

<b>HRA Appendix III: Screening of Policies &amp; Site Allocations</b>		
<b>Local Plan Policy/Allocation</b>	<b>Potential impacts of the Policy/Allocation</b>	<b>Potential for LSE?</b>
<b>A: HOUSING</b>		
<b>A1: Effective use of land and buildings</b>	Within the City Centre, proposals to facilitate the change of use of upper floors to residential will be supported where they comply with JCS & GCP Policies. This will facilitate an efficient use of land and buildings that will reduce impacts on landtake, but it does not propose new development in itself and therefore it is unlikely to lead to any significant effects on designated sites.	No
<b>A2: Affordable Housing</b>	Requires 25% affordable housing on all residential sites within the City on sites of 11 dwellings or more or sites with a maximum combined gross floorspace of 1000 sq m or more. It does not propose new development in itself.	No
<b>A3: Estate Regeneration</b>	The policy supports the regeneration of housing estates where certain criteria are met. The policy does not propose development itself and is unlikely to lead to any significant effects.	No
<b>A4: Student accommodation</b>	The policy seeks to deliver student accommodation within the City Centre. The policy however does not identify a location and is considered unlikely to lead to any significant effects.	No
<b>A5: Specialist Housing - choice for older, frail and disabled people</b>	The policy sets the criteria and expected standards for specialist accommodation development to be considered acceptable. It is unlikely to lead to any significant effects.	No
<b>A6: Accessible and adaptable homes</b>	The policy makes provision for dwellings to be adaptable and accessible, but it does not propose development itself and is unlikely to lead to any significant effects.	No
<b>A7: Self build and custom build homes</b>	The policy seeks to support opportunities for self-build in new development schemes. The policy does not propose development itself and is unlikely to lead to any significant effects.	No
<b>A8: Static caravan sites</b>	The policy safeguards existing static caravan sites shown on the proposals map. The policy does not propose new development and is unlikely to lead to any significant effects.	No
<b>A9: Extensions to existing dwellings</b>	The policy sets the criteria for extensions of residential properties and the erection of outbuildings to be considered acceptable. The policy does not propose new development and is unlikely to lead to any significant effects.	No
<b>A10: Annexes to existing dwellings</b>	The policy sets the criteria for the development of an annexe to be considered acceptable. The policy is unlikely to lead to any significant effects.	No
<b>B: EMPLOYMENT DEVELOPMENT, CULTURE &amp; TOURISM</b>		
<b>B1: Employment and skills plans</b>	The policy requires major housing development schemes (of 20 or more units) to submit an Employment and Skills Plan. The policy does not propose development itself and is unlikely to lead to any significant effects.	No

<b>B2: Safeguarding employment sites</b>	The policy sets the criteria that new employment development must meet in order to be considered acceptable. The policy does not propose development itself, however it does seek to mitigate the potential impacts of employment development, including on the natural environment. The policy is unlikely to lead to significant effects.	No
<b>B3: New employment development &amp; Intensification and improvements to existing employment uses</b>	The policy supports new B class employment provided it meets with certain criteria. Existing site expansion or improvement development is unlikely to lead to any significant effects.	See site allocations screening below
<b>B4: Development within and adjacent to Gloucester docks and canal</b>	The policy supports proposals within or adjacent to the docks and canal that facilitate accessibility and recreational use of the historic docks, water space and the wider canal network provided they meet with certain criteria.	Yes?
<b>B5: Culture &amp; Tourism</b>	The policy seeks to enhance evening and night-time economies within the City Centre. The policy does not propose development itself and is unlikely to lead to any significant negative effects.	No
<b>B6: Protection of public houses</b>	The policy protects public houses; it does not propose development itself and is unlikely to lead to any significant negative effects.	No
<b>C: HEALTHY COMMUNITIES</b>		
<b>C1: Active design and accessibility</b>	The policy seeks design that will support ease of movement for pedestrians and cyclists. The policy can contribute to improved air quality by supporting a modal shift which can indirectly support habitats in the long term. The policy is unlikely to lead to any significant effects.	No
<b>C2: Provision of allotments</b>	The policy seeks to provide allotment space at a standard of 0.2ha per 1000 people. The policy can contribute to increased biodiversity and support local economies which support a reduction in food miles. The policy is unlikely to lead to any significant effects.	No
<b>C3: Provision of Open space</b>	The policy seeks to provide open space in accordance with the Council's current Open Space Standards, which can contribute to enhancing the Green Infrastructure network indirectly supporting species and habitats. The policy is unlikely to lead to any significant effects. The policy seeks to retain and provide outdoor amenity and garden space at a level that reflects the character of the area and scale of development. The policy can contribute to improved green infrastructure networks and garden space has the potential to support biodiversity. The policy is unlikely to lead to any significant effects.	No
<b>C4: Hot food takeaways</b>	The policy sets the criteria for the use of mobile catering units. The policy does not propose development itself, but seeks to mitigate potential impacts such as disturbance, odour, traffic and waste. The policy is unlikely to lead to any significant effects	No
<b>C5: Air quality</b>	The policy seeks to protect air quality and requires air quality assessment where appropriate. The policy can contribute to mitigating potential impacts on air quality as a result of new development, which can indirectly support species and habitats. The policy is unlikely to lead to any significant effects.	No

<b>C6: Cordon Sanitaire</b>	The policy states that development adversely affected by smell from Netheridge Sewage Works will not be permitted. The policy is unlikely to lead to any significant effects.	No
<b>C7: Fall prevention from taller buildings</b>	The policy states that buildings with 4 or more storeys management and/or mitigation measures should be taken to help prevent suicide. The policy is unlikely to lead to any significant effects.	No
<b>C8: Changing Places Toilets</b>	Relates to provision of toilets in major proposals for retail, sports venues, cultural and leisure developments. The policy is unlikely to lead to any significant effects.	No
<b>D: HISTORIC ENVIRONMENT</b>		
<b>D1: Historic Environment</b>	The policy seeks to conserve and protect designated and non-designated heritage assets, including archaeology, in a manner appropriate to its significance. Though the policy sets criteria for development, it does not propose development itself and is unlikely to lead to any significant effects.	No
<b>D2: Recording and understanding of heritage assets</b>	The policy states that if a development will result in the damage or loss of a heritage asset information and significance of that asset will have to be understood and fully recorded before development occurs. Mitigation measures are outlined and will be dependent on the nature of the impact. The policy does not propose development itself and is unlikely to lead to any significant effects.	No
<b>D3: Buildings of local importance</b>	The policy seeks to provide protection for heritage assets of local importance identified on the Local List. The policy does not proposed development itself and is unlikely to lead to any significant effects	No
<b>D4: Shopfronts, shutters and signs</b>	The policy identifies a presumption in favour of retaining good quality traditional shopfronts where they make a positive contribution to the character of the area. The policy does not propose development itself and is unlikely to lead to any significant effects	No
<b>D5: Views of the Cathedral and Historic Places of Worship</b>	The policy seeks to protect key views of the Cathedral and other historic places of worship identified in the Heights of Buildings SPD. The policy in itself is unlikely to lead to any significant effects.	No
<b>E: NATURAL ENVIRONMENT</b>		
<b>E1: Landscape character and sensitivity</b>	The policy seeks to protect and enhance features of the local landscape which contribute to a sense of environmental quality and local distinctiveness. A Landscape Visual Impact Assessment will be required for larger development sites where it is considered that the local landscape is particularly sensitive. The policy is unlikely to lead to any significant effects.	No
<b>E2: Biodiversity and Geodiversity</b>	The policy clearly requires development proposals to demonstrate conservation of biodiversity in addition to provision of net gains appropriate to the ecological network. The Policy sets out sections on internationally, nationally and locally designated sites explaining requirements with further clarification and details in supporting text. Overall, this will contribute to reducing the potential effects of habitat fragmentation in new development supporting species and habitats with net gains in the long term. It provides mitigation measures for potential adverse effects but is unlikely to lead to any significant negative effects.	No

<b>E3: Nature Recovery Area</b>	The policy relates to the Severn Vale Nature Recovery Area (NRA) as an area for biodiversity offsetting as part of achieving biodiversity net gain when proposals cannot deliver enhancements on site or priority GI projects. This can contribute to mitigating the potential effects of development on biodiversity, including direct loss of supporting habitats. However, the policy in itself is unlikely to lead to any significant effects on designated European sites.	No
<b>E4: Trees, woodlands and hedgerows</b>	The policy seeks to protect existing natural features in new development. The policy in itself is unlikely to lead to any significant effects on designated European sites.	No
<b>E5: Green Infrastructure: building with nature</b>	The policy requires development to contribute towards the provision, protection and enhancement of the Gloucester's GI Network; design should be in accordance with Building with Nature standards. Strategic connectivity of open spaces can support species, species movement and habitats in the long term. However, the policy in itself is unlikely to lead to any significant effects on designated European sites.	No
<b>E6: Flooding, sustainable drainage &amp; watercourses</b>	The policy seeks to restrict development that would be subject to flood risk or increase flood risk elsewhere. It requires all development to incorporate sustainable drainage systems (SuDS) to reduce surfacewater discharge rates and address water quality. The policy in itself is unlikely to lead to any significant effects on designated European sites.	No
<b>E7: Renewable energy potential of river and canal</b>	The policy supports development that exploits the renewable energy potential of the River Severn or the Gloucester & Sharpness Canal. It is considered that renewable energy development associated with the River Severn catchment has the potential to impact upon the River Severn Ramsar/SAC/SPA through disturbance, changes to water levels and / or water quality.	Yes
<b>E8: Development affecting Cotswold Beechwoods Special Area of Conservation</b>	New Policy that address concerns previously raised by NE – sets out requirements for development to ensure that there are no adverse effects from recreational disturbance on changed air quality through vehicle emissions. The policy sets out options for mitigation with further explanation in the supporting text; it provides strong mitigation measures for potential adverse effects but will not in itself result in likely significant negative effects.	No
<b>F: DESIGN</b>		
<b>F1: Materials and finishes</b>	The policy states that developments should be finished at a high quality with locally distinctive materials that positively responds to the character and appearance of Gloucester. The policy is unlikely to lead to any significant effects.	No
<b>F2: Landscape and planting</b>	The policy seeks landscape schemes in development proposals that incorporate planting details and the retention of natural features where possible. This will contribute to reducing the potential effects of development on habitat fragmentation. The policy is unlikely to lead to any significant effects.	No
<b>F3: Community safety</b>	The policy identifies community safety as a fundamental principle of development and is unlikely to lead to any significant effects.	No

<b>F4: Gulls</b>	The policy seeks viable steps to prevent gulls roosting, nesting and causing damage. The policy is unlikely to lead to any significant effects on European Designated sites.	No
<b>F5: Open plan estates</b>	Provides guidance on enclosure of gardens and unusable strips of land relating to footpaths, visual amenity and community safety. The policy is unlikely to lead to any significant effects.	No
<b>F6: Nationally prescribed space standards</b>	Refers to requirement to meet nationally prescribed internal space standards. The policy is unlikely to lead to any significant effects.	No
<b>G: SUSTAINABLE LIVING, TRANSPORT &amp; INFRASTRUCTURE</b>		
<b>G1: Sustainable transport</b>	The policy supports and encourages improvements to the sustainable transport network including access to open spaces and natural assets such as the River and Canal, which can contribute to improving air quality and thus indirectly support species and habitats in the long term. The policy is unlikely to lead to any significant effects.	No
<b>G2: Charging infrastructure for electric vehicles</b>	Makes provision for charging infrastructure for electric vehicles. The policy is unlikely to lead to any significant effects on European Designated sites.	No
<b>G3: Cycling</b>	The policy protects the existing cycle network and encourages new routes and improved cycle security in line with the County Council's Local Transport Plan. New and improved cycle routes can have positive effects on green infrastructure networks, but the policy is unlikely to lead to any significant effects on European Designated sites. New and improved cycling routes can have positive effects on green infrastructure networks, but the policy is unlikely to lead to any significant effects on European Designated sites.	No
<b>G4: Walking</b>	Development that protects and enhances convenient, safe and pleasant walking environments will be supported; working with other partners, the City Council will support development that improves walking routes to sustainable transport hubs. New and improved walking routes can have positive effects on green infrastructure networks, but the policy is unlikely to lead to any significant effects on European Designated sites.	No
<b>G5: Broadband Connectivity</b>	All new development must be served by high speed, reliable full-fibre broadband connection. The policy is unlikely to lead to any significant effects.	No
<b>G6: Telecommunications infrastructure</b>	The policy will permit telecommunications infrastructure where it can be demonstrated that there are no adverse impacts on the environment. The location of such development is unknown at this stage and uncertainty of potential for effects on European Designated sites.	Yes?
<b>G7: Water efficiency</b>	Sets standards for new dwellings that should not exceed 110 litres of water per person per day. The policy is unlikely to lead to any significant effects.	No
<b>G8: Review mechanism</b>	The policy strengthens the council's ability to seek compliance with the relevant policies over the lifetime of the project; it does not lead to development in itself.	No

<p style="text-align: center;"><b>SITE ALLOCATIONS</b></p> <p>Housing &amp; employment development has the potential for a range of effects on designated European sites, including effects through disturbance, reduced air quality, changes in water quality and levels, and loss or fragmentation of habitats. Please note that in-combination effects are considered further in HRA Appendix IV.</p> <p>The whole of the City Council area is located with the River Severn catchment area and there is the potential for impacts, particularly in-combination on supporting habitats of the River Severn Ramsar/SAC/SPA.</p>		
<p><b>SA01 Land at Wheatridge</b> SALA Ref: SUB09</p> <ul style="list-style-type: none"> <li>■ Primary School</li> <li>■ Approx. 10 dwellings</li> </ul> <p>2.28ha unconstrained site area</p>	<p>The site is located just under 3km away from the Cotswold Beechwoods SAC which is vulnerable to recreational and leisure activities. However, given the small-scale development proposed, significant direct impacts are unlikely.</p> <p>The River Twyver runs along the north east of the site connecting to the River Severn. There is the potential for indirect impacts on water quality that could affect the River Severn Ramsar/SAC/SPA site. The Sud Brook runs to the south west of the site connecting to the Gloucester Docks. There is the potential for negative impacts on the water quality of Sud Brook; however, this is unlikely to indirectly impact the River Severn Ramsar/SAC/SPA.</p>	<p>Yes</p>
<p><b>SA02 Land at Barnwood Manor</b></p> <ul style="list-style-type: none"> <li>■ Approx. 30 dwellings</li> </ul> <p>1.95ha unconstrained site area</p>	<p>The site is 4km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a direct impact alone.</p> <p>Flowing through the middle of the site is the Wotton Brook which connects to the River Severn. There is the potential for indirect impacts on water quality which would affect the River Severn Ramsar/SAC/SPA site.</p>	<p>Yes</p>
<p><b>SA03 Former Prospect House, 67-69 London Road</b></p> <ul style="list-style-type: none"> <li>■ Approx. 30 dwellings</li> </ul> <p>0.35ha unconstrained site area</p>	<p>The site is located 6.5km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p>	<p>No?</p>
<p><b>SA04 Wessex House, Great Western Road</b></p> <ul style="list-style-type: none"> <li>■ Approx. 20 dwellings</li> <li>■ Possibly mixed use</li> </ul> <p>0.3ha unconstrained site area</p>	<p>The site is located 6.4km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p>	<p>No?</p>
<p><b>SA05 Great Western Road Sidings</b> part of the Railway Corridor regeneration scheme</p> <ul style="list-style-type: none"> <li>■ Approx. 200 dwellings</li> </ul> <p>4.34ha unconstrained site area</p>	<p>The site is located just over 6km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p>	<p>No?</p>

<p><b>SA06 Blackridge Sports Hub</b> scheme</p> <ul style="list-style-type: none"> <li>■ Sports use</li> <li>■ Community hub</li> </ul>	<p>The site is located just over 5km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p>	<p>No?</p>
<p><b>SA07 Lynton Fields (part of Land East of Waterwells)</b></p> <ul style="list-style-type: none"> <li>■ Employment use (B Class)</li> </ul>	<p>The site is located 5.2km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a direct impact alone. Dimore Brook runs through the middle of the site and flows into the River Severn further downstream. There is the potential for negative impacts on the water quality of the River Severn and therefore there is the potential for effects on the River Severn Ramsar/SAC/SPA.</p>	<p>Yes?</p>
<p><b>SA08 Kings Quarter</b></p> <ul style="list-style-type: none"> <li>■ Mixed/town centre uses</li> <li>■ 80 residential dwellings</li> <li>■ 5,000 m<sup>2</sup> commercial</li> </ul> <p>4.5ha unconstrained site area</p>	<p>The site is 6.6km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a significant direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p> <p>The site is approximately 1.2km to the east of the River Severn Ramsar/SAC/SPA and there is the potential for increased recreational use and disturbance.</p>	<p>Yes?</p>
<p><b>SA09 Former Quayside House,</b> part of Greater Blackfriars regeneration scheme.</p> <ul style="list-style-type: none"> <li>■ Approx. 50 dwellings</li> <li>■ B1 Offices</li> <li>■ GP practice &amp; pharmacy</li> </ul> <p>1.58 unconstrained site area</p>	<p>The site is just over 7km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a significant direct impact alone. Adjacent to the site on the Western side is the River Severn.</p> <p>There is the potential for negative impacts on the water quality of the River Severn and therefore there is the potential for indirect effects on the River Severn Ramsar/SAC/SPA. The A4301 is adjacent to the West of the site, and development could have a potential increase in traffic on A-roads in the area. The A48 runs adjacent to Walmore Common SPA, therefore there is a potential indirect impact on the SPA through an increase in traffic and atmospheric pollution.</p>	<p>Yes</p>
<p><b>SA10 Former Fleece Hotel &amp; Longsmith Street Carpark</b> part of the larger Greater Blackfriars regeneration scheme.</p> <ul style="list-style-type: none"> <li>■ Mixed-use</li> <li>■ Approx. 25 dwellings</li> </ul> <p>4,000 m<sup>2</sup> commercial</p>	<p>The site is just under 7km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a significant direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p> <p>The site is approximately 1.2km to the east of the River Severn Ramsar/SAC/SPA and there is the potential for increased recreational use and disturbance.</p>	<p>Yes?</p>

<p><b>SA11 Land at St Oswalds</b></p> <ul style="list-style-type: none"> <li>▪ Approx. 300 dwellings</li> </ul> <p>6.44 ha unconstrained site area</p>	<p>The site is 7.8 km from Cotswold Beechwoods SAC and is therefore unlikely to have a direct impact alone.</p> <p>Less than 200 m to the West of the site is the River Severn. There is the potential for indirect impacts on water quality which would affect the River Severn Ramsar/SAC/SPA site. The A417 is East of the site and the development could result in increased traffic along A-roads in the area.</p> <p>The A48 runs adjacent to Walmore Common SPA, therefore there is a potential indirect impact on the SPA through an increase in traffic and atmospheric pollution.</p>	<p>Yes</p>
<p><b>SA12 Land at Rea Lane, Hempsted</b></p> <ul style="list-style-type: none"> <li>▪ Approx. 30 dwellings</li> </ul> <p>1.2ha unconstrained site area</p>	<p>The site is located 6.5km from Walmore Common SPA and is therefore is therefore unlikely to have a direct impact alone.</p> <p>Approximately 500 m to the west of the site is the River Severn. There is the potential for negative impacts on water quality, which could have indirect impacts on the River Severn Ramsar/SPA/SAC.</p>	<p>Yes</p>
<p><b>SA13 Former Colwell Youth &amp; Community Centre</b></p> <ul style="list-style-type: none"> <li>▪ Approx. 20 dwellings</li> </ul> <p>0.18ha unconstrained site area</p>	<p>The site is located about 6km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p>	<p>No?</p>
<p><b>SA14 Land off New Dawn View</b></p> <ul style="list-style-type: none"> <li>▪ Approx. 30 dwellings</li> </ul> <p>0.86ha unconstrained site area</p>	<p>The site is located just over 5km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p>	<p>No?</p>
<p><b>SA15 Land south of Winneycroft Allocation</b></p> <ul style="list-style-type: none"> <li>▪ Approx. 30 dwellings</li> </ul> <p>0.8ha unconstrained site area</p>	<p>The site is located around 3.5km away from the Cotswold Beechwoods SAC, which is vulnerable to recreational and leisure activities. However, given the small-scale development proposed, significant direct impacts are unlikely alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p>	<p>No?</p>
<p><b>SA16 Land off Lower Eastgate Street</b></p> <ul style="list-style-type: none"> <li>▪ Approx. 15 dwellings</li> </ul> <p>0.13ha unconstrained site area</p>	<p>The site is approximately 7km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a significant direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p> <p>The site is approximately 1.2km to the east of the River Severn Ramsar/SAC/SPA and there is the potential for increased recreational use and disturbance.</p>	<p>Yes?</p>

<p><b>SA17 Land south of Triangle Park (Southern Railway Triangle)</b>  <ul style="list-style-type: none"> <li>■ Employment</li> </ul>           4.22ha unconstrained site area</p>	<p>The site is approximately 5km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a significant direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p>	<p>No?</p>
<p><b>SA19 Jordans Brook House</b>  <ul style="list-style-type: none"> <li>■ Residential 20 dwellings</li> </ul>           0.85ha unconstrained site area</p>	<p>The site is approximately 3km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a significant direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p>	<p>No?</p>
<p><b>SA19 Land off Myers Road</b>  <ul style="list-style-type: none"> <li>■ 10 residential dwellings</li> </ul>           0.36ha unconstrained site area</p>	<p>The is site is around 5.5km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a direct impact alone. The Wotton Brook runs along the Eastern boundary of the site and flows into the River Severn. There is the potential for indirect impacts on water quality which would affect the River Severn Ramsar/SAC/SPA site.</p>	<p>Yes</p>
<p><b>SA20 White City Replacement Community Centre</b>  <ul style="list-style-type: none"> <li>■ Community use</li> </ul>           0.42 unconstrained site area</p>	<p>The site is approximately 6km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a significant direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area.</p>	<p>No?</p>
<p><b>SA21 Part of West Quay, the Docks</b>  <ul style="list-style-type: none"> <li>■ Approx. 20 dwellings</li> <li>■ City centre &amp; dock uses</li> </ul>           0.8ha unconstrained site area</p>	<p>The site is about 6.5km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a significant direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area. The site is adjacent to the River Severn and the River Severn Ramsar/SAC/SPA and there is the potential for increased recreational use and disturbance.</p>	<p>Yes</p>
<p><b>SA22 Secunda Way Industrial Estate</b>  <ul style="list-style-type: none"> <li>■ Employment</li> </ul>           0.7ha unconstrained site area</p>	<p>The site is about 7km away from the Cotswold Beechwoods SAC and is therefore unlikely to have a significant direct impact alone. There are no potential environmental pathways for indirect negative impacts, and development is unlikely to have a significant impact on any of the European designated sites in the area. The site is near to the canal with the potential for impacts on water quality.</p>	<p>Yes?</p>