

## Extracts from the Sustainability Appraisal Documentation

### Objectives

Development planning:

1.10 The overall aspiration for the TBP is as follows:

***“Tewkesbury borough, a place where a good quality of life is open to all, where our environment and historic assets are cherished, and where a thriving economy supports healthy and happy communities.”***

*This will be achieved by ensuring that development is directed away from land at risk of flooding and high quality landscapes/heritage assets and towards locations where the mix of land uses and proximity to existing facilities minimises travel distances and maximises transport choice.*

1.11 The Draft TBP includes Objectives to address the key issues and to help deliver the proposed Vision. These objectives correlate with the agreed community ambitions in the Tewkesbury Sustainable Community Strategy (2008-2028) and reflect the comments received during the public consultation in October-November 2013). The Objectives for the Tewkesbury Borough Plan are based on those set out in the Joint Core Strategy and relate to the following issues:

1. Delivering a wide choice of quality homes (includes market housing, affordable housing, sheltered accommodation and Gypsy and Traveller community pitches/sites). This criterion incorporates flexibility in terms of the 'choice' it seeks to provide and also includes provision of the necessary infrastructure.
2. Promoting sustainable transport (includes public transport, cycling, walking and also issues around freight transport and use of the private motor vehicle). This also includes provision of infrastructure.
3. Promoting healthy connected communities (incorporates recreation, culture and religious matters [and closely linked to active modes of transport]). This also includes provision of infrastructure.
4. Supporting a prosperous and competitive economy (includes employment and businesses in both existing settlements and rural areas). This also includes provision of infrastructure.
5. Ensuring vitality of town and village centres (includes retail and community facilities).

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6. Conserving and enhancing the built and natural environment (includes historic assets, design, landscape, biodiversity – steering development away from designated areas to make most efficient use of land, which should be brown field sites where available and appropriate).
7. Meeting the challenges of climate change (which includes managing flood risk, renewable energy and waste minimisation).

## Specific Summary

9	<b>Flooding</b> To manage and reduce flood risk  <b>Relevant NPPF Paragraphs:</b> 93-108	<ul style="list-style-type: none"> <li>Ensure that Sustainable Urban Drainage Systems are incorporated into new development?</li> <li>Ensure flood risk is minimised?</li> </ul>	It is considered that the nature and significance of the effects against this SA Objective should primarily relate to flood risk.	++	quality. The site option is not located within an area of flood risk and could offer an opportunity to potentially significantly reduce flood risk.
			The Assessment of Land Availability should have	+	The site option is not located within an area of flood risk and development could offer

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<b>Relevant JCS SA Objectives:</b> 4  <b>Relevant TBP Scoping Consultation Objectives:</b> 5, 7	<ul style="list-style-type: none"> <li>Ensure that surface water run-off is slowed and absorbed?</li> <li>Maximise water collection opportunities?</li> </ul>	excluded sites located wholly within flood zones 2 to 3b. The nature and significance of effects on flooding will primarily relate to if a site option is within an area of flood risk or has the potential to reduce flood risk.		an opportunity to potentially reduce existing surface water run-off.
		It is assumed that development at any of the site options has the potential to incorporate Sustainable Drainage.	0	The site is not within a flood risk zone, and is unlikely to adversely affect flood risk in the wider catchment.
		There is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.	?	There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
			-	Site option lies partially within a flood risk area, mitigation available, potential for a residual negative effect.
			--	The site option is located wholly in an area of flood risk or area at risk of surface water flooding across the entire site. Mitigation expensive and / or

<b>11</b> <b>Landscapes</b> Protect and improve the quality of the landscapes and settings, and reduce the potential for coalescence  <b>Relevant NPPF Paragraphs:</b> 109-125  <b>Relevant JCS SA Objectives:</b> 5, 6, 16, 18  <b>Relevant TBP Scoping Consultation Objectives:</b> 5	<ul style="list-style-type: none"> <li>■ Protect and enhance the Cotswolds AONB?</li> <li>■ Protect and support the dominant landscape pattern?</li> <li>■ Protect and enhance the individual setting of settlements?</li> <li>■ Safeguard and enhance the character of the area, its local identity and distinctiveness?</li> <li>■ Encourage well-designed, high quality development that enhances the built and natural environment?</li> </ul>	<p>The nature and significance of the effects will primarily be dependent on the landscape sensitivity of the site option.</p> <p>The landscape outcome within the Assessment of Land Availability will inform the IA.</p> <p>The appraisal commentary will note if the site forms an important contribution to the character of the settlement.</p> <p>If the landscape sensitivity is not known then it is assumed that development on a greenfield site has the potential for a minor negative effect as there would be development in a previously undeveloped area.</p> <p>If the landscape sensitivity is not known then it is assumed that development on a brownfield site has the potential for a minor positive effect as it would</p>	++	Development significantly enhances the landscape or removes a significant eyesore and/or would regenerate previously developed land and buildings (PDL) that is currently having a major negative effect on the landscape/ townscape.
			+	Development would remove an eyesore, or enhance the landscape and/or would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.
			0	A neutral effect is not considered possible.
			?	Element of uncertainty exists until more detailed lower level assessments have been carried out.
			-	The site option has medium sensitivity in landscape terms, and / or is with the AONB setting. Mitigation available. Potential for a minor residual negative effect.

			Preservation Grades within a site option will be retained.		
12	<b>Cultural Heritage</b> To protect and enhance the area's distinctive historic environment including known and potential archaeological sites, designated and non-designated heritage assets and their settings, in a manner appropriate to their significance.	<ul style="list-style-type: none"> <li>Protect and where appropriate, enhance conservation areas?</li> <li>Protect and where appropriate, enhance designated assets (Conservation Areas, Listed Buildings, Registered Parks &amp; Gardens, Registered Battlefield (Bloody Meadow), and Scheduled Monuments)?</li> <li>Provide the opportunity to enhance local archaeological knowledge and finds?</li> <li>Protect significant archaeology?</li> </ul>	<p>The nature and significance of the effects against this IA Objective will primarily relate to designated heritage assets and their setting. Any important non-designated heritage assets will be noted within the appraisal commentary.</p> <p>Are there any designated heritage assets, or their setting, that could be effected within or adjacent to the site?</p> <p>Are there any opportunities to enhance culture or heritage assets, such as;</p>	<p>++</p> <p>+</p>	<p>Development is likely to have a substantial positive effect on the significance of the heritage asset / historic environment or address a significant existing sustainability issue relating to culture and heritage.</p> <p>Development has the potential for minor positive effects as it may secure appropriate new uses for unused Listed Buildings; enhance the setting of or access / signage to designated assets.</p>

<p>Relevant NPPF Paragraphs: 126-141</p> <p>Relevant JCS SA Objectives: 7, 18</p> <p>Relevant TBP Scoping Consultation Objectives: 5</p>	<ul style="list-style-type: none"> <li>Improve, and broaden access to, understanding, and enjoyment of the historic environment?</li> </ul>	<p>securing appropriate new uses for unused Listed Buildings; the removal of an eyesore on the setting of designated assets; improved access and signage or public realm? It is considered that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out through planning applications.</p>	0	Development will have no significant effect. This may be because there are no heritage assets within the influence of proposed development or that mitigation measures are considered sufficient to address potential negative effects with the potential for a residual neutral effect.
			?	Element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
			-	Development has the potential for a minor negative effect on a Conservation Area, Scheduled Monument, Listed Building, Registered Battlefield and Registered Historic Parks and Gardens and/or their setting. Even once avoidance and mitigation measures have been considered there is still the potential for a residual minor negative effect.
			--	Development has the potential for a major residual negative effect on a Conservation Area, Scheduled Monument, Listed

# SA Summary Findings

**Table 6.1: Settlement Boundaries Summary SA Findings**

SA Objectives	Housing	Economy & Employment	Healthy Communities	Access to Services, Facilities and Employment	Access to Public Transport	Traffic	Air Quality and Climate Change	Water Quality	Flooding	Biodiversity	Landscapes	Cultural Heritage	Land and Soils
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Settlement Boundary</b>	<b>Site Appraisal Findings</b>												
Tewkesbury Town	++	+	+	+	+	+	+	0	+	+	+	0	++
<b>Rural Centres</b>													
Bishop's Cleeve	++	+	+	+	+	+	+	0	0	+	+	0	+
Winchcombe	++	+	+	+	+	+	+	0	0	+	-	0	+
<b>Service Villages</b>													
Alderton	++	+	+	+	+	+	+	0	0	+	+	0	+
Coombe Hill	++	+	-	-	+	0	-	0	0	+	-	0	+
Gotherington	++	+	+	+	+	+	+	0	0	+	+	0	+
Highnam	++	+	+	+	+	+	+	0	0	+	+	0	+
Maisemore	++	+	+	-	+	0	-	0	0	+	+	0	-
Minsterworth	++	+	-	-	+	0	-	0	0	+	+	0	+
Norton	++	+	+	-	+	0	-	0	0	+	+	0	+
Shurdington	++	+	+	+	+	+	+	0	0	+	-	0	+
Stoke Orchard	++	+	-	-	+	0	-	0	-	+	+	0	+
Toddington	++	+	-	-	+	0	-	0	0	+	+	0	+
Twynning	++	+	+	+	+	0	-	0	0	+	+	0	+
Woodmancote	++	+	+	+	+	+	+	0	0	+	-	0	+

## Detail Findings by Site

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MINSTERWORTH															
Minsterworth 1	68	+	0	-	--	+	0?	0	0	0	0	0	-	0	+
Minsterworth 5	44	+	0	-	--	+	0?	0	0	0	0	0	-	0	+
NORTON															
Norton 1	26	+	0	-	-	+	0	0	0	0	0	0	-	0	+
Norton 2	14	+	0	-	-	+	0	0	0	0	0	0	-	0	+
Norton 3	41	+	0	+	-	+	0	0	0	0	0	0	-	0?	+
Norton 7	22	+	0	+	-	+	0	0	0	0	0	0	-	0	+
SHURDINGTON															
Shurdington 2	50	+	0	-	-	+	0?	0	0	0	0	0	-	0	+
Shurdington 4	30	+	0	+	-	+	0?	0	0	0	0	0	-	0	+
Shurdington 6	110	+	0	+	-	+	0?	0	0	0	0	0	-	0	+
Shurdington 7		+	0	-	-	+	0?	0	0	0	0	+	+	0	++
STOKE ORCHARD															
Stoke Orchard 1	60	+	0	-	--	-	0	0	0	0	0	0	-	0	+
TODDINGTON															
Toddington 1	25	+	0	-	-	-	0?	0	0	0	0	0	-	0	+
Toddington 2	33	+	0	-	-	-	0?	0	0	0	0	0	-	0	+
TWYNING															
Twynning 1	112	+	0	+	+	+	0?	0	0	0	0	-	-	0	+
Twynning 2	94	+	0	+	+	+	0?	0	0	0?	0	-	-	0	+
Twynning 3	22	+	0	+	+	+	0?	0	0	0	0	-	-	0	+
Twynning 4	58	+	0	-	+	+	0?	0	0	0	0	-	-	0	+
WOODMANCOTE															
Woodmancote 1a	34	+	0	-	-	+	0?	0	0	0	0	0	-	0	+
Woodmancote 1b	31	+	0	+	-	+	0?	0	0	0	0	0	-	0	+
Woodmancote 4	130	+	0	-	-	+	0?	0	0	0	0	0	-	0	+
OTHER OPTIONS															
FORTHAMPTON															
Forthampton	10	+	0	+	-	-	0	0	0	0	0	0	0?	0?	+

provide a sustainable option for meeting housing needs.	
WOODMANCOTE	
Woodmancote 1 (a&b) (A)	Progressed for further consideration and consultation in the Preferred Options. The sites are deliverable for residential development and there are no insurmountable constraints that cannot be mitigated to prevent the sites coming forward to provide a sustainable option for meeting housing needs.
Woodmancote 4	Not progressed as it is not clear that there are exceptional enough circumstances to justify its removal from the Green Belt (and as in accordance with the NPPF).

## Woodmancote

### WOODMANCOTE

SA Objectives		Housing	Economy & Employment	Healthy Communities	Access to Services, Facilities and Employment	Access to Public Transport	Traffic	Air Quality and Climate Change	Water Quality	Flooding	Biodiversity	Landscapes	Cultural Heritage	Land and Soils
		1	2	3	4	5	6	7	8	9	10	11	12	13
Site Ref / SHLAA Ref	Size / capacity	Site Appraisal Findings												
Woodmancote 1a 206	1.20 ha 34 dwell	+	0	-	-	+	0?	0	0	0	0	-	0	+
Woodmancote 1b 207	1.10ha 31 dwell	+	0	+	-	+	0?	0	0	0	0	-	0	+
Woodmancote 4 204/205/208/235	7.40 ha 230 dwell	+	0	-	-	+	0?	0	0	0	0	-	0	+
Summary:														

None of the site options are within reasonable walking distance to the majority of services and facilities available in the settlement<sup>239</sup> and as such are unlikely to reduce reliance on the private vehicle with the potential for a minor negative effect against SA Objective 4.

There is no railway station in the settlement. All site options are within good walking distance (400m) of bus stops which provide regular services to settlement such as Cheltenham and Hatherley<sup>240</sup>. This has the potential to reduce the need to travel by private vehicle, and therefore there is the potential for a minor positive effect against SA Objective 5 for all site options.

Development at any of the site options has the potential to increase traffic. Evidence<sup>241</sup> suggests that there are no capacity issues in or immediately around Woodmancote. Evidence<sup>242</sup> also suggests that there is an element of uncertainty for all site options around the capacity of each site to provide satisfactory access to the existing road network. It is considered that suitable mitigation is provided through JCS, TBP and LTP3 policies, and available at the project level to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 6 for all site options with an element of uncertainty until more detailed site level details and assessments are available.

JCS evidence does not suggest that Woodmancote will be affected by an increase in emissions as a result of JCS development<sup>243</sup>. Development at any of the site options has the potential to increase emissions. However, mitigation is available through the higher level GCT JCS Policy SD14 which will address air pollution and Policy INF1 which will promote sustainable transport use, mitigating against potential negative effects on air quality for all site options, with likely residual neutral effects.

None of the site options are located within any Surface Water Safeguard Zones, Ground Water Safeguard Zones or Water Protection Zones<sup>244</sup>; potential for a neutral effect against SA Objective 8 for all site options.

None of the site options are located within or adjacent to an area of flood risk<sup>245</sup>, and is unlikely to affect flood risk in the wider catchment; potential for a neutral effect against SA Objective 9 for all site options.

None of the site options are located within or adjacent to any internationally, nationally, regionally or locally designated sites for nature conservation values<sup>246</sup>. All of the site options however contain greenfield land with hedgerows and trees, development at any of the site options have the potential for the severance of green infrastructure. It is considered that suitable mitigation is provided through JCS and TBP policies and available at the project level to ensure that there will be no significant negative effects on biodiversity. It is also considered that any of the site options have the potential to incorporate and enhance green infrastructure as part of development. Any proposal for development at the site options should seek to retain existing hedgerows and trees where possible. Potential for a residual neutral effect against SA Objective 10 for all site options.

All of the site options are located within a Special Landscape Area in close proximity to the AONB, development at the sites is likely to affect the setting of the AONB. Site option 4 is located on Green Belt land<sup>247</sup> adjacent to the urban area and encroaching upon open countryside, and the Green Belt Review concluded that the release of the site from the Green Belt would have a low moderate effect on the purpose of the Green Belt<sup>248</sup>. It is also in close proximity to the AONB. Evidence<sup>249</sup> suggests that site option 4 has low landscape and medium visual sensitivity impacts, and site options 1a and 1b are considered to have high landscape sensitivity impact and medium visual sensitivity impact. It is considered that all sites have the potential for a negative effect against SA Objective 11, especially given the elevated topography of the AONB to the east, however the effect will be minor due to the small size of site options 1a and 1b, and the evidence suggesting site option 4 will have a low effect on the Green Belt. None of the site options contain or are adjacent to any designated heritage assets, the site options are also not located within or adjacent to a Conservation Area<sup>250</sup>. The site options have been identified as having the potential to contain unknown heritage assets, and it has been recommended that assessments should be undertaken before development is allowed<sup>251</sup>. Potential for a

neutral effect against SA Objective 12 for all site options. Woodmancote may contain areas with sand and gravel mineral deposits<sup>252</sup>, however these are not safeguarded for future access or use. None of the site options contain any best and most versatile agricultural land<sup>253</sup>. Potential for a minor positive effect against SA Objective 13. The extent of this effect is considered to be greater for site option 1b and 6 which contain areas of brownfield land.

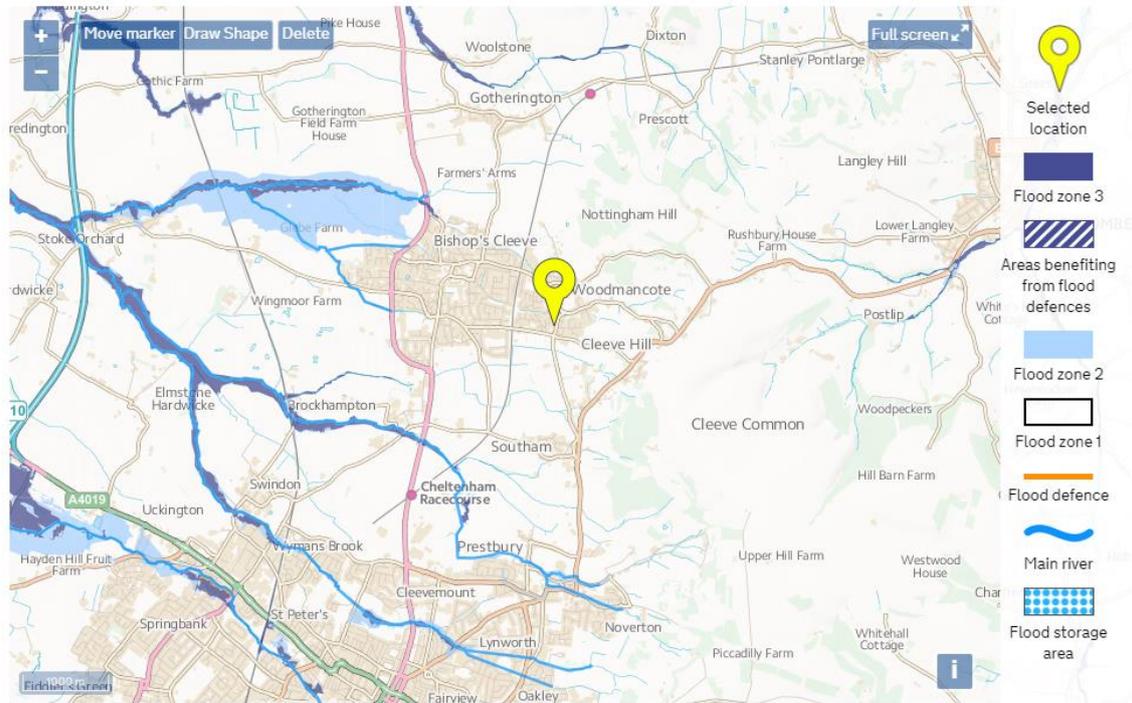
**SUMMARY:** Overall, accessibility is a particular issue for development at Woodmancote. Although the site options have good access to bus connections, there is uncertainty whether the sites are considered likely to reduce reliance on the private vehicle given the limited services and facilities on offer in the settlement. There are no identified traffic or capacity issues for the site options, however there is an element of uncertainty for all site options as there are issues providing satisfactory access to the existing road network. No significant issues were identified against the topics of water quality, flooding, heritage, land and soils or biodiversity, although it is recommended that any proposal for development at the site options seek to retain existing hedgerows and trees where possible. All of the site options are considered to have the potential for a minor negative effect on the landscape, especially considering the elevated topography of the AONB to the east and because all sites are located within a Special Landscape Area.

# Flood Map

Alternatively draw a shape to identify an approximate site boundary.

► [How to draw a shape](#)

[Download printable map \(PDF\)](#)



◻ Show flood zones