

**SUSTAINABILITY APPRAISAL OF OBJECTION HOUSING SITES PUT  
FORWARD IN RESPONSE TO CENTRAL AREA ACTION PLAN AND SITE  
ALLOCATIONS/DESIGNATIONS (NON-CENTRAL AREA) ISSUES AND  
OPTIONS CONSULTATION**

**AUGUST 2006**

## **CONTENTS**

- 1. INTRODUCTION**
- 2. THE SUSTAINABILITY APPRAISAL PROCESS**
- 3. RELEVANT BASELINE INFORMATION**
- 4. OVERALL FINDINGS**
- 5. CONCLUSION AND NEXT STEPS**

## **APPENDICES**

- APPENDIX 1 – OBJECTION SITE PLANS**
- APPENDIX 2 – SCHEDULE OF BASELINE INFORMATION AND INDICATORS**
- APPENDIX 3 – SUSTAINABILITY APPRAISAL MATRIX**

## **1. Introduction**

- 1.1 We are in the process of preparing a Local Development Framework for Gloucester. This will replace the existing Local Plan.
- 1.2 The LDF will guide the physical, economic and social development of Gloucester over the next 20 years or so.
- 1.3 The LDF will consist of four main Development Plan Documents (DPDs) and a number of Supplementary Planning Documents (SPDs).
- 1.4 The four main DPDs are:
  - The Core Strategy
  - Development Control Policies
  - Central Area Action Plan
  - Site Allocations and Designations (Non-Central Area)
- 1.5 In October 2005 we undertook an initial Issues and Options consultation on the Central Area Action Plan and Site Allocations/Designations (Non-Central Area) documents.
- 1.6 Both documents identified a number of potential draft development sites.
- 1.7 In response to the consultation, a number of landowners and developers put forward their own sites for potential inclusion in the documents.
- 1.8 A total of 20 objection sites were submitted and these are set out below.
  1. Former Colwell School
  2. Hammond Way, Barnwood
  3. Shepherd Road Depot
  4. Land at Saintbridge House
  5. Land at Leven Close
  6. Land at Paygrove Lane
  7. Blackbridge Allotments
  8. Land at The Wheatridge
  9. Land at Clearwater Drive
  10. IM Group Site, Quedgeley
  11. Former Oil Storage Depot
  12. Winneycroft Farm
  13. Land opposite Frogcastle Farm
  14. Land east of Matson Lane
  15. Land west of Matson Lane
  16. Land East and West of Hempsted Lane
  17. Newark Farm, Hempsted
  18. Land at Hill Farm, Hempsted
  19. Railway Triangle; and
  20. Land at the Dry Docks
- 1.9 It is necessary for these objection sites to be subjected to a Sustainability Appraisal (SA) in order to assess how well they perform in environmental, social and economic terms. This process also allows for the objection sites to be compared to each other.

- 1.10 Four of the objection sites listed above have been included in the Site Allocations and Designations (Non-Central Area) document, including: Land at Hammond Way, Land at Leven Close, Land at Clearwater Drive and Blackbridge Allotments. Land at the Dry Docks has been identified for residential development as part of a mixed-use scheme and is included in the Central Area Action Plan document.
- 1.11 The sustainability appraisal results for these sites are therefore available separately as part of the appraisal of the main documents within which the sites are included.
- 1.12 The sustainability appraisal of the remaining 15 objection sites, which have not been taken forward in the preferred option documents, is set out below. Plans of these 15 objection sites are attached at Appendix 1.
- 1.13 Particular regard has been had in the preparation of the sustainability appraisal to the issue of flood risk. PPS25 – Development and Flood Risk requires local planning authorities to undertake a Strategic Flood Risk Appraisal as part of their selection of sites for development. This requirement has been incorporated into the overall sustainability appraisal process.
- 1.14 Attached at Appendix 2 is a schedule of relevant baseline data and indicators. This helps to place the assessment in context and prevents the need to duplicate this information each time, the matrix is completed for each site.
- 1.15 Attached at Appendix 3 are the completed ‘Sustainability Matrices’. These set out in detail the predicted impact of each objection site in social, environmental and economic terms. The matrices should be read in conjunction with Appendix 2, which sets out relevant baseline data and indicators for each sustainability sub-objective. The use of the Sustainability Appraisal Matrix is explained in more detail in Section 2 below.
- 1.16 Further information on this appraisal and the main Development Plan Documents to which it relates can be obtained from the Planning Policy Team. Tel: 01452 396854 Email: [pdcc@gloucester.gov.uk](mailto:pdcc@gloucester.gov.uk)

## 2. The Sustainability Appraisal Process

### What is 'Sustainability'?

- 2.1 There is no single definition of sustainability. A commonly used definition, which has been around since 1987 is:

***'Development which meets the needs of the present without compromising the ability of future generations to meet their own needs'.***

- 2.2 More recently, it has been accepted that sustainable development isn't just about protecting the environment, but that it also includes social and economic objectives.

- 2.3 In particular, the Government acknowledges sustainable development as having four main aims:

- Social progress which recognises the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment

### So How Will we Assess Objection Housing Sites?

- 2.4 On July 28th 2005, the Council approved a Sustainability Appraisal 'Scoping Report' which sets out the broad approach that the Council will take in subjecting each of the documents produced under the Local Development Framework, to a Sustainability Appraisal. The Scoping Report, plus a non-technical summary, is available to download online at [www.gloucester.gov.uk](http://www.gloucester.gov.uk)
- 2.5 Hard copies may also be viewed and/or purchased from the City Council Offices.
- 2.6 The Scoping Report was subject to consultation with the Environment Agency, the Countryside Agency, English Nature, English Heritage and a number of other relevant organisations. It identifies the main national, regional and local policy influences on Gloucester as well as the current baseline state of the City in environmental, social and economic terms. From this assessment, the scoping report draws out the key issues facing Gloucester and translates these into a number of sustainable objectives.

2.7 Key sustainability issues identified for Gloucester include:

Economic Issues

- The highest unemployment rate in the County
- Pronounced unemployment among black and minority ethnic communities
- Lower than County average household income
- Growth in the service sector and a decline in manufacturing
- High levels of in-commuting
- Limited early hours/evening economy
- Overall shortage of employment land
- Older, less attractive employment areas
- Lack of overnight tourist visitors
- Poor retail provision compared to the size of Gloucester's shopper population

Social Issues

- An acute housing 'need'
- Poorer than average health of residents
- 'Pockets' of acute deprivation in some parts of the City
- Growth in the number of households in particular single person households
- Gloucester has the second highest crime rate in the South West
- Educational achievement is the lowest in the County
- Poor literacy and numeracy skills
- A significant percentage of homes classified as 'unfit'
- Homelessness
- Gloucester has the highest teenage pregnancy rate in the South West

Environmental Issues

- Many of the un-built parts of the City are of significant landscape and/or nature conservation importance
- A large proportion of the City falls within the River Severn floodplain
- Gloucester has an important built and cultural heritage
- Certain areas of the City suffer from traffic congestion
- Previously developed land may be subject to contamination
- The City has a shortfall of public open space compared to the national recommended standard
- Lower than average rates of recycling

2.8 Based on these identified key issues, we have identified nine 'headline' sustainability objectives, which we will expect all LDF policies and proposals to be consistent with as far as possible. Where there are potential conflicts, these will be highlighted through the appraisal process.

2.9 Our nine headline objectives are based on the objectives of the Regional Sustainable Development Framework for the South West (2001) or RSDF for short.

2.10 They include:

1. Protecting the City's most vulnerable<sup>7</sup> assets
2. Delivering sustainable economic growth
3. Minimising consumption of natural resources and the production of waste
4. Ensuring everyone has access to the essential services they require and that local needs are met
5. Improving standards of health and education
6. Making Gloucester a great place to live and work
7. Reducing the need to travel
8. Improving environmental quality (air, water, land)
9. Reducing contributions to climate change

2.11 Under each of these headline objectives we have identified a number of sub-objectives, which are more detailed questions that will be asked of each LDF policy or proposal during the sustainability appraisal process.

2.12 For example, under headline objective 1, which is to protect the City's most vulnerable assets, a policy or proposal would be assessed in terms of whether it would minimise the risk of flooding, help to conserve and/or enhance natural habitats, conserve and/or enhance species biodiversity, maintain and/or enhance cultural and historic assets and so on.

2.13 Under headline objective 5, which is to improve standards of health and education, a policy or proposal would be assessed in terms of how well it would contribute towards improve health and enhancing people's ability to engage in healthy activities as well as whether it would improve access to health care facilities or improve access to opportunities for learning, training, skills and knowledge.

2.14 Clearly some objectives will be more relevant to certain policies and proposals than others. Thus for example a policy relating to the provision of affordable housing is unlikely to have much a direct impact in terms of nature conservation (unless it relates to a particular site with nature conservation value). Such a policy would however be directly related to the sustainable objective of ensuring that everyone has access to safe and affordable housing.

2.15 It is also important to remember that there may be less obvious linkages between policies and sustainability objectives. A good example is the link between design and reducing crime levels, which is not immediately obvious, however evidence suggests that it is possible through the use of good design to reduce the opportunity to commit crime e.g. by providing overlooking, good lighting and reducing the number of 'escape routes' available.

2.16 We have identified these less obvious linkages wherever possible.

2.17 The headline objectives and sub-objectives set out in the Scoping Report have been incorporated into a 'Sustainability Matrix' which is essentially a table of criteria that has been applied to each site in order to determine how well it performs in sustainability terms.

2.18 The completed sustainability matrices are set out at Appendix 2 of this document. The matrix looks at the likelihood of any impact, the likely timescale, whether the effect will be temporary or permanent, significant and/or cumulative and whether the impact will be localised, citywide or even cross-boundary. The impact of each option has been scored on the following basis:

++	Significant positive effect
+	Moderate positive effect
0	Neutral effect
--	Significant negative effect
-	Moderate negative effect
?	Uncertain effect

2.19 Commentary on the main findings of the appraisal is set out in Section 4 below. This includes an assessment of the do-nothing or 'business as usual' scenario in which the impacts of not allocating each site i.e. taking no action, are considered.

### **3. Relevant Baseline Information**

3.1 Before looking at the results of the sustainability appraisal and how each objection site has 'scored' it is useful to place the results in context by considering relevant baseline information.

3.2 In this case, because we are considering sites that have been promoted for residential development, the most relevant baseline information is the current and forecast level of housing land availability in the City. This is considered below.

3.3 Gloucester is identified along with Cheltenham as a Strategically Significant Town/City in the draft Regional Spatial Strategy for the South West. It will therefore be a focus of economic and housing growth in the period up to 2026.

3.4 The formal submission draft Regional Spatial Strategy for the South West states that in the period 2006 to 2026, provision should be made within the Gloucester City administrative boundary for an average of 575 dwellings per year, equating to 11,500 in total over the 20 year period.

3.5 The figure for Gloucester as a whole is 875 dwellings per year or 17,500 in total in the period 2006 - 2026. This assumes the provision of 100 dwellings per year from an urban extension of 2,000 dwellings to the north of Gloucester in Tewkesbury Borough, plus 100 dwellings per year from existing commitments in Stroud and Tewkesbury respectively (total 875 dwellings per year).

3.6 In line with emerging Government guidance, we are required to identify a five-year supply of 'developable' housing land from the proposed date of adoption. This means the site being available, suitable and viable. The priority for development is developable brownfield land.

3.7 For the period 2006-2013 (assuming adoption in 2008) this equates to 4,025 new dwellings.



- 3.8 We are also required to identify a further ten-year supply of land although this may be in the form of strategic locations rather than specific individual sites. This equates to a further 5,750 new dwellings in the period 2013 - 2023.
- 3.9 For the last monitoring period March 2005 – April 2006, the total number of committed new dwellings in Gloucester (i.e. planning permissions and Section 106 agreements) was 4,805. Taking into account the recent granting of outline planning permission for the Gloucester Quays scheme (1,000 new homes) the current total number of commitments is 5,805.
- 3.10 This should provide sufficient housing land to cover the period up to 2016.

#### **4. Overall Findings**

- 4.1 The written summary assessment of each objection site is set out below. These should be read in conjunction with the fully completed Sustainability Matrices that are attached at Appendix 3.
- 4.2 It should be noted that we have assessed each site in terms of their potential to accommodate new residential development. We have not assessed the sustainability of the existing use of each site.
- 4.3 However, where the site is directly affected by a policy constraint such as floodplain, or a nature conservation or landscape designation, the designation has been taken into account.

##### 1. Former Colwell School

###### *The Site*

- 4.4 The site is located on Derby Road just to the south of Metz Way. A site plan is attached at Appendix 1. The site was previously used as a school and has been partly built on for housing. The County Council has suggested that the part of the site currently occupied by Colwell Youth and Community Centre should be allocated for housing.

###### *Overall Findings*

- 4.5 The site performs well in sustainability terms when assessed against the Council's Sustainability Appraisal Matrix. Particular sub-objectives that would be met through the redevelopment of the site for housing include; making efficient use of land, encouraging the re-use of previously developed land, improving access to shops and services, the provision of safe and affordable housing, improving access to health care and education facilities and reducing the need to travel by car.
- 4.6 The site performs poorly in terms of minimising the demand for raw materials and reducing waste generation and water consumption. Most importantly, the loss of an existing community centre would reduce the opportunity for community engagement in activities and community cohesion.

###### *Do Nothing/Business as Usual Scenario*

- 4.7 The do-nothing scenario is that the site would be retained for use as a community centre. This scores well in sustainability terms by providing the opportunity for community-based activities. It is possible that a speculative planning application may be submitted in which case this would need to be considered on its merits having regard to the potential loss of an existing community facility.

### *Comment*

- 4.8 The site is currently in use as a Community Centre. It is located in Barton and Tredworth - an area with high levels of deprivation. In terms of building sustainable communities, it is important to retain existing community facilities as these buildings can provide amongst other things for pre-school activities, as a meeting place for women within the community and for youth activities. They can support community ventures, health education and can also provide space for large family occasions such as weddings and funerals.
- 4.9 If levels of deprivation are to be addressed spatially then it is essential that such facilities are retained. The social benefit of retaining the site for community use are considered to outweigh any benefits that would accrue as a result of the site being released for housing. The site has therefore not been allocated.

## 2. Shepherd Road Depot

### *The Site*

- 4.10 The site is located between Shepherd Road and Tuffley Lane just off Cole Avenue. It is shown on the location plan attached at Appendix 1. It is used for employment purposes and is owned by the County Council who consider it surplus to their requirements.

### *Overall Findings*

- 4.11 The site performs relatively well when assessed using the Sustainability Appraisal Matrix. Particular sub-objectives that would be met through the redevelopment of the site include; making efficient use of previously developed land and buildings, ensuring access to essential services, encouraging non-car modes of travel and the provision of new housing including affordable housing.
- 4.12 The site scores poorly however in terms of potential flood risk, loss of employment floorspace (and therefore job opportunities) consumption of water and generation of waste and reducing contributions to climate change. Having regard to the City's forecast housing requirements and the need to balance housing and job opportunities, the site has not been allocated.

### *Business as Usual/Do-Nothing Scenario*

- 4.13 The business as usual or do-nothing scenario is to retain this site for employment use. This scores well in sustainability terms due to the retention of job opportunities. Alternatively, redevelopment of the site for employment use would score very well in sustainability terms.

### *Comment*

- 4.14 Although this site scores well in a number of respects, the key issue of loss of employment floorspace and potentially flood risk are major policy constraints to development.

- 4.15 A mixed-use scheme that retains employment opportunities with the provision of some new housing would be more acceptable. Such a proposal would be considered on its merits should a scheme come forward. It is not however considered appropriate to allocate the site at this time.

### 3. Land at Saintbridge House

#### *The Site*

- 4.16 The site is located on Painswick Road and is shown on the plan attached at Appendix 1.
- 4.17 Saintbridge House itself is a Dual-Registered Home, providing nursing and residential care and is managed by the Orders of St. John Care Trust. There are twenty-one residential beds and twenty nursing beds, providing twenty-four hour nursing care. The site is owned by the County Council.
- 4.18 Part of the Saintbridge House site is a listed building, which benefits from planning permission for sub-division to 7 residential units. A further part of the site is considered by the County Council to be surplus to requirements.

#### *Overall Findings*

- 4.19 The redevelopment of this site for housing performs well in sustainability terms in that it would involve the re-use of previously developed land, the site is reasonably accessible to local services, it would provide new housing including affordable housing and would provide good access to educational opportunities at the Technical College opposite.
- 4.20 The site performs less well in terms of the loss of an existing facility for the elderly, the generation of waste, increase in water consumption and the potential loss of a number of job opportunities (albeit probably a relatively small number of jobs).

#### *Business as Usual/Do-Nothing Scenario*

- 4.21 The business as usual scenario is that Saintbridge House would remain open as a nursing home providing care for the elderly.

#### *Comment*

- 4.22 It is acknowledged that it may be possible to achieve some limited residential development within the curtilage of the nursing home without redeveloping the main building itself. Regard would however need to be had to the setting of the Listed Building.
- 4.23 The level of potential development means that it is more appropriate to deal with the site as a windfall rather than an allocation.

#### 4. Land at Paygrove Lane

##### *The Site*

- 4.24 The site is located to the east of Paygrove Lane in the Longlevens area of Gloucester. It is a private playing field owned by Gloucestershire County Council. The site is used on an informal basis by local residents for recreational purposes.
- 4.25 The site has been promoted by the County Council for residential development along with land to the rear of Leven Close on the opposite side of Paygrove Lane – also a private playing field.
- 4.26 The Leven Close site has been allocated for limited residential development of 15 dwellings in the Site Allocations and Designations (Non-Central Area) document. It is therefore considered in the Sustainability Appraisal of that document (available separately).

##### *Overall Findings*

- 4.27 The Paygrove Lane site performs reasonably well in sustainability terms particularly in terms of access to shops and services and public transport, the provision of affordable housing, and reducing the need to travel by car.
- 4.28 These positives are however overshadowed by a number of negative impacts including in particular the fact that part of the site is located within a high flood risk zone associated with the Horsbere Brook. Other negative impacts include the potential loss of semi-natural habitat, the loss of open space, the loss of a greenfield site and loss of community cohesion through the removal of a facility that is used on an informal basis by the public.
- 4.29 The Longlevens area is short of open space and the further loss of open space will exacerbate the situation.

##### *Business as Usual/Do-Nothing Scenario*

- 4.30 The do-nothing scenario is that this area of open space is retained which will have positive impacts in terms of the quality of life of local people and their ability to access greenspace in a predominantly built up area. The City Council positively support the creation of a new neighbourhood park on the site and this is reflected in the draft allocation of the land to the rear of Leven Close on the opposite side of Paygrove Lane.

##### *Comment*

- 4.31 The potential negative impacts associated with the redevelopment of this site for housing are considered to outweigh any potential positive impacts that might arise. Having regard to this and the overall position concerning housing land supply in the City, the site has not been allocated for residential development, but instead is identified as open space in the form of a 'neighbourhood park'.

## 5. Land at The Wheatridge

### *The Site*

- 4.32 The site is a 2.2 hectare greenfield site located in Abbeymead. It was laid out as open space when this part of the City was developed, with the intention that the site would be developed for a new school.
- 4.33 The County Council have suggested that the site is not needed for a school and should be developed in part for housing with the remainder of the site laid out as public open space.

### *Overall Findings*

- 4.34 The site performs reasonably well in sustainability terms – similar to land at Paygrove Lane discussed above. It is quite accessible to local shops and services including Abbeymead District Centre, as well as some local schools and health facilities. It is located next to a designated cycle route. The need to travel by car would to a certain extent therefore be reduced. The site is not affected by flooding.
- 4.35 The site is however greenfield and the Council's priority is for the regeneration of brownfield land in the central area of the City. The site is also used for recreational purposes on an informal basis by the public – a function that would largely be lost if the site were to be developed for housing. The loss of this area of open space may have a negative impact in terms of people's quality of life and sense of community cohesion.
- 4.36 Development would also lead to the loss of some semi-natural habitat and remove the possibility of a new educational facility coming forward in this part of the City – which was the original intention for this piece of land.
- 4.37 For these reasons and having regard to the overall situation concerning housing land supply, the site has not been allocated for housing.

### *Business as Usual/Do-Nothing Scenario*

- 4.38 There are two do-nothing scenarios. Either the site is developed for a school or it is retained as open space and continues to be used on an informal basis for passive recreation by the public. Both of these scenarios have a number of positive benefits.
- 4.39 A third possibility is that a speculative planning application is submitted for housing on the site. This would then have to be considered on its merits.

### *Comment*

- 4.40 The development of this site for housing would not be consistent with the original community-based objective for this piece of land, which was for it to be developed for a school. The site is also not needed to meet the City's housing requirement in the short to medium term as defined by the Regional Spatial Strategy for the South West.

## 6. IM Group Site, Quedgeley

### *The Site*

- 4.41 The site is located to the north of Naas Lane, east of Waterwells Business Park. It is occupied by the IM Group and is used for the storage and distribution of motor vehicles. To the north of the site is RAF Quedgeley where work has started on a comprehensive mixed-use development to include approximately 2,650 new homes.

### *Overall Findings*

- 4.42 The potential redevelopment of the site for housing performs relatively poorly in sustainability terms. Existing and potential employment land would be lost, thereby reducing job opportunities and the potential for new investment in the City.
- 4.43 The peripheral location of the site means that alternative options to the private car are relatively limited and it is likely that residents would rely on their cars for most journeys. The existing District Centre in Quedgeley for example is not within walking distance of the site.
- 4.44 For these reasons and having regard to the need to balance housing and employment provision, the site has not been allocated for housing. The existing draft employment allocation has been retained although it has been extended to allow for both B8 (storage and warehousing) and B1 uses (office and light industrial).

### *Business as Usual/Do-Nothing Scenario*

- 4.45 There are two main 'business as usual' scenarios. Either the site is retained in its current form i.e. storage and distribution of motor vehicles. Or, the site is redeveloped for further additional employment floorspace as per the proposed draft allocation. This is considered to be advantageous in sustainability terms.

### *Comment*

- 4.46 The site is a long-standing employment allocation. Having regard to the results of the sustainability appraisal, and in light of the City's housing and employment requirements, it is considered appropriate to continue to allocate the site for employment use. The allocation has been extended to include B1 office/light industrial use in light of the possibility that the proposed rail freight depot north of the site may now not come forward.

## 7. Former Oil Storage Depot

### *The Site*

- 4.47 The site is located on Hempsted Lane, opposite Monk Meadow Dock. The total area of the site is 6.7 hectares. The front portion of the site (0.9 hectares) was allocated for housing development in the draft Local Plan (2001).
- 4.48 The owners of the site have suggested that the whole site should be allocated for housing.

### *Overall Findings*

- 4.49 The performance of the whole site in sustainability terms is mixed. In positive terms, redevelopment of the site provides the opportunity to improve ground conditions, re-use a partially brownfield site, provide new housing including affordable housing and to reduce amount of derelict land in the City.
- 4.50 Redevelopment of the whole site for housing does however create a number of potential negative impacts. It would for example be likely to lead to the loss of some natural and semi-natural habitat and associated species diversity – although we do recognise that the site is not designated for its nature conservation value.
- 4.51 Furthermore the site is not particularly accessible by non-car modes of transport. Although there are some local bus services and a designated cycle route there is a possibility that residents would be inclined to use their cars as the preferred mode of transport.
- 4.52 In light of these findings and having regard to the overall housing land supply situation, it is considered appropriate to retain the existing allocation of 0.9 hectares and not to allocate the whole site.

### *Business as Usual/Do-Nothing Scenario*

- 4.53 In the event that the whole site is not allocated for housing, it is possible that a planning application will come forward in relation to the front portion of the site which is allocated for limited residential development.
- 4.54 If an application comes forward for the whole site, this would need to be considered on its merits.
- 4.55 Potentially the site could remain in its current state and left to further regenerate naturally into a greenfield site.

### *Comment*

- 4.56 The site is located within the designated Landscape Conservation Area. Development of the whole site is likely to cause harm visually to the designation. Limited development of part of the site as proposed would reduce any potential impact. Development of the whole site is not considered acceptable.



## 8. Winneycroft Farm

### *The Site*

- 4.57 This is a large greenfield site (29 hectares) located to the south of Winneycroft Lane in the south-east corner of the City. It is located between Winneycroft Lane and the M5 motorway, which bounds the site to the south.
- 4.58 The site has importance in archaeological and landscape terms. Part of the site comprises areas of archaeological importance and the whole site is designated as Landscape Conservation Area.

### *Overall Findings*

- 4.59 The suitability of the site for residential development performs poorly in sustainability terms when assessed using our matrix. Particular negative impacts include the loss of natural and semi-natural habitat (on a large scale) the potential loss of species diversity, the loss of a large greenfield site and a significant increase in the consumption of raw materials and water as well as the generation of waste.
- 4.60 The peripheral location of the site also means that although the site is close to a couple of bus services, it is likely that residents would tend to rely on the private car for most journeys.

### *Business as Usual/Do-Nothing Scenario*

- 4.61 The do-nothing scenario is that this large greenfield site is retained as an area of greenspace. This is considered preferable in sustainability terms.

### *Comment*

- 4.62 This large, greenfield site is located on the fringe of the City and performs poorly in sustainability terms when assessed using the matrix. It is also not needed in order to meet short and medium-term housing land requirements. The site has not therefore been allocated for housing development.

## 9. Land opposite Frogcastle Farm

### *The Site*

- 4.63 The site is located to the east of Sandhurst Lane, just south of the A40. A location plan is attached at Appendix 1. It is a greenfield site. It is located within an area of high flood risk and is also designated as a Landscape Conservation Area. It adjoins an area of nature conservation importance.

### *Overall Findings*

- 4.64 The location of the site means that it performs well in terms of accessibility to shops and services and reducing the need to travel by car/promoting the use of non-car modes of transport. Unfortunately however there are significant constraints affecting the site particularly in terms of flood risk and the loss of natural habitat and a greenfield site.

- 4.65 For these key reasons and having regard to the City's housing land requirement, the site has not been allocated for housing.

*Business as Usual/Do-Nothing Scenario*

- 4.66 The do-nothing or business as usual scenario is that the site is retained in its current state. For the reasons outlined above, this is considered to be preferable in sustainability terms to the allocation of the site for housing.

*Comment*

- 4.67 The location of the site means it is relatively accessible by non-car modes of transport however there are significant constraints affecting the site including in particular flood risk.

10. Land East of Matson Lane

- 4.68 The site is located to the east of Matson Lane and comprises the Matson Ramada Hotel and Resort and its grounds. It is shown on the plan attached at Appendix 1.

- 4.69 The site has been promoted along with land to the west of Matson Lane, which also forms part of the hotel complex (golf course and ski-centre). For robustness we have through this sustainability appraisal, assessed both sites separately.

*Overall Findings*

- 4.70 The performance of this site in sustainability terms is mixed. In positive terms, the redevelopment of the site would utilise previously developed or brownfield land, would provide reasonable access to a local centre, local schools and other facilities and offers the potential to provide new public open space.
- 4.71 These issues are however outweighed by a number of negative impacts. In particular, the loss of the existing hotel would lead to the loss of a number of existing jobs. It could also have a potentially harmful impact in terms of investment in the City by removing one of the City's hotels that has conference facilities.
- 4.72 Significantly the loss of the hotel could have a potentially harmful impact on the tourist attraction of the City which already struggles to attract overnight visitors.
- 4.73 The location of the site also means that opportunities for non-car modes of transport are relatively limited which may lead to an over dependence on the use of the car for most journeys.
- 4.74 For these reasons and having regard to the City's housing requirements, the site has not been allocated for housing development.

### *Business as Usual/Do-Nothing Scenario*

- 4.75 The do-nothing scenario is that the site is left in its current use, which, for the reasons set out above is considered preferable in sustainability terms. It is possible that a speculative planning application could be submitted in which case this would need to be considered on its merits having regard to the issues outlined above and other material considerations.

### *Comment*

- 4.76 Although the site comprises previously developed land, it is not vacant, it is active use as a hotel and Gloucester has a shortage of hotel bed spaces as well as hotels with conference facilities. The peripheral location of the site also means that residents may be overly reliant on the private car as their main means of transportation.

### 11. Land West of Matson Lane

- 4.77 As explained above, land on the west of Matson Lane has also been promoted for residential development by the owners of the Ramada Hotel. The area in question is shown on a plan attached at Appendix 1. It comprises primarily the hotel golf course and dry ski-slope, both of which are open to the general public.

### *Overall Findings*

- 4.78 This larger site performs more poorly in sustainability terms than land to the east and has not been allocated for residential development. There are a number of negative impacts associated with the residential development of this site.
- 4.79 In particular, residential development would result in the loss of some existing natural and semi-natural habitat, a site of nature conservation interest and the potential loss of a historic asset (the Red Well). There will also be a small loss of existing jobs and the loss of the dry ski-slope in particular would be harmful to Gloucester's attraction as a tourist destination.
- 4.80 The site is predominantly greenfield in nature and the loss of the two leisure facilities would reduce the scope for people to partake in healthy activities.
- 4.81 For these reasons and having regard to the City's housing requirement, the site has not been allocated for development.

### *Business as Usual/Do-Nothing Scenario*

- 4.82 The business as usual scenario is that the site remains in its current mixture of uses. This is considered preferable in sustainability terms.

### *Comment*

- 4.83 The site is affected by a number of constraints and is not needed to meet the City's housing requirements in the short to medium term.

## 12. Land East and West of Hempsted Lane

### *The Site*

- 4.84 There are two parcels of land located on either side of Hempsted Lane forming part of Manor Farm. These have been put forward for residential development. A location plan is attached at Appendix 1. They are greenfield sites and are located within a designated Landscape Conservation Area. The sites are very similar and have therefore been considered as one for the purposes of the sustainability appraisal.

### *Overall Findings*

- 4.85 The sites perform poorly overall in sustainability terms. Key issues include the fact that both sites are greenfield, they are located within a Landscape Conservation Area, access by non-car modes of transport is relatively limited and some natural habitat would be lost as a result of development. The quality of life of Hempsted residents is also likely to be harmed as two key areas of greenspace within the village would be lost.
- 4.86 For these reasons and having regard to the City's housing requirement, the sites have not been allocated for housing development.

### *Business as Usual/Do-Nothing Scenario*

- 4.87 The business as usual scenario is that both sites remain in their current use/state. This is considered to be preferable in sustainability terms to their loss to housing, particularly at a time when the sites are not needed to meet the City's forecast housing requirement, which can be met from brownfield sites in more central, sustainable locations.

### *Comment*

- 4.88 These parcels of land are important areas of greenspace within Hempsted that fulfil an important function. They have high landscape quality and offer important views across towards Robinswood Hill to the east. These greenfield sites are not overly accessible by non-car modes of transport and are not needed to meet forecast housing requirements.

## 13. Newark Farm, Hempsted

### *The Site*

- 4.89 The Newark Farm site is also located off Hempsted Lane. A site location plan is attached at Appendix 1. It is in close proximity and is of similar character to the two sites discussed above. For these reasons it scores very similarly when assessed using the sustainability matrix.

### *Overall Findings*

- 4.90 As above, the site performs poorly in sustainability terms. It is greenfield, relatively inaccessible by non-car modes of transport, lies within a designated Landscape Conservation Area and would result in the loss of natural habitat and potentially species diversity. There may also be the possibility of historical remains given the proximity of Lady's Well to the west.

### *Business as Usual/Do-Nothing Scenario*

- 4.91 The business as usual scenario is that the site is retained in its current use/state. This is considered to be preferable in sustainability terms to its loss to housing, particularly at a time when the site is not needed to meet the City's forecast housing requirement, which can be met from brownfield sites in more central, sustainable locations.

### *Comment*

- 4.92 See comments in relation to Land East and West of Hempsted Lane above.

## 14. Land at Hill Farm, Hempsted

### *The Site*

- 4.93 The site is located to the south of Hempsted, south of Hempsted Lane. It is a large, greenfield site. The site is located within the Landscape Conservation Area. It is also within the Cordon Sanitaire boundary drawn around Netheridge sewage works. Part of the site is located within the floodplain.

### *Overall Findings*

- 4.94 The site performs poorly in sustainability terms when assessed using the sustainability matrix. Particular negative impacts include the fact that the site is greenfield, is relatively poorly served by non-car modes of transport, it is located within the 'cordon sanitaire' creating potential problems of smell for new residents. Furthermore, development would result in the loss of natural habitat and importantly, part of the site is located within the floodplain, creating potential problems in terms of flood risk.
- 4.95 For these reasons and having regard to the City's forecast housing requirement, the site has not been allocated.

### *Business as Usual/Do-Nothing Scenario*

- 4.96 The business as usual scenario is that the site is retained in its current use/state. This is considered to be preferable in sustainability terms to its loss to housing, particularly at a time when the site is not needed to meet the City's forecast housing requirement, which can be met from brownfield sites in more central, sustainable locations.

*Comment*

- 4.97 There are a number of constraints affecting this site and for these reasons and having regard to the results of the appraisal as well as the City's housing requirement, it is not considered appropriate to allocate the site for development.

15. Railway Triangle

*The Site*

- 4.98 The site is located off Metz Way some 1km from the City Centre. It is a large triangular site bounded by railway lines to the north and east. The site is used for operational rail purposes but has been put forward for potential residential development by the owner.

*Overall Findings*

- 4.99 The performance of this site in terms of its suitability for residential development is mixed. Although residential development would bring into use a large tract of previously developed land and help, in the process to remove any on-site contamination and may contribute towards an improvement in the quality of life of residents, the site is relatively inaccessible by non-car modes of transport and does not relate well to existing residential development to the north which would not be in the interest of creating mixed, sustainable communities. Without significantly improved links, the Triangle site would be isolated from the surrounding area.
- 4.100 A small part of the site is located within the floodplain although it is acknowledged that this is unlikely to be a constraint to the development of the whole site and there may be some loss of natural and semi-natural habitat with a consequent fall in biodiversity.

*Business as Usual/Do-Nothing Scenario*

- 4.101 There are a number of potential scenarios. The site may remain in its current use, which would not be beneficial. The site may come forward for other uses including the Council's preferred option, which is for employment use or a new community stadium. These are likely to create significantly more benefits than a residential scheme would accrue.
- 4.102 It is possible that a speculative residential scheme may be promoted through a planning application independent of the LDF process. This would need to be considered on its merits.

*Comment*

- 4.103 This is a large brownfield site that would make a significant contribution towards meeting the City's housing requirements. However, in light of the availability of sites elsewhere and having regard to the constraints outlined above as well as the need to balance housing and employment opportunities, it is considered more appropriate to allocate the site for employment use with the principle of a new community stadium, also being considered acceptable should it come forward.

## 5. Conclusion & Next Steps

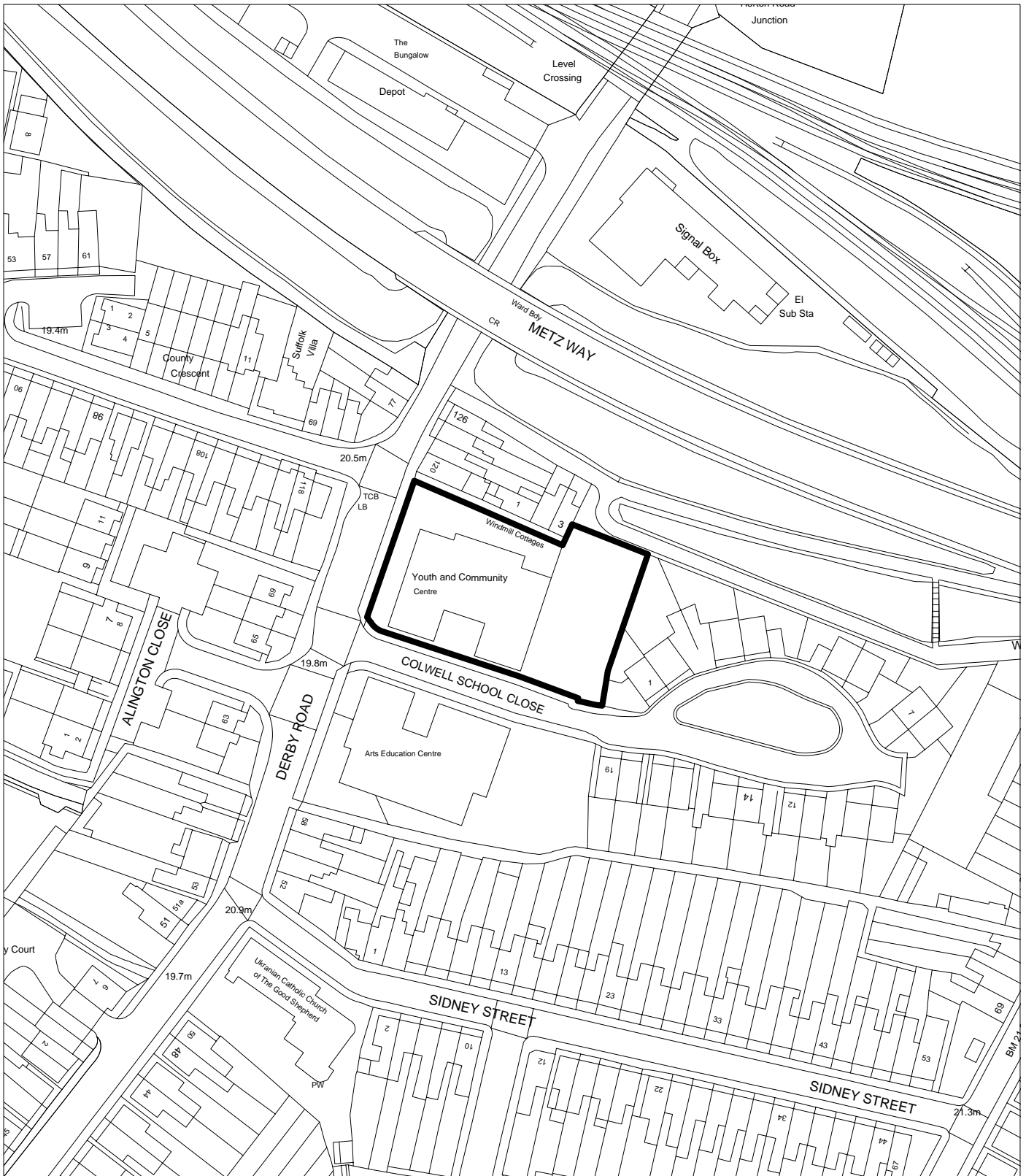
- 5.1 This sustainability appraisal has set out in detail, the reasons why a number of objection housing sites promoted in response to the Issues and Options consultation, have not been allocated in the Preferred Option consultation paper.
- 5.2 Comments on this appraisal are welcome. These should be submitted in writing no later than **18<sup>th</sup> September 2006** either electronically to [pdcc@gloucester.gov.uk](mailto:pdcc@gloucester.gov.uk) or by post to:



Planning Policy Team  
Policy, Design and Conservation  
5th Floor, Herbert Warehouse,  
Gloucester City Council  
The Docks  
Gloucester  
GL1 2EQ

- 5.3 For further information, please contact the Planning Policy Team on 01452 396854

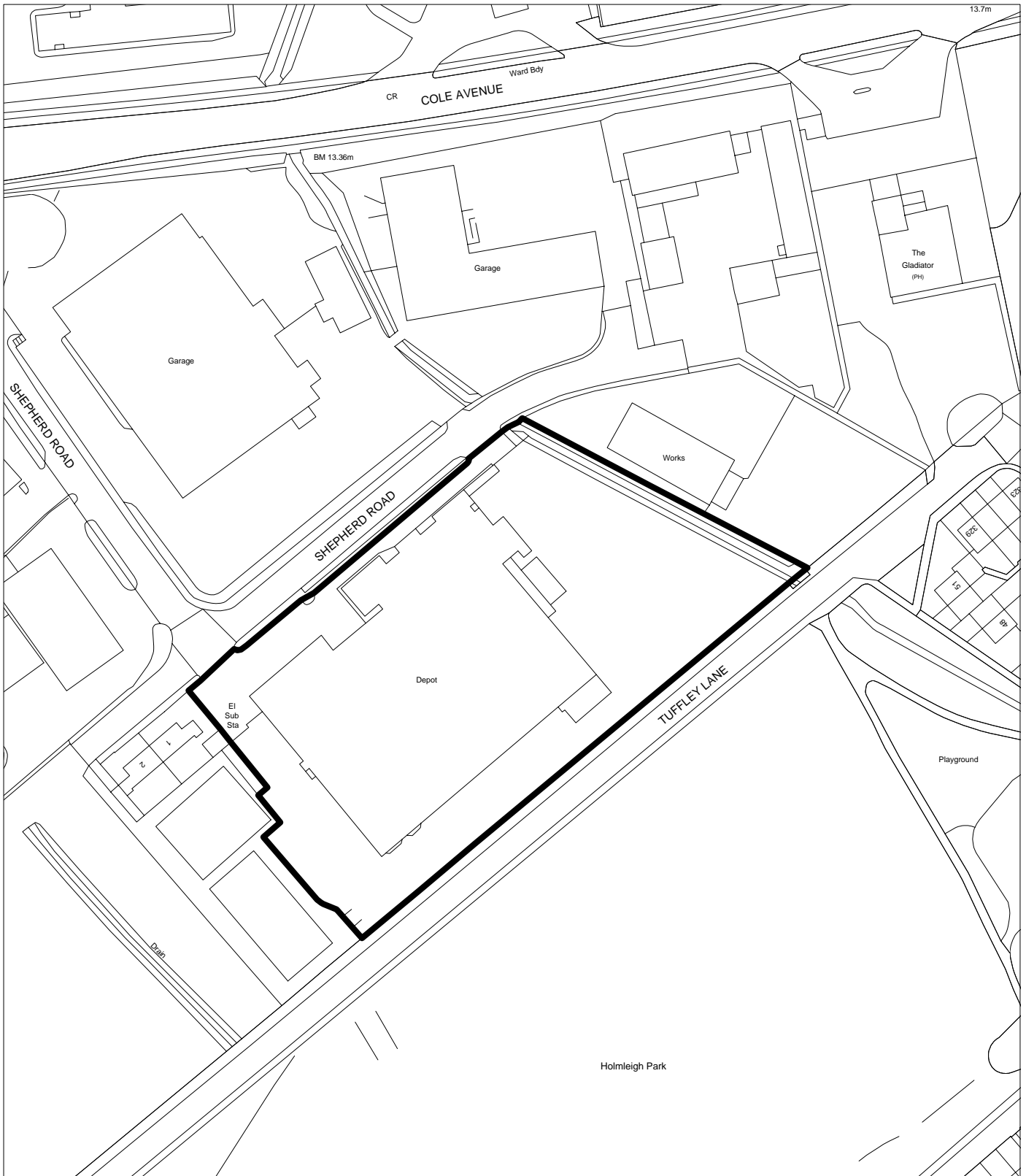
## APPENDIX 1





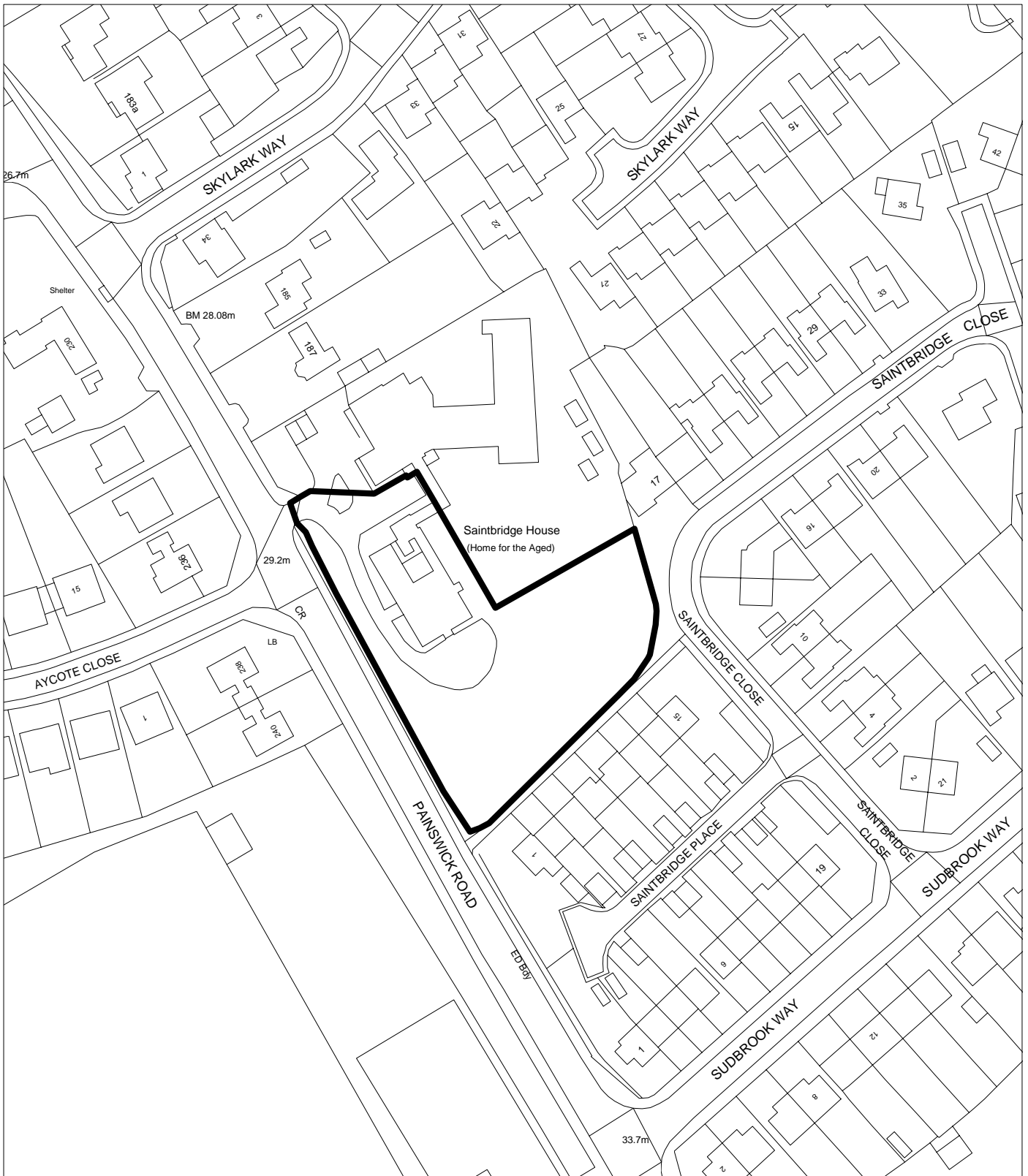




Scale 1:1250	 NORTH Grid North	<h2>Colwell Youth and Community Centre</h2>
 <b>GLOUCESTER</b> <b>CITY COUNCIL</b>		

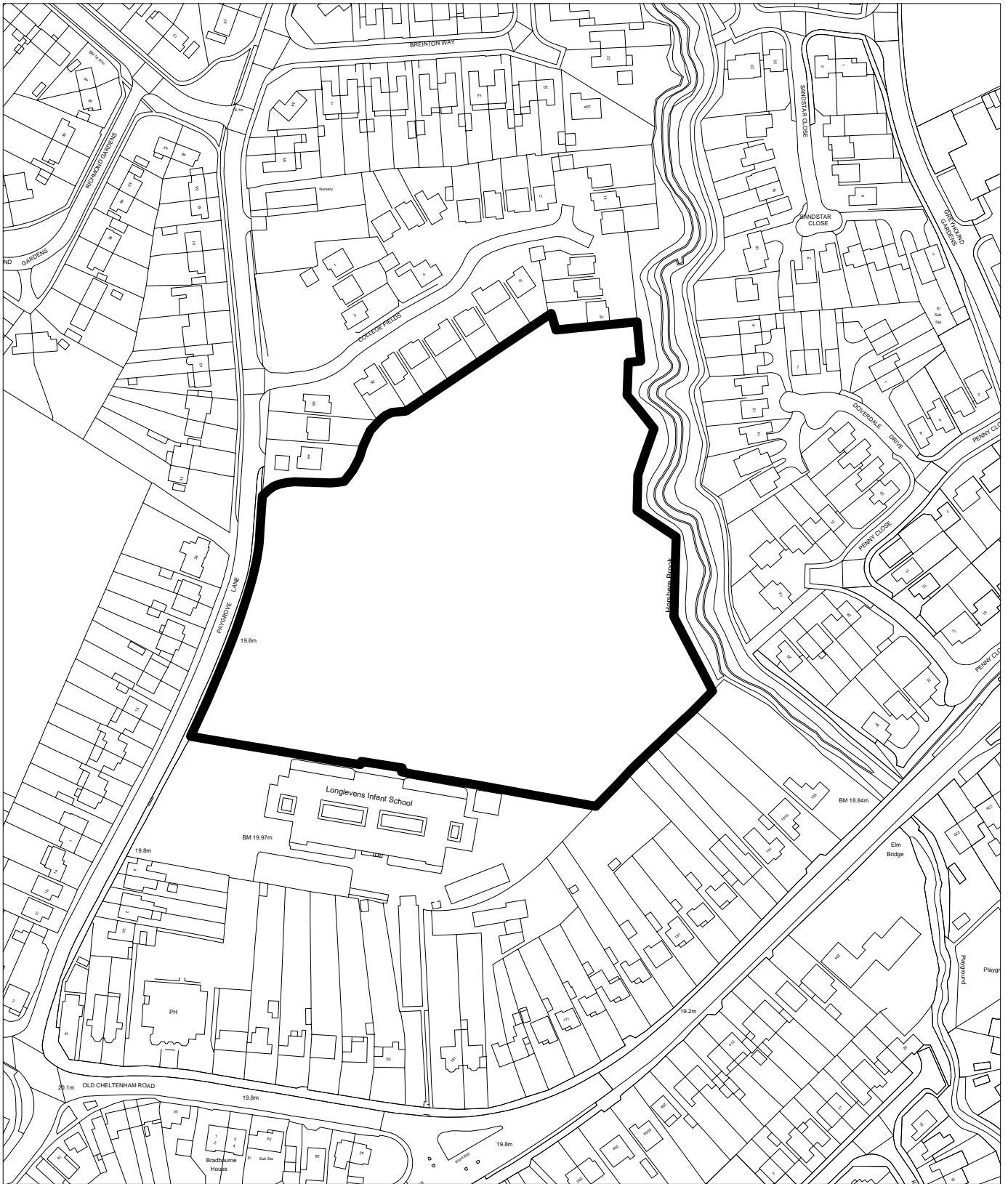
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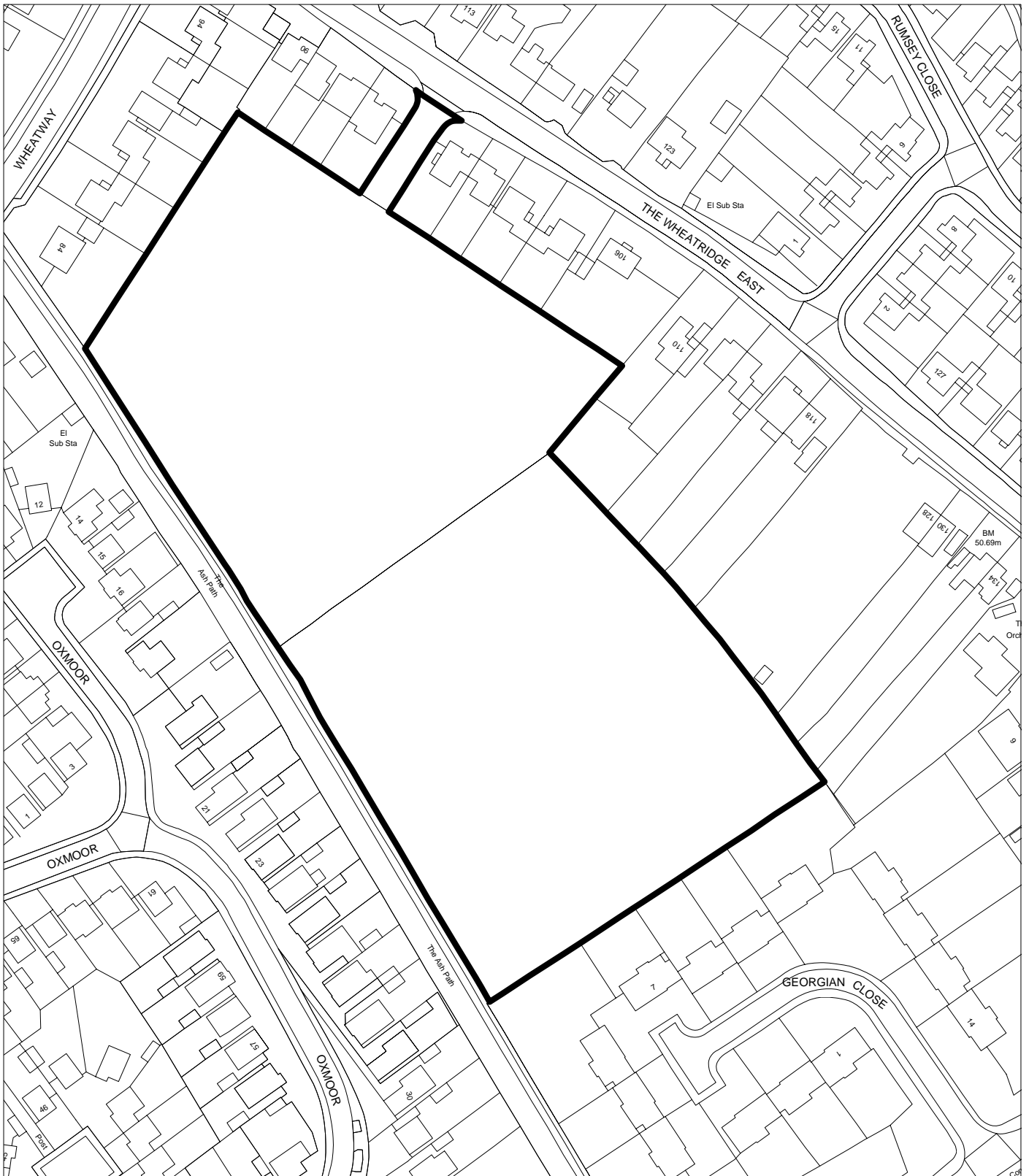
Scale 1:1500	 <b>NORTH</b> Grid North	<h2>Sheperd Road Depot, Cole Avenue</h2>
 <b>GLOUCESTER</b> <b>CITY COUNCIL</b>		
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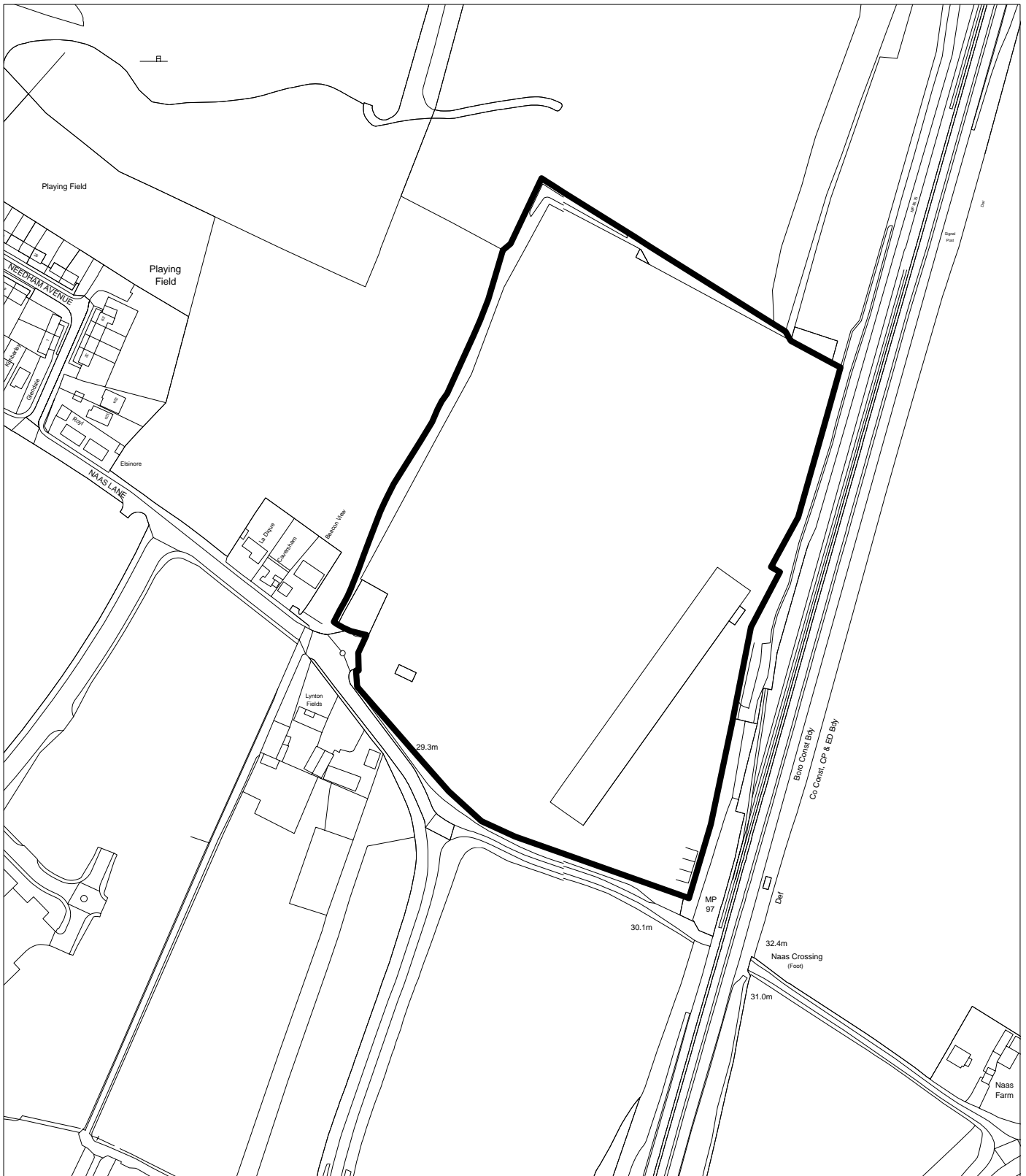
Scale 1:1250	 NORTH Grid North	<h2>Land at Saintbridge House</h2>
 <b>GLOUCESTER</b> <b>CITY COUNCIL</b>		
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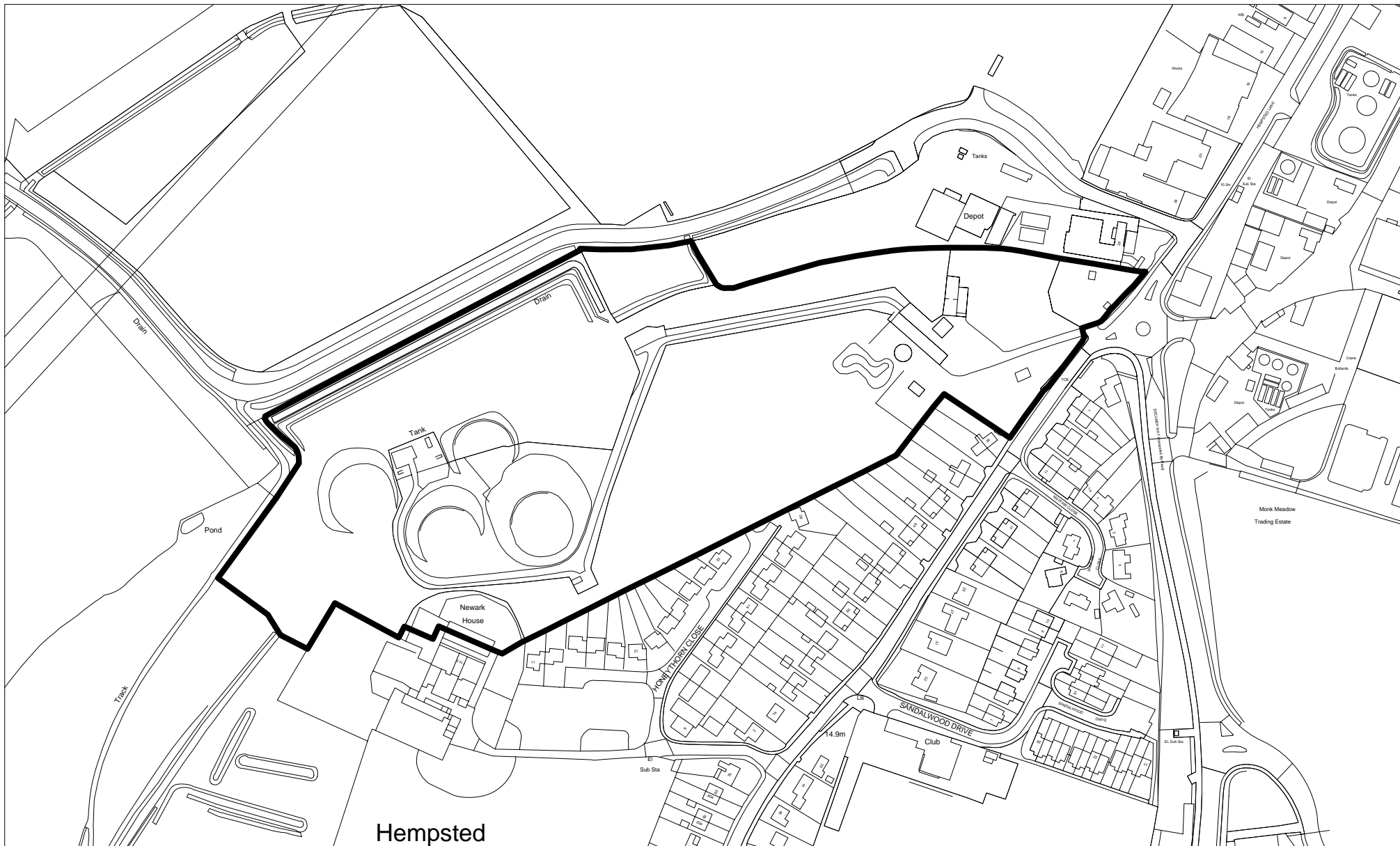
Not to Scale	 <b>NORTH</b> Grid North	<h2>Land at Paygrove Lane</h2>
 <b>GLOUCESTER</b> <b>CITY COUNCIL</b>		
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Scale 1:1500	 NORTH Grid North	<h2>Land at the Wheatridge East</h2>
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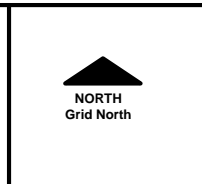


Scale 1:3000	 NORTH Grid North	<h2>IM Group Site, Quedgeley</h2>
 <b>GLOUCESTER</b> <b>CITY COUNCIL</b>		
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Not to Scale

**Former Oil Storage Depot, Hempsted Lane**



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Scale 1:5000



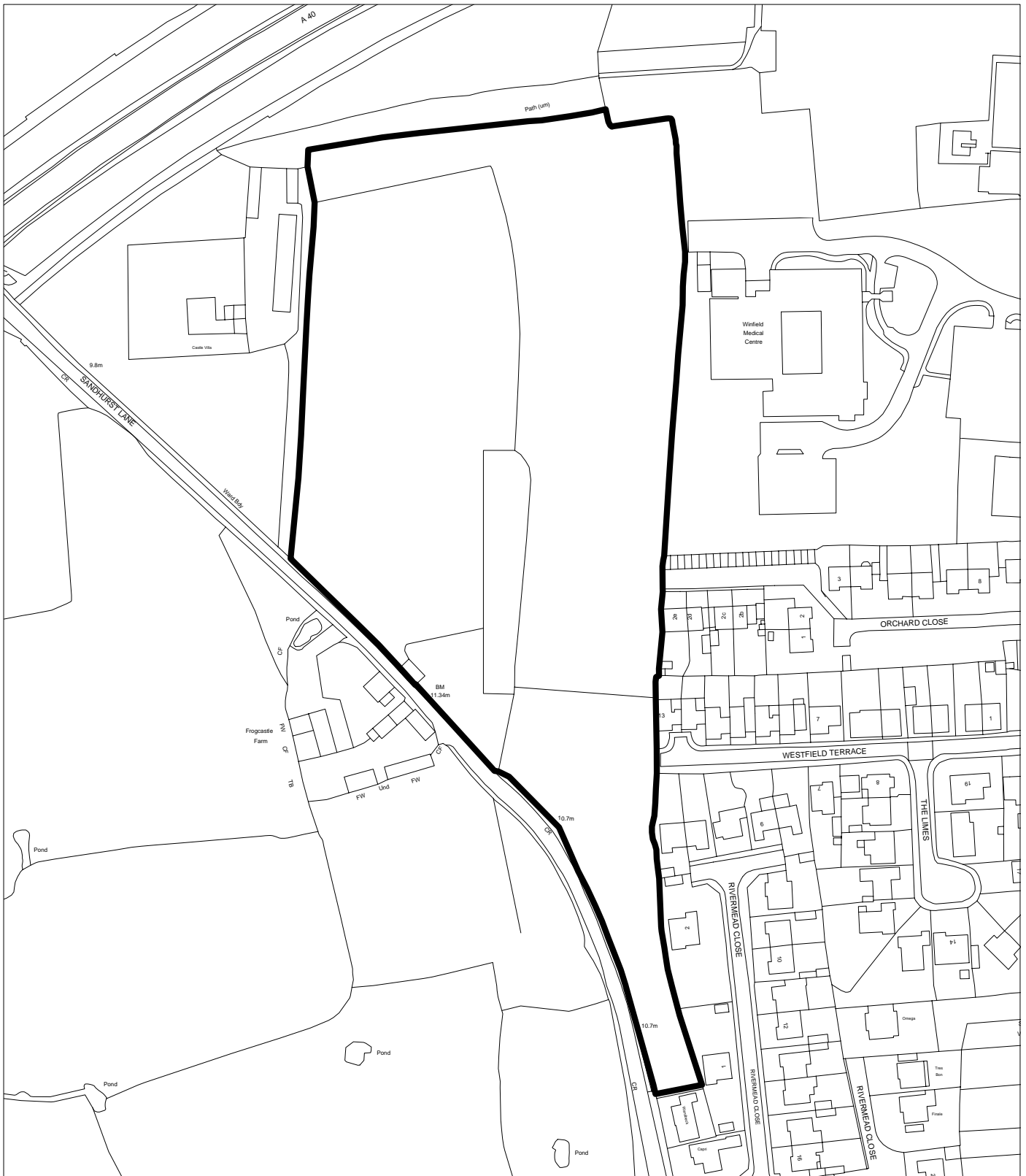
## Winneycroft Farm





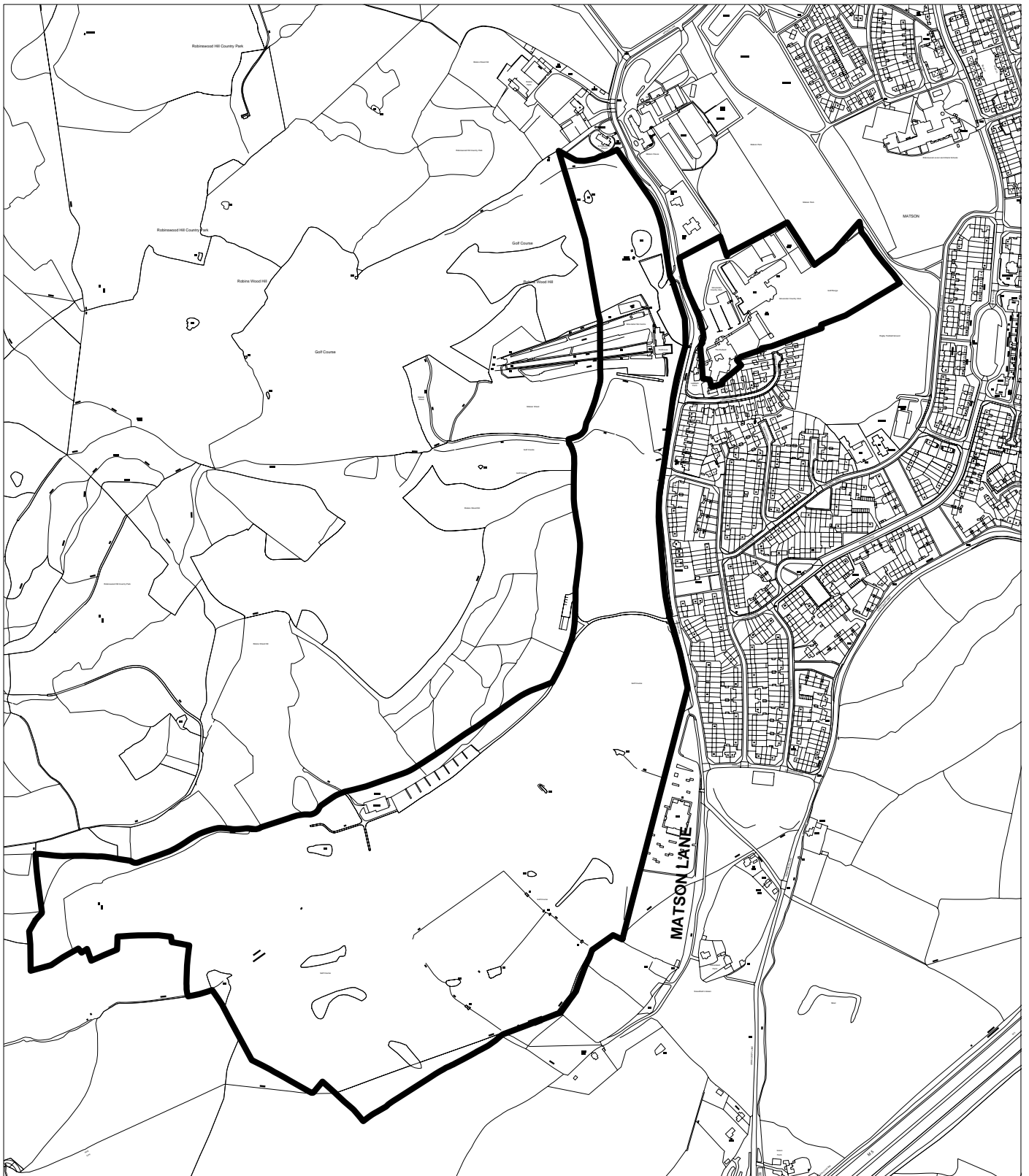
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Scale 1:2000	 <b>NORTH</b> Grid North	<h2>Land adjacent to Frogcastle Farm</h2>
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Scale 1:8000





## Land East and West of Matson Lane

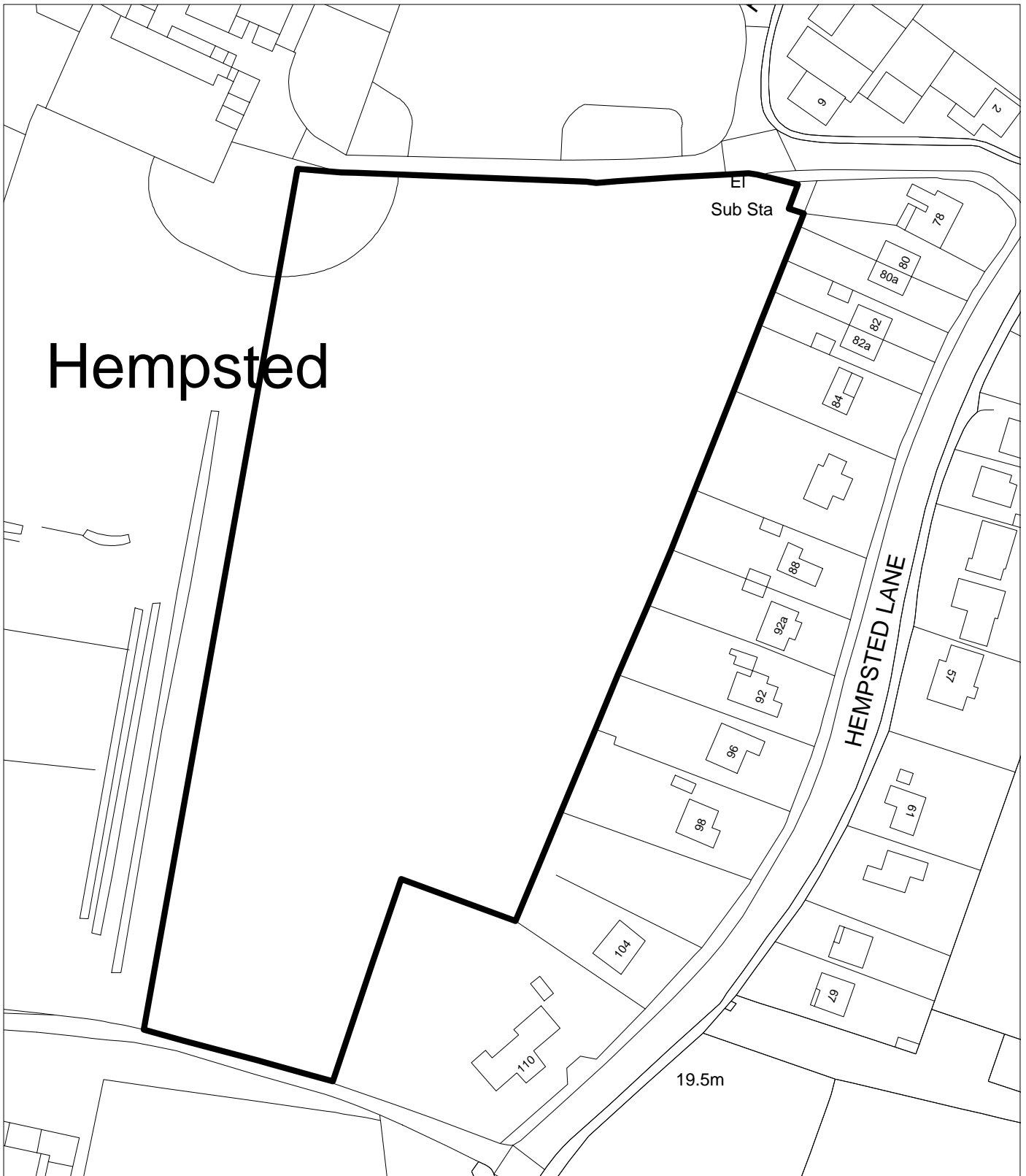




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Scale 1:2000	 NORTH Grid North	<h2>Land East and West of Hempsted Lane</h2>
 <b>GLOUCESTER</b> <b>CITY COUNCIL</b>		
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Scale 1:1250	 NORTH Grid North	<b>Newark Farm, Hempsted</b>
 <b>GLOUCESTER</b> <b>CITY COUNCIL</b>		
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Scale 1:4000

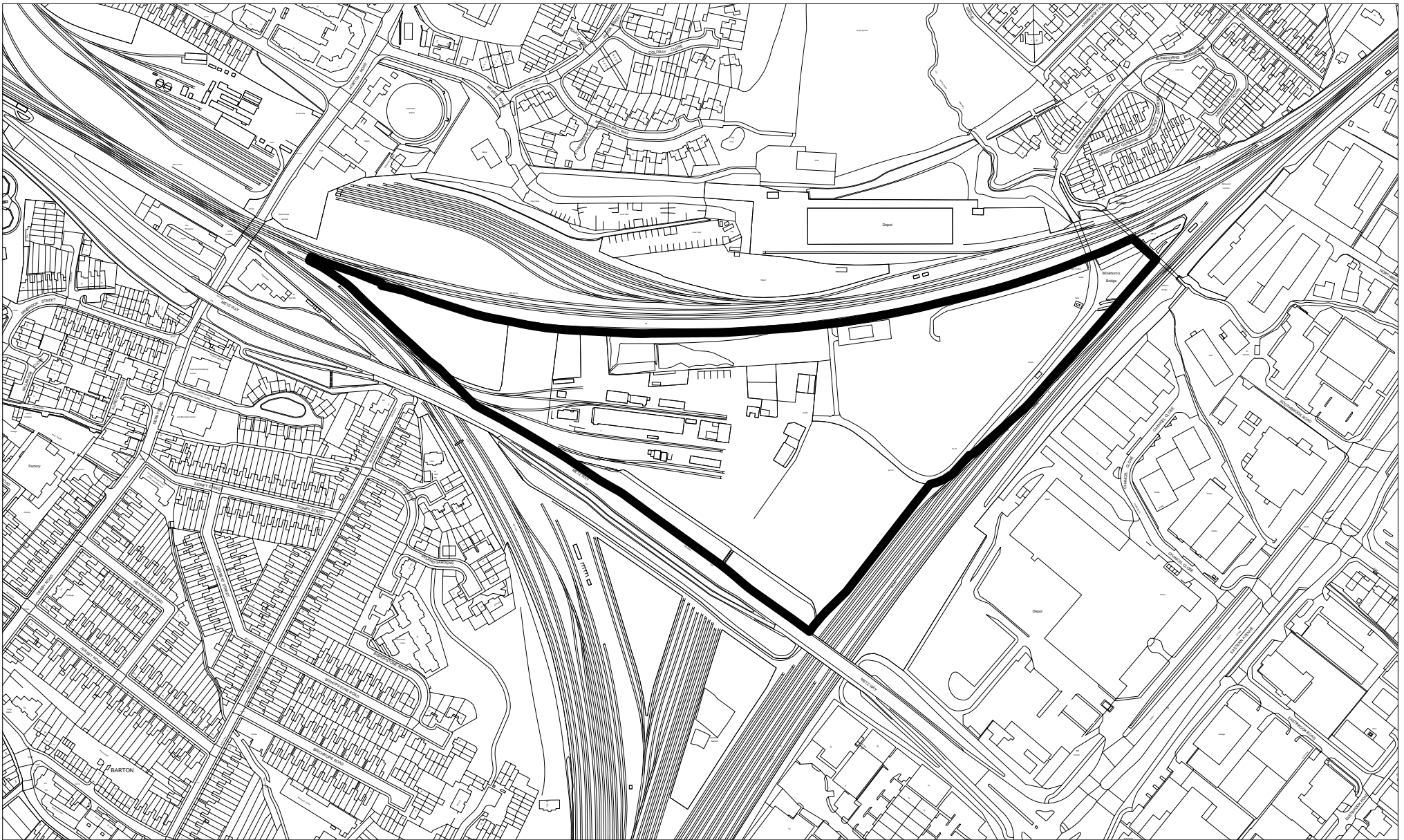


## Land at Hill Farm, Hempsted



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Not to Scale

## Railway Triangle



NORTH  
Grid North

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## APPENDIX 2

### SCHEDULE OF BASELINE INFORMATION AND INDICATORS

The following table sets out for each sustainability appraisal sub-objective, a range of relevant baseline data and indicators. Setting these out in a single schedule avoids the need to repeat the information throughout the appraisal, which helps to reduce the length of the report.

<b>SA Objectives</b>	<b>Baseline Information</b>	<b>Indicator/s</b>
<b>1. To protect the City's most vulnerable assets</b>		
1.a. Will it minimise the risk of flooding to people and property?	13.3 % of Gloucester lies within the floodplain.	Numbers of people and properties affected by flood events
1.b. Will it conserve and enhance natural/semi-natural habitats?	As well as designated sites of importance, the City also has a network of non-designated greenspaces that provide important corridors, buffers and stepping-stones between designated sites of importance.	Access to woodland Health of designated Sites of Special Scientific Interest
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	There are six key wildlife sites designated by Gloucester Wildlife Trust and 28 other sites of Nature Conservation Interest.	Achievement of Relevant (Urban Habitat) BAP targets Populations of wild birds
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	The city has two Sites of Special Scientific Interest (SSSI's); Hucclecote Meadows in Abbeymead and Robinswood Hill Quarry on Robinswood Hill. There are also five local nature reserve designations.	Health of designated Sites of Special Scientific Interest
1.e. Will it maintain and enhance cultural and historical assets?	The city has 707 Listed Buildings, of which 13% are Grade I or II* and of outstanding architectural or historic interest. The equivalent figure for the whole of England is about 6%.	-
1.f. Will it maintain and enhance woodland cover?	There is an area of ancient woodland at Matson Wood although overall, woodland provision is limited given the urban nature of the City.	Access to woodland

SA Objectives	Baseline Information	Indicator/s
<b>2. To Deliver Sustainable Economic Growth</b>		
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	Although the unemployment rate in Gloucester has fallen from 6% to 3% between 1997 and 2002, it is still the highest rate in Gloucestershire. The wards with the highest rates of unemployment in 2003 were Westgate (11.9%), Matson (8.8%), and Barton (7.7%). Unemployment double among Gloucester's black and minority ethnic communities.	Percentage increase/decrease in the total number of local jobs.  Employment rates white/non-white
2.b. Will it encourage both indigenous and inward investment?	In Gloucester in 2002 there were 255 VAT registrations in total. However, there were also 345 VAT de-registrations, representing a net decrease of 90 businesses in Gloucester in that year.	Number of economic development enquiries  Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the LDF
2.c. Will it help to support and encourage the growth of small businesses?	Figures gathered between 1997 and 2002 showed that the number of VAT registrations (i.e. business start ups) was 1,690.	Percentage change in the total number of VAT registered businesses in the area  Percentage change in number of small companies (i.e. less than 5 employees)
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	In 2002 Gloucester attracted:  In 2002 Gloucester attracted  315,000 trips by staying visitors  914,000 staying visitor nights	Number of visitors per annum  Amount of visitor spend



SA Objectives	Baseline Information	Indicator/s
<b>3. To minimise consumption of natural resources and production of waste</b>		
3.a. Will it encourage the most efficient use of land and buildings?	Between 1st April 2004 and 31st March 2005 new dwelling completions in Gloucester were at the following densities- 15.3% at 30 dwellings per hectare or less 36.0% at 30 – 50 dwellings per hectare 48.7% at 50+ dwellings per hectare	Percentage of new dwellings completed at:  Less than 30 dwellings per hectare-  Between 30 and 50 dwellings per hectare; and-  Above 50 dwellings per hectare
3.b. Will it encourage development on previously developed land?	Between 1 <sup>st</sup> April 2004 and 31 <sup>st</sup> March 2005 the percentage of new homes built on previously developed land was 443 representing 80% of the total number of new homes built.	Percentage of all new development on previously used land  Percentage of land developed for employment, by type, which is on previously developed land
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	Gloucester City Councils Home Energy Conservation Act (1995) improvement figure for 1st April 2003 – 31 March 2004 was 3.8% - this represents an estimated energy saving of 264,867 Giga Joules (GJ).	Percentage of all new development on previously used land  Improvements in energy efficiency  Total amount of energy supplied from renewable energy sources
3.d. Will it increase waste recovery and recycling?	In 2003/2004 the amount of household waste and composting in Gloucester amounted to 9.72% of all household waste in the City. This was substantially lower than the rate for both the County and the National Averages, which were 20.87 % and 22.49 % respectively.	Overall satisfaction with provision for recycling  Recycling of household waste
3.e. Will it help to reduce the amount of waste that is generated?	2003/2004 – 492kg waste produced per head in Gloucester 2004/2005 – 511kg waste produced per head in Gloucester	Waste produced per head (BVPI 84)
3.f. Will it positively encourage renewable forms of energy?	Gloucester City Councils Home Energy Conservation Act (1995) improvement figure for 1st April 2003 – 31 March 2004 was 3.8% - this represents an estimated energy saving of 264,867 Giga Joules (GJ).	Total amount of energy supplied from renewable energy sources  Renewable energy capacity installed by type

3.g. Will it reduce water consumption?	-	Water consumption per head
<b>SA Objectives</b>	<b>Baseline Information</b>	<b>Indicator/s</b>
<b>4. To ensure everyone has access to the essential services they require and that local needs are met</b>		
4.a Will it help everyone access essential basic services easily, safely and affordably?	There are ten designated Local Centres providing a range of local-scale shops and services such as smaller supermarkets, post offices, hair salons and so on.	Percentage of residents surveyed finding it easy to access key local services  Percentage of new residential development within a distance of 500m or 15 minute walk of key local services (post office, food shops, GP, primary school)
4.b. Will it help disabled people access services and facilities more easily?	These ten local centres provide important facilities for less mobile members of society and allow shopping trips to take place without the need for a journey by car or public transport.	Percentage of new residential development within a distance of 500m or 15 minute walk of key local services (post office, food shops, GP, primary school)
4.c. Will it make access easier for those without a car?	-	Percentage of residents surveyed finding it easy to access key local services  Percentage of new residential development within a distance of 500m or 15 minute walk of key local services (post office, food shops, GP, primary school)
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	The City Council's current Public Open Space standard aims to ensure that there is 2.8 hectares (7 acres) open space per 1,000 residents. At the time of the most recent Public Open Space survey carried out in 2001, the proportion of open space available to Gloucester residents (not including the Riverside Meadows or Robinswood Hill) was 2.19 hectares per 1,000 population.	Access to local green space  Cumulative total number of open spaces managed to 'green flag' award standard  Satisfaction with sports and leisure facilities
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	In Gloucester in 2003, the affordable housing ratio, that is, the number of average salaries per average house price for males was 5.07, against a County ratio of 6.63, and southwest ratio of 6.72.  Between 1 <sup>st</sup> April 2004 and 31 <sup>st</sup> March 2005 there were 68 affordable housing completions in Gloucester.	Affordable housing (house price/earnings affordability ratio)  Affordable housing completions

4.f. Will it reduce homelessness?	Homelessness is an issue within the City with a Housing Needs survey in 2003 identifying 436 households requiring accommodation.	Number of homelessness applications per quarter.
<b>SA Objectives</b>	<b>Baseline Information</b>	<b>Indicator/s</b>
<b>5. To improve standards of health and education</b>		
5.a. Will it improve health and people's ability to engage in healthy activities?	Overall, 8.6% of people in Gloucester have poor general health, compared to 7.6% for the County and 9.2% for England and Wales.	Expected years of healthy life Death rates from cancer, circulatory disease, accidents and suicides
5.b. Will it improve access to health care facilities?	-	GP appointments made within 48 hours where desired. Percentage of residents who feel that health services have improved.
5.c. Will it reduce inequalities in health by improving the health of the least healthy people?	In 2003 the number of people suffering from Circulatory Diseases in Gloucester was noticeably higher than in the County and England and Wales as a whole, with 113.27, 88.52, and 106.30 cases per 100,000 population under 75 respectively.	Death rates from cancer, circulatory disease, accidents and suicides.
5.d. Will it improve access to learning, training, skills and knowledge?	-	Percentage of adults participating in LSC funded learning.
5.e. Will it improve qualifications and skills of young people and adults?	In Gloucester, 27.9% of people have no qualifications, compared with 24.9% for the County, and 29.1% for England and Wales.  Gloucester has more people without qualifications when compared to the County in all age groups (20 – 24, 25 – 44, 45-64, 65 – 74).	% 16 – 19 year olds with no qualifications. Qualifications/skills – percentage of working age population (16-54/59) with qualifications to either NVQ level 1 or 2/equivalent, NVQ level 3 or 4 or a trade apprenticeship or with no formal qualifications.

SA Objectives	Baseline Information	Indicator/s
<b>6. To make Gloucester a great place to live and work</b>		
6.a. Will it help to reduce crime and the fear of crime?	<p>During 2004 the number of crimes committed by 10 – 17 year olds was 114.02 per 1,000 population. This is substantially higher than the figure for the County, which is 69.08 per 1,000 population.</p> <p>In 2004 85.60% of people in Gloucester felt safe in daylight in their neighbourhood, compared with 90.30% of County residents.</p>	<p>Domestic burglaries per 1,000 households.</p> <p>Violent offences committed per 1,000 population.</p> <p>Percentage of residents surveyed who feel 'fairly safe' or 'very safe' after dark whilst outside in their local authority area (b) Percentage of residents surveyed who feel 'fairly safe' or 'very safe' during the day whilst outside in their local authority area.</p>
6.b. Will it encourage community engagement in community activities?	As of June 2005, there are 391 voluntary organisation in the City that are known to Gloucester City Council.	<p>Percentage of residents who feel community activities have improved in the last three years.</p> <p>Number of voluntary organisations.</p> <p>Number of neighbourhood partnerships.</p>
6.c. Will it increase the ability of people to influence decisions?	<p>In 2004, the following percentages of people in social housing in Gloucester were satisfied with the opportunities for participation in management and decision-making with their landlord:</p> <p>Very satisfied – 12.9%  Fairly satisfied – 48.4%  Neither – 16.1%  Fairly dissatisfied – 22.6%  Very dissatisfied – 0%</p>	<p>Percentage of adults surveyed who feel they can influence decisions affecting their local area.</p> <p>Tenant satisfaction &amp; participation</p>
6.d. Will it improve community cohesion?	<p>A survey was carried out in 2003 that asked 52 community and voluntary sector organisations a number of questions regarding perceptions of community cohesion.</p> <p>Overall, 83.3% of people thought that Gloucester was a place where people from different backgrounds get on well together.</p>	Percentage of people who feel that their local area is a place where people from different backgrounds and communities can live together harmoniously.

6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	Gloucester has an assumed shopper population of 190,500 (derived from CBRE using NSLSP data), which ranks it at 74 in CB Richard Ellis' Rank of Shopper Populations.	Vacancy rates within the Primary Shopping Area  Percentage change in the number of registered restaurants in the City Centre and other designated centres
6.f. Will it increase access to and participation in, cultural activities?	-	-
6.g. Will it reduce poverty and income inequality?	Gloucester suffers from higher levels of poverty and deprivation than any other District in Gloucestershire. Two of the City's, Barton, and Tredworth and Westgate, are included within the list of the 10% of most deprived wards in the Country. Another four are included within the list for the 25% of most deprived wards.	Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country.  Percentage of population of working age who are claiming key benefits.  Proportion of households with an income of less than 50% of the national average.
6.h. Will it reduce the number of unfit homes?	In 2004, around 3,830 dwellings were classified as 'unfit' to live in – all of which were private sector dwellings.	Number of 'unfit' homes per 1,000 dwellings
6.i. Will it improve the quality of where people live?	-	Percentage of residents who are satisfied with their neighbourhood as a place to live.  Percentage of residents who feel Gloucester has improved or is improving.

SA Objectives	Baseline Information	Indicator/s
<b>7. To reduce the need to travel</b>		
7.a. Will it reduce the need/desire to travel by car?	<p>In 2003, the largest mode of transport used to take children to school was the private car, constituting 45% of journeys to Primary School, and 41% of journeys to Secondary Schools.</p> <p>By far the most popular mode of transport for travelling to work in 2001 is the private car with 31,590 Gloucester residents using it.</p>	Passenger travel by modes.
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	<p>Gloucester currently has two dedicated park and ride sites at The Cattle Market and Waterwells.</p> <p>Between 1st April 2004 and 31st March 2005, ten travel plans were secured in Gloucester.</p>	<p>Number of park and ride users.</p> <p>Percentage of residents surveyed who feel that public transport has improved.</p>
7.c. Will it help to achieve a reduction in road accident casualties?	TBC	Number of road accident casualties per annum
7.d. Will it increase the proportion of freight carried by rail and water?	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	On average, the annual growth rate in traffic volumes in both Gloucester City and Gloucestershire is 1%.	<p>Number of road accident casualties per annum.</p> <p>Annual average flow per 1,000 km of principal roads.</p>

SA Objectives	Baseline Information	Indicator/s
<b>8. To improve environmental quality (air, water, land)</b>		
8.a. Will it help to reduce any sources of pollution?	Road traffic is the main source of air-borne pollution in Gloucester, however the air quality in Gloucester is good compared to other cities and approaches that found in rural areas. Levels of nitrogen dioxide are generally within acceptable limits.	Days when pollution is moderate or higher  Annual average nitrogen dioxide concentration
8.b. Will it help to reduce levels of noise?	-	Percentage of residents surveyed who are concerned with different types of noise in their area.  Number of formal noise complaints received by the Council per annum.
8.c. Will it maintain and enhance water quality?	-	Percentage of main rivers and canals classified as good or fair quality  Dangerous substances in water  Nutrients in water
8.e. Will it maintain and enhance air quality?	-	Population living in Air Quality Management Areas
8.f. Will it maintain and enhance land/soil quality?	-	-
8.g. Will it reduce the amount of derelict, degraded and underused land?	Between 1 <sup>st</sup> April 2004 and 31 <sup>st</sup> March 2005 the percentage of new homes built on previously developed land was 443 representing 80% of the total number of new homes built.	Vacant land and properties and derelict land.  Number of planning applications granted permission with remediation maintenance conditions attached per annum.  Percentage of all new development on previously used land.

SA Objectives	Baseline Information	Indicator/s
<b>9. To reduce contributions to climate change</b>		
9.a. Will it reduce contributions to climate change?	<p>In 2003/2004 the amount of household waste and composting in Gloucester amounted to 9.72% of all household waste in the City.</p> <p>Gloucester City Councils Home Energy Conservation Act (1995) improvement figure for 1st April 2003 – 31 March 2004 was 3.8% - this represents an estimated energy saving of 264,867 Giga Joules (GJ).</p>	<p>CO2 emissions</p> <p>Energy use per household</p> <p>Total amount of energy supplied from renewable energy sources</p>
9.b. Will it reduce vulnerability to climate change?	See above.	As above.



Former Colwell School Site, Derby Road

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	0	-	-	-	-	-	-
1.b. Will it conserve and enhance natural/semi-natural habitats?	0	-	-	-	-	-	-
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	0	-	-	-	-	-	-
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	-
1.e. Will it maintain and enhance cultural and historical assets?	0	-	-	-	-	-	-
1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-
<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	0	-	-	-	-	-	-
2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-

2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	+	M/T	Permanent	Site-specific	High	Moderate	It is likely that a residential scheme on this site would yield a relatively high density of development therefore making the best use of land.
3.b. Will it encourage development on previously developed land?	++	M/T	Permanent	Site-specific	High	Moderate	The site is a brownfield site.  The building forms part of the built fabric of the area. It may be possible for the existing building to be converted rather than for it to be demolished and the site redeveloped.
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	Moderate	Low	The redevelopment of the site for housing is likely to increase the consumption of raw materials both in the short term and longer term.
3.d. Will it increase waste recovery and recycling?	0	-	-	-	-	-	-
3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	Moderate	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.

3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain effect. Potentially positive impact if redevelopment of the site for housing were to incorporate on-site renewable energy sources.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.
<b>4. To ensure everyone has access to the essential services they require and that local needs are met</b>							
4.a Will it help everyone access essential basic services easily, safely and affordably?	++	M/T	Permanent	Site-specific	High	High	The site lies approximately 1.15km from the Cross in the City Centre and some 0.35km from Barton Street Local Centre which has a post office and health centre. The site is also 0.5km from Asda superstore which has an in store chemist. The site lies 0.3km from the nearest primary school, Widden Primary School, which includes a family centre providing nursery and preschool facilities, and 0.65km from St. Peters Roman Catholic Primary School on Horton Road.

4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	?	-	-	-	-	-	Uncertain impact. It is likely that use of this site for residential purposes would result either in on-site provision of new public open space or a financial contribution towards improving existing open space within the locality. However, redevelopment of the site would result in the loss of the youth and community centre which can be seen as a leisure resource.
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	++	M/T	Permanent	Citywide	High	Moderate	Redevelopment of the site for housing would provide the opportunity for new dwellings to be built. The proportion of affordable dwellings would depend on the total number of dwellings proposed.
4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.

<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	+	M/T	Permanent	Site-specific	Moderate	Moderate	The site is located within walking distance of a GP surgery and the hospital although there are no direct links to the hospital across Metz Way.
5.d. Will it improve access to learning, training, skills and knowledge?	+	M/T	Permanent	Site-specific	Moderate	Moderate	The site is located within walking distance of a number of local schools.
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	-
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	-	M/T	Permanent	Local Area	Moderate	Moderate	<p>The redevelopment of this site for housing would result in the loss of a community centre. This is likely to have a negative impact in terms of promoting community engagement in community-based activities.</p> <p>Retaining an element of community use within any redevelopment proposal would reduce the negative impact in this regard.</p>

6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	-	M/T	Permanent	Local Area	Moderate	Moderate	The redevelopment of this site for housing would result in the loss of a community centre. This may have a negative effect on community cohesion by taking away a community resource.
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	?	-	-	-	-	-	Uncertain impact. Potentially the redevelopment of the site would provide new residents within walking distance of Barton Street Local Centre and may therefore have a small, yet positive effect. They may however choose to shop at Asda which is almost as close.
6.f. Will it increase access to and participation in, cultural activities?	-	M/T	Permanent	Local Area	Moderate	Moderate	Redevelopment of the site for housing would reduce the opportunities for cultural community-based activities by removing an existing community resource.
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-

6.i. Will it improve the quality of where people live?	?	-	-	-	-	-	Uncertain effect. Potentially negative impact by removing an existing community facility, which could have a harmful impact on the quality of life for people in the locality.
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	++	M/T	Permanent	Site-specific	High	High	The site is relatively centrally located which should have a positive impact in terms of reducing the need/desire to travel by car. The City Centre is within walking distance.
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	++	M/T	Permanent	Site-specific	High	High	The location of the site means that walking, cycling and public transport are realistic options.
7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-
<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0	-	-	-	-	-	-
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	0	-	-	-	-	-	-

8.g. Will it reduce the amount of derelict, degraded and underused land?	0	-	-	-	-	-	-
<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-



## Shepherd Road Depot, off Cole Avenue

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	-	M/T	Permanent	Immediate locality	Moderate	High	The Whaddon Brook runs adjacent to the site. It is therefore close to an area of high flood risk (Zone 3)  Redevelopment of the site would therefore require a flood risk assessment in order to ensure that new housing would not be at risk from flooding or cause flooding elsewhere.
1.b. Will it conserve and enhance natural/semi-natural habitats?	0	-	-	-	-	-	-
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	0	-	-	-	-	-	-
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	-
1.e. Will it maintain and enhance cultural and historical assets?	0	-	-	-	-	-	-
1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-

<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	-	M/T	Temporary	Citywide	High	Moderate	Redevelopment of the site for housing would result in the loss of existing employment floorspace thereby reducing job opportunities in this area. A mixed-use scheme of residential and employment would reduce the impact in this regard.
2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-
2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	+	M/T	Permanent	Site-specific	High	Moderate	Should the site come forward for residential purposes it is likely that the site would yield a higher rather than a lower density scheme therefore making the best use of land.
3.b. Will it encourage development on previously developed land?	++	M/T	Permanent	Site-specific	High	Moderate	Redevelopment of this site for housing would involve the re-use of previously developed land.

3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	Moderate	Low	The redevelopment of the site for housing is likely to increase the consumption of raw materials both in the short term and longer term.
3.d. Will it increase waste recovery and recycling?	0	-	-	-	-	-	-
3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	Moderate	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.
3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain impact. Potentially positive impact if the redevelopment of the site for housing were to include on-site renewable energy generation.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.

4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	M/T	Permanent	Site-specific	Moderate	Moderate	<p>The site lies 0.6 km from Windsor Drive local centre, which includes a post office, small supermarket, bakery, pet shop and takeaways, and 1.2km from Quedgeley District Centre, which has a large supermarket and other retail outlets.</p> <p>The site lies 0.5km from Grange Road Primary School and 0.7km from Beaufort Community School (a secondary comprehensive school).</p>
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	+	M/T	Permanent	Within the locality	Moderate	Low	It is likely that the development of the site for residential would yield a contribution towards the improvement of existing open space in the locality.
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	M/T	Permanent	Citywide	High	Moderate	Redevelopment of the site would provide additional dwellings some of which are likely to be affordable. The proportion of affordable dwellings would depend on overall housing numbers.

4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	0	-	-	-	-	-	-
5.d. Will it improve access to learning, training, skills and knowledge?	+	M/T	Permanent	Site-specific	High	Moderate	The site is within walking distance of a number of local schools.
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	-
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	0	-	-	-	-	-	-
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	0	-	-	-	-	-	-
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0	-	-	-	-	-	-
6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-

6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	0	-	-	-	-	-	-
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	+	M/T	Permanent	Citywide and Trans-boundary	Moderate	Low	<p>The location of the site means that although there are public transport options, use of the private car is likely to be relatively high.</p> <p>Local primary and secondary schools are however within easy walking distance of the site which should help to reduce unnecessary trips.</p>
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	+	M/T	Permanent	Citywide and Trans-boundary	Moderate	Moderate	<p>The site is well served by a frequent bus service that travels to Gloucester and Cheltenham.</p> <p>Local primary and secondary schools are within easy walking distance of the site.</p>
7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-

<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0	-	-	-	-	-	-
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	?	-	-	-	-	-	The site is adjacent to a Brook. Surface water discharge would therefore need to be controlled. Sustainable drainage is likely to be appropriate.
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	0	-	-	-	-	-	-
8.g. Will it reduce the amount of derelict, degraded and underused land?	0	-	-	-	-	-	-
<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-

## Land at Saintbridge House

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	0	-	-	-	-	-	The site is not located within an area of flood risk.
1.b. Will it conserve and enhance natural/semi-natural habitats?	0	-	-	-	-	-	-
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	0	-	-	-	-	-	-
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	-
1.e. Will it maintain and enhance cultural and historical assets?	0	-	-	-	-	-	-
1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-
<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	-	S/T	Permanent	Citywide	High	Low	Redevelopment of the site for housing may potentially lead to the loss of a small number of job opportunities.
2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-



2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	+	M/T	Permanent	Site-specific	High	Moderate	It is likely that a residential scheme on this site would yield a high density of development therefore making the best use of land. Regard would however need to be had to the setting of the Listed Building.
3.b. Will it encourage development on previously developed land?	++	M/T	Permanent	Site-specific	High	Moderate	Redevelopment of this site for housing would involve the re-use of previously developed land in that it is land within the curtilage of an existing building.
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	Moderate	Low	The redevelopment of the site for housing is likely to increase the consumption of raw materials both in the short term and longer term.
3.d. Will it increase waste recovery and recycling?	0	-	-	-	-	-	-
3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	Moderate	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.

3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain impact. Potentially positive impact if the redevelopment of the site for housing were to include on-site renewable energy generation however given the size of the site this is considered unlikely.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.
<b>4. To ensure everyone has access to the essential services they require and that local needs are met</b>							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	S/T	Permanent	Site-specific	Moderate	Moderate	The site lies 1.15km from Abbeydale District Centre, which has a Post Office and 2.7km from the Cross in the centre of Gloucester.
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	0	-	-	-	-	-	It is unlikely that the development of the site for residential purposes would result in on site open space provision.

4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	Citywide	Low	Low	Redevelopment of this site for residential would provide new homes. Design policies will help to ensure they reduce opportunities for crime. The provision of affordable dwellings will depend on the total number of dwellings proposed.
4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	+	S/T	Permanent	Site-specific	High	Moderate	Saintbridge Surgery is located on Askwith Road within comfortable walking distance of the site.
5.d. Will it improve access to learning, training, skills and knowledge?	+	S/T	Permanent	Site-specific	Moderate	Moderate	The site is located within comfortable walking distance of a number of educational establishments.
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	No direct impact. Although good access to educational facilities.

<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	0	-	-	-	-	-	-
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	0	-	-	-	-	-	-
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0	-	-	-	-	-	-
6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	0	-	-	-	-	-	-
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	?	-	-	-	-	-	Uncertain impact. The site is well located with regard to primary schools but not so well located with regard to a local/district centre.
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	+	S/T	Permanent	Site-specific	Moderate	Low	The site is located on the no. 13 bus route into the City Centre. It is also located on a designated cycle route. The site is not within comfortable walking distance of the City Centre.

7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-
<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0	-	-	-	-	-	-
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	0	-	-	-	-	-	-
8.g. Will it reduce the amount of derelict, degraded and underused land?	+	S/T	Permanent	Site-specific	Moderate	Moderate	Development of this site for housing could be seen as making better use of an area of underused land.

<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-

## Land at Paygrove Lane

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	--	S/T	Permanent	Site-specific and adjoining areas	Moderate	High	The eastern part of the site is located within the floodplain of the Horsbere Brook in a high-risk area. Development of this site for housing may therefore be affected by flooding and increase the risk of flooding elsewhere.
1.b. Will it conserve and enhance natural/semi-natural habitats?	-	M/T	Permanent	Site-specific	Moderate	Low	Development of this greenfield site would probably lead to the loss of some semi-natural habitat although levels of biodiversity and nature conservation interest are likely to be relatively low.
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	0	-	-	-	-	-	-
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	-
1.e. Will it maintain and enhance cultural and historical assets?	0	-	-	-	-	-	-
1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-

<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	0	-	-	-	-	-	-
2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-
2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	+	S/T	Permanent	Site-specific	Moderate	Low	Relatively high-density development would be sought on this site representing more efficient use of land currently laid out as open space.
3.b. Will it encourage development on previously developed land?	-	S/T	Permanent	Site-specific	High	Moderate	The site is greenfield. It is not previously developed land.
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	Moderate	Low	The redevelopment of the site for housing is likely to increase the consumption of raw materials both in the short term and longer term.
3.d. Will it increase waste recovery and recycling?	0	-	-	-	-	-	-



3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	Moderate	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.
3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain. Potentially positive impact if on-site renewable energy generation were to be secured through the redevelopment of the site.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.

4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	S/T	Permanent	Site-specific	High	Moderate	<p>The site lies within 0.3km of Longlevens Local Centre.</p> <p>The site lies within 0.1km of a Longlevens Infants School and 0.4km of Longlevens Junior School. The site is some 1.7km from Bishops College Secondary School.</p> <p>The site lies some 0.15km from Cheltenham Road which is serviced by the No. 94 bus service which travels between Cheltenham and Gloucester. The site is directly served by the local No. 6 service.</p>
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	- -	S/T	Permanent	Site-specific	High	High	<p>Redevelopment of this site for housing would lead to the loss of an existing private playing field.</p> <p>If the site were to re-developed for housing, significant new public open space should be provided.</p>
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	City-wide	Moderate	Moderate	<p>Redevelopment of this site for housing would increase the supply of houses in the City and would be likely to include the provision of affordable housing.</p>

4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	+	S/T	Permanent	Site-specific	Moderate	Moderate	The site is located within comfortable walking distance of Longlevens Surgery on Church Road.
5.d. Will it improve access to learning, training, skills and knowledge?	+	S/T	Permanent	Site-specific	Moderate	Moderate	The site is within walking distance of a number of local schools.
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	-
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	-	M/T	Permanent	Local Area	Low	Low	The loss of this area of open space may lead to a reduction in participation in community activities.
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-

6.d. Will it improve community cohesion?	-	M/T	Permanent	Local Area	Moderate	Low	<p>The loss of this area of open space is likely to reduce community cohesion by removing an asset used by the community on an informal basis.</p> <p>If the site were to be redeveloped for housing, significant new public open space should be provided.</p>
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	?	-	-	-	-	-	Uncertain impact. Potential support for nearby local centre through new residents but unlikely to be discernible given the number of dwellings that could be accommodated on the site.
6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	?	-	-	-	-	-	Potentially negative impact by removing greenspace in a part of the city where it is in short supply.

<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	+	S/T	Permanent	Citywide	Moderate	Moderate	The site lies in close proximity to Longlevens local centre, which provides a range of services and shops and community facilities.  It is not however within walking distance of the City Centre.
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	+	S/T	Permanent	Citywide	Moderate	Moderate	The site is relatively well served by public transport to both Gloucester and Cheltenham.
7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-
<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0	-	-	-	-	-	-
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-

8.f. Will it maintain and enhance land/soil quality?	0	-	-	-	-	-	-
8.g. Will it reduce the amount of derelict, degraded and underused land?	0	-	-	-	-	-	-
<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-

## Land at the Wheatridge

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	0	-	-	-	-	-	-
1.b. Will it conserve and enhance natural/semi-natural habitats?	-	M/T	Permanent	Site-specific	High	Moderate	The site comprises a regenerated meadow and has hedgerows and undergrowth used by wild birds, small mammals and insects.
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	-	M/T	Permanent	Site-specific	High	Moderate	See comment above.
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	-
1.e. Will it maintain and enhance cultural and historical assets?	0	-	-	-	-	-	-
1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-
<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	0	-	-	-	-	-	-

2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-
2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	+	S/T	Permanent	Site-specific	Moderate	Low	Relatively high-density development would be sought on this site representing more efficient use of land currently laid out as open space.
3.b. Will it encourage development on previously developed land?	-	S/T	Permanent	Site-specific	High	Moderate	The site is greenfield. It is not previously developed land.
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	Moderate	Low	The redevelopment of the site for housing is likely to increase the consumption of raw materials both in the short term and longer term.
3.d. Will it increase waste recovery and recycling?	0	-	-	-	-	-	-
3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	Moderate	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.



3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain. Potentially positive impact if on-site renewable energy generation were to be secured through the redevelopment of the site.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.
<b>4. To ensure everyone has access to the essential services they require and that local needs are met</b>							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	S/T	Permanent	Site-specific	High	Moderate	<p>The site lies some 400m from Abbeydale District Centre which has a large Morrisons supermarket and a Post Office.</p> <p>The closest doctors surgery lies some 0.2km from the site and another health centre some 0.4km from the site.</p> <p>The site lies 0.6km from The Heron Primary School and 2.2km from Barnwood Park High School for Girls and 1.6km from Central Technology College for Boys.</p>

4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	--	S/T	Permanent	Site-specific	High	High	<p>Redevelopment of this site for housing would lead to the loss of an existing private playing field.</p> <p>If the site were to re-developed for housing, significant new public open space should be provided.</p>
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	City-wide	Moderate	Moderate	Redevelopment of this site for housing would increase the supply of houses in the City and would be likely to include the provision of affordable housing.
4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	?	-	-	-	-	-	Uncertain impact. Redevelopment of the site for housing would lead to the loss of open space used informally by the public for recreational purposes. New public open space would however be required as part of any development.
5.b. Will it improve access to health care facilities?	+	S/T	Permanent	Site-specific	High	Moderate	The closest doctors surgery lies some 0.2km from the site and another health centre some 0.4km from the site.

5.d. Will it improve access to learning, training, skills and knowledge?	?	-	-	-	-	-	Uncertain impact. Although the site is located reasonably close to existing educational facilities, the site is currently allocated for a new school and development of the site for housing would mean this new facility not coming forward.
5.e. Will it improve qualifications and skills of young people and adults?	?	-	-	-	-	-	See comment above.
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	-	M/T	Permanent	Local Area	Low	Low	The loss of this area of open space may lead to a reduction in participation in informal community activities.
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	-	M/T	Permanent	Local Area	Moderate	Low	The loss of this area of open space is likely to reduce community cohesion by removing an asset used by the community on an informal basis.  If the site were to redeveloped for housing, significant new public open space would need to be provided in order to mitigate the impact.

6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	?	-	-	-	-	-	Uncertain impact. Potential support for nearby District centre through new residents but unlikely to be discernible given the number of dwellings that could be accommodated on the site.
6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	?	-	-	-	-	-	Potentially negative impact by removing greenspace used informally by the local community. Provision of significant new open space as part of development would mitigate impact.
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	+	M/T	Permanent	Citywide	Moderate	Moderate	The site is well located with regard to Abbeydale District Centre for local shopping journeys and a local health centre. The site is served by the No. 5 bus service and is in close proximity to two other bus services.
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	+	M/T	Permanent	Citywide	Moderate	Moderate	See comments above.

7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-
<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0	-	-	-	-	-	-
8.b. Will it help to reduce levels of noise?	?	-	-	-	-	-	Uncertain impact. More housing may mean more noise although the site is already used informally for recreational purposes which generates some existing noise.
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	?	-	-	-	-	-	Uncertain impact. Development of this greenfield site may have a detrimental effect on soil quality.
8.g. Will it reduce the amount of derelict, degraded and underused land?	0	-	-	-	-	-	-
<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.

9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-
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## The IM Group Site, Naas Lane

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	0	-	-	-	-	-	-
1.b. Will it conserve and enhance natural/semi-natural habitats?	0	-	-	-	-	-	-
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	0	-	-	-	-	-	-
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	-
1.e. Will it maintain and enhance cultural and historical assets?	0	-	-	-	-	-	-
1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-
<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	-	M/T	Permanent	Citywide	High	High	The site is allocated for employment use. Redevelopment of the site for housing would reduce the possibility of new job opportunities coming forward.

2.b. Will it encourage both indigenous and inward investment?	-	M/T	Permanent	Citywide	High	High	The site is allocated for employment use. Redevelopment of the site for housing would play no role in stimulating inward or indigenous investment in the local economy.
2.c. Will it help to support and encourage the growth of small businesses?	-	M/T	Permanent	Citywide	Moderate	Moderate	See comment above.
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	+	S/T	Permanent	Site-specific	Moderate	Moderate	Redevelopment of this site for housing would represent efficient use of this parcel of land. The density of development would need to be agreed.
3.b. Will it encourage development on previously developed land?	+	S/T	Permanent	Site-specific	High	Moderate	The site comprises previously developed land.
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	Moderate	Low	The redevelopment of the site for housing is likely to increase the consumption of raw materials both in the short term and longer term.
3.d. Will it increase waste recovery and recycling?	0	-	-	-	-	-	-



3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	Moderate	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.
3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain. Potentially positive impact if on-site renewable energy generation were to be secured through the redevelopment of the site.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.

4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	S/T	Permanent	Site-specific and local area	Moderate	Low	<p>The site lies 1.9km from Quedgeley District Centre which has a large supermarket plus shops, medical &amp; community facilities, and 0.8km from the proposed local centre at the new RAF Quedgeley development.</p> <p>The site lies 0.8km from the new primary school to be built at the local centre on RAF Quedgeley, it is also possible that a further new primary school may be built some 0.25km from the site.</p> <p>The site is not currently served by public transport.</p> <p>The site is however 1.1km from the Quedgeley Park and Ride bus service.</p>
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	+	S/T	Permanent	Site-specific	High	Moderate	<p>Redevelopment of this site for housing would provide the opportunity to create new public open space as part of any development.</p>

4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	City-wide	Moderate	Moderate	Redevelopment of this site for housing would increase the supply of houses in the City and would be likely to include the provision of affordable housing.
4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	0	-	-	-	-	-	-
5.d. Will it improve access to learning, training, skills and knowledge?	0	-	-	-	-	-	-
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	-
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	0	-	-	-	-	-	-
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	0	-	-	-	-	-	-
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0	-	-	-	-	-	-

6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	0	-	-	-	-	-	-
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	-	M/T	Permanent	Citywide	Moderate	Moderate	The peripheral location of the site means that it is likely people would wish to use their cars as the primary means of transport. Alternative options are relatively limited.
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	-	M/T	Permanent	Citywide	Moderate	Moderate	Alternative options to the private car are relatively limited in this location although there is park and ride around 1.1km from the site which would facilitate travel into the City Centre.
7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-

<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0	-	-	-	-	-	The existing use of the site is not known to generate pollution.
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	The existing use of the site is not known to generate excessive levels of noise.
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	0	-	-	-	-	-	-
8.g. Will it reduce the amount of derelict, degraded and underused land?	0	-	-	-	-	-	-
<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-

## Former Oil Storage Depot, Hempsted Lane

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	-	M/T	Permanent	Local Area	Moderate	High	Part of the site is located within the floodplain. Mitigation would be required in order to reduce flood risk.
1.b. Will it conserve and enhance natural/semi-natural habitats?	-	S/T	Permanent	Site-specific	High	Moderate	The development of the whole site for housing would lead to the loss of some natural and semi-natural habitat. The site is located within the designated Landscape Conservation Area.
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	-	S/T	Permanent	Site-specific	Moderate	Low	Development of the whole site is likely to lead to the loss of biodiversity as part of the site has regenerated and has become more greenfield in character. The site has no significant nature conservation interest however.
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	See comment above.
1.e. Will it maintain and enhance cultural and historical assets?	0	-	-	-	-	-	-

1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-
<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	0	-	-	-	-	-	-
2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-
2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	+	S/T	Permanent	Site-specific	Moderate	Moderate	Potential positive impact depending on the density of development. The nature of the site means that very high-density development would be inappropriate.
3.b. Will it encourage development on previously developed land?	+	S/T	Permanent	Site-specific	High	Moderate	Part of the site is clearly previously developed. The remainder of the site has regenerated naturally and has become more greenfield in character.

3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	Moderate	Low	The redevelopment of the site for housing is likely to increase the consumption of raw materials both in the short term and longer term.
3.d. Will it increase waste recovery and recycling?	0	-	-	-	-	-	Potentially positive impact if development were to incorporate recycling facilities.
3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	Moderate	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.
3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain. Potentially positive impact if on-site renewable energy generation were to be secured through the redevelopment of the site.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.



4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	S/T	Permanent	Site-specific	Moderate	Moderate	<p>Some services such as a Post Office and primary school would be very close but it would require a car journey to access other essential services such as a supermarket.</p> <p>The site is 1.8km from the City centre. It is unlikely that people would walk from the site to the City Centre to access shops and services.</p> <p>The site is located some 0.6km from Hempsted Post Office, 0.5km from Hempsted C of E Primary School and is equidistant between the nearest comprehensive schools, Beaufort Community School in Tuffley and Bishops College, which are both 3 km away.</p>
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	+	S/T	Permanent	Site-specific	High	Moderate	<p>Redevelopment of this site for housing would provide the opportunity to create new public open space as part of any development.</p>

4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	City-wide	Moderate	Moderate	Redevelopment of this site for housing would increase the supply of houses in the City and would be likely to include the provision of affordable housing.
4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	0	-	-	-	-	-	-
5.d. Will it improve access to learning, training, skills and knowledge?	0	-	-	-	-	-	-
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	-
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	0	-	-	-	-	-	-
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	0	-	-	-	-	-	-
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0	-	-	-	-	-	-

6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	0	-	-	-	-	-	-
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	-	S/T	Permanent	Citywide	Moderate	Moderate	<p>The location of the site will not dramatically reduce car use, as there are only 4 bus services daily to Hempsted and 2 on a Saturday.</p> <p>The site is however adjacent to an identified cycle route.</p>
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	-	S/T	Permanent	Citywide	Moderate	Moderate	<p>There is little alternative to the car in Hempsted as there are only 4 bus services per day.</p> <p>The site is adjacent to an existing cycle route.</p> <p>Hempsted is not an area of low car ownership.</p>
7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-

<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	+	S/T	Permanent	Site-specific	High	Moderate	Redevelopment of the site for housing would require remediation of any ground pollution that may be present on site due to its former use as an oil storage depot.
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	+	S/T	Permanent	Site-specific	High	Moderate	Redevelopment of the site for housing would require remediation of any ground pollution that may be present on site due to its former use as an oil storage depot.
8.g. Will it reduce the amount of derelict, degraded and underused land?	+	S/T	Permanent	Site-specific	Moderate	Moderate	Redevelopment of the site for housing would in part help to reduce the amount of derelict land. Part of the site has however regenerated naturally to become more greenfield in character.

<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	Flood risk may increase with rising sea levels. Unlikely to be a discernible impact however.

## Winneycroft Farm

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	0	-	-	-	-	-	-
1.b. Will it conserve and enhance natural/semi-natural habitats?	--	S/T	Permanent	Site-specific	High	High	The redevelopment of this large greenfield site would lead to the loss of a significant amount of natural habitat.
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	-	M/T	Permanent	Site-specific	High	Moderate	Redevelopment of this large greenfield site for housing is likely to have a detrimental impact on biodiversity. The site is not identified however as being of nature conservation importance.
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	See comment above.
1.e. Will it maintain and enhance cultural and historical assets?	?	-	-	-	-	-	It is understood that there is an ancient tree within the site which would need to be preserved if the site were to come forward for housing.
1.f. Will it maintain and enhance woodland cover?	?	-	-	-	-	-	See comment above.

<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	0	-	-	-	-	-	-
2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-
2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	-	S/T	Permanent	Citywide	High	High	Government policy requires brownfield sites to come forward before Greenfield sites. The release of this land for residential purposes would not result in the most efficient use of land when there are large tracts of brownfield land available for development within the City Centre.
3.b. Will it encourage development on previously developed land?	--	M/T	Permanent	Citywide	High	High	This is a greenfield site.

3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	--	M/T & L/T	Permanent	Trans-boundary	High	Moderate	The redevelopment of this large site for housing is likely to significantly increase the consumption of raw materials both in the short term and longer term.
3.d. Will it increase waste recovery and recycling?	?	-	-	-	-	-	Uncertain. Potentially positive impact if recycling facilities were incorporated as part of any development.
3.e. Will it help to reduce the amount of waste that is generated?	--	M/T	Permanent	Site-specific	High	High	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.
3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain. Potentially positive impact if on-site renewable energy generation were to be secured through the redevelopment of the site.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.



4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	L/T	Permanent	Site-specific	Low	Low	<p>The site lies 0.6km from Matson Local Centre which has a post office, bakers and grocers, and 1.4km from the Abbeydale District Centre which has a large supermarket, post office and other shops, doctors surgery, church and community facilities.</p> <p>Although the site lies in close proximity to Matson Local Centre it is nearly 1km from the closest primary school and 1.4km to the closest supermarket.</p>
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	-	S/T	Permanent	Site-specific	Moderate	Moderate	<p>Redevelopment of the site would require the provision of on-site open space and leisure facilities, however it would lead to the overall loss of a large area of green space.</p>
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	Trans-boundary	High	Moderate	<p>Redevelopment of this site would provide the opportunity to create a number of new dwellings including affordable housing. Design policies would help ensure that community safety is taken into account.</p>

4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	0	-	-	-	-	-	-
5.d. Will it improve access to learning, training, skills and knowledge?	+	M/T	Permanent	Local Area	Moderate	Moderate	<p>The site lies 0.9km from Robinswood Primary School which also has an integrated family centre providing nursery and pre school facilities.</p> <p>Upton St. Leonards primary school is 1.4km away and Heron Primary School is 1.5 km from the site.</p> <p>Barnwood Park High School for girls is some 3km from the site and Central Technology School for Boys is 1.8 km from the site.</p>
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	-
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	0	-	-	-	-	-	-

6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	0	-	-	-	-	-	-
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	?	-	-	-	-	-	Potentially positive support for Matson Local Centre through increased patronage from new residents.
6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	-	S/T	Permanent	Local Area	Moderate	Moderate	Potentially negative impact for the quality of life of people living along Winneycroft Lane.
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	-	M/T	Permanent	Citywide	High	High	While the site lies relatively close to 2 no. bus services, the distance from the site to the Cross in the City Centre is some 4.3km. It is considered therefore that many people will still prefer to use their cars. It is also considered that the private car will be used for journeys to Abbeydale District Centre, some 1.4km from the site.

7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	+	S/T	Permanent	Site-specific	Moderate	Moderate	There are 2 no. bus services that lie within close proximity to the site, both of which serve the City Centre and one of which serves Abbeydale District Centre.
7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-
<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0	-	-	-	-	-	-
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	-	L/T	Permanent	Site-specific	Moderate	Moderate	Redevelopment of this site for housing is likely to have a detrimental impact on the existing soil/land quality of this large greenfield site.
8.g. Will it reduce the amount of derelict, degraded and underused land?	0	-	-	-	-	-	-

<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-

## Land to the East of Matson Lane

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	0	-	-	-	-	-	-
1.b. Will it conserve and enhance natural/semi-natural habitats?	0	-	-	-	-	-	-
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	0	-	-	-	-	-	-
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	-
1.e. Will it maintain and enhance cultural and historical assets?	0	-	-	-	-	-	-
1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-
<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	-	S/T	Permanent	Citywide	High	Moderate	The redevelopment of the site for housing would result in the loss of existing, permanent job employment opportunities provided by the hotel.

2.b. Will it encourage both indigenous and inward investment?	-	S/T	Permanent	Citywide	Moderate	Low	Good quality hotels with conference facilities help to attract investment in towns and cities. The loss of the hotel through redevelopment may therefore have a negative impact in this regard.
2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	--	S/T	Permanent	Trans-boundary	High	Moderate	Gloucester achieves a large number of day visitors but struggles to attract overnight stays due to the lack of quality hotels. The loss of this hotel through redevelopment to housing would exacerbate this situation.
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	+	S/T	Permanent	Site-specific	Moderate	Moderate	Redevelopment of the site for housing is likely to represent more efficient use of the land than is the case at present. Density would be kept relatively low however reflecting the character of the area.
3.b. Will it encourage development on previously developed land?	++	S/T	Permanent	Site-specific	High	Moderate	The site comprises previously developed land.

3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	Moderate	Low	The redevelopment of this site for housing is likely to significantly increase the consumption of raw materials both in the short term and longer term.
3.d. Will it increase waste recovery and recycling?	?	-	-	-	-	-	Uncertain. Potentially positive impact if recycling facilities were incorporated as part of any development.
3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	High	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.
3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain. Potentially positive impact if on-site renewable energy generation were to be secured through the redevelopment of the site.
3.g. Will it reduce water consumption?	?	-	-	-	-	-	Uncertain impact. It is not known whether the redevelopment of the site for housing would use more, or less or water than the existing hotel facility.



4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	S/T	Permanent	Local area	Moderate	Moderate	The site lies some 0.3 km from Matson Local Centre which has a Post Office. Baker, chemist and grocer and 1.15km from Abbeydale District Centre which has a large supermarket, post office, health centre and other community facilities.
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	+	S/T	Permanent	Site-specific	High	Moderate	Redevelopment of the site for housing would provide the opportunity to provide new open space as part of the development.
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	Citywide	High	Moderate	Redevelopment of the site would result in the provision of new dwellings some of which would be affordable. Community safety would be taken into account through the design process.
4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.

<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	+	S/T	Permanent	Local area	Moderate	Moderate	There is a doctors surgery located on Norbury Avenue approximately 0.42 miles from the site.
5.d. Will it improve access to learning, training, skills and knowledge?	+	S/T	Permanent	Site specific	Moderate	Moderate	The site lies 0.35km from Robinswood Primary School which also has a family centre providing nursery and pre-school facilities. The site also lies 0.5km from The Moat Primary School.  With regard to secondary school provision the site lies 1.1km from Central Technology College for Boys and 2.4km from Barnwood High School for Girls.
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	-
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	0	-	-	-	-	-	-
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	0	-	-	-	-	-	-
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0	-	-	-	-	-	-

6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	0	-	-	-	-	-	-
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	-	M/T	Permanent	Site-specific	High	High	<p>The site is not particularly well located with regard to public transport provision.</p> <p><b>The Cross at the City Centre is located some 3.7km away therefore it is not considered that people would either walk or cycle from the site to the City Centre for work purposes or for shopping trips.</b></p> <p>This site would result in dependence on the private car for accessing employment or shopping opportunities.</p>
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	-	S/T	Permanent	Site-specific	High	High	See comments above.

7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-
<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0	-	-	-	-	-	-
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	0	-	-	-	-	-	-
8.g. Will it reduce the amount of derelict, degraded and underused land?	0	-	-	-	-	-	-
<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-

## Land to the West of Matson Lane

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	0	-	-	-	-	-	-
1.b. Will it conserve and enhance natural/semi-natural habitats?	-	M/T	Permanent	Site-specific	High	Moderate	The site is predominantly greenfield in character and residential development of the scale proposed would lead to the loss of some natural and semi-natural habitat.
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	-	M/T	Permanent	Site-specific	High	Moderate	Part of the site is designated as an area of Nature Conservation Importance. There are also likely to be some plant and animal species present across the rest of this mainly greenfield site.
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	-	M/T	Permanent	Site-specific	High	Moderate	Part of the site is designated as an area of Nature Conservation Importance which would be lost if the site were to be redeveloped for housing. It may be possible to incorporate the SNCI into any redevelopment proposal through careful design.

1.e. Will it maintain and enhance cultural and historical assets?	-	S/T	Permanent	Site-specific	High	High	Part of the site contains the Red Well – an important historical asset, which could potentially be lost through new development in this location.
1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	No direct impact although the site is adjacent to Matson Wood.
<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	-	S/T	Permanent	Citywide	High	Low	Potential loss of existing jobs associated with the golf course and dry ski-slope.
2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-
2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	--	M/T	Permanent	Trans-boundary	High	High	The loss of the dry ski slope would have a significant, harmful impact on the attractiveness of the city to tourists. It is an important sub-regional facility.

3. To minimise consumption of natural resources and production of waste							
3.a. Will it encourage the most efficient use of land and buildings?	-	S/T	Permanent	Citywide	Moderate	Moderate	By virtue of the fact that there are previously developed sites available in the Central Area, the redevelopment of this site for housing would not be encouraging the most efficient use of land. The location of the site and character of the surrounding area means that density would need to be kept relatively low.
3.b. Will it encourage development on previously developed land?	-	S/T	Permanent	Site-specific	High	High	The site is predominantly greenfield in character.
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	Moderate	Low	The redevelopment of this site for housing is likely to significantly increase the consumption of raw materials both in the short term and longer term.
3.d. Will it increase waste recovery and recycling?	?	-	-	-	-	-	Uncertain. Potentially positive impact if recycling facilities were incorporated as part of any development.
3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	High	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.

3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain. Potentially positive impact if on-site renewable energy generation were to be secured through the redevelopment of the site.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.
<b>4. To ensure everyone has access to the essential services they require and that local needs are met</b>							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	S/T	Permanent	Local area	Moderate	Moderate	The site lies some 0.4 km from Matson Local Centre which has a Post Office. Baker, chemist and grocer and 1.2 km from Abbeydale District Centre which has a large supermarket, post office, health centre and other community facilities.



4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	-	S/T	Permanent	Site-specific	High	High	Redevelopment of the site for housing would provide the opportunity to create new open space as part of the development. However it would result in the loss of a large area of existing greenspace and the loss of two existing leisure facilities.
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	Citywide	High	Moderate	Redevelopment of the site would result in the provision of a significant number of new dwellings some of which would be affordable. Community safety would be taken into account through the design process.
4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	-	S/T	Permanent	Citywide	High	Moderate	The proposal would result in the loss of two existing leisure facilities thus reducing the scope for public participation in healthy activities.
5.b. Will it improve access to health care facilities?	+	S/T	Permanent	Local area	Moderate	Moderate	There is a doctors surgery located on Norbury Avenue approximately 0.5 miles from the site.

5.d. Will it improve access to learning, training, skills and knowledge?	+	S/T	Permanent	Site specific	Moderate	Moderate	The site lies 0.4 km from Robinswood Primary School which also has a family centre providing nursery and pre-school facilities. The site also lies 0.5km from The Moat Primary School.  With regard to secondary school provision the site lies 1.2km from Central Technology College for Boys and 2.5km from Barnwood High School for Girls.
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	-
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	-	M/T	Permanent	Local Area and Citywide	Moderate	Moderate	Potentially harmful impact by removing two existing community facilities.
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	-	M/T	Permanent	Local Area and Citywide	Moderate	Moderate	Potentially harmful impact by removing two existing community facilities.
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0	-	-	-	-	-	-
6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-

6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	0	-	-	-	-	-	-
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	-	M/T	Permanent	Site-specific	High	High	<p>The site is not particularly well located with regard to public transport provision.</p> <p>The Cross at the City Centre is located some 3.7km away therefore it is not considered that people would either walk or cycle from the site to the City Centre for work purposes or for shopping trips.</p> <p>This site would result in dependence on the private car for accessing employment or shopping opportunities.</p>
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	-	S/T	Permanent	Site-specific	High	High	See comments above.
7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-

<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0	-	-	-	-	-	-
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	0	-	-	-	-	-	-
8.g. Will it reduce the amount of derelict, degraded and underused land?	0	-	-	-	-	-	-
<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-

## Land east and west of Hempsted Lane

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	0	-	-	-	-	-	The site is not located within a floodplain.
1.b. Will it conserve and enhance natural/semi-natural habitats?	-	M/T	Permanent	Site-specific	High	Moderate	The development of these sites would lead to the loss of some natural and semi-natural habitat.
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	-	M/T	Permanent	Site-specific	Moderate	Low	By virtue of the fact that the sites are greenfield, redevelopment for housing may cause harm to biodiversity.
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	-
1.e. Will it maintain and enhance cultural and historical assets?	0	-	-	-	-	-	-
1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-

<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	0	-	-	-	-	-	-
2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-
2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	-	M/T	Permanent	Citywide	High	Moderate	There are brownfield sites available in the City Centre. Development of these greenfield sites would not represent as efficient a use of land and buildings as those more sustainable alternatives.
3.b. Will it encourage development on previously developed land?	--	S/T	Permanent	Site-specific	High	High	The sites are both greenfield in character.
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	Moderate	Low	The redevelopment of these sites for housing is likely to increase the consumption of raw materials both in the short term and longer term.

3.d. Will it increase waste recovery and recycling?	?	-	-	-	-	-	Uncertain. Potentially positive impact if recycling facilities were incorporated as part of any development.
3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	Moderate	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.
3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain. Potentially positive impact if on-site renewable energy generation were to be secured through the redevelopment of the site.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.

4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	S/T	Permanent	Site-specific	Moderate	Moderate	<p>The sites are located some 0.2km from Hempsted Post Office and 0.3km from Hempsted C of E Primary School.</p> <p>The site is however 2.0km from the City centre and 2.8km from Quedgeley District Centre. It is unlikely that people would walk from the site to these centres to access shops and services.</p>
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	-	S/T	Permanent	Site-specific	Moderate	Moderate	<p>Redevelopment of the site for housing would provide the opportunity to create new open space as part of the development. However it would result in the loss of a large area of existing greenspace.</p>
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	Citywide	Moderate	Moderate	<p>Redevelopment of the site would result in the provision of a number of new dwellings some of which would be affordable. Community safety would be taken into account through the design process.</p>



4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	0	-	-	-	-	-	The site is not within walking distance of a doctors surgery.
5.d. Will it improve access to learning, training, skills and knowledge?	+	S/T	Permanent	Local Area	Moderate	Low	The site is within walking distance of a primary school but not a secondary school.
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	No direct impact although see comment above.
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	0	-	-	-	-	-	-
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	0	-	-	-	-	-	-
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0	-	-	-	-	-	-

6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	-	S/T	Permanent	Local Area	High	Moderate	Potential negative impact on the quality of life of Hempsted residents by removing important areas of greenspace within the village.
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	-	M/T	Permanent	Citywide	Moderate	Moderate	Although there are some services in walking distance, these are limited. There is likely to be a tendency to rely on the car for most journeys as public transport options are relatively limited.
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	-	M/T	Permanent	Citywide	Moderate	Moderate	There are just 4 bus services daily to Hempsted and 2 on a Saturday.
7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-

<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0	-	-	-	-	-	-
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	-	M/T	Permanent	Site-specific	Moderate	Moderate	Potential negative impact by building on existing farm land which is likely to be of high quality.
8.g. Will it reduce the amount of derelict, degraded and underused land?	0	-	-	-	-	-	-
<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-

## Land at Newark Farm, Hempsted

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	0	-	-	-	-	-	The site is not located within a floodplain.
1.b. Will it conserve and enhance natural/semi-natural habitats?	-	M/T	Permanent	Site-specific	High	Moderate	The development of the site would lead to the loss of some natural and semi-natural habitat.
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	-	M/T	Permanent	Site-specific	Moderate	Low	By virtue of the fact that the site is greenfield, redevelopment for housing may cause harm to biodiversity.
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	-
1.e. Will it maintain and enhance cultural and historical assets?	?	-	-	-	-	-	Uncertain impact. Potential remains of historic importance due to close proximity to the site of Lady's Well (Scheduled Ancient Monument). This would need to be investigated further if the site came forward.

1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-
<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	0	-	-	-	-	-	-
2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-
2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	-	M/T	Permanent	Citywide	High	Moderate	There are brownfield sites available in the City Centre. Development of this greenfield site would not represent as efficient a use of land and buildings as those more sustainable alternatives.
3.b. Will it encourage development on previously developed land?	--	S/T	Permanent	Site-specific	High	High	The site is greenfield.
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	Moderate	Low	The redevelopment of the site for housing is likely to increase the consumption of raw materials both in the short term and longer term.

3.d. Will it increase waste recovery and recycling?	?	-	-	-	-	-	Uncertain. Potentially positive impact if recycling facilities were incorporated as part of any development.
3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	Moderate	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.
3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain. Potentially positive impact if on-site renewable energy generation were to be secured through the redevelopment of the site.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.

4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	S/T	Permanent	Site-specific	Moderate	Moderate	<p>The site is located some 0.2km from Hempsted Post Office and 0.3km from Hempsted C of E Primary School.</p> <p>The site is however 2.0km from the City centre and 2.8km from Quedgeley District Centre. It is unlikely that people would walk from the site to these centres to access shops and services.</p>
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	-	S/T	Permanent	Site-specific	Moderate	Moderate	<p>Redevelopment of the site for housing would provide the opportunity to create new open space as part of the development. However it would result in the loss of a large area of existing greenspace.</p>
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	Citywide	Moderate	Moderate	<p>Redevelopment of the site would result in the provision of a number of new dwellings some of which would be affordable. Community safety would be taken into account through the design process.</p>

4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	0	-	-	-	-	-	The site is not within walking distance of a doctors surgery.
5.d. Will it improve access to learning, training, skills and knowledge?	+	S/T	Permanent	Local Area	Moderate	Low	The site is within walking distance of a primary school but not a secondary school.
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	No direct impact although see comment above.
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	0	-	-	-	-	-	-
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	0	-	-	-	-	-	-
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0	-	-	-	-	-	-



6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	-	S/T	Permanent	Local Area	High	Moderate	Potential negative impact on the quality of life of Hempsted residents by removing an important area of greenspace within the village.
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	-	M/T	Permanent	Citywide	Moderate	Moderate	Although there are some services in walking distance, these are limited. There is likely to be a tendency to rely on the car for most journeys as public transport options are relatively limited.
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	-	M/T	Permanent	Citywide	Moderate	Moderate	There are just 4 bus services daily to Hempsted and 2 on a Saturday.
7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-

<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0	-	-	-	-	-	-
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	-	M/T	Permanent	Site-specific	Moderate	Moderate	Potential negative impact by building on existing farmland, which is likely to be of high quality.
8.g. Will it reduce the amount of derelict, degraded and underused land?	0	-	-	-	-	-	-
<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-

## Land at Hill Farm, Hempsted

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	-	M/T	Permanent	Local Area	High	High	Part of the site is located within the floodplain. Residential development of the site may therefore be at risk from flooding and/or may exacerbate the risk of flooding elsewhere.
1.b. Will it conserve and enhance natural/semi-natural habitats?	-	M/T	Permanent	Site-specific	High	Moderate	Development of this greenfield site will lead to the loss of existing natural habitat.
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	-	M/T	Permanent	Site-specific	Moderate	Moderate	The site is greenfield and is therefore likely to have some biodiversity interest, which would be lost through development.
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	The site is not designated as a site of nature conservation importance.
1.e. Will it maintain and enhance cultural and historical assets?	0	-	-	-	-	-	-
1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-

<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	0	-	-	-	-	-	-
2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-
2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	-	M/T	Permanent	Citywide	High	Moderate	There are brownfield sites available in the City Centre. Development of this greenfield site would not represent as efficient a use of land and buildings as those more sustainable alternatives.
3.b. Will it encourage development on previously developed land?	--	S/T	Permanent	Site-specific	High	High	The site is greenfield.
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	High	Moderate	The redevelopment of the site for housing is likely to increase the consumption of raw materials both in the short term and longer term.

3.d. Will it increase waste recovery and recycling?	?	-	-	-	-	-	Uncertain. Potentially positive impact if recycling facilities were incorporated as part of any development.
3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	Moderate	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.
3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain. Potentially positive impact if on-site renewable energy generation were to be secured through the redevelopment of the site.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.

4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	+	S/T	Permanent	Site-specific	Moderate	Moderate	<p>The site is located some 0.4km from Hempsted Post Office, 0.55km from Hempsted C of E Primary School and 2.0km from the nearest comprehensive school which is Beaufort Community School in Tuffley.</p> <p>The site is however 2.6km from the City centre and 2.35km from Quedgeley District Centre. It is unlikely that people would walk from the site to these centres to access shops and services.</p>
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	-	S/T	Permanent	Site-specific	Moderate	Moderate	<p>Redevelopment of the site for housing would provide the opportunity to create new open space as part of the development. However it would result in the loss of a large area of existing greenspace.</p>
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	Citywide	High	Moderate	<p>Redevelopment of the site would result in the provision of a number of new dwellings some of which would be affordable. Community safety would be taken into account through the design process.</p>

4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	0	-	-	-	-	-	-
5.d. Will it improve access to learning, training, skills and knowledge?	+	S/T	Permanent	Local Area	Moderate	Low	The site is within walking distance of a primary school but not a secondary school.
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	No direct impact although see comment above.
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	0	-	-	-	-	-	-
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-
6.d. Will it improve community cohesion?	0	-	-	-	-	-	-
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0	-	-	-	-	-	-

6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	-	S/T	Permanent	Local Area	High	Moderate	<p>Potentially negative impact on the quality of life of residents living along the southern fringe of the village.</p> <p>Also, new residents would be located within the cordon sanitaire and may therefore suffer adversely from odour problems.</p>
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	-	M/T	Permanent	Citywide	Moderate	Moderate	Although there are some services in walking distance, these are limited. There is likely to be a tendency to rely on the car for most journeys as public transport options are relatively limited.
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	-	M/T	Permanent	Citywide	Moderate	Moderate	There are just 4 bus services daily to Hempsted and 2 on a Saturday.
7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-



7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-
<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	-	S/T	Permanent	Site-specific	High	Moderate	The site is located within the cordon sanitaire. New residents would be likely to suffer from odour pollution.
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	-	S/T	Permanent	Site-specific	High	Moderate	The site is located within the cordon sanitaire. New residents would be likely to suffer from odour pollution.
8.f. Will it maintain and enhance land/soil quality?	0	-	-	-	-	-	-
8.g. Will it reduce the amount of derelict, degraded and underused land?	0	-	-	-	-	-	-
<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-

## The Railway Triangle

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
<b>1. To protect the City's most vulnerable assets</b>							
1.a. Will it minimise the risk of flooding to people and property?	-	L/T	Permanent	Local Area	Moderate	Moderate	The northern tip of the site around Blinkhorn's Bridge Lane is located within the floodplain of the Wotton Brook. There is therefore some potential flood risk which would need to be considered.
1.b. Will it conserve and enhance natural/semi-natural habitats?	-	S/T	Permanent	Site specific	Moderate	Moderate	Will result in loss of regenerated rail ballast scrubland currently providing habitats for slow worms, lizards and other amphibians.
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	-	S/T	Permanent	Site specific	Moderate	Moderate	Will result in loss of regenerated rail ballast scrubland currently providing habitats for slow worms, lizards and other amphibians. Bats also use the site for foraging although no roosts found on site.
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0	-	-	-	-	-	-

1.e. Will it maintain and enhance cultural and historical assets?	0	-	-	-	-	-	-
1.f. Will it maintain and enhance woodland cover?	0	-	-	-	-	-	-
<b>2. To Deliver Sustainable Economic Growth</b>							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	0	-	-	-	-	-	-
2.b. Will it encourage both indigenous and inward investment?	0	-	-	-	-	-	-
2.c. Will it help to support and encourage the growth of small businesses?	0	-	-	-	-	-	-
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	0	-	-	-	-	-	-
<b>3. To minimise consumption of natural resources and production of waste</b>							
3.a. Will it encourage the most efficient use of land and buildings?	++	S/T	Permanent	Site-specific	High	Moderate	As a sustainable central site it is likely that a high-density scheme could come forward which would make efficient use of this large parcel of brownfield land.
3.b. Will it encourage development on previously developed land?	++	S/T	Permanent	Site-specific	High	High	The site is previously developed.

3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	-	M/T & L/T	Permanent	Trans-boundary	High	Moderate	The redevelopment of the site for housing is likely to increase the consumption of raw materials both in the short term and longer term.
3.d. Will it increase waste recovery and recycling?	?	-	-	-	-	-	Uncertain. Potentially positive impact if recycling facilities were incorporated as part of any development.
3.e. Will it help to reduce the amount of waste that is generated?	-	M/T	Permanent	Site-specific	High	Moderate	New households will produce waste. The amount of waste taken to landfill will depend on the recycling facilities provided by the Council.
3.f. Will it positively encourage renewable forms of energy?	?	-	-	-	-	-	Uncertain. Potentially positive impact if on-site renewable energy generation were to be secured through the redevelopment of the site.
3.g. Will it reduce water consumption?	-	M/T	Permanent	Trans-boundary	High	Moderate	New households will add to the water consumption rates of the City. The level of impact would depend on the number of dwellings. Implementation of grey water recycling would help to reduce consumption.

4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	-	S/T	Permanent	Local Area	Moderate	Moderate	<p>The site is within walking distance of Barton Street Local Centre although is segregated by Metz Way. The City Centre is 1km which is likely to be too far for most people to walk to reach essential services.</p> <p>The Royal Hospital is close to the site but is segregated by the railway line and thus pedestrian access is not very convenient.</p>
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	+	S/T	Permanent	Site-specific	High	Moderate	<p>The redevelopment of the site for housing would require the provision of on-site public open space.</p> <p>Poor accessibility to the site means however that this is likely to benefit new residents only.</p>
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	+	S/T	Permanent	Citywide	High	Moderate	<p>Redevelopment of the site would provide a significant number of new homes including affordable housing.</p>

4.f. Will it reduce homelessness?	?	-	-	-	-	-	Potentially positive impact although homelessness is often caused by a range of factors, not just the availability of affordable housing.
<b>5. To improve standards of health and education</b>							
5.a. Will it improve health and people's ability to engage in healthy activities?	0	-	-	-	-	-	-
5.b. Will it improve access to health care facilities?	+	S/T	Permanent	Local Area	Moderate	Moderate	The site is within walking distance of the hospital. Currently however pedestrian links are poor. The provision of new pedestrian linkages would increase the accessibility of the site by non-car modes of transport.
5.d. Will it improve access to learning, training, skills and knowledge?	0	-	-	-	-	-	-
5.e. Will it improve qualifications and skills of young people and adults?	0	-	-	-	-	-	-
<b>6. To make Gloucester a great place to live and work</b>							
6.a. Will it help to reduce crime and the fear of crime?	0	-	-	-	-	-	-
6.b. Will it encourage community engagement in community activities?	0	-	-	-	-	-	No direct impact. The alternative option of a community stadium would have a significant benefit in terms of community engagement and cohesion.
6.c. Will it increase the ability of people to influence decisions?	0	-	-	-	-	-	-

6.d. Will it improve community cohesion?	-	M/T	Permanent	Local Area	Moderate	Moderate	The site is poorly related to existing residential areas to the north.
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0	-	-	-	-	-	-
6.f. Will it increase access to and participation in, cultural activities?	0	-	-	-	-	-	-
6.g. Will it reduce poverty and income inequality?	0	-	-	-	-	-	-
6.h. Will it reduce the number of unfit homes?	0	-	-	-	-	-	-
6.i. Will it improve the quality of where people live?	+	S/T	Permanent	Citywide	High	Moderate	This is a key gateway to the City and the provision of new development will bring forward a large tract of derelict, unkempt land. It is questionable however whether residential development would create the same 'iconic' gateway into the city as some other forms of development would achieve.

7. To reduce the need to travel							
7.a. Will it reduce the need/desire to travel by car?	-	M/T	Permanent	Citywide	Moderate	High	At present, poor linkages into the site mean that there is likely to be a reliance on private cars as the preferred mode of transport. At 1km from the City Centre the site is at the edge of what most people consider reasonable walking distance. There is a local centre nearby although this is not particularly accessible on foot.
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	-	M/T	Permanent	Citywide	Moderate	High	Currently, non-car modes of transport are relatively limited. Improved links into the site would be required. Also, land to be safeguarded for high-speed bus route into the City Centre from the proposed parkway station at Elmbridge.
7.c. Will it help to achieve a reduction in road accident casualties?	0	-	-	-	-	-	-
7.d. Will it increase the proportion of freight carried by rail and water?	0	-	-	-	-	-	-
7.e. Will it help to reduce traffic congestion and improve road safety?	0	-	-	-	-	-	-



<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	+	S/T	Permanent	Site-specific	High	Moderate	Redevelopment of this site for residential development would require the ground to be suitably decontaminated due to its current/former use/s.
8.b. Will it help to reduce levels of noise?	0	-	-	-	-	-	-
8.c. Will it maintain and enhance water quality?	0	-	-	-	-	-	-
8.e. Will it maintain and enhance air quality?	0	-	-	-	-	-	-
8.f. Will it maintain and enhance land/soil quality?	+	S/T	Permanent	Site-specific	High	Moderate	Redevelopment of this site for residential development would require the ground to be suitably decontaminated due to its current/former use/s.
8.g. Will it reduce the amount of derelict, degraded and underused land?	+	S/T	Permanent	Site-specific	High	Moderate	Redevelopment of the site would bring into use a large area of degraded land. Other land uses would however also achieve this objective.
<b>9. To reduce contributions to climate change</b>							
9.a. Will it reduce contributions to climate change?	-	L/T	Permanent	Trans-boundary	Moderate	Moderate	Redevelopment of the site for housing is likely to increase energy consumption.
9.b. Will it reduce vulnerability to climate change?	0	-	-	-	-	-	-