. This Broad Location is not well connected to the City. The railway line, M5 motorway and Robinswood Hill form significant barriers to development at this location and would restrict the free movement between this area from neighbouring Quedgeley. Any development at this location would need to ensure that the potential impacts of noise are minimised.
- 2.58 There are preferable locations for development ahead of this area. This Broad Location could accommodate significant levels of residential and employment development. Should development at this location be required, around 1,500 dwellings could be provided.

South – G7 South of Gloucester, Hardwicke

- 2.59 G7 lies entirely within Stroud District and is bounded to the west by the canal route and to the east by the M5 motorway. The Broad Location abuts the existing development at Quedgeley to the north, the Hunts Grove development boundary and Church Lane in the south. There is scattered development within this broad location and Quedgeley Trading Estate (West) which has recently been improved.
- 2.60 There is a small area towards Junction 12 of the M5 Motorway which falls within the functional floodplain, and a strip of land extending south of Hardwicke in a south westerly direction which is also within flood zone 3b. Elsewhere within this Broad Location, land falls within flood zone 1.
- 2.61 This Broad Location is identified as medium-low sensitivity. The Broad Location is visually contained by the treed canal corridor, housing and industrial units – although rural visual associations can be made with Hockley Hill beyond the canal in the west. Some landscape features have endured such as a vegetated stream corridor, vegetated ditches, hedgerows, pond and mature boundary trees. Views and tranquillity have degraded owing to the close proximity of large industrial units, new housing developments and the busy A38.
- 2.62 The Broad Location contains a smaller, more intimate field pattern especially to the west of the A38. The land is arable, improved and semi-improved grassland with a scattering of traditional orchards. The hedgerow structure is good and there are a number of significant veteran oaks associated with Hardwicke Court. There is some abandoned pasture, a small woodland copse and numerous small field ponds. The canal to the immediate west is a Key Wildlife Site. There is a good patchwork of habitat for bats especially with the associated canal and there are likely to be great crested newts in the small ponds. The land adjacent to the canal is good, semi-improved wet grassland.
- 2.63 This land is not covered by Green Belt designation. The Green Belt Review (Amec 2011) does not identify this land within those areas to consider including within the Green Belt.
- 2.64 Land to the south of Gloucester is poorly connected to Gloucester City Centre, both in terms of transport and integration; however LTP3 proposals include expansion of the park and ride at Waterwells and a possible additional rail station at Huntsgrove. In recent years there has been significant development in this area and this has not yet had sufficient time to consolidate.
- 2.65 Development within this Broad Location would adjoin existing residential and employment development at Quedgeley/Hardwicke. In capacity terms this area could deliver an additional 1,000 dwellings. This Broad Location lies at

around 5 kms miles from the City Centre and transport connections are a significant issue. This area, however, falls largely outside of the JCS area and is within Stroud District Council's administrative area.

- 2.66 This Broad Location is within fairly close proximity to the strategic waste facility site at Javelin Park.

West – G8 Land at Highnam

- 2.67 G8 is located to the west of Gloucester, beyond the functional floodplain at Highnam. This Broad Location falls entirely within Tewkesbury Borough. Highnam is a settlement within the wider rural area, but is located within close proximity to Gloucester.
- 2.68 This land is bordered on three sides by land falling within flood zone 3b, but lies within flood zone 1.
- 2.69 The landscape sensitivity of this Broad Location is predominantly medium. This applies to the north and North West of the Broad Location which is believed to have degraded landscape features owing to agricultural intensification and loss of tranquillity towards the A417. Highnam Court which is south of Highnam has a high sensitivity landscape due to its historical and community importance and its visual prominent features. East of Highnam Court the landscape sensitivity reduces to medium-low due to agricultural intensification which has degraded the landscape character and fragmentation by infrastructure.
- 2.70 This large Broad Location provides pockets of biodiversity interest, primarily at Lassington Wood and Highnam Court. The rest of the area is fairly intensively managed, large arable fields with poor hedgerow structure and a few plantation woodlands. The Leadon valley is particularly species poor, however given its flood plain environment, it has the potential to be a significant habitat. The area has good connectivity to useful habitat, especially along the Leadon and down to Minsterworth Ham. If it were not for Highnam Court and Lassington Wood, then this area could be developed without too great an impact upon biodiversity. Lassington Wood is already extensively used and is somewhat degraded as a result. The Leadon Valley and the proposals for re-instatement of the Herefordshire and Gloucestershire Canal provide potential for good green infrastructure at this location.
- 2.71 This land is not covered by Green Belt designation. The Green Belt Review (Amec 2011) does not identify this land within those areas to consider including within the Green Belt. It does assess the land to the immediate west of Gloucester, which it concludes has no clear case for inclusion within the Green Belt.

- 2.72 There is potential for the city to change its focus and re-orientate itself towards the river and build on the regeneration efforts of the docks. However there are significant constraints to be overcome including flooding, loss of best and most versatile agricultural land and highways linkages between the City and this location.
- 2.73 Developing at this Broad Location would have a significant impact on the existing settlement of Highnam and would substantially alter its existing role and character. Development could have significant benefits for Gloucester building on the existing link between Gloucester City and Forest of Dean. There are preferable locations for development ahead of this area. In capacity terms this area could deliver a significant number of dwellings and employment land. However, should development at this location be considered then around 1,000 dwellings and 5 hectares of employment land could be provided.
- 2.74 The option to direct development to this Broad Location would need to be balanced against other directions for future development elsewhere in the JCS area. There are preferable locations for development ahead of this area.

3.0 Cheltenham Broad Locations

Analysis of development directions

- 3.1 Capacity assessment work has identified an approximate urban capacity for Cheltenham Borough of 3,700 dwellings. Potential development land has been identified around the north, south and west of Cheltenham. The Cotswolds Area of Outstanding Natural Beauty (AONB) to the east has not been considered as having potential for broad locations for development.
- 3.2 Six Broad Locations have been identified on the periphery of Cheltenham. A map indicating the location of these Broad Locations is attached at appendix one of this report. A Broad Location at Bishop's Cleeve has been included as part of this work. It is not considered that Bishop's Cleeve forms part of the urban area of Cheltenham, but it is recognised that its proximity to Cheltenham means that it needs to be explored.

North- C1 Land to the north of Bishop's Cleeve

- 3.3 Bishop's Cleeve is a settlement within the wider rural area, but is located within fairly close proximity to Cheltenham. Broad Location C1 includes land to the north of Bishop's Cleeve, wholly within the administrative area of Tewkesbury Borough. It largely covers the area between the developed area of Bishop's Cleeve in the south to Gotherington in the north. It extends from the Cotswolds AONB in the east across to the west following established field boundaries. To the east the land is adjacent to the Cotswolds AONB designation and part of the area in the east of this Broad Location is within the Special Landscape Area.
- 3.4 This Broad Location lies almost entirely within flood zone 1 apart from a narrow strip of land within flood zone 3b which stretches from the north of Bishop's Cleeve to the west.
- 3.5 C1 is relatively flat agricultural land which is largely rural in character set against the backdrop of both Cleeve and Nottingham Hills. This Broad Location has low landscape sensitivity to the west due to the large regular degraded field pattern dominated by arable cultivation, lack of hedge/trees, scruffy farmsteads on the periphery and a lack of public access and locally low tranquillity. Within the middle of the area to the south west of Gotherington the landscape increases in value to medium-low sensitivity. This area contributes to the rural village character of Gotherington and rural continuity of the AONB landscape and has moderate amenity value with footpath links between Bishop's Cleeve and Gotherington. To the east of the Broad Location the landscape sensitivity increases to medium. This area of land is elevated and is visible from Bishop's Cleeve and visually related to the AONB. Field sizes are moderately large with good to moderate hedge structures and interspersed trees.

- 3.6 The agricultural landscape has been intensively managed and is dominated by arable cultivation. There is a large field pattern with very poor hedgerow structure and limited mature trees and a small amount of pasture and plantation woodland. The noteworthy feature is the brook which runs through the centre of the area east to west, though even this has poor vegetation and is farmed up to the top of the brook line. It is generally a very poor area in biodiversity terms, though there is good connectivity to other habitat and the potential of the brook to be a green infrastructure asset.
- 3.7 This area is not covered by Green Belt designation. The Green Belt Review (Amec 2011) identified this land within those areas to consider including within the Green Belt, but it concluded that there was no clear case for inclusion within the Green Belt.
- 3.8 To the south west of this Broad Location, there is the allocated strategic residual waste facility at Wingmoor Farm.
- 3.9 Bishop's Cleeve has accommodated considerable levels of residential development in the last 20-30 years and this has had a significant effect on its character and role and it is considered that further expansion at this location would not allow the existing development to consolidate. Employment development has not matched the rate of residential development. The option to direct development to this Broad Location will need to be balanced against other directions for future development elsewhere in the JCS area and the urban focused strategy. There are preferable locations for development ahead of this area.
- 3.10 In capacity terms this area could deliver a significant number of dwellings and employment land, however, should development at this location be considered then around 500 dwellings and 5-10 hectares of employment land could be provided.

North – C2 Land to the north of Cheltenham

- 3.11 Broad Location C2 includes land to the north of Cheltenham extending northwards to Bishop's Cleeve. It lies wholly within the Green Belt. In the east it is bordered by the Cotswolds AONB designation and the western boundary follows the mainline railway. This Broad Location does not include the racetrack at Cheltenham racecourse, but does include the associated land and built development.
- 3.12 Much of this Broad Location falls within flood zone 1, though a narrow channel associated with the brook falls within flood zone 3b.
- 3.13 In the east, the Special Landscape Area designation protects the lower lying level land at the foot of the Cotswold escarpment. To the west of the racecourse the land slopes upwards to the north with a distinctive ridgeline

preventing views across to Bishop's Cleeve. Within the Broad Location the landscape sensitivity varies. To the north and north-west of the area the landscape is medium sensitivity. The landscape character is degraded by intensive agricultural use with some landscape features being retained. The north-western part of the site is visually related to Bishop's Cleeve in the east due to the flat topography. This area has high amenity value due to formal recreation facilities although there are limited public footpath opportunities. Within the far south-western corner of the broad location the landscape sensitivity is divided into medium sensitivity (Hyde Farm) and low sensitivity (Hunting Butts). Land to the north and south of Southam are high-medium sensitivity. Many landscape features have been retained and the area has good local amenity resource. Both areas are visually detached from Cheltenham and the rural character has predominantly been maintained and provides an important continuation of the AONB landscape.

- 3.14 The land between the railway and the Cotswolds AONB has a small field pattern with mixed arable and pasture. There is some semi-improved and rough abandoned pasture and some horsiculture. The hedgerow structure and many hedge trees are good. There are a large number of parkland trees and many veteran oaks. There is a useful habitat along the brook line that runs along the south of the area and good connectivity to like habitat especially to the east and potential for green infrastructure.
- 3.15 The land between the railway and the A435 to the immediate south of Bishop's Cleeve is dominated by amenity playing fields and horsiculture and has generally poor biodiversity potential. There exist some good hedgerow and hedge trees and better habitat along the brook. There are no statutory or informal designations in this area. Fairly good connectivity to like habitats east and west is present and the potential for useful green infrastructure along both the brook line and the railway.
- 3.16 Land to the west of the racecourse is predominantly arable with a large field structure and poor hedgerow structure. There is a small mixed woodland at the centre of this part of the Broad Location and some old paddocks and limited remnant orchard along the urban fringe. Connectivity in this location is generally poor apart from at the north.
- 3.17 Land between the mainline railway and A435 is predominantly arable with some pasture. The fields are separated by hedges of poor structure. There exist better habitats around gardens around small settlements and along the brook lines. The area around the sewage works is probably the most useful with semi improved grassland and other habitats. Connectivity to like habitats is good, though slightly constrained by the A435 and employment development to the east and the railway to the west. There is good green infrastructure along the brook corridors both east and west.
- 3.18 Land to the west of Bishop's Cleeve is low lying flat landscape with the exception of the landfill that dominates the north west area in this part of the

Broad Location. The area to the south is arable with fairly large field sizes and relatively poor hedgerows. Land to the immediate south and east of the landfill is of better value with small Key Wildlife Site of semi-improved grassland and remnant orchard. Other features of interest include what appears to be an old duck decoy in the centre of an arable area. A tree lined brook defines the southern boundary and odd atypical habitats associated with the landfill site. There is also the useful linear feature of the railway embankment. This part of the Broad Location displays relatively good connectivity to like habitats with the exception of the land to the west of Bishop's Cleeve.

- 3.19 This land lies entirely within the Green Belt. The Green Belt Review (Amec 2011) considers land in this location to make a significant contribution towards the purposes of including land within the Green Belt.
- 3.20 Within this Broad Location there is the strategic residual waste facility at Wingmoor Farm and a development exclusion zone relating to the sewage works at Brockhampton. Land immediately south of Bishop's Cleeve adjacent to the A435 is relatively flat and open and to the east is used for sports pitches, whilst land to the west is employment land at Cleeve Business Park. These areas play important role in green belt terms to prevent Cheltenham and Bishops Cleeve from merging.
- 3.21 There is some potential for developing land at this location for approximately 300 dwellings, west of the A435, close to the urban edge of Cheltenham and below the sensitive ridgeline; however the topography of this area would be challenging in terms of integrating development into the landscape. Land to the north east in this Broad Location would be unsuitable for residential development because of the sensitivities regarding odour and proximity to the waste facility. Development to the east of the Gloucestershire/Warwickshire railway line towards Southam and the B4632 could have a negative impact on the setting of the Cotswolds AONB.
- 3.22 Any consideration for further development at the racecourse will need to be balanced against the role the racecourse plays in fulfilling Green Belt policy and the numerous functions of the racecourse together with its contribution to the wider economy of Cheltenham and Gloucestershire.

North West – C3 Land at North West Cheltenham

- 3.23 This location includes land extending in a north westerly direction from the built edge of Cheltenham at Uckington and Swindon Village.
- 3.24 The two water courses which converge towards Elmstone Hardwicke have associated land within the functional floodplain. Land at the south of this Broad Location at Tewkesbury Road lies within flood zone 2.

- 3.25 The Broad Location is of predominantly medium-low landscape sensitivity. This area has a lack of tranquillity, degraded field boundaries and a simplistic and regular field pattern. Some landscape features have been retained. To the south-east of the Broad Location the value of the landscape sensitivity improves to medium. In this area the rural character has been partly conserved and boundaries tend to be of good condition and heavily treed. There is limited visual association with large settlements and the area has good amenity value. The proximity to landfill and transport routes reduce tranquillity across the area and has a significant impact on noise levels in their immediate vicinity.
- 3.25 This Broad Location consists of a predominantly flat open landscape with large arable fields and a large landfill site to the north east. Areas of interest include the land to the north of Elmstone Hardwick where the field pattern and smaller hedgerows are in better condition with associated orchards, small woodland and occasional veteran tree. There are no known designations within this Broad Location. The River Chelt runs through the area and the land is predominantly arable up to the brook line with little exception, though it does provide a useful corridor with a significant tree line. There is some semi improved grassland and also better hedge structure to the south of the landfill site. There is good connectivity with other like habitat though this is restricted to the west owing to the M5 motorway. There is potential to provide green infrastructure links with the River Chelt beyond the motorway to the Severn.
- 3.26 The land lies wholly within the existing Green Belt. The Green Belt Review (Amec 2011) considers land in this location to have a varied contribution in terms of the purposes of including land with the Green Belt. Land immediately adjacent to the west of Swindon Village is considered to make a limited contribution to the Green Belt. Beyond this in a westerly direction, land makes a contribution. Land within this broad location which makes a significant contribution to Green Belt purposes is that land to the north of Swindon Village, extending adjacent to the main line railway.
- 3.27 There is a need to consider the strategic residual waste facility to the north east of this broad location. Any development at this location would also need to ensure that the potential impacts of noise are minimised.
- 3.28 Development at C3 has the greatest potential to accommodate a significant element of Cheltenham's development needs. In capacity terms this area could deliver a significant number of dwellings and employment land, though it is considered that around 4,000 – 6,000 new dwellings and 10 – 20 ha of employment land could be provided together with a park and ride facility on the western side of Cheltenham in this plan period. Given the constraints to Cheltenham, this is the most appropriate location for strategic development to the town. There are preferable locations for development ahead of this area.
- 3.29 Infrastructure contributions could be maximised at this location and the potential to facilitate an upgrade to Junction 10 of the M5 should be explored

in connection with any development here. Major water supply reinforcements would be needed to facilitate this development.

West – C4 Land at Boddington

- 3.30 Land to the west of Cheltenham, beyond the M5 motorway, is relatively flat land drained by the River Chelt. It is not adjacent to the built area and is separated from Cheltenham.
- 3.31 Large areas of land within the northern extent of this Broad Location fall within flood zone 3b.
- 3.32 This Broad Location lies wholly within the Green Belt. The Green Belt review (Amec, 2011) considers all the land within the Green Belt to the west of Cheltenham as making a significant contribution to Green Belt purposes.
- 3.33 Broad Location C4 is rural in character and does not relate well to any of the urban centre within the JCS area and is not a suitable location for development in this plan period, it does not have the potential to integrate successfully to Cheltenham without significant development to the east. The quality of the rural landscape around Boddington should also be considered and its separation from the urban landscape of Cheltenham.
- 3.34 There is limited landscape assessment for this Broad Location. The small area which has been assessed is towards the north of the broad location at Boddington Coppice. The landscape sensitivity value is medium-low with some landscape features retained. This area is associated with the rural hinterland, not Cheltenham and the visual and rural continuity is interrupted by the M5 motorway in the east resulting in loss of tranquillity.
- 3.35 There are preferable locations for development ahead of this area. In capacity terms this area could deliver a significant number of dwellings and employment land, however, should development at this location be considered then around 1,000 dwellings and 5-10 ha of employment land could be provided as a strategic alternative.

West – C5 West of Cheltenham

- 3.36 Land to the west of Cheltenham is relatively flat land drained by the River Chelt. Broad Location C5 lies adjacent to the urban edge of Cheltenham and has an urban fringe character.
- 3.37 Land in the northern extent of this Broad Location falls within flood zones 3b and also 2.
- 3.38 This Broad Location is predominantly medium-low landscape sensitivity. Through the middle of the Broad Location at Uckington and Hayden Green

the landscape value increases to medium sensitivity. The landscape character has been degraded by intensive agriculture. The higher value medium landscapes have strong visual associations with the west and a highly visible landform which is important in screening views of Cheltenham. Tranquillity is reduced due to the proximity to the M5 and the B4364.

- 3.39 This Broad Location consists of an area of mixed farming and gentling undulating landscape. There are no known sites of ecological interest however there are pockets of more interesting habitat. The area around Hayden Sewage works and nearby manor house is generally in better shape with some semi-improved grassland, good hedge row structure and mature parkland trees with some potential veteran oaks. To the south of this area, around Pheasant Lane and the B4063 there exists a much smaller field pattern, with old orchards and a small holding, where the land use provides a more diverse back ground habitat. It is a similar position for the land adjacent to the Old Gloucester Road and at Tewkesbury Road close to the urban area of Cheltenham where there are old orchards, small holdings and an old moat. The rest of the area is largely arable with large field systems and poor hedgerow structure. There are some more interesting areas of plantation woodland and riparian habitats though this is very restricted. Connectivity to broader habitat types is somewhat hampered to the west and to the south by significant transport infrastructure and to the east by Cheltenham town.
- 3.40 This Broad location lies wholly within the Green Belt. The Green Belt review (Amec, 2011) considers all the land within the Green Belt to the west of Cheltenham as making a significant contribution to Green Belt purposes.
- 3.41 Broad Location C5 contains a sewage treatment works at the west of Cheltenham around which there is currently a development exclusion zone. Development at this location would also need to ensure that the potential impacts of noise are minimised.
- 3.42 The area is bounded by the M5 motorway, two A roads and the existing built edge of Cheltenham. There is some ribbon development in this area and other incongruous uses. The northern extent of this broad location is constrained by flooding issues. Residential development at this location would not be a preferred land use and it is considered that limited development along the existing established built edge to Cheltenham could not be readily integrated to the town. There are preferable locations for development ahead of this area. In capacity terms this area could deliver a limited number of dwellings and employment land, however, and should development at this location be considered then around 1,000 dwellings and 5-10 hectares of employment land could be provided.

South – C6 Land at South Cheltenham

- 3.43 Land to the south of Cheltenham falls within Broad Location C6. This land forms part of the countryside which separates Cheltenham and Gloucester. It incorporates the village of Badgeworth. The area extends from the built form

area of Cheltenham in the north to the A417 in the south. The eastern boundary largely follows the Shurdington Road and the Cotswolds AONB boundary. To the west, the boundary is marked by the M5 motorway. The land at the east is adjacent to the Cotswolds AONB and there are other designations which affect this Broad Location.

- 3.44 There are small areas within this Broad Location which fall within Flood Zone 2, an example being within the land at Leckhampton within Cheltenham Borough. Elsewhere narrow strips of land associated with watercourse fall within flood zone 3b.
- 3.45 There is no landscape assessment for the southern area of this Broad Location towards Shurdington. The northern part of the area towards Leckhampton consists of various landscape sensitivities. To the north-west of the Broad Location the landscape value is medium-low sensitivity. There is an elevated landform upon which development would be highly visible; large field patterns and loss of landscape features. This area is visually associated with the town and rural hinterland. Within the centre of the site the landscape value increases to medium sensitivity. The rural character has predominantly been retained and the sloping topography prevents views of Cheltenham and strengthens associations with the AONB. Some landscape features have been retained and the level of tranquillity reduces towards Badgeworth Lane and the A46. Within the eastern corner of the Broad Location the landscape value increases yet again to high-medium sensitivity. This area has localised historic significance, high doorstep amenity value and is quite tranquil considering the proximity to the built form and the A46.
- 3.46 Land to the south of Cheltenham and north of Ham Brook is intimate rolling landscape, predominantly pastoral with improved and some semi-improved pasture. A good ridge and furrow structure is displayed and hedgerows are in good condition. There exists a good proportion of orchard many of which display old over-mature Perry trees and a good number of parkland trees and many veteran oaks along with other species. There are small pockets of woodland dotted around the Broad Location. The area around Leckhampton displays unusual land use patterns with many small holdings, orchards and allotment/market gardens with good brookline and associated tree cover. This area displays a useful mosaic of habitat types making mitigation difficult with good connections to like habitat to the east, south and west and green infrastructure potential along brook lines.
- 3.47 Land to the south of Ham Brook and west of Shurdington Road is more open and more intensively cultivated than the land to the north of Ham Brook. The land is predominantly arable, but with a good percentage of improved and semi-improved pasture especially around Badgeworth. The hedgerow structure is variable and diminishes in quality further south towards Brockworth. Habitat value generally degrades towards the bypass with the exception of a Woodland Trust site adjacent to the bypass. There are good brook lines often with good riparian habitat. There exists a smattering of

useful orchards across the area and some good park land trees and hedge trees, including some veterans especially around Badgeworth. The potential for good green infrastructure along brook lines exits and good connectivity to like habitats apart from to the south.

- 3.48 Large scale development within this Broad Location would have an impact on the separation of Cheltenham and Gloucester. The land within this Broad Location falls within the Green Belt apart from an undesignated area at Leckhampton in Cheltenham Borough and an existing Local Plan allocation at Farm Lane in Tewkesbury Borough. The Green Belt review (Amec, 2011) considers that all the Green Belt within this broad location makes a significant contribution to the purposes of including land in the Green Belt. However unallocated land at Leckhampton does not merit inclusion within the Green Belt.
- 3.49 There is potential for development towards the north of the Broad Location, including the undesignated land at Leckhampton, and adjacent area part of which falls within Tewkesbury Borough. Indicative capacity within this area could be around 1,500 dwellings and 5 hectares of employment land. There is scope to provide a park and ride facility either within this Broad Location linked to development in the north or within G4, at Brockworth to capture trips into Cheltenham. There is a hard boundary to the south and west of this Broad Location which should be maintained.
- 3.50 There is an existing Tewkesbury Borough Local Plan allocation at Farm Lane Shurdington for residential development which should be taken forward into the Joint Core Strategy. The principle of development at this location is accepted.

4.0 Tewkesbury Broad Locations

Analysis of development opportunities

- 4.1 Capacity assessment work has identified an approximate urban capacity for Tewkesbury town centre of 350 dwellings. Potential development land at and around Tewkesbury/Ashchurch has been identified having regard to the functional floodplain which heavily constrains Tewkesbury. A map indicating the location of these Broad Locations is attached at appendix one of this report.
- 4.2 None of the Tewkesbury Broad Locations fall within the Green Belt or are referred to within the Green Belt review.

North - T1 Land at Mitton

- 4.2 Broad Location T1 lies almost entirely within the neighbouring authority of Wychavon District to the north east of Tewkesbury town centre.
- 4.3 There are flooding constraints to the western part of this Broad Location, with large areas falling within flood zone 3b. Land in the south eastern extent is similarly constrained, with a large area of land falling within flood zone 3a. In terms of surface water flooding, land along both the western and eastern boundaries of the Broad Location are subject to an intermediate risk.
- 4.4 This land is relatively flat and gently slopes from the centre of the Broad Location towards the boundaries. The majority of this Broad Location is identified as being medium-low landscape sensitivity. This area of the broad location has reduced tranquillity due to the B4080 and the M5, a strong visual cohesion and provides a high level of doorstep amenity value. The northern aspect of the site particularly provides a rural visual containment to the Northway landscape. Within the south eastern corner of the Broad Location the landscape improves to medium sensitivity.
- 4.5 This Broad Location comprises a low ridge between two water courses. Generally there is a large field system with the higher land dominated by arable, whereas the lower land has greater improved/semi-improved grassland. The field structure is large with poor to average hedge structure and few trees present. There is amenity grassland around the Croft Farm water park, with some good wetland habitat around the lake to the immediate south of the water park. Given its potential, this Broad Location does not actually deliver much in terms of biodiversity. The land is farmed intensively up to the top of the bank of the Avon and there is little habitat associated with the lakes or indeed at Carrant Brook. Generally the site is of relatively low – medium/low biodiversity value and could well benefit from development if there was associated investment in riparian and lake habitat.

- 4.6 Any development would need to align with Tewkesbury Town Centre Masterplan. Development at this location would need to ensure that the potential impacts of noise are minimised.
- 4.7 Limited development would enable Tewkesbury to develop to the north, albeit on land outside the Joint Core Strategy administrative area. There are preferable locations for development ahead of this area. In capacity terms this area could deliver around 1,000 dwellings and around 5 -10 hectares of employment land.
- 4.8 Development at this Broad Location cannot be relied upon unless agreement can be secured with Wychavon District Council.

North – T6 Land at the Mythe

- 4.9 Broad Location T6 lies to the north west of Tewkesbury town centre on land largely within Tewkesbury Borough, with some land to the west within Malvern Hills District.
- 4.10 The wider Broad Location of T6 is also constrained in terms of flooding. All of the land within this Broad Location which lies within the administrative area of Malvern Hills to the west falls within the functional floodplain. Land at the east and to the south is within flood zone 3b and large areas of the Broad Location are subject to an intermediate risk of surface water flooding, with scattered high and low risk areas. Land at the Mythe and the northern part of the Broad Location are less constrained as the land rises up away from the town centre towards Shuthonger. Part of this area, to the west of the A38, is used as common land for grazing.
- 4.11 Within the north eastern part of this Broad Location the landscape sensitivity is high with extensive views directly to adjacent landforms and to distant landform in the south-east, north-east and west. The landscape is elevated and visually prominent and is interesting with a varied building form. Directly to the west the landscape sensitivity decreases to medium. This area of the Broad Location has seen the loss of Riverside Meadow landscape character and a number of footpaths are overgrown and difficult to access. The elevated Shuthonger/The Mythe is a highly sensitive landscape which continues across this elevated part of the Broad Location. The remainder of the Broad Location to the west and the south is medium-low landscape sensitivity and has some landscape features which have been retained. This area remains detached from the town.
- 4.11 The land at this Broad Location comprises of a low ridge between the Avon and Seven, plus the low lying Ham to the immediate west of the Severn. The area between the two rivers is dominated by a small field size system, improved and semi-improved grassland and arable land. The hedgerow and hedgerow trees are good and a smattering of orchard provides useful

habitats. The un-improved wet grassland and open water are Key Wildlife Sites. The rough grassland on Shuthonger Common and the common land along the Avon are also of interest. This contrasts with the land to the west of the Severn, where the low lying Ham is very intensively farmed. The only interest is provided by the osier beds adjacent to the A438 and good connectivity to like habitats. There is good green infrastructure potential for the Severn Hams and the Rivers Severn and Avon. There is generally a good mosaic of interesting habitats which would be difficult to integrate into development. This Broad Location provides the best biodiversity asset of the Broad Locations around Tewkesbury and is of medium to high biodiversity value.

- 4.12 It is not considered that there is potential for development adjacent to the existing built area of Tewkesbury town centre, and whilst those elevated areas may be less constrained by flooding issues, development would be visually prominent. To create an appropriate development, the integration and linkages to Tewkesbury Town Centre would need to be addressed. It is not considered an appropriate location for strategic development.
- 4.13 Development at part of this Broad Location could not be relied upon unless agreement could be secured with Malvern Hills District Council.

East – T2 Land at Northway

- 4.14 Broad location T2 lies to the east of Tewkesbury and covers a large area which extends to the north from the A46, to the watercourse a short distance from Tewkesbury Borough boundary. It includes the DSDC site at Ashchurch and land which wraps around to the north of the developed area of Northway.
- 4.15 This Broad Location largely falls within Flood Zone 1. In terms of surface water flooding, there are scattered areas of both intermediate and less risk across the Broad Location.
- 4.16 The landscape sensitivity for this Broad Location varies throughout the site. The southern most point of the Broad Location is medium sensitivity. This area is highly fragmented and visually self-contained offering doorstep amenity value. However, due to the location close to the trunk road tranquillity has been lost. Within the centre of the Broad Location the landscape value decreases to low sensitivity. There has been a significant loss and degradation of hedgerow boundaries, arable intensification and visually the landscape consists of large depot sheds, adjacent housing and railway with associated structures. To the north of the Broad Location the landscape improves to medium sensitivity. Some landscape features have been retained and there are strong visual associations with the rural north. There is a lack of visual cohesion from east to west due to the railway embankment and loss of tranquillity due to the close proximity to the M5.

- 4.17 This Broad Location is dominated by St Barbara Barracks and the MOD depot, which comprises significant hard standing with very little vegetation. There is limited tree cover and some gang mown grassland to the west of the site. There is generally very little potential for biodiversity at this location.
- 4.18 The agricultural land to the west of the railway and south of the lane is generally arable with some improved grassland and horticulture. There is a small amount of improved grassland with ridge and furrow in the eastern corner of the area. A visually dominant poplar plantation exists to the immediate north of the MOD depot which was probably planted as quickly growing visual screen. The hedgerow structure is poor to average and there is little tree cover. To the north of the lane, semi improved grassland dominates with good to very good ridge and furrow. Here the hedge structure is good with hedge trees and isolated orchard trees. There is a useful riparian strip adjacent to the brook which is dominated by willow. The triangle of land to the west of railway comprises a mix of semi-improved and arable land with some good hedgerows and hedge trees. Broad Location T2 has generally poor biodiversity value, though it does have the more useful habitat to the north and better connectivity to like habitats.
- 4.19 This Broad Location is relatively level and free from designations. It contains a large area of developed land which is currently used for the storage and maintenance of military vehicles. Development of this site would require remedial works which are needed given the likelihood of contamination at the military base.
- 4.20 The development of this land could provide a mixed use extension to the east of Tewkesbury on previously developed land and the Greenfield land to the north, delivering around 2,000 dwellings and 10 ha of employment land. There is an existing protected potential freight railhead within this broad location, which should be explored as part of any development. It is considered that this broad location has significant potential for mixed use development and is the most appropriate Broad Location to be considered for strategic development at Tewkesbury/Ashchurch.

South East – T4 Land at Walton Cardiff

- 4.21 Broad location T4 extends southwards of Mitton, across the dismantled railway and the Ashchurch road, along the eastern boundary of the existing Wheatpieces development. The Broad Location stretches along the south of the existing built up area at Newtown and to the east, the Broad Location is bounded by the M5 motorway.
- 4.22 This Broad Location is heavily constrained by flooding. The functional floodplain within this area results in small unconnected parcels of land not in the floodplain which would not provide appropriate development options. This is compounded by large areas of surface water flooding.

- 4.23 Predominantly to the south and north west of this Broad Location, the landscape sensitivity is medium-low. Some landscape features have been retained and the low lying land is visually contained by built form and subtle elevations in landform. There are large fields in places and degraded or overgrown hedgerows. Urban features visually impact the broad location such as street lighting, Morrison's building, road signage and infrastructure. To the east of the Broad Location is Walton Cardiff village which is medium landscape sensitivity. Some landscape features have been retained as have the rural village character. There are a high number of public footpaths that link the landscapes to the east and west of the village. Although this part of the Broad Location has views of modern housing estates and the M5, intimate enclosed views are achievable on a local scale. Directly to the north of the broad location the landscape remains as medium sensitivity. This area has high public amenity value for local residents, has small fragmented compartments and has structurally diverse vegetation which is possibly important to wildlife.
- 4.24 The area to the north west displays a generally small field pattern with semi improved/improved grassland and some arable land. The hedgerow structure is good and there are many good boundary trees. The areas around farmsteads often have good orchards and other more diverse habitats. The land adjacent to the M5 motorway and to the south of the Broad Location offers a far bigger field pattern with poor hedgerow structure and very little tree cover. There is generally poor connectivity to like habitats. There is the potential for green infrastructure links to the west through Priors Park. The area demonstrates a good green infrastructure asset of floodplain landscape and overall is of medium low value.
- 4.25 Notwithstanding the location of this land in relation to the town centre, it is considered that this Broad Location is not appropriate for development given its significant flooding constraints.

South East – T3 Land south of Ashchurch

- 4.26 Broad location T3 lies the other side of the M5 motorway to Tewkesbury town, to the south east of Junction 9. It is bounded to the north by the A46 and to the east by the main railway line. The south of the Broad Location is largely bordered by Fiddington village. This Broad Location contains scattered development and is rural in character.
- 4.27 Land immediately adjacent to the A46, opposite the Ashchurch Industrial Estate falls within Flood Zone 1. To the south of this particular area, still within the northern part of the broad location, there are flooding constraints, which are connected to the land adjacent to the Tirlle Brook. Land within this part of the Broad Location falls within Flood Zone 3b and also Flood Zone 2. In addition, this pattern is repeated by an intermediate risk of surface water flooding and some scattered points of high risk. The remainder of the Broad

Location to the south lies within Flood zone 1, with a small strip of land of less and intermediate risk of surface water flooding passing from the south east extent of the area and travelling across towards the M5 motorway.

- 4.28 The majority of this Broad Location, particularly to the north and south east and south west is of medium-low landscape sensitivity. In this area the rural landscape character has been degraded by infrastructure and agricultural intensification although some landscape features have been retained. The level of tranquillity is reduced by the proximity to major transport routes. Predominantly to the south of the Broad Location the landscape sensitivity improves to medium sensitivity. In this location the intimate rural village character is retained but with some degradation. There are views of urban development and infrastructure where vegetation allows and there is a lack of cohesion with the surrounding open agricultural landscape.
- 4.29 This area offers a large field pattern, with predominantly arable land with small areas of semi-improved grassland with ridge and furrow. The Tirl Brook runs through the north of the site but has little biodiversity interest being intensively farmed up to the brook bank. The hedges are generally poor and there is scattered tree cover with some boundary trees and small semi-mature mixed broadleaf woodland near to the motorway. There is some interest around the farmsteads with traces of remnant orchard and less intensive management. The connectivity to other habitats is hampered by the motorway to the west, by the MOD depot to the north and to a lesser degree by the railway to the east. The minor green infrastructure potential of the brook could be exploited. Overall this Broad Location is of low biodiversity value.
- 4.30 This area could make a contribution in terms of employment development given its proximity to the strategic road network of approximately 5 hectares. Should this location be required as an alternative development location at Tewkesbury, it is considered that around 1,500 dwellings could be developed. However development in the southern extent of this Broad Location would effectively be detached from Tewkesbury town centre and the existing built up area.

South – T5 Land to the South of Tewkesbury

- 4.31 Broad Location T5 is situated to the south of Tewkesbury's town centre and to the west of existing residential development. It is bounded to the east by the A38. The land is gently undulating.
- 4.32 The central and southern parts of this Broad Location fall within flood zone 1 and the functional floodplain is located at the eastern and western edges of this Broad Location.
- 4.33 The areas to the north and south west of the Broad Location are identified as being high-medium landscape sensitivity. Some mature landscape features

have been retained and landform has a visual prominence. This part of the Broad Location has a high historical/cultural, ecological and amenity value and the tranquillity has generally been maintained. The south east area of the Broad Location is medium-low sensitivity with good amenity value and intimate rural and natural landscape character. There is however, a lack of cohesion and fragmented landscape character and reduced tranquillity.

- 4.34 This Broad Location is dominated by amenity grassland of the golf course and the sewage works. The golf course has good maturing tree structure, though the actual value of site will depend on the management regime of the golf club. The rest of the area is agricultural land and mostly arable with good hedge and tree structure. There is good broad leaf native tree cover to the north west of the golf course. Small farmsteads with associated orchard and gardens provide interest within this Broad Location. There is good connectivity to similar habitats to the south and west and good green infrastructure connections to the Seven Ham and River Severn generally. This Broad Location is of medium low biodiversity value.
- 4.35 This area falls wholly within the battlefield register boundary. There is a water reclamation works in the north western part of the area and an associated odour control zone.
- 4.36 Whilst this Broad Location could be fairly well integrated with existing development, it is considered that the registered battlefield boundary makes it an unsuitable location for the expansion of Tewkesbury.

Appendix 1: Map showing location of Broad Locations



Map showing Broad Locations

