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# Oldbury-on-Severn Neighbourhood Plan Site Assessment Report

Oldbury-on-Severn Neighbourhood Plan Steering Group

April 2018

## Quality information

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## Revision History

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# Table of Contents

1. Introduction ..... 1
1.1 Background ..... 1
1.2 Planning policy context ..... 1
1.3 Sites considered through the site appraisal ..... 2
2. Site appraisal methodology ..... 5
2.1 Introduction ..... 5
2.2 Task 1: Development of site assessment pro forma ..... 5
2.3 Task 2: Initial desk study ..... 5
2.4 Task 3: Site visit ..... 6
2.5 Task 4: Consolidation of results ..... 6
3. Indicative housing capacity ..... 7
4. Summary of site appraisals ..... 8
4.1 Site 1 ..... 8
4.2 Site 2 ..... 9
4.3 Site 4 ..... 11
4.4 Site 5 ..... 13
4.5 Site 6 ..... 14
4.6 Site 7 ..... 17
4.7 Site 8 ..... 18
4.8 Site 9 ..... 19
4.9 Site 12 ..... 21
4.10 Site 13 ..... 22
4.11 Site 14 ..... 23
5. Conclusions ..... 25
5.1 Conclusions and recommendations ..... 25
5.2 Summary of site assessment conclusions ..... 25
Appendix A ..... 29
Completed site assessment pro forma ..... 29

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# Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Oldbury-on-Severn Neighbourhood Plan on behalf of the Oldbury-on-Severn Neighbourhood Plan Steering Group. The Steering Group comprises parish councillors and local residents.

The Oldbury-on-Severn Neighbourhood Plan Steering Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan and is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that could be appropriate to consider for housing in the Neighbourhood Plan.

The adopted South Gloucestershire Core Strategy (2013) anticipates that small sites outside of urban areas will deliver 965 dwellings (excluding windfall) over the period to 2027. No specific allocations are identified to deliver this quantum so it will be important for South Gloucestershire's rural settlements to contribute to meeting the identified need where appropriate.

In this context the emerging South Gloucestershire Local Plan Consultation Document considers the potential for development in rural and non-strategic locations in South Gloucestershire in more detail. South Gloucestershire Council has identified 35 rural places for further investigation for non-strategic rural growth and the document is clear that Oldbury-on-Severn's emerging Neighbourhood Plan will contribute to this process by exploring development potential within the parish.

The Oldbury-on-Severn Neighbourhood Plan Steering Group is keen to take a sustainable approach to development within the Neighbourhood Area due to its level of flood risk and its location within and adjacent to the Green Belt.

In the context of the above, the purpose of the site assessment is therefore to produce a clear appraisal of the potential suitability of each of the identified sites to deliver development within the Oldbury-on-Severn Neighbourhood Area.

## Summary of site assessment findings

11 sites have been considered through the site assessment which are listed in Table ES1. The location of the sites is presented in Figure 1.2.

Following the completion of the site assessment it is considered that one site, Site 2, is most appropriate for consideration by the Steering Group for allocating in the Neighbourhood Plan. This is due to what is considered to be an appropriate balance between the site's constraints and opportunities in terms of location, accessibility, landscape, townscape and other considerations.

Additionally, it is considered that parts of Site 13 along Westend Lane could have potential to be allocated in the Neighbourhood Plan although specific boundaries are not proposed in this report as these would be determined through further work such as discussions with landowners.

Finally, the site assessment finds that Site 8 and parts of Site 7 and Site 9 may have development potential if they were ever released from the Green Belt. Sites within the Green Belt cannot be allocated for development in the Neighbourhood Plan as there is a presumption against most forms of development in the Green Belt in national planning policy.

However, South Gloucestershire Council is considering non-strategic Green Belt release as one rural growth option in the emerging New Local Plan. The site assessment findings could potentially be used as part of an evidence base if the Neighbourhood Plan Steering Group makes representations supporting the sites' release from the Green Belt.

Table ES1 Summary of site assessment findings

| Site number | Area (ha) | Appropriate to consider taking forward as a Neighbourhood Plan allocation? |
|---|---|---|
| Site 1 | 2.39 | No<br>Site 1 is principally constrained by landscape and access. The site is open and exposed and these qualities contribute to the village's rural setting and character. Access is likely to be disproportionately costly and intrusive to create relative to the amount of development being sought. |
| Site 2 | 0.51 | Yes<br>Site 2 is one of the least constrained sites in the assessment as it offers potential to deliver a logical extension of the existing settlement and is not considered to significantly contribute to the landscape or townscape character of the village. However, the need for access enhancements and to avoid harm to the setting of the Oldbury Camp scheduled monument mean design, layout and viability concerns will require careful consideration. |
| Site 4 | 3.95 | No<br>Site 4 splits naturally into two halves of differing characters though neither half is considered suitable for allocation. The western half is open and supports views into and out of the village core which contribute to the village's setting and character. The eastern half contains potential discrete sub-areas though access and availability constraints mean no part of Site 4 is recommended for allocation. |
| Site 5 | 2.86 | No<br>Site 5 is principally constrained by landscape and flood risk. The openness of the northern and eastern parts of the site is considered to contribute to the village's setting and character and this part of Site 5 is not appropriate for allocation. A sub-area between Hope Farm and Sheepwash is sheltered from long range views, benefits from established access to Chapel Road and offers potential for development which is well integrated with the existing settlement pattern. However, the site scores very weakly in the 2017 SFRA Level 2. There are also potential biodiversity concerns associated with removing established hedgerows to enhance visibility splays from the existing access point. |
| Site 6 | 4.8 | No<br>Site 6 is principally constrained by flood risk and access. The site scored most weakly of all sites in the 2017 SFRA Level 2 and is almost entirely outside the area benefitting from flood defence protection. Much of the site could be challenging to access as Oldbury Rhine Naite severs the south of the site from the rest of the village. Site 6 also contains biodiversity supporting habitats. |
| Site 7 | 2.01 | No<br>Site 7 is currently within the Green Belt where there is a presumption against most forms of development. There are additional landscape and access constraints. The majority of |

| | | |
|---|---|---|
| | | the site is an open field on a prominent and exposed slope overlooking the village. It is considered that development here would have a weak relationship with the existing settlement and additionally could negatively impact the village's setting and character. The narrow strip of land adjacent to Church Hill known as 'the Lagger' which comprises the rest of Site 7 is designated as a 'Traditional Orchards' BAP Priority Habitat. These factors mean only a small part of the north west corner of the site could be appropriate to consider for development. However, the site's Green Belt constraint makes it inappropriate to allocate. |
| Site 8 | 0.48 | No<br>Site 8 is currently within the Green Belt where there is a presumption against most forms of development. The topography of the site is a further constraint as the steep landform could require terracing or levelling to support development. It is considered that access could be challenging to establish directly from Church Hill due to the landform. Despite being adjacent to the settlement boundary the site is considered to be perceptually outside the village core. The site does have the significant benefit of being entirely outside of any flood risk zone. However, the site's Green Belt constraint makes it inappropriate to allocate. |
| Site 9 | 3.52 | No<br>Site 9 is currently within the Green Belt where there is a presumption against most forms of development. Additionally, the landform of the site and its position on an exposed hillside give it a degree of sensitivity to development. If the site were not in the Green Belt a small sub- area adjacent to Riverview could potentially support limited development which could be well integrated with the existing settlement pattern and have a low impact on biodiversity supporting habitats. However, although landscape and heritage sensitivity could potentially be mitigated through design and layout the site's Green Belt constraint makes it inappropriate to allocate. |
| Site 12 | 1.83 | No<br>Site 12 largely occupies an area behind existing dwellings on Camp Road and Featherbed Lane, which limits its potential to deliver development which is consistent with the established linear character of the village. There are small areas either side of the dwelling 'Kingfisher' which offer direct access to Featherbed Lane but these do not benefit from protection from flood defences and score correspondingly weakly in the 2017 SFRA Level 2. Site 12 is not recommended for allocation. |
| Site 13 | 4.69 | In Part<br>Site 13 is large and is principally constrained by landscape and openness as well as impact on biodiversity supporting habitats in some parts of the site. However, the site offers potential for development which has good regard for the existing pattern and grain of the settlement and which avoids significant harm to the character of the village. |

| | | |
|---|---|---|
| | | Site 13 as a whole is not recommended for allocation but a small area either side of Westend Lane might be appropriate for further consideration, though it is acknowledged that it could be challenging to deliver development here without a degree of harm to biodiversity supporting hedgerows. |
| Site 14 | 2.23 | No<br>Site 14 is at the northern extent of the village and is principally constrained by accessibility given its location at the end of the no-through road of Ham Lane. Although there is existing access directly onto Ham Lane it is at a point which is single carriageway and of limited capacity. It is considered that Ham Lane would be unlikely to provide appropriate access for new development at Site 14. Additionally the site registers a bottom-half flood risk ranking (ranked 7th of 11 in the 2017 SFRA Level 2). Site 14 is not recommended for allocation. |

## Next Steps

Sites recommended for taking forward in the Neighbourhood Plan will be considered by the Oldbury-on-Severn Neighbourhood Plan Steering Group on the basis of the following:

- The findings of this site assessment;
- Responses received during consultation on proposed sites;
- The scope for the sites to meet identified infrastructure needs of the community;
- Viability considerations; and
- The extent to which the sites support the vision and objectives for the Neighbourhood Plan.

This process will be incorporated within the next stages of development for the Neighbourhood Plan in conjunction with engagement with landowners, Oldbury-on-Severn Parish Council and other stakeholders.

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Oldbury on Severn Neighbourhood Plan Area

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# 1. Introduction

## 1.1 Background

AECOM has been commissioned to undertake an independent site assessment for the Oldbury-on-Severn Neighbourhood Plan on behalf of the Oldbury-on-Severn Neighbourhood Plan Steering Group. The work undertaken was agreed with Oldbury-on-Severn Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in February 2018. The Steering Group includes Parish Councillors and local residents.

The Oldbury-on-Severn Neighbourhood Plan Steering Group have made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and are now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group have asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

The Neighbourhood Plan will cover the parish of Oldbury-on-Severn (see Figure 1.1 above) and is being prepared in the context of the emerging South Gloucestershire Local Plan 2018-2036 which will supersede the adopted Core Strategy (2013) and adopted Policies, Sites and Places Development Plan Document (DPD) (2017). The emerging Local Plan will set out the overarching strategy for South Gloucestershire, setting out where development will take place, which areas should be protected and how the area is expected to change over the plan period and beyond.

The emerging Local Plan is itself being prepared in the context of the emerging West of England Joint Spatial Plan (JSP) which will provide a high level spatial planning framework for South Gloucestershire Council, Bristol City Council Bath and North East Somerset Council and North Somerset Council.

## 1.2 Planning policy context

The adopted South Gloucestershire Core Strategy (2013) identifies a target of 28,355 dwellings to be delivered in the district over the Core Strategy period (2006 – 2027) though this is primarily through strategic allocations. The Core Strategy anticipates that small sites across the rest of South Gloucestershire should deliver 965 of this total (excluding windfall) though no specific targets are identified for rural areas or for individual rural settlements.

The adopted Policies, Sites and Places DPD (2017) identifies specific strategic site allocations including those retained from the superseded 2006 Local Plan and new allocations. None of these allocations directly impacts Oldbury-on-Severn.

The emerging West of England Joint Spatial Plan identifies 32,500 dwellings of the West of England's housing need to 2036 will be distributed within South Gloucestershire. Of this total, 1,300 dwellings and a contingency of up to 500 dwellings will be delivered from rural and non-strategic locations.[1]

In this context the emerging South Gloucestershire Local Plan Consultation Document considers the potential for development in rural and non-strategic locations in South Gloucestershire in more detail. South Gloucestershire Council has identified 35 rural places for further investigation for non-strategic rural growth[2] although Oldbury-on-Severn is a named exception to this work as it is anticipated that the Neighbourhood Plan will explore development potential within the parish.

The emerging West of England Joint Spatial Plan notes that it will not be possible to meet the full development need of the West of England region from land which is currently outside the Green Belt

[1] West of England Combined Authority (2017) West of England Joint Spatial Plan Publication Document [online] available from: https://www.jointplanningwofe.org.uk/consult.ti/JSPPublication/view?objectId=9163508#9163508
[2] South Gloucestershire Council (2018); 'Local Plan Consultation Document' [online]; available from: https://consultations.southglos.gov.uk/consult.ti/NewLocalPlanFeb2018/consultationHome

and therefore anticipates that the individual authorities within the West of England region will need to consider the potential for limited Green Belt release through their Local Plans. In this context the emerging South Gloucestershire Local Plan Consultation Document establishes that the rural growth options being considered include the release of non-strategic Green Belt sites in rural locations where this can be supported by appropriate evidence.

The National Planning Policy Framework 2012 (NPPF) sets out the national position on Green Belts. Key messages include Paragraph 79 of the NPPF which notes the importance Government attaches to Green Belts and says that the essential qualities of Green Belts are their openness and their permanence. Paragraph 89 of the NPPF establishes that the construction of new buildings in the Green Belt should be regarded inappropriate in most circumstances. However, Paragraph 83 notes that Green Belt boundaries can be altered in exceptional circumstances through the preparation or review of a Local Plan. [3]In March 2018 the Ministry of Housing, Communities and Local Government launched a consultation on a revised NPPF which consolidates a number of recent proposed changes and additions. Paragraph 135 of the draft revised NPPF notes that where a Local Plan identifies a need for Green Belt release then "detailed amendments to those boundaries may be made through local policies, including Neighbourhood Plans". It is noted that the revised NPPF remains in draft and at the consultation stage.

## 1.3 Sites considered through the site appraisal

The sites for appraisal have been identified from the following sources:

- South Gloucestershire SHLAA (February 2013 update)
- South Gloucestershire Policies, Sites and Places DPD Call for Sites
- West of England Joint Spatial Plan Call for Sites
- From residents via Neighbourhood Plan Steering Group consultation locally

All sites considered are adjacent to or near the existing settlement boundary of Oldbury-on-Severn village. Oldbury-on-Severn village is a small linear settlement which recorded a population of 347 at the 2011 census. The village has a moderate service offering including a pub, a community shop, a primary school, sports fields, a church and a chapel. All sites are assumed to be within walking distance of the village core although as the school and church are some way to the south of the village core the more northerly sites have not been assumed to be within walking distance of these.

The Neighbourhood Plan Steering Group has adopted a consistent numbering convention for the sites throughout their engagement with the Oldbury-on-Severn community prior to AECOM's provision of technical support. To maintain this consistency and avoid confusion AECOM have continued with this established convention.

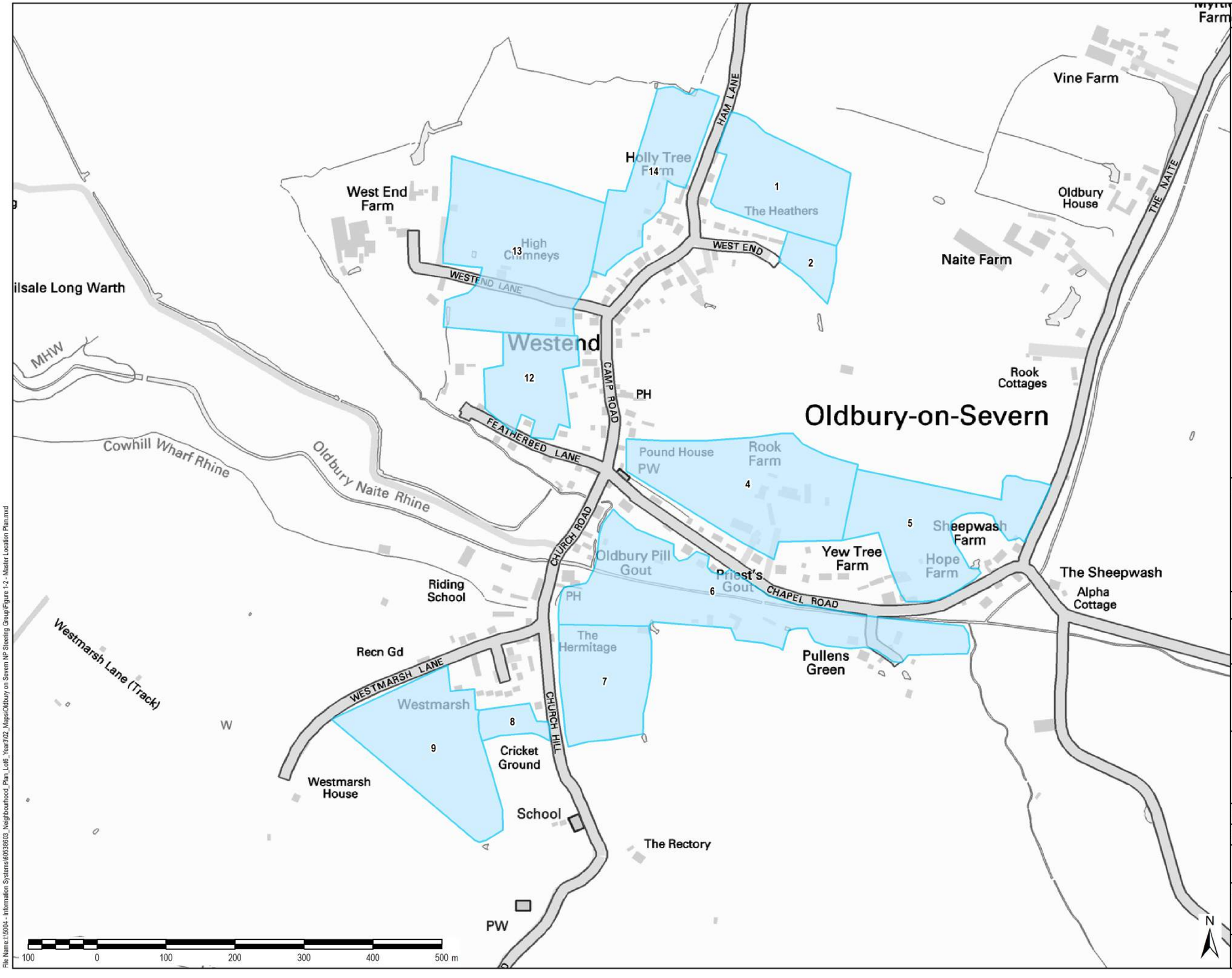
As a consequence the final 11 sites are not numbered in an unbroken sequence as three of the sites under early consideration by the Steering Group (sites 3, 10 and 11) were rejected prior to AECOM's site assessment exercise. The 11 sites considered by this site assessment exercise are detailed in Table 1.1

Table 1.1 Sites considered through the site appraisal

| Site number | Area (ha) |
|---|---|
| Site 1 (Land east of Ham Lane) | 2.39 |
| Site 2 (Land east of West End) | 0.51 |
| Site 4 (Land at Rook Farm) | 3.95 |
| Site 5 (Land at Chapel Road) | 2.86 |

[3] MHCLG (2012) The National Planning Policy Framework [online] available from: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

| | |
|---|---|
| Site 6 (Land south of Chapel Road) | 4.8 |
| Site 7 (Land east of Church Hill) | 2.01 |
| Site 8 (Land at Church Hill House) | 0.48 |
| Site 9 (Land at Westmarsh Lane) | 3.52 |
| Site 12 (Land at Featherbed Land) | 1.83 |
| Site 13 (Land at High Chimneys) | 4.69 |
| Site 14 (Land at Holly Tree Farm) | 2.23 |

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Site Option

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# 2. Site appraisal methodology

## 2.1 Introduction

Site assessment and allocation can be a contentious aspect of planning so it is important that the process of selecting potential allocations is undertaken in a transparent, objective and consistent way. It is also important that the work is recorded and communicated to interested parties so that the approach is transparent and defensible.

The site appraisal methodology is informed by the Government's National Planning Practice Guidance (Assessment of Land Availability). This is a live document originally published in 2014 and provides guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

## 2.2 Task 1: Development of site assessment pro forma

An assessment pro forma template was produced as the first step in the appraisal process. The purpose of the pro forma is to provide a framework of criteria which enables a consistent evaluation of each site. The Oldbury-on-Severn pro forma capture a range of information, including:

- Existing land uses;
- Surrounding land uses;
- Site characteristics;
- Site planning history;
- Suitability;
- Accessibility;
- Environmental considerations;
- Community facilities and services;
- Heritage considerations;
- Flood risk;
- Existing infrastructure;
- Land ownership; and
- Site availability.

## 2.3 Task 2: Initial desk study

A range of quantitative information can be explored in detail through desk based research. The initial desk study focussed on identifying constraints and opportunities on each site by collating and analysing data from a wide range of sources. Constraints include issues such as flood risk and Green Belt and opportunities include factors such as proximity to key local services and facilities.

The desk study also provides an opportunity to identify issues which can be explored in further detail on the ground in Task 3.

## 2.4 Task 3: Site visit

Following the initial desk study a site visit to Oldbury-on-Severn was undertaken by AECOM's Neighbourhood Planning team in February 2018. The purpose of the site visit was to evaluate the sites on the ground, to assess more qualitative characteristics of each site such as views and character and to clarify issues which emerged from the initial desk study. The site visit is also important to establish a deeper understanding of the context of the Neighbourhood Area on the ground.

## 2.5 Task 4: Consolidation of results

Following the site visit, further desk-based research was carried out to validate the findings of the visit and to enable the results of the site appraisal to be consolidated.

Section 4 of this report present a summary of the site appraisals for each of the 11 sites considered in the, with the completed pro-forma for each site available to view in Appendix A.

# 3. Indicative housing capacity

The methodology for calculating indicative housing capacity assumes a density of 30 dwellings per hectare (dph) as a starting point for all sites. However, many of the identified sites in Oldbury-on-Severn are very large and the developable area of many sites is unlikely to correspond with their full area. The developable area of a site is informed by practical constraints and the potential need to incorporate open space and other non-residential uses.

The methodology makes an accommodation for this by applying assumptions about how much of a site will support residential development using a ratio of developable area to non-developable area. This ratio of gross area to net developable area decreases as the size of the site increases. This approach is underpinned by the assumption that the larger a site is then the greater the proportion of it which will be required for non-residential development, open space and other non-residential uses. The ratios are provided below in Table 3.1 and are applied to the Oldbury-on-Severn sites in Table 3.2.

Table 3.1 Net housing density

| Area (ha) | % of site assumed developable | Net housing density |
|---|---|---|
| Up to 0.4 | 90% | 30 |
| 0.4 to 2ha | 80% | 30 |
| 2ha to 10ha | 75% | 30 |
| Over 10 ha | 50% | 30 |

Table 3.2 Indicative number of dwellings for each site

| Site number | Area (ha) | Indicative dwelling number |
|---|---|---|
| Site 1 | 2.39 | 54 |
| Site 2 | 0.51 | 14 |
| Site 4 | 3.95 | 89 |
| Site 5 | 2.86 | 64 |
| Site 6 | 4.8 | 108 |
| Site 7 | 2.01 | 45 |
| Site 8 | 0.48 | 13 |
| Site 9 | 3.52 | 79 |
| Site 12 | 1.83 | 44 |
| Site 13 | 4.69 | 106 |
| Site 14 | 2.23 | 50 |

# 4. Summary of site appraisals

This chapter provides a summary of the findings of the of site assessments for Oldbury-on-Severn. These summaries should be read alongside the completed pro forma found in Appendix 1.

## 4.1 Site 1

Figure 4.1.1 View north east across Site 1

### 4.1.1 Development potential

Site 1 is approximately 2.39ha giving it the potential to deliver up to 54 dwellings. The site is mostly made up of a large, open exposed field in pastoral use located at the northern extent of the village.

The curtilage of 1 Ham Lane provides a discrete sub-area within Site 1. This is enclosed by screening and is distinct from the rest of the site. As such development at this sub-area would have limited impact on the character and setting of the village.

### 4.1.2 Key constraints

Access. There is effectively no vehicular access to the site. Creating access would require intrusive and potentially costly changes to surrounding property and it is considered that these would be disproportionate to the level of development being sought.

Flood risk. The site is within Flood Zone 3, though benefits from protection from flood defences.

Landscape. The site supports long range views towards and away from the village which are considered to contribute to the village's rural setting and character.

Townscape. The site's form and location would be unlikely to support development which is consistent with the linear settlement pattern of the village and could therefore result in development which is out of character for the area.

### 4.1.3 Recommendations

Site 1 has significant constraints both in terms of designations and landscape/townscape character. The site as a whole is large, exposed and has an open character which is considered to make it inappropriate for new development. Whilst there could be potential for a discrete area in the site's north west corner, part of the curtilage of 1 Ham Lane, to support very limited development the area has no vehicular access and there is no evidence of availability.

Site 1 **is not** recommended for taking forward in the Neighbourhood Plan.

## 4.2 Site 2

Figure 4.2.1 View south west from Site 2 towards dwellings on West End

Figure 4.2.2 Existing pastoral land use on Site 2 with perimeter screening evident

### 4.2.1 Development potential

Site 2 is approximately 0.51ha giving it potential to deliver up to 14 dwellings .

The site's position at the end of the existing line of dwellings on West End offers potential to deliver development which could be well integrated with the established settlement pattern. The site has direct access onto West End although this is currently only for farm vehicles and livestock so it is considered likely that West End would require enhancement to support vehicle access to the site.

The site is better screened than Site 1 and it is not considered to make a significant contribution to the village's setting and character.

### 4.2.2 Key constraints

Heritage. Site 2 is immediately adjacent to the north eastern earthworks of the Oldbury Camp scheduled monument, an Iron Age fort.

Flood risk. The site is within Flood Zone 3 though benefits from protection from flood defences.

Residential amenity. Development at Site 2 could have the potential to negatively impact the residential amenity of neighbouring properties on West End.

### 4.2.3 Recommendations

Site 2 is relatively free from 'showstopper' constraints. Although it is within Flood Zone 3 it benefits from flood defence protection and is considered to be at low risk of fluvial flooding and at no risk of surface water flooding by the Environment Agency[4].

Although the site is adjacent to one of the better preserved sections of the Oldbury Camp scheduled monument it is already well screened by planting and it is considered that much of this could be retained to mitigate any visual impact of development on the monument.

Additionally, Site 2's relatively small size and location adjacent to an existing row of dwellings is considered to mean that the potential for harm to landscape or townscape character is limited.

Site 2 is recommended for taking forward in the Neighbourhood Plan.

[4] Environment Agency (2018); 'Long term flood risk information' [online]; available from: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map [last accessed 20/02/18].

## 4.3 Site 4

Figure 4.3.1 View facing north looking past The Coach House

Figure 4.3.2 The approach to Rook Farm with Applestone Barn in the background

### 4.3.1 Development potential

Site 4 is approximately 3.95ha giving it potential to deliver up to 89 dwellings. The site can be roughly divided into two halves. The western half is almost entirely open whilst the eastern half already is already well developed and has a number of dwellings, agricultural buildings and other structures historically associated with Rook Farm plus hard standing and access.

The layout of the eastern half of the site has effectively led to the creation of relatively well enclosed spaces which have limited visual exposure to the rest of the village or the wider landscape. This could create potential opportunities for development which would have limited impact on the character of the village.

In particular, an area of around 0.2ha within the grounds of Applestone Barn in the site's south east may have potential to support limited development with limited harm to the village character, subject to appropriate design and layout which respects the pattern and grain of existing development in the immediate area.

### 4.3.2 Key constraints

Flood risk. The site is entirely within Flood Zone 3 though much of the site benefits from protection from flood defences. However, the site ranks in the bottom five in terms of level of risk in the 2017 SFRA Level 2.

Landscape and townscape character. The western half of the site is open and rural and provides a backdrop to much of the village core helping to maintain a strong visual connection with the wider landscape. Consequently this part of Site 4 is considered to play an important role in maintaining the village's open rural character.

Access/availability. The potential of sub-areas within Site 4's eastern half is considered to be limited by access and availability. The site has no direct access to or from public highways. The only access point is via the existing private driveway which feeds Rook Farm and Applestone Barn and also serves as a Public Right of Way. Availability is unknown for both the land at Applestone Barn and for use of the driveway.

Listed building setting. Rook Farmhouse is Grade II listed and informs the distinct and attractive historic character. The farmhouse is proximate to the sub-area of Site 4 considered most likely to have development potential and its wider setting is considered to influence much of this part of Site 4. This could impact the type and amount of development that could be deliverable.

### 4.3.3 Recommendations

For the reasons outlined above it is considered that only a very small proportion of Site 4, made up of the curtilages and gardens of existing properties, may have potential to explore for new development. Although appropriately designed development within gardens may be supported by South Gloucestershire planning policy, particularly policies CS17 and PSP38, the identified sub-area at Applestone Barn and the means of access to it have no known availability. Additionally, the private driveway to Rook Farm and Applestone Barn is narrow at the junction with Chapel Road and may not have capacity to support higher flows of traffic that result from new development.

Site 4 is not recommended for taking forward in the Neighbourhood Plan

## 4.4 Site 5

Figure 4.4.1 View east across Site 5

### 4.4.1 Development potential

Site 5 is approximately 2.86ha giving it potential to deliver up to 64 dwellings. The site is an area of open fields mostly behind existing properties on Chapel Road. The site is largely flat whilst a strip of land between Hope Farm and Sheepwash Farm slopes gently downwards towards Chapel Road.

Access. The site has existing access to Chapel Road via a gateway and hard surfaced driveway between Hope Farm and Sheepwash Farm. Whilst the decision notice of application PT16/4845/O notes that this access point currently has insufficient visibility splays this could be addressed through the development process.

Townscape. The location of a sub-area of the site between existing properties could provide an opportunity to deliver development which conforms with the existing settlement pattern of the village and has a rational relationship with the existing settlement boundary.

### 4.4.2 Key constraints

Landscape. Much of the northern part of Site 5 is considered to support long range views and is therefore exposed. This could make development highly visible within the landscape. The part of Site 5 east of Sheepwash Farm is considered to be particularly constrained by landscape considerations as it occupies a prominent position at the entrance to the village and could be most vulnerable to changes in character.

Flood risk. The site is within Flood Zone 3 and whilst the majority of the site benefits from protection from flood defences the area nearest Chapel Road is at the outer extent of this protection making it potentially vulnerable to overtopping of defences in the future. The site ranks in the bottom five in terms of level of risk in the 2017 SFRA Level 2.

Biodiversity. In order to enhance the visibility splays of the existing access from Chapel Lane a potentially significant amount of established hedgerow may need to be removed which could result in harm to an important biodiversity-supporting habitat.

### 4.4.3 Recommendations

Although Site 5 is one of the least constrained sites in terms of access and could offer an opportunity for development which is well integrated with the established settlement pattern it ranks second weakest in terms of level of flood risk which is a significant constraint.

Site 5 is not recommended for taking forward in the Neighbourhood Plan.

## 4.5 Site 6

Figure 4.5.1 A 'Traditional Orchards' Biodiversity Action Plan Priority Habitat area at Site 6

Figure 4.5.2 Paddock located in the west of Site 6 illustrating a sense of enclosure of one sub-area

Figure 4.5.3 View east within Site 6 illustrating degree of severance created by the Rhine

### 4.5.1 Development potential

Site 6 is approximately 4.8ha giving it potential to deliver up to 108 dwellings. Site 6 is the largest site considered in the site appraisal process with a long narrow form. As with Site 4, Site 6 encompasses a range of land uses, characters and potential.

Site 6 contains part of the neglected and overgrown Old Stores site which could provide an opportunity to redevelop an increasingly run down and unsightly area in a prominent location within the village core. This could enhance the townscape character of the village. The Old Stores site is also the only part of Site 6 to benefit from direct access to a main road in and out of the village.

The paddocks or exercise area in the south west of the site is relatively well screened and offers potential for a discrete sub-area within the site with existing access.

### 4.5.2 Key constraints

Flood risk. Site 6 is in Flood Zone 3 and much of the site does not benefit from protection from flood defences. Correspondingly, it ranks weakest in terms of level of risk in the 2017 SFRA Level 2.

Access. Oldbury Naite Rhine flows between much of the south of the site and Chapel Road meaning access is constrained. There are only two crossings over the Rhine and both serve as private driveways to existing dwellings with little potential for enhancement or extension. Access to the potential sub-area of the site's south western paddock is heavily constrained by existing structures and offers little opportunity for enhancement.

Biodiversity. The site contains two areas of Traditional Orchards BAP Priority Habitat, one on each side of Oldbury Naite Rhine.

Heritage. The Grade II listed Anchor Inn is adjacent to the site's south west and its setting extends over the south western paddock sub-area.

### 4.5.3 Recommendations

Site 6 is considered to be one of the most heavily constrained, principally because of its level of flood risk. Although the site is large much of the undeveloped area is relatively inaccessible. There are few opportunities for identifying natural sub-areas within the main site for further testing. Although the Old Stores site does represent a possible sub-area with the potential for development to enhance the village's townscape character and has been subject to conditional outline planning permission in the past, local intelligence, supported by information from South Gloucestershire Council, suggests that this part of Site 6 is constrained by long standing ownership complications. As such the site is not considered to be available or deliverable.

The paddock or horse exercise sub-area in the site's south west is considered to be constrained by access, heritage and flood risk concerns and not appropriate for further testing.

Site 6 is not recommended for taking forward in the Neighbourhood Plan.

## 4.6 Site 7

Figure 4.6.1 View south along 'The Lagger' towards the River Severn

### 4.6.1 Development potential

Site 7 is approximately 2.01ha giving it the potential to deliver up to 45 homes. The site is divided by an established hedgerow into one large open field and one long, narrow strip of former orchard known locally as 'The Lagger'.

The site has a long frontage with Church Hill offering the potential for direct access to the road network and there is an existing access point to the site's main field.

### 4.6.2 Key constraints

Green Belt. The site is entirely within the Green Belt. Paragraph 89 of the NPPF is clear that local planning authorities should regard most forms of development as inappropriate in the Green Belt. However, South Gloucestershire Council is consulting on non-strategic Green Belt release in the emerging South Gloucestershire Local Plan as a potential rural growth option. This suggests that there could potentially be scope in future for localised Green Belt release where sufficient supporting evidence can be provided. Additionally, there could be potential to consider a rural exception scheme for the site. Rural exception schemes are considered an appropriate form of development in the Green Belt.

Biodiversity – the strip of land known as 'the Lagger' is a Traditional Orchards BAP Priority Habitat. Development would also be likely to require removal of a significant length of species-supporting hedgerow.

Landscape and townscape character. The majority of the site, especially the south and east of the site, is perceptually distant from the existing built area of the village. Additionally the site's hillside location gives it a prominent and well visible location which is considered to contribute to the village's rural setting and character.

### 4.6.3 Recommendations

Site 7 **cannot** be recommended for allocating in the Neighbourhood Plan as it is within the Green Belt.

However, if Green Belt constraint were ever removed then there could be potential for a small part of the north west corner of the site to be considered as a discrete site as it offers potential to deliver limited development which has regard for the linear settlement pattern of the village. This report does not seek to define the boundaries of that sub-area.

South Gloucestershire Council is consulting on non-strategic Green Belt release in rural areas and this could represent an opportunity to promote part of Site 7 as being appropriate for release for development provided this can be supported by evidence.

## 4.7 Site 8

It was not possible to capture an image of Site 8 during the site visit owing to the site's inaccessibility from public land and a combination of landform and perimeter screening preventing views into the site from adjacent areas.

### 4.7.1 Development potential

Site 8 is approximately 0.48ha giving it the potential to deliver up to 13 dwellings. The site consists entirely of land within the curtilage of Church Hill House.

The site is the smallest considered by the appraisal and is the only site which has the significant benefit of being located entirely outside of Flood Zone 3.

Although there is no access directly from Church Hill there is an existing dwelling on site which has an established point of access.

### 4.7.2 Key constraints

**Green Belt**. The site is entirely within the Green Belt. Paragraph 89 of the NPPF is clear that local planning authorities should regard most forms of development as inappropriate in the Green Belt. However, South Gloucestershire Council is consulting on non-strategic Green Belt release in the emerging South Gloucestershire Local Plan as a potential rural growth option. This suggests that there could potentially be scope in future for localised Green Belt release where sufficient supporting evidence can be provided. Additionally, there could be potential to consider a rural exception scheme for the site. Rural exception schemes are considered an appropriate form of development in the Green Belt.

**Townscape character**. Although Site 8 is adjacent to the settlement boundary and to the existing development at Westmarsh Lane there is considered to be a perceptual gap between the site and the village core as Church Road is flanked by allotments and agricultural land as it climbs towards the site. Development at Site 8 could consequently have a poor visual relationship with the existing settlement and its exposed position on the hillside may have potential to exacerbate this.

**Access**. Although there is a point of access to the existing dwelling on Site 8 this access is a private driveway and there it is considered that there would be no practical option to provide alternative access directly onto public highways.

**Topography**. The site is located on a steep incline with an approximate height differential of around 5 metres across its width. It is considered that this could limit its development potential given the likely need to enhance the terracing and levelling already evident on site from the existing dwelling.

**Heritage**. The site is considered to be within the extended setting of the Grade II* listed St Arilda's Church at the crest of Church Hill. Development at Site 8 could have potential to impact views to and from St Arilda's Church.

### 4.7.3 Recommendations

Site 8 benefits from its location outside Flood Zone 3 but is constrained by its location in the Green Belt and its steep topography.

Site 8 **cannot** be recommended for allocating in the Neighbourhood Plan as it is within the Green Belt.

However, if Green Belt constraint were ever removed then the site could potentially be appropriate to consider for development, subject to appropriate mitigation of identified constraints. South Gloucestershire Council is consulting on non-strategic Green Belt release in rural areas and this could represent an opportunity to promote Site 8 as being appropriate for release for development provided this can be supported by evidence.

## 4.8 Site 9

Figure 4.8.1 St Arilda's Church viewed from Westmarsh Lane

### 4.8.1 Development potential

Site 9 is approximately 3.52ha giving it potential to deliver up to 79 dwellings. The site is a single large open field situated on the side of Church Hill

**Flood risk.** The majority of the site is unaffected by Flood Zone 3 although a narrow strip of land adjacent to Westmarsh Lane falls within Flood Zone 3. Despite this, data from the Environment Agency indicates the entire site is free from even very low flood risk from either fluvial or surface water flooding[5].

**Biodiversity**. The site is open pasture with no internal hedgerows or trees. It is considered there is little potential for significant harm to species supporting habitats

**Townscape character**. Although much of the site occupies a relatively exposed hillside it faces away from the village core and the landform of the site shields the village core from direct views of the site.

[5] Environment Agency (2018); 'Long term flood risk information' [online]; available from: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map [last accessed 20/02/18].

Additionally, the north east corner of the site could offer potential to deliver development which is well integrated with the existing settlement pattern along Westmarsh Lane.

### 4.8.2 Key constraints

Green Belt. The site is entirely within the Green Belt. Paragraph 89 of the NPPF is clear that local planning authorities should regard most forms of development as inappropriate in the Green Belt. However, South Gloucestershire Council is consulting on non-strategic Green Belt release in the emerging South Gloucestershire Local Plan as a potential rural growth option. This suggests that there could potentially be scope in future for localised Green Belt release where sufficient supporting evidence can be provided. Additionally, there could be potential to consider a rural exception scheme for the site. Rural exception schemes are considered an appropriate form of development in the Green Belt

Topography. The steep incline of much of the site, particularly pronounced to the south of the site, could make it less appropriate and more costly to develop.

Landscape. Although the site faces away from the village core its topography means much of it is exposed to long range view from the wider Severn Vale. The flatter and more sheltered north east corner of the site is considered to be an exception to this.

Heritage. The landform of the site means that Grade II* listed St Arilda's church is well visible on the crest of the hill above the site. Development on the site could therefore have the potential to affect the setting of the listed building by obstructing views towards the church.

### 4.8.3 Recommendations

Site 9 cannot be recommended for allocating in the Neighbourhood Plan as it is within the Green Belt.

However, if Green Belt constraint were ever removed then there could be potential for an area adjacent to Riverview in the north east of Site 9 to be considered as a discrete site. This report does not seek to define the boundaries of that sub-area.

South Gloucestershire Council is consulting on non-strategic Green Belt release in rural areas and this could represent an opportunity to promote part of Site 9 as being appropriate for release for development provided this can be supported by evidence.

## 4.9 Site 12

Figure 4.9.1 View north from Featherbed Lane across Site 12 towards Site 13

### 4.9.1 Development potential

The site is approximately 1.83ha giving it potential to deliver up to 44 dwellings. The site is open and undeveloped and does not appear to be in existing agricultural use.

Biodiversity. There is little planting or subdivision within the site which suggests there would be limited harm to species supporting habitats from development.

Townscape character. There are gaps between established dwellings on Featherbed Lane that could support development which is well integrated with the existing building line and which has strong regard for the existing settlement pattern. Subject to appropriate design and layout this could help ensure the village's townscape character would be unharmed and potentially enhanced.

### 4.9.2 Key constraints

Flood risk. The site is within Flood Zone 3 and whilst the majority of the site benefits from protection from flood defences the area nearest Featherbed Lane is at the outer extent of this protection making it potentially vulnerable to overtopping of defences in the future. The site ranks in the bottom five in terms of level of risk in the 2017 SFRA Level 2.

Openness and townscape character. Development potential is considered to be limited on much of the site by its open, rural character. The site supports medium range views towards and away from the village which are considered to make a moderate contribution to the village's rural setting. The majority of the site is located behind existing properties on Camp Road and Featherbed Lane which means these areas of the site would result in development clusters inconsistent with the linear settlement pattern.

### 4.9.3 Recommendations

Much of site 12 is considered to have no development potential as the majority of the site could not support development which is well integrated with the existing linear settlement pattern. Despite this, gaps between established dwellings on Featherbed Lane could potentially represent an exception as they offer a rare opportunity (in the context of the village) for infilling.

However, the site scores weakly in the 2017 SFRA Level 2 and the only part of the site considered to otherwise have development potential is at the lowest and most vulnerable part of the site.

Site 12 **is not** recommended for taking forward in the Neighbourhood Plan.

## 4.10 Site 13

Figure 4.10.1 View north across northern part of Site 13 from Westend Lane

### 4.10.1 Development potential

Site 13 is 4.69ha giving it the potential to deliver up to 106 dwellings. The site is formed of large open fields or pastures and is laterally bisected by Westend Lane to naturally create two separate sub-areas.

Site 13 is within Flood Zone 3 but benefits from protection from flood defences. The site scores relatively strongly in the 2017 SFRA Level 2 and performs 4$^{th}$ strongest in terms of flood risk.

### 4.10.2 Key constraints

**Landscape and openness**. Much of Site 13, particularly towards the northern boundary of the site, is detached from the village core and has a rural, arable character. Development would not be appropriate in this part of the site. The site is open and this openness helps maintain the village's rural setting and character. As the site is large it would be unlikely to be appropriate to develop in full.

**Biodiversity**. There is one principle established hedgerow dividing the fields in the part of the site north of Westend Lane and further smaller boundary hedgerows and trees. In order to deliver development

of any scale at the site these habitats would be disturbed and probably require partial removal to establish enhanced site access. There are two areas of 'Traditional Orchard' BAP Priority Habitats in the site's west.

### 4.10.3 Recommendations

Site 13 is not recommended for taking forward in the Neighbourhood Plan in full.

However, it is considered that it may be possible to identify areas either side of Westend Lane between High Chimneys and the West End Cottage to the north of the lane and the corresponding stretch to the south of the lane which could have potential for limited development. This is on the basis of these sub-areas' potential to deliver relatively well-integrated development consistent with the village's linear settlement pattern, their relatively strong flood risk performance and direct access onto existing public highways. This report does not seek to define boundaries for these sub-areas.

## 4.11 Site 14

Figure 4.11.1 View north west towards Oldbury Nuclear Power Station

### 4.11.1 Development potential

Site 14 is approximately 2.23ha giving it potential to deliver up to 50 dwellings. The site is an open and relatively flat field at the northern extent of the village, though the land slopes gently downwards to the north.

Although the site is open and rural it is relatively well screened from long range views by perimeter hedgerows. There is an existing access point from Ham Lane via a gateway for farm vehicles in the site's south east corner. There are no internal hedgerows or established trees within the site to provide biodiversity-supporting habitats.

The site could offer an opportunity for development to extend the established linear settlement pattern along Ham Lane which, subject to design and layout, could help maintain and potentially enhance the village's townscape character.

### 4.11.2 Key constraints

Access. Although Site 14 benefits from existing direct access from Ham Lane this access is onto the very furthest extent of the lane's vehicle accessibility and it is particularly narrow, effectively only serving as access to 1 Ham Lane in highway terms (it is noted that farm vehicles and pedestrians have access beyond this point). As Ham Lane is a no-through road the site is the furthest from access to local services and furthest from connections to the wider road network.

Additionally, the access point is flanked by established perimeter hedgerows which could provide biodiversity-supporting habitats.

Flood risk. The site is within Flood Zone 3 though benefits from protection from flood defences. However, the site ranks in the bottom five in terms of level of risk in the 2017 SFRA Level 2.

### 4.11.3 Recommendations

Site 14 is considered less suitable for allocation as its relatively constrained access and relatively weak flood risk performance are considered to outweigh the opportunity for development which could maintain and enhance the village's townscape character.

Site 14 is not recommended for taking forward in the Neighbourhood Plan.

# 5. Conclusions

## 5.1 Conclusions and recommendations

This site assessment has considered the 11 identified site options in the Oldbury-on-Severn Neighbourhood Area. All sites have been evaluated using the framework of criteria set out in the assessment pro forma.

## 5.2 Summary of site assessment conclusions

The site assessment recommends **one full site** and recommends **sub-areas within one additional site** as potentially appropriate for allocating in the draft Oldbury-on-Severn Neighbourhood Plan (see Table 6.1).

However, the recommended sites are not entirely free of constraints and there are a number of issues that would be likely to require addressing through appropriate design, layout or mitigation such as screening.

Additionally, the site assessment exercise concluded that parts of sites 7, 8 and 9 could have some development potential if they were not constrained by Green Belt. Although Green Belt sites cannot be allocated for development it is noted that South Gloucestershire Council is considering non-strategic Green Belt release as a rural growth option in the emerging South Gloucestershire Local Plan. Oldbury-on-Severn Neighbourhood Plan Steering Group and/or the Parish Council may therefore wish to consider making representations to the Council which support Green Belt release at these sites if they are satisfied there is sufficient evidence.

Table 6.1 Summary of conclusions

| Site number | Area (ha) | Appropriate to consider taking forward as a Neighbourhood Plan allocation? |
|---|---|---|
| Site 1 | 2.39 | No<br>Site 1 is principally constrained by landscape and access. The site is open and exposed and these qualities contribute to the village's rural setting and character. Access is likely to be disproportionately costly and intrusive to create relative to the amount of development being sought. |
| Site 2 | 0.51 | Yes<br>Site 2 is one of the least constrained sites in the assessment as it offers potential to deliver a logical extension of the existing settlement and is not considered to significantly contribute to the landscape or townscape character of the village. However, the need for access enhancements and to avoid harm to the setting of the Oldbury Camp scheduled monument mean design, layout and viability concerns will require careful consideration. |
| Site 4 | 3.95 | No<br>Site 4 splits naturally into two halves of differing characters though neither half is considered suitable for allocation. The western half is open and supports views into and out of the village core which contribute to the village's setting and character. The eastern half contains potential discrete sub-areas though access and availability constraints mean no |

| | | |
|---|---|---|
| | | part of Site 4 is recommended for allocation. |
| Site 5 | 2.86 | No<br>Site 5 is principally constrained by landscape and flood risk. The openness of the northern and eastern parts of the site is considered to contribute to the village's setting and character and this part of Site 5 is not appropriate for allocation. A sub-area between Hope Farm and Sheepwash is sheltered from long range views, benefits from established access to Chapel Road and offers potential for development which is well integrated with the existing settlement pattern. However, the site scores very weakly in the 2017 SFRA Level 2. There are also potential biodiversity concerns associated with removing established hedgerows to enhance visibility splays from the existing access point. |
| Site 6 | 4.8 | No<br>Site 6 is principally constrained by flood risk and access. The site scored most weakly of all sites in the 2017 SFRA Level 2 and is almost entirely outside the area benefitting from flood defence protection. Much of the site could be challenging to access as Oldbury Rhine Naite severs the south of the site from the rest of the village. Site 6 also contains biodiversity supporting habitats. |
| Site 7 | 2.01 | No<br>Site 7 is currently within the Green Belt where there is a presumption against most forms of development. There are additional landscape and access constraints. The majority of the site is an open field on a prominent and exposed slope overlooking the village. It is considered that development here would have a weak relationship with the existing settlement and additionally could negatively impact the village's setting and character. The narrow strip of land adjacent to Church Hill known as 'the Lagger' which comprises the rest of Site 7 is designated as a 'Traditional Orchards' BAP Priority Habitat. These factors mean only a small part of the north west corner of the site could be appropriate to consider for development. However, the site's Green Belt constraint makes it inappropriate to allocate. |
| Site 8 | 0.48 | No<br>Site 8 is currently within the Green Belt where there is a presumption against most forms of development. The topography of the site is a further constraint as the steep landform could require terracing or levelling to support development. It is considered that access could be challenging to establish directly from Church Hill due to the landform. Despite being adjacent to the settlement boundary the site is considered to be perceptually outside the village core. The site does have the significant benefit of being entirely outside of any flood risk zone. However, the site's Green Belt constraint makes it inappropriate to allocate. |
| Site 9 | 3.52 | No<br>Site 9 is currently within the Green Belt where there is a presumption against most forms of development. |

| | | |
|---|---|---|
| | | Additionally, the landform of the site and its position on an exposed hillside give it a degree of sensitivity to development. If the site were not in the Green Belt a small sub- area adjacent to Riverview could potentially support limited development which could be well integrated with the existing settlement pattern and have a low impact on biodiversity supporting habitats. However, the site's Green Belt constraint makes it inappropriate to allocate. |
| Site 12 | 1.83 | No<br>Site 12 largely occupies an area behind existing dwellings on Camp Road and Featherbed Lane, which limits its potential to deliver development which is consistent with the established linear character of the village. There are small areas either side of the dwelling 'Kingfisher' which offer direct access to Featherbed Lane but these do not benefit from protection from flood defences and score correspondingly weakly in the 2017 SFRA Level 2. Site 12 is not recommended for allocation. |
| Site 13 | 4.69 | In Part<br>Site 13 is large and is principally constrained by landscape and openness as well as impact on biodiversity supporting habitats in some parts of the site. However, the site offers potential for limited development which has good regard for the existing pattern and grain of the settlement and which avoids significant harm to the character of the village.<br>Site 13 as a whole is not recommended for allocation but a small area either side of Westend Lane might be appropriate for further consideration, though it is acknowledged that it could be challenging to deliver development here without a degree of harm to biodiversity supporting hedgerows. |
| Site 14 | 2.23 | No<br>Site 14 is at the northern extent of the village and is principally constrained by accessibility given its location at the end of the no-through road of Ham Lane. Although there is existing access directly onto Ham Lane it is at a point which is single carriageway and of limited capacity. It is considered that Ham Lane would be unlikely to provide appropriate access for new development at Site 14. Additionally the site registers a bottom-half flood risk ranking (ranked 7th of 11 in the 2017 SFRA Level 2). Site 14 is not recommended for allocation. |

If the recommended sites are allocated in the Neighbourhood Plan then it is advised that the Neighbourhood Plan Steering Group discuss site viability with South Gloucestershire Council. It may be possible to use South Gloucestershire Council's existing viability evidence (such as an Affordable Housing Viability Study or Community Infrastructure Viability Study) to test the viability of sites proposed for allocation in the Neighbourhood Plan. Overall it is recommended that the policy approaches proposed in the Neighbourhood Plan should seek to address the potential constraints highlighted in this report and through the Strategic Environmental Assessment process currently being undertaken for the plan. This can include targeted site-specific Neighbourhood Plan policies to address the elements raised relating to environmental, heritage or landscape constraints and accessibility.

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# Appendix A

## Completed site assessment pro forma

# Site Assessment Proforma

## *General information*

| | |
|---|---|
| **Site Reference / name** | 1 |
| **Site Address (or brief description of broad location)** | Land East of Ham Lane, Oldbury-on-Severn |
| **Site Description** | The site is at the northern extent of the village and consists predominantly of a single large field or pasture plus smaller parcels of land within the curtilages of dwellings along Ham Lane to the west. There is no existing built form on the site.<br><br>The site is bounded by Ham Lane to the west, the curtilages of dwellings on West End to the south, and by field boundaries to the north and east.<br><br>The Oldbury Camp scheduled monument is in close proximity to the site's southern boundary. |
| **Current use** | Agriculture |
| **Proposed use (in Neighbourhood Plan)** | Residential |
| **Gross area (Ha)**<br>Total area of the site in hectares | 2.39 ha |
| **SHLAA site reference (if applicable)** | n/a |
| **Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)** | Proposed by NP group |
| **Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)** | Unknown. |

## *Context*

| | | | | |
|---|---|---|---|---|
| **Is the site:**<br>Greenfield: land (farmland, or open space) that has not previously been developed<br><br>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | **Greenfield**<br>☑ | **Brownfield**<br>☐ | **Mixture**<br>☐ | **Unknown**<br>☐ |
| **Site planning history**<br>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission? | n/a | | | |

## 1.0. Suitability

| *Suitability* | | | | |
|---|---|---|---|---|
| **Is the site:**<br>- **Within the existing built up area**<br>- **Adjacent to and connected with the existing built up area**<br>- **Outside the existing built up area** | **Within** ☐ | **Adjacent** ☑ | **Outside** ☐ | **Unknown** ☐ |
| **Does the site have suitable access or could a suitable access be provided? (Y/N)**<br>(provide details of any constraints) | **Yes**<br>**No** | | | |
| **Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)**<br>(provide details) | **Yes**<br>**No** | | | |

| *Environmental Considerations* | | |
|---|---|---|
| **Questions** | **Assessment guidelines** | **Observations and comments** |
| **Is the site within or adjacent to the following policy or environmental designations:**<br>• **Green Belt**<br>• **Area of Outstanding Natural Beauty (AONB)**<br>• **National Park**<br>• **European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area)**<br>• **SSSI Impact Risk Zone**<br>• **Site of Importance for Nature Conservation**<br>• **Site of Geological Importance**<br>• **Flood Zones 2 or 3** | **Yes**<br>**Adjacent/nearby**<br>**No** | Within Flood Zone 3 though the site benefits from protection from flood defences.<br><br>Adjacent to a scheduled monument. |
| **Landscape and townscape**<br><br>**Is the site low, medium or high sensitivity in terms of landscape character?**<br><br>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.<br><br>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.<br><br>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of | **Low sensitivity to development**<br>**Medium sensitivity to development**<br>**High sensitivity to development** | The 2014 South Glos Landscape Character Assessment SPD seeks to conserve the 'particular character of the linear settlement of Oldbury-on-Severn'.<br><br>Development at the site could have the potential to impact on the linear character of the settlement as the site is largely located to the rear of existing dwellings in an area of the village where dwellings are only one-deep along the road. Development on site 1 would therefore be likely to be in contrast to the established linear settlement pattern. |

| | | |
|---|---|---|
| important features of local distinctiveness- without the possibility of mitigation. | | |
| **Agricultural Land**<br>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a) | **No loss**<br>**Some loss** | |

***Heritage considerations***

| Question | Assessment guidelines | Comments |
|---|---|---|
| **Is the site within or adjacent to one or more of the following heritage designations or assets?**<br>• **Conservation area**<br>• **Scheduled monument**<br>• **Registered Park and Garden**<br>• **Registered Battlefield**<br>• **Listed building**<br>• **Known archaeology**<br>• **Locally listed building** | **Directly impact and/or mitigation not possible**<br>**Some impact, and/or mitigation possible**<br>**Limited or no impact or no requirement for mitigation** | Within 50m of Oldbury Camp scheduled monument. Direct line of sight from site to scheduled monument may potentially require development to have regard for impact on the monument's setting. |

***Community facilities and services***

| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) | Observations and comments |
|---|---|---|
| **Town / local centre / shop** | **<400m**<br>**400-800m**<br>**>800m** | Local centre has limited services consisting of a community shop, pub, primary school and chapel. |
| **Bus Stop** | **<400m**<br>**400-800m**<br>**>800m** | Local bus service is infrequent. |
| **Primary School** | **<400m**<br>**400-800m**<br>**>800m** | Site 1 is at the northern extent of the village and the primary school is located to the south of the village. There is over a kilometre between site 1 and the school. |
| **Secondary School** | **<1600m**<br>**1600-3900m**<br>**>3900m** | The nearest secondary schools are The Castle School in Thornbury around 5km from the village and Marlwood School in Alveston, around 6km from the village. |
| **Open Space / recreation facilities** | **<400m**<br>**400-800m**<br>**>800m** | Although the site is on the edge of the village and therefore surrounded by green space, the nearest formal open space and recreation facilities are c.800m away at the sports fields on Westmarsh Lane. |
| **GP / Hospital / Pharmacy** | **<400m**<br>**400-800m**<br>**>800m** | The nearest healthcare facilities are in Thornbury, around 5.5km from the village. |

| | | |
|---|---|---|
| **Cycle route** | **<400m**<br>**400-800m**<br>**>800m** | National Cycle Route 41 follows Kington Road/The Naite around 700m to the east of the village centre. |
| **Footpath** | **<400m**<br>**400-800m**<br>**>800m** | There are a number of footpaths which crisscross the Neighbourhood Area. |
| **Key employment site** | **<400m**<br>**400-800m**<br>**>800m** | The site is within 2km straight line distance of the key employment site of Oldbury Power Station though travel distance by car is longer. |

| ***Other key considerations*** | | | |
|---|---|---|---|
| **Are there any known Tree Preservation Orders on the site?** | **Several**<br>**Few**<br>**None**<br>**Unknown** | | |
| **Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?** | **High/medium/Low/ Unknown** | There is little planting, hedgerows or trees within the site. The site therefore does not support a wide range of habitats which suggests that key biodiversity habitats will not be disturbed through development. | |
| **Public Right of Way** | **Yes/No** | There is one PRoW at the site's western boundary running in a north-south alignment. | |
| **Existing social or community value (provide details)** | **Yes/No** | The desktop study has not revealed any specific social or community value attached to the land at site 1. | |
| ***Is the site likely to be affected by any of the following?*** | ***Yes*** | ***No*** | ***Comments*** |
| **Ground Contamination (Y/N/Unknown)** | ☐ | ☐ | Unknown though considered unlikely based on current use. |
| **Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations** | ☐ | ☑ | |

| *Characteristics* | |
|---|---|
| **Characteristics which may affect development on the site:** | **Comments**<br><br>Site 1 has an open character with long range views out to the surrounding countryside to the north and east as far as the Cotswold escarpment. This gives the site considerable exposure.<br><br>Whilst the desk study shows the site is within Flood Zone 3 the site visit revealed the landform of the site slopes in a gentle decline to the north suggesting there may be slightly lower risk in the southern part of the site.<br><br>The majority of the site is free of internal division though substantial planting to the north west of the site around the curtilage of 1 Ham Lane effectively creates a small sub area to the north west. |
| **Topography:**<br>Flat/ plateau/ steep gradient | **Yes/No** |
| **Scale and nature of development would be large enough to significantly change size and character of settlement** | **Yes/No**<br><br>If the site was entirely built out then it may be in conflict with the established linear settlement pattern and negatively impact the overall settlement character. However, given the modest NP dwelling target of c.14 dwellings and the fact that other sites may be appropriate for meeting some of this identified need then it is considered that development of site 1 is unlikely to be of sufficient scale to significantly change the size and character of the settlement. |
| **Other** (provide details) | |

## 3.0. Availability

| *Availability* | | | |
|---|---|---|---|
| | **Yes** | **No** | **Comments** |
| **Is the site available for sale or development (if known)? Please provide supporting evidence.** | ☐ | ☐ | Unknown. No planning history to suggest land availability. Site not identified through call for sites. |
| **Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?** | ☐ | ☑ | Anecdotal evidence suggests a single landowner. |
| **Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.** | ☐ | ☑ | |
| | | | |

| | |
|---|---|
| **Any other comments?** | |

## 4.0. Summary

***Conclusions***

| | Please tick a box |
|---|---|
| **The site is suitable and available for development ('accept')** | ☐ |
| **This site has minor constraints** | ☐ |
| **The site has significant constraints** | ☑ |
| **The site is unsuitable for development / no evidence of availability ('reject')** | ☑ |

| | |
|---|---|
| **Potential housing development capacity (estimated as a development of 30 homes per Ha):** | Up to 54 dwellings using assessment methodology. The site would not be appropriate to develop in full however and its potential yield would be significantly smaller once other constraints and considerations are factored in |
| **Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.** | Site 1 has been rejected as unsuitable for the following reasons:<br>• Long range views into and out of the site mean it plays a role in maintaining the village's open and rural character which could potentially be compromised through new development.<br>• The exposure of the site could potentially make mitigating the visual impact of development challenging.<br>• No part of the site accesses a road as Ham Lane is closed to traffic north of the property at 1 Ham Lane.<br>• Development could therefore only be achieved behind existing dwellings and would be out of character for the area.<br>• This could also make site access technically difficult to achieve. |

## Site Assessment Proforma

| *General information* | |
|---|---|
| **Site Reference / name** | 2 |
| **Site Address (or brief description of broad location)** | Land East of West End, Oldbury-on-Severn |
| **Site Description** | Site consists of a single small paddock or field with one agricultural structure already in situ. The site is flat and bounded by site 1 to the north, dwellings on West End to the west, fields to the east and by West End and the Oldbury Camp scheduled monument to the south. |
| **Current use** | Pasture |
| **Proposed use (in Neighbourhood Plan)** | Residential |
| **Gross area (Ha)**<br>Total area of the site in hectares | 0.51ha |
| **SHLAA site reference (if applicable)** | n/a |
| **Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)** | Joint Spatial Plan call for sites (ref. SG000236) |
| **Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)** | Unknown though identification through a call for sites process may indicate availability |

| *Context* | | | | |
|---|---|---|---|---|
| **Is the site:**<br>Greenfield: land (farmland, or open space) that has not previously been developed<br><br>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | **Greenfield**<br>☑ | **Brownfield**<br>☐ | **Mixture**<br>☐ | **Unknown**<br>☐ |
| **Site planning history**<br>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission? | n/a | | | |

## 1.0. Suitability

***Suitability***

| **Is the site:**<br>- **Within the existing built up area**<br>- **Adjacent to and connected with the existing built up area**<br>- **Outside the existing built up area** | **Within** | **Adjacent** | **Outside** | **Unknown** |
|---|---|---|---|---|
| | ☐ | ☑ | ☐ | ☐ |
| **Does the site have suitable access or could a suitable access be provided? (Y/N)**<br>(provide details of any constraints) | **Yes**<br>**No** | | | |
| **Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)**<br>(provide details) | **Yes**<br>**No** | | | |

***Environmental Considerations***

| **Questions** | **Assessment guidelines** | **Observations and comments** |
|---|---|---|
| **Is the site within or adjacent to the following policy or environmental designations:**<br>• **Green Belt**<br>• **Area of Outstanding Natural Beauty (AONB)**<br>• **National Park**<br>• **European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area)**<br>• **SSSI Impact Risk Zone**<br>• **Site of Importance for Nature Conservation**<br>• **Site of Geological Importance**<br>• **Flood Zones 2 or 3** | **Yes**<br>**Adjacent/nearby**<br>**No** | Within Flood Zone 3 though the site benefits from protection from flood defences. |
| **Landscape and townscape**<br><br>**Is the site low, medium or high sensitivity in terms of landscape character?**<br><br>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.<br><br>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.<br><br>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of | **Low sensitivity to development**<br>**Medium sensitivity to development**<br>**High sensitivity to development** | The 2014 South Glos Landscape Character Assessment SPD seeks to conserve the 'particular character of the linear settlement of Oldbury-on-Severn'.<br><br>There would be an opportunity for development at site 2 to follow the established linear pattern of development as the site's location and form at the end of the row of dwellings on West End would extend the existing pattern of development further along West End. |

| | | |
|---|---|---|
| important features of local distinctiveness- without the possibility of mitigation. | | The existing landscape on site is of relatively poor quality in terms of visual amenity though its immediate proximity to the Oldbury Camp scheduled monument may impact the site's wider landscape character.<br><br>The site is relatively concealed and has limited views in and out. |
| **Agricultural Land**<br>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a) | **No loss**<br>**Some loss** | |

***Heritage considerations***

| Question | Assessment guidelines | Comments |
|---|---|---|
| **Is the site within or adjacent to one or more of the following heritage designations or assets?**<br><br>• **Conservation area**<br>• **Scheduled monument**<br>• **Registered Park and Garden**<br>• **Registered Battlefield**<br>• **Listed building**<br>• **Known archaeology**<br>• **Locally listed building** | **Directly impact and/or mitigation not possible**<br>**Some impact, and/or mitigation possible**<br>**Limited or no impact or no requirement for mitigation** | The site is immediately adjacent to the Oldbury Camp Scheduled Monument (the Toot), in particular the north eastern ramparts.<br><br>It is likely that Historic England would expect some degree of mitigation to be implemented given that development of site 2 would be likely to require an extension to the paved road surface of West End. Increased vehicle movement during construction may require additional temporary mitigation measures. |

***Community facilities and services***

| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) | Observations and comments |
|---|---|---|
| **Town / local centre / shop** | **<400m**<br>**400-800m**<br>**>800m** | Local centre has limited services consisting of a community shop, pub, primary school and chapel. |
| **Bus Stop** | **<400m**<br>**400-800m**<br>**>800m** | Local bus service is infrequent. |
| **Primary School** | **<400m**<br>**400-800m**<br>**>800m** | Site 2 is at the northern extent of the village and the primary school to the south of the village. There is over a kilometre between site 2 and the school. |
| **Secondary School** | **<1600m**<br>**1600-3900m**<br>**>3900m** | The nearest secondary schools are The Castle School in Thornbury around 5km from the village and Marlwood School in |

| | | |
|---|---|---|
| | | Alveston, around 6km from the village. |
| **Open Space / recreation facilities** | **<400m**<br>**400-800m**<br>**>800m** | Although the site is on the edge of the village and therefore bounded by green space to the north and east, the nearest formal open space and recreation facilities are c.800m away at the sports fields on Westmarsh Lane. |
| **GP / Hospital / Pharmacy** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Cycle route** | **<400m**<br>**400-800m**<br>**>800m** | National Cycle Route 41 follows Kington Road/The Naite around 700m to the east of the village centre. |
| **Footpath** | **<400m**<br>**400-800m**<br>**>800m** | There are a number of public rights of way which crisscross the Neighbourhood Area |
| **Key employment site** | **<400m**<br>**400-800m**<br>**>800m** | The site is within 2km of the key employment site of Oldbury Power Station. |

| ***Other key considerations*** | | | |
|---|---|---|---|
| **Are there any known Tree Preservation Orders on the site?** | **Several**<br>**Few**<br>**None**<br>**Unknown** | There are no trees on site. | |
| **Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?** | **High/medium/Low/ Unknown** | The site is pasture and is internally open with no hedgerows or trees which suggests the site is unlikely to support key biodiversity habitats. There is an established perimeter hedgerow along the boundary with West End though development would not necessarily result in significant harm to this. | |
| **Public Right of Way** | **Yes/No** | | |
| **Existing social or community value (provide details)** | **Yes/No** | It could be argued that keeping site 2 undeveloped contributes to the openness of the north eastern ramparts of Oldbury Camp. This could be considered particularly important in the context of the northern and western portions of the Camp having already been developed. However, it is considered that appropriate mitigation measures could potentially be found to protect openness of t the north eastern ramparts. | |
| ***Is the site likely to be affected by any of the following?*** | ***Yes*** | ***No*** | ***Comments*** |
| **Ground Contamination (Y/N/Unknown)** | ☐ | ☐ | Unknown though considered unlikely based on current use. |
| **Significant infrastructure crossing the site i.e. power** | ☐ | ☑ | |

| | | | |
|---|---|---|---|
| **lines/ pipe lines, or in close proximity to hazardous installations** | | | |

| ***Characteristics*** | |
|---|---|
| **Characteristics which may affect development on the site:** | **Comments**<br><br>There is a gentle gradient on the site with a gradual incline from south to north. This gives the southern part of the site closest to West End a degree of concealment from the wider landscape and there are only limited views into and out of the southern portion of the site. The site's north and north eastern edges are increasingly raised and of greater exposure. The existing dwellings at West End impart a degree of urbanising influence over the site. |
| **Topography:**<br>Flat/ plateau/ steep gradient | **Yes/No** |
| **Scale and nature of development would be large enough to significantly change size and character of settlement** | **Yes/No** |
| **Other** (provide details) | |

## 3.0. Availability

| ***Availability*** | | | |
|---|---|---|---|
| | **Yes** | **No** | **Comments** |
| **Is the site available for sale or development (if known)? Please provide supporting evidence.** | ✓ | | |
| **Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?** | | ✓ | Anecdotal evidence suggests one landowner. |
| **Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.** | | ✓ | |
| **Any other comments?** | | | |

## 4.0. Summary

| *Conclusions* | |
|---|---|
| | Please tick a box |
| **The site is suitable and available for development ('accept')** | ☑ |
| **This site has minor constraints** | ☑ |
| **The site has significant constraints** | ☐ |
| **The site is unsuitable for development / no evidence of availability ('reject')** | ☐ |
| **Potential housing development capacity (estimated as a development of 30 homes per Ha):** | Up to 14 dwellings using assessment methodology. The site would not be appropriate to develop in full however and its potential yield would be significantly smaller once other constraints and considerations are factored in. |
| **Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.** | Site 2 is accepted as suitable for allocation for the following reasons:<br>• The site's location at the end of an existing row of dwellings gives it the twin advantages of being relatively discreet whilst also being compatible with the established linear settlement pattern and character of the village.<br>• The landform of the site coupled with the existing dwellings to the west, the established screening to the south and established trees adjacent to the site's eastern boundary create a sense of enclosure and limit views into and out of the site.<br>• The site's location in Flood Zone 3 is not considered to be a showstopper constraint as the site is in an area which benefits from flood defences. The Environment Agency put the site's flood risk from fluvial flooding at 'Low' meaning a risk of between 0.1% and 1% per annum[1].<br>• Whilst the site is adjacent to the Oldbury Camp scheduled monument there is established screening between the two. It is considered that there would be potential to retain much of this screening to mitigate the visual impact of development upon the scheduled monument.<br>• Whilst owner consent has not yet been established the site is understood to be under single ownership which avoids a complicated ownership dynamic. Further engagement with the landowner to establish availability is anticipated. |

[1] Environment Agency (2018); 'Long term flood risk information' [online]; available from: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map [Last accessed 15/02/2018].

## Site Assessment Proforma

### *General information*

| | |
|---|---|
| **Site Reference / name** | 4 |
| **Site Address (or brief description of broad location)** | Land at Rook Farm, Oldbury-on Severn |
| **Site Description** | The site has a central location in the village occupying the land immediately north of dwellings along Chapel Road. There is a mixture of uses on the site including a number of residential properties, equestrian facilities, agricultural structures and fields or paddocks. Approximately 30% of the site is currently covered by built form or hard standing.<br><br>The site can be divided roughly into eastern and western halves. The western half is largely open and pastoral in character whilst the eastern half is where the site's built form is concentrated. |
| **Current use** | Agriculture; equestrian; residential; gardens |
| **Proposed use (in Neighbourhood Plan)** | Residential |
| **Gross area (Ha)**<br>Total area of the site in hectares | 3.95ha |
| **SHLAA site reference (if applicable)** | n/a |
| **Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)** | Neighbourhood Plan group |
| **Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)** | Unknown |

### *Context*

| | | | | |
|---|---|---|---|---|
| **Is the site:**<br>Greenfield: land (farmland, or open space) that has not previously been developed<br><br>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | **Greenfield**<br>☐ | **Brownfield**<br>☐ | **Mixture**<br>☑ | **Unknown**<br>☐ |
| **Site planning history**<br>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission? | Multiple applications for conversion of agricultural buildings to residential dwellings over a number of years. | | | |

## 1.0. Suitability

***Suitability***

| Is the site:<br>- Within the existing built up area<br>- Adjacent to and connected with the existing built up area<br>- Outside the existing built up area | Within | Adjacent | Outside | Unknown |
|---|---|---|---|---|
| | ☐ | ✓ | ☐ | ☐ |
| **Does the site have suitable access or could a suitable access be provided? (Y/N)**<br>(provide details of any constraints) | **Yes**<br>**No** | | | |
| **Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)**<br>(provide details) | **Yes**<br>**No** | | | |

***Environmental Considerations***

| Questions | Assessment guidelines | Observations and comments |
|---|---|---|
| **Is the site within or adjacent to the following policy or environmental designations:**<br>• **Green Belt**<br>• **Area of Outstanding Natural Beauty (AONB)**<br>• **National Park**<br>• **European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area)**<br>• **SSSI Impact Risk Zone**<br>• **Site of Importance for Nature Conservation**<br>• **Site of Geological Importance**<br>• **Flood Zones 2 or 3** | **Yes**<br>**Adjacent/nearby**<br>**No** | Within Flood Zone 3 though the site benefits from protection from flood defences. |
| **Landscape and townscape**<br><br>**Is the site low, medium or high sensitivity in terms of landscape character?**<br><br>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.<br><br>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. | **Low sensitivity to development**<br>**Medium sensitivity to development**<br>**High sensitivity to development** | The 2014 South Glos Landscape Character Assessment SPD seeks to conserve the 'particular character of the linear settlement of Oldbury-on-Severn'.<br><br>The site has no direct frontage onto any of the village's primary roads due to the presence of existing development. However, the site's existing built area |

| | | |
|---|---|---|
| High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation. | | already contrasts with the linear pattern evident in most of the village. This is because the site's built area includes a collection of farm buildings and associated dwellings and hard standing which is located away from Chapel Road on land which is otherwise in agricultural use.<br><br>Parts of site 4, particularly the site's west, are visible from areas of the village's core and could be particularly sensitive to development which is out of character for the village. |
| **Agricultural Land**<br>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a) | **No loss**<br>**Some loss** | |

***Heritage considerations***

| Question | Assessment guidelines | Comments |
|---|---|---|
| **Is the site within or adjacent to one or more of the following heritage designations or assets?**<br><br>• **Conservation area**<br>• **Scheduled monument**<br>• **Registered Park and Garden**<br>• **Registered Battlefield**<br>• **Listed building**<br>• **Known archaeology**<br>• **Locally listed building** | **Directly impact and/or mitigation not possible**<br>**Some impact, and/or mitigation possible**<br>**Limited or no impact or no requirement for mitigation** | The Grade II listed Rook Farmhouse is located within the built area of the site. Development on the site may need to have regard for the setting of this listed building. |

***Community facilities and services***

| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) | Observations and comments |
|---|---|---|
| **Town / local centre / shop** | **<400m**<br>**400-800m**<br>**>800m** | Local centre has limited services consisting of a community shop, pub, primary school and chapel. |
| **Bus Stop** | **<400m**<br>**400-800m**<br>**>800m** | Local bus service is infrequent. |
| **Primary School** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Secondary School** | **<1600m**<br>**1600-3900m** | The nearest secondary schools are The Castle School in Thornbury around 5km |

| | | |
|---|---|---|
| | **>3900m** | from the village and Marlwood School in Alveston, around 6km from the village. |
| **Open Space / recreation facilities** | **<400m**<br>**400-800m**<br>**>800m** | |
| **GP / Hospital / Pharmacy** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Cycle route** | **<400m**<br>**400-800m**<br>**>800m** | National Cycle Route 41 follows Kington Road/The Naite around 700m to the east of the village centre. |
| **Footpath** | **<400m**<br>**400-800m**<br>**>800m** | There are a number of public rights of way which crisscross the Neighbourhood Area |
| **Key employment site** | **<400m**<br>**400-800m**<br>**>800m** | |

| ***Other key considerations*** | | | |
|---|---|---|---|
| **Are there any known Tree Preservation Orders on the site?** | **Several**<br>**Few**<br>**None**<br>**Unknown** | | |
| **Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?** | **High/medium/Low/ Unknown** | The site's large size and mixture of current uses means that the degree of impact on biodiversity habitats could range depending on how much of the site and which part of the site was to be developed.<br><br>When viewed at a site-wide scale development could cause harm to or the loss of biodiversity habitats, particularly established hedgerows and mature trees. There are a number of such habitats on the site. Whilst it is acknowledged that appropriate design and layout could potentially mitigate harm to biodiversity habitats the prevalence of such habitats on site is likely to result in a greater risk of harm than on other sites. | |
| **Public Right of Way** | **Yes/No** | There are multiple PRoW which flow through the site as well as one which is adjacent to the site's eastern boundary. | |
| **Existing social or community value (provide details)** | **Yes/No** | There are specialist equestrian facilities on site. Although these are not a public asset they might be considered to be of community value. | |
| ***Is the site likely to be affected by any of the following?*** | ***Yes*** | ***No*** | ***Comments*** |
| **Ground Contamination (Y/N/Unknown)** | ☐ | ☐ | Unknown though considered unlikely based on current uses |
| **Significant infrastructure** | ✓ | ☐ | Power lines cross the northwest |

| | | | |
|---|---|---|---|
| **crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations** | | | corner of the site |

| *Characteristics* | |
|---|---|
| **Characteristics which may affect development on the site:** | **Comments**<br><br>Site 4's contrasting western and eastern halves may be appropriate to consider as distinct sites as they are of contrasting characters. Whilst the western half is open and supports medium range views into and out of the village core the eastern half is well screened, supports only limited views and has a more built up feel. The layout of existing properties with their associated perimeter planting creates a series of relatively enclosed spaces within the site. |
| **Topography:**<br>Flat/ plateau/ steep gradient | **Yes/No** |
| **Scale and nature of development would be large enough to significantly change size and character of settlement** | **Yes/No**<br><br>The site is large and is situated behind existing linear development. Development on site 4 could have potential to impact both the size and character of the village. |
| **Other** (provide details) | |

## 3.0. Availability

| *Availability* | | | |
|---|---|---|---|
| | **Yes** | **No** | **Comments** |
| **Is the site available for sale or development (if known)? Please provide supporting evidence.** | ☐ | ✓ | |
| **Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?** | ☐ | ✓ | There are no known unresolved ownership issues. However there are multiple existing dwellings so multiple ownership is assumed. |
| **Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.** | ☐ | ✓ | |
| **Any other comments?** | | | |

| | |
|---|---|
| | |

## 4.0. Summary

***Conclusions***

Please tick a box

| | |
|---|---|
| **The site is suitable and available for development ('accept')** | ☐ |
| **This site has minor constraints** | ☑ |
| **The site has significant constraints** | ☑ |
| **The site is unsuitable for development / no evidence of availability ('reject')** | ☑ |

| | |
|---|---|
| **Potential housing development capacity (estimated as a development of 30 homes per Ha):** | Up to 89 dwellings using assessment methodology. The site would not be appropriate to develop in full however and its potential yield would be significantly smaller once other constraints and considerations are factored in. |
| **Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.** | • It is assumed that the presence of a number of dwellings on site indicates multiple landowners which could impact the deliverability of development on the site.<br>• The site's western half is open and exposed with views into and out of the village core. It is considered that these views help maintain the village's distinct open and rural character and development could negatively impact these.<br>• There could be potential to develop a small portion within Rook Farm in the eastern half of the site without significantly impacting the character of the village or existing biodiversity habitats of the site. However, there is no indication of land availability and the existing pattern of surrounding ownership has potential to make delivery of development and associated access improvements unviable. |

## Site Assessment Proforma

| *General information* | |
|---|---|
| **Site Reference / name** | 5 |
| **Site Address (or brief description of broad location)** | Land at Chapel Road, Oldbury-on-Severn |
| **Site Description** | The site is at the eastern extent of the village and is the only site with a frontage onto The Naite. The site is also accessible from Chapel Road. The site is almost entirely free of built form although a paved driveway accessing Hope Farm lies within the site boundary. The site consists of open pastoral fields and is crisscrossed by footpaths. The site is low lying but elevation increases slightly towards the site's north and west. |
| **Current use** | Fields/pasture or similar |
| **Proposed use (in Neighbourhood Plan)** | Residential |
| **Gross area (Ha)**<br>Total area of the site in hectares | 2.86ha |
| **SHLAA site reference (if applicable)** | SHLAA100 (Land at Chapel Road) |
| **Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)** | SHLAA |
| **Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)** | Yes. Application for a development of 5 no. dwellings refused in 2017 on land at Hope Farm demonstrating availability. See below. |

| *Context* | | | | |
|---|---|---|---|---|
| **Is the site:**<br>Greenfield: land (farmland, or open space) that has not previously been developed<br><br>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | **Greenfield**<br>☑ | **Brownfield**<br>☐ | **Mixture**<br>☐ | **Unknown**<br>☐ |
| **Site planning history**<br>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission? | · PT16/4845/O Erection of 5no dwellings (outline) with access to be determined; all other matters reserved. Refused. | | | |

## 1.0. Suitability

| *Suitability* | | | | |
|---|---|---|---|---|
| **Is the site:**<br>- **Within the existing built up area**<br>- **Adjacent to and connected with the existing built up area**<br>- **Outside the existing built up area** | **Within** | **Adjacent** | **Outside** | **Unknown** |
| | ✓ | | | |
| **Does the site have suitable access or could a suitable access be provided? (Y/N)**<br>(provide details of any constraints) | **Yes**<br>**No**<br>Existing site access via Hope Farm has limited visibility splays onto Chapel Lane. Addressing this would be unlikely to be technically challenging though could potentially negatively impact the street scene and character of the area through hedgerow loss and could be likely to require mitigation. | | | |
| **Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)**<br>(provide details) | **Yes**<br>**No** | | | |

| *Environmental Considerations* | | |
|---|---|---|
| **Questions** | **Assessment guidelines** | **Observations and comments** |
| **Is the site within or adjacent to the following policy or environmental designations:**<br>• **Green Belt**<br>• **Area of Outstanding Natural Beauty (AONB)**<br>• **National Park**<br>• **European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area)**<br>• **SSSI Impact Risk Zone**<br>• **Site of Importance for Nature Conservation**<br>• **Site of Geological Importance**<br>• **Flood Zones 2 or 3** | **Yes**<br>**Adjacent/nearby**<br>**No** | Within Flood Zone 3 though the site benefits from protection from flood defences. |
| **Landscape and townscape**<br><br>**Is the site low, medium or high sensitivity in terms of landscape character?**<br><br>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.<br><br>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the | **Low sensitivity to development**<br>**Medium sensitivity to development**<br>**High sensitivity to development** | The 2014 South Glos Landscape Character Assessment SPD seeks to conserve the 'particular character of the linear settlement of Oldbury-on-Severn'.<br><br>Although the site is relatively large not all of it may represent a development area which is consistent with the linear character of the |

| | | |
|---|---|---|
| character of the location.<br><br>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation. | | settlement as much of the site is set back from the road behind existing dwellings. |
| **Agricultural Land**<br>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a) | **No loss**<br>**Some loss** | |

***Heritage considerations***

| Question | Assessment guidelines | Comments |
|---|---|---|
| **Is the site within or adjacent to one or more of the following heritage designations or assets?**<br><br>• **Conservation area**<br>• **Scheduled monument**<br>• **Registered Park and Garden**<br>• **Registered Battlefield**<br>• **Listed building**<br>• **Known archaeology**<br>• **Locally listed building** | **Directly impact and/or mitigation not possible**<br>**Some impact, and/or mitigation possible**<br>**Limited or no impact or no requirement for mitigation** | The site is within 200m of Oldbury Camp scheduled monument (the Toot) but existing established hedgerows and trees are considered to provide a good degree of screening between the two. |

***Community facilities and services***

| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) | Observations and comments |
|---|---|---|
| **Town / local centre / shop** | **<400m**<br>**400-800m**<br>**>800m** | Local centre has limited services consisting of a community shop, pub, primary school and chapel. |
| **Bus Stop** | **<400m**<br>**400-800m**<br>**>800m** | Local bus service is infrequent. |
| **Primary School** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Secondary School** | **<1600m**<br>**1600-3900m**<br>**>3900m** | The nearest secondary schools are The Castle School in Thornbury around 5km from the village and Marlwood School in Alveston, around 6km from the village. |
| **Open Space / recreation facilities** | **<400m**<br>**400-800m**<br>**>800m** | |
| **GP / Hospital / Pharmacy** | **<400m**<br>**400-800m** | |

| | | |
|---|---|---|
| | **>800m** | |
| **Cycle route** | **<400m**<br>**400-800m**<br>**>800m** | National Cycle Route 41 follows Kington Road/The Naite just to the east of the site. |
| **Footpath** | **<400m**<br>**400-800m**<br>**>800m** | There are a number of public rights of way which crisscross the Neighbourhood Area |
| **Key employment site** | **<400m**<br>**400-800m**<br>**>800m** | |

| ***Other key considerations*** | | | |
|---|---|---|---|
| **Are there any known Tree Preservation Orders on the site?** | **Several**<br>**Few**<br>**None**<br>**Unknown** | | |
| **Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?** | **High/medium/Low/ Unknown** | The site is open and has no internal hedgerows. The site is bounded by mature hedging and there is a cluster of significant trees at the boundary with Sheepwash Farm. | |
| **Public Right of Way** | **Yes/No** | | |
| **Existing social or community value (provide details)** | **Yes/No** | | |
| ***Is the site likely to be affected by any of the following?*** | ***Yes*** | ***No*** | ***Comments*** |
| **Ground Contamination (Y/N/Unknown)** | ☐ | ☑ | Unknown though considered unlikely based on current use. |
| **Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations** | ☑ | ☐ | Power lines cross are present at the site. |

| *Characteristics* | |
|---|---|
| **Characteristics which may affect development on the site:** | **Comments** |
| **Topography:**<br>Flat/ plateau/ steep gradient | **Yes**/**No** |
| **Scale and nature of development would be large enough to significantly change size and character of settlement** | **Yes**/**No** |
| **Other** (provide details) | Much of the site is peaceful and rural in feel. There are long range views towards the Cotswold escarpment from the north of the site which contribute to the village's open and rural character. |

## 3.0. Availability

| *Availability* | | | |
|---|---|---|---|
| | **Yes** | **No** | **Comments** |
| **Is the site available for sale or development (if known)? Please provide supporting evidence.** | ☐ | ☐ | |
| **Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?** | ☐ | ☑ | |
| **Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.** | ☐ | ☑ | |
| **Any other comments?** | | | |

## 4.0. Summary

| *Conclusions* | |
|---|---|
| | Please tick a box |
| **The site is suitable and available for development ('accept')** | ☐ |
| **This site has minor constraints** | ☐ |
| **The site has significant constraints** | ☑ |
| **The site is unsuitable for development / no evidence of availability ('reject')** | ☐ |
| **Potential housing development capacity (estimated as a development of 30 homes per Ha):** | Up to 64 using assessment methodology. The site would not be appropriate to develop in full however and its potential yield would be significantly smaller once other constraints and considerations are factored in. |
| **Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.** | • The site scores particularly weakly on flood risk and the area nearest Chapel Road is at the furthest extent of the area benefitting from flood protection.<br>• Much of the site is open and exposed to long range views in and out of the village which are considered to contribute to the village's rural character.<br>• Enhancing the access from Chapel Road to improve visibility splays could necessitate significant hedgerow removal and the associated loss of biodiversity supporting habitats. |

## Site Assessment Proforma

### *General information*

| | |
|---|---|
| **Site Reference / name** | 6 |
| **Site Address (or brief description of broad location)** | Land south of Chapel Road, Oldbury-on-Severn |
| **Site Description** | The site is linear in form and relatively varied in terms of uses and landscape/townscape qualities. There are a number of existing dwellings on the site as well as the derelict Old Stores building and surrounds. The site straddles the Oldbury Naite Rhine and is therefore very low lying. The western half of the site occupies much of the village core and is adjacent to the Anchor Inn landmark. |
| **Current use** | Mixture of uses. Paddocks; scrub; residential gardens; residential dwellings |
| **Proposed use (in Neighbourhood Plan)** | Residential |
| **Gross area (Ha)**<br>Total area of the site in hectares | 4.8ha |
| **SHLAA site reference (if applicable)** | Contains SHLAA 258 |
| **Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)** | Neighbourhood Plan group for whole site; SHLAA call for sites for SHLAA258 (land at Woodland Cottage). |
| **Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)** | Yes. Applications for development on different parts of the site for between 4 and 20 dwellings have come forward over a number of years. |

### *Context*

| | | | | |
|---|---|---|---|---|
| **Is the site:**<br>Greenfield: land (farmland, or open space) that has not previously been developed<br><br>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | **Greenfield** ☐ | **Brownfield** ☐ | **Mixture** ☑ | **Unknown** ☐ |
| **Site planning history**<br>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission? | • P93/2707 & P94/1280. Erection of dwelling; construction of vehicular and pedestrian access (outline). Approved.<br>• P98/2087. Erection of one dwelling and one detached garage. Construction of vehicular and pedestrian access. Approved.<br>• P98/2253 (The Stores, Chapel Rd). Demolition of existing buildings. Erection of 4 detached dwellings (outline). Approved with conditions.<br>• PT03/0324/O (Land at Chapel Rd). Residential development on 0.56ha of land (outline). Refused | | | |

| | |
|---|---|
| | • PT12/1337/O. (Old Stores) Demolition of existing shop and house and erection of 1no dwelling with access (outline). Approved with conditions. |

## 1.0. Suitability

***Suitability***

| **Is the site:**<br>- **Within the existing built up area**<br>- **Adjacent to and connected with the existing built up area**<br>- **Outside the existing built up area** | **Within**<br>☑ | **Adjacent**<br>☑ | **Outside**<br>☐ | **Unknown**<br>☐ |
|---|---|---|---|---|
| **Does the site have suitable access or could a suitable access be provided? (Y/N)**<br>(provide details of any constraints) | **Yes**<br>**No** | | | |
| **Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)**<br>(provide details) | **Yes**<br>**No** | | | |

***Environmental Considerations***

| Questions | Assessment guidelines | Observations and comments |
|---|---|---|
| **Is the site within or adjacent to the following policy or environmental designations:**<br>• **Green Belt**<br>• **Area of Outstanding Natural Beauty (AONB)**<br>• **National Park**<br>• **European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area)**<br>• **SSSI Impact Risk Zone**<br>• **Site of Importance for Nature Conservation**<br>• **Site of Geological Importance**<br>• **Flood Zones 2 or 3** | **Yes**<br>**Adjacent/nearby**<br>**No** | Green Belt (partially within)<br>Within Flood Zone 3 |
| **Landscape and townscape**<br>**Is the site low, medium or high sensitivity in terms of landscape character?**<br>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.<br>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from | **Low sensitivity to development**<br>**Medium sensitivity to development**<br>**High sensitivity to development** | The 2014 South Glos Landscape Character Assessment SPD seeks to conserve the 'particular character of the linear settlement of Oldbury-on-Severn'.<br>Site 6 is in a prominent central location in the village and is the only site which has a direct boundary with the |

| | | |
|---|---|---|
| surrounding locations and/or impacts on the character of the location.<br><br>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation. | | Anchor Inn pub, a key landmark within the village. Given this setting there is likely to be potential for development on this site to have a visual impact on the surrounding village character. This could potentially include both positive and negative impacts as the existing site includes areas of both high and low quality townscape and landscape character.<br><br>The open area around the Old Stores site is of particularly poor quality and is currently overgrown and dilapidated. |
| **Agricultural Land**<br>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a) | **No loss**<br>**Some loss** | |

***Heritage considerations***

| Question | Assessment guidelines | Comments |
|---|---|---|
| **Is the site within or adjacent to one or more of the following heritage designations or assets?**<br><br>• **Conservation area**<br>• **Scheduled monument**<br>• **Registered Park and Garden**<br>• **Registered Battlefield**<br>• **Listed building**<br>• **Known archaeology**<br>• **Locally listed building** | **Directly impact and/or mitigation not possible**<br>**Some impact, and/or mitigation possible**<br>**Limited or no impact or no requirement for mitigation** | Site 6 is adjacent to the Grade II listed Anchor Inn and Grade II listed Pill Cottages, both immediately to the west of the site. Development may need to have regard for the impact on the setting of these listed buildings. |

***Community facilities and services***

| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) | Observations and comments |
|---|---|---|
| **Town / local centre / shop** | **<400m**<br>**400-800m**<br>**>800m** | Local centre has limited services consisting of a community shop, pub, primary school and chapel. |
| **Bus Stop** | **<400m**<br>**400-800m**<br>**>800m** | Local bus service is infrequent. |
| **Primary School** | **<400m**<br>**400-800m**<br>**>800m** | |

| | | |
|---|---|---|
| **Secondary School** | **<1600m**<br>**1600-3900m**<br>**>3900m** | The nearest secondary schools are The Castle School in Thornbury around 5km from the village and Marlwood School in Alveston, around 6km from the village. |
| **Open Space / recreation facilities** | **<400m**<br>**400-800m**<br>**>800m** | The village appears well served for open space and sports fields. |
| **GP / Hospital / Pharmacy** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Cycle route** | **<400m**<br>**400-800m**<br>**>800m** | National Cycle Route 41 follows Kington Road/The Naite around 700m to the east of the village centre. |
| **Footpath** | **<400m**<br>**400-800m**<br>**>800m** | There are a number of public rights of way which crisscross the Neighbourhood Area |
| **Key employment site** | **<400m**<br>**400-800m**<br>**>800m** | |

| *Other key considerations* | | | |
|---|---|---|---|
| **Are there any known Tree Preservation Orders on the site?** | **Several**<br>**Few**<br>**None**<br>**Unknown** | There are a number trees on site which range in size, significance and quality. Protection for some is possible though no TPOs are known. | |
| **Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?** | **High/medium/Low/ Unknown** | The site contains a range of biodiversity habitats including a range of mature trees, established hedgerows and the Oldbury Naite Rhine waterway.<br><br>Information from the Parish Council suggests that badgers may be present on site. Badgers are a protected species. | |
| **Public Right of Way** | **Yes/No** | | |
| **Existing social or community value (provide details)** | **Yes/No** | Some of the site is currently of poor quality in terms of its amenity value to the village. The existing structures associated with the Old Stores area are derelict and the surrounding open space is overgrown and disorderly.<br><br>Redevelopment of this area of the site in particular may have potential to add social/community value through improvements to the quality of the environment and making a positive contribution to the village's streetscape. | |
| ***Is the site likely to be affected by any of the following?*** | ***Yes*** | ***No*** | ***Comments*** |
| **Ground Contamination (Y/N/Unknown)** | ✓ | | History of spoil tipping on site could mean there is potential for ground contamination . Information from the Parish Council suggests that South |

| | | | |
|---|---|---|---|
| | | | Gloucestershire Council intend to conduct soil testing to establish levels of contamination. |
| **Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations** | ✓ | | Oldbury Naite Rhine runs east-west through the site area. |

***Characteristics***

| **Characteristics which may affect development on the site:** | **Comments** |
|---|---|
| **Topography:** Flat/ plateau/ steep gradient | **Yes**/**No** |
| **Scale and nature of development would be large enough to significantly change size and character of settlement** | **Yes**/**No** |
| **Other** (provide details) | |

## 3.0. Availability

***Availability***

| | **Yes** | **No** | **Comments** |
|---|---|---|---|
| **Is the site available for sale or development (if known)? Please provide supporting evidence.** | ✓ | | A number of outline applications have been made in the past over a prolonged period demonstrating landowner consent in principle. However, it is understood that the landowner may now be deceased and the ownership of the site is currently unclear. |
| **Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?** | ✓ | | It is understood there are potential issues with regard to ownership of the Old Stores site. Parish Council information is that there is not currently a legal owner as the former owner is deceased. |
| **Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.** | | ✓ | |
| **Any other comments?** | Site 6 is complex in that the land use, land quality and character vary throughout. The far eastern end of site 6, where Oldbury Naite Rhine forks to form Pickedmoor Lane, supports medium and long range views whereas other parts of the site have a much more intimate feel and have limited exposure to views. | | |

| | |
|---|---|
| | Additionally, whilst the part of site which is north of Oldbury Naite Rhine benefits from access onto Chapel Road, the part of the site south of the Rhine has limited access and existing access only serves existing dwellings. |

## 4.0. Summary

***Conclusions***

Please tick a box

| | |
|---|---|
| **The site is suitable and available for development ('accept')** | ☐ |
| **This site has minor constraints** | ☐ |
| **The site has significant constraints** | ☑ |
| **The site is unsuitable for development / no evidence of availability ('reject')** | ☑ |

| | |
|---|---|
| **Potential housing development capacity (estimated as a development of 30 homes per Ha):** | Up to 108 using assessment methodology. The site would not be appropriate to develop in full however and its potential yield would be significantly smaller once other constraints and considerations are factored in. |
| **Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.** | Site 6 is considered unsuitable for allocation in the NDP for the following reasons:<br>• The site scores very weakly in SFRA Level 2 testing, ranking bottom of all 11 sites in terms of risk level. The majority of the site does not benefit from protection from flood defences.<br>• Therefore, development which is very similar to previously approved schemes may be appropriate. However, It may be more appropri ate for development to be delivered on site 6 as windfall rather than via NDP allocation.<br>• The site is partly within the Green Belt as the current Green Belt boundary is aligned with Old bury Naite Rhine. The area of the site south of the Rhine is therefore subject to Green Belt con straint.<br>• The ownership of the Old Stores part of the site is understood to be complex and could have the potential to undermine the deliverability of this part of the site. |

## Site Assessment Proforma

### *General information*

| | |
|---|---|
| **Site Reference / name** | 7 |
| **Site Address (or brief description of broad location)** | Land east of Church Hill, Oldbury-on-Severn |
| **Site Description** | The site is a single large open field to the south of the village centre. There is no built form on site. The entire site's landform rises from north to south from around 10m to around 20m providing sweeping views over the village which is lower lying. The site is mostly separated from the existing settlement with only a small part of the north western corner adjacent to the current settlement boundary. |
| **Current use** | Agriculture |
| **Proposed use (in Neighbourhood Plan)** | Residential |
| **Gross area (Ha)**<br>Total area of the site in hectares | 2.01ha |
| **SHLAA site reference (if applicable)** | n/a |
| **Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)** | Neighbourhood Plan group |
| **Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)** | Unknown |

### *Context*

| | | | | |
|---|---|---|---|---|
| **Is the site:**<br>Greenfield: land (farmland, or open space) that has not previously been developed<br><br>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | **Greenfield**<br>☑ | **Brownfield**<br>☐ | **Mixture**<br>☐ | **Unknown**<br>☐ |
| **Site planning history**<br>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission? | n/a | | | |

## 1.0. Suitability

***Suitability***

| **Is the site:**<br>- **Within the existing built up area**<br>- **Adjacent to and connected with the existing built up area**<br>- **Outside the existing built up area** | **Within** | **Adjacent** | **Outside** | **Unknown** |
|---|---|---|---|---|
| | ☐ | ☐ | ☑ | ☐ |
| **Does the site have suitable access or could a suitable access be provided? (Y/N)**<br>(provide details of any constraints) | **Yes**<br>**No** | | | |
| **Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)**<br>(provide details) | **Yes**<br>**No** | | | |

***Environmental Considerations***

| **Questions** | **Assessment guidelines** | **Observations and comments** |
|---|---|---|
| **Is the site within or adjacent to the following policy or environmental designations:**<br>• **Green Belt**<br>• **Area of Outstanding Natural Beauty (AONB)**<br>• **National Park**<br>• **European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area)**<br>• **SSSI Impact Risk Zone**<br>• **Site of Importance for Nature Conservation**<br>• **Site of Geological Importance**<br>• **Flood Zones 2 or 3** | **Yes**<br>**Adjacent/nearby**<br>**No** | Green Belt (within)<br>Partially within Flood Zone 3 |
| **Landscape and townscape**<br>**Is the site low, medium or high sensitivity in terms of landscape character?**<br>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.<br>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.<br>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of | **Low sensitivity to development**<br>**Medium sensitivity to development**<br>**High sensitivity to development** | The Landscape Strategy of the 2014 South Glos Townscape Character Assessment SPD seeks to conserve the 'particular character of the linear settlement of Oldbury-on-Severn'.<br>If development was focussed along Church Hill it could be consistent with the established linear character.<br>The site's prominent position on Church Hill could mean that development may have the potential to impact views to and from St Arilda's church |

| | | |
|---|---|---|
| important features of local distinctiveness- without the possibility of mitigation. | | at the hill's summit. |
| **Agricultural Land**<br>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a) | **No loss**<br>**Some loss** | |

***Heritage considerations***

| Question | Assessment guidelines | Comments |
|---|---|---|
| **Is the site within or adjacent to one or more of the following heritage designations or assets?**<br>• **Conservation area**<br>• **Scheduled monument**<br>• **Registered Park and Garden**<br>• **Registered Battlefield**<br>• **Listed building**<br>• **Known archaeology**<br>• **Locally listed building** | **Directly impact and/or mitigation not possible**<br>**Some impact, and/or mitigation possible**<br>**Limited or no impact or no requirement for mitigation** | |

***Community facilities and services***

| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) | Observations and comments |
|---|---|---|
| **Town / local centre / shop** | **<400m**<br>**400-800m**<br>**>800m** | Local centre has limited services consisting of a community shop, pub, primary school and chapel. |
| **Bus Stop** | **<400m**<br>**400-800m**<br>**>800m** | Local bus service is infrequent. |
| **Primary School** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Secondary School** | **<1600m**<br>**1600-3900m**<br>**>3900m** | The nearest secondary schools are The Castle School in Thornbury around 5km from the village and Marlwood School in Alveston, around 6km from the village. |
| **Open Space / recreation facilities** | **<400m**<br>**400-800m**<br>**>800m** | |
| **GP / Hospital / Pharmacy** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Cycle route** | **<400m**<br>**400-800m**<br>**>800m** | National Cycle Route 41 follows Kington Road/The Naite around 700m to the east of the village centre. |

| | | |
|---|---|---|
| **Footpath** | **<400m**<br>**400-800m**<br>**>800m** | There are a number of public rights of way which crisscross the Neighbourhood Area |
| **Key employment site** | **<400m**<br>**400-800m**<br>**>800m** | |

| *Other key considerations* | | | |
|---|---|---|---|
| **Are there any known Tree Preservation Orders on the site?** | **Several**<br>**Few**<br>**None**<br>**Unknown** | | |
| **Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?** | **High/medium/Low/ Unknown** | Development and establishing site access would impact established hedgerows. | |
| **Public Right of Way** | **Yes/No** | | |
| **Existing social or community value (provide details)** | **Yes/No** | | |
| ***Is the site likely to be affected by any of the following?*** | ***Yes*** | ***No*** | ***Comments*** |
| **Ground Contamination (Y/N/Unknown)** | ☐ | ✓ | Unknown though considered unlikely based on current use. |
| **Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations** | ☐ | ✓ | |

| *Characteristics* | |
|---|---|
| **Characteristics which may affect development on the site:** | **Comments**<br><br>The site slopes downwards towards the village to the north and provides sweeping views across the village towards the Severn beyond. The openness of the site also permits views back up to St Arilda's church at the hill's summit.<br><br>The 'Lagger' strip of land between the main field the Church Hill is well screened and visually distinct from the rest of the site. Its form is long and narrow which could make it challenging to develop without compromising the biodiversity habitat of the existing established hedgerow. |
| **Topography:**<br>Flat/ plateau/ steep gradient | **Yes/No**<br><br>The landform of the site may impact development. The site is in a prominent position much of which can be viewed from other parts of the village. The gradient of the site may influence the kind of development that is deliverable. |
| **Scale and nature of development would be large enough to significantly change size and character of settlement** | **Yes/No** |
| **Other** (provide details) | |

## 3.0. Availability

| *Availability* | | | |
|---|---|---|---|
| | **Yes** | **No** | **Comments** |
| **Is the site available for sale or development (if known)? Please provide supporting evidence.** | ☐ | ☐ | Unknown |
| **Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?** | ✓ | ☐ | The narrow strip of land known as 'the Lagger' between Church Hill and the field which forms the majority of the site is understood to be under different ownership from the field itself. This could have the potential to undermine the site's deliverability if a viable scheme was dependent on land under each owner to come forward together. |
| **Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.** | ☐ | ✓ | |
| **Any other comments?** | | | |

## 4.0. Summary

***Conclusions***

| | Please tick a box |
|---|---|
| **The site is suitable and available for development ('accept')** | ☐ |
| **This site has minor constraints** | ✓ |
| **The site has significant constraints** | ✓ |
| **The site is unsuitable for development / no evidence of availability ('reject')** | ✓ |

| | |
|---|---|
| **Potential housing development capacity (estimated as a development of 30 homes per Ha):** | Up to 45 dwellings using assessment methodology. The site would not be appropriate to develop in full however and its potential yield would be significantly smaller once other constraints and considerations are factored in. |
| **Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.** | • The site is in the Green Belt meaning there is a presumption against most forms of development.<br>• Development in the main field on site would be likely to be poorly integrated with the existing settlement. Combining this part of the site with 'the Lagger' strip of land would necessitate substantial hedgerow loss in a Biodiversity Action Plan priority habitat.<br>• The site is in a prominent and relatively exposed position on the side of Church Hill which could affect the rural setting of the village. |

## Site Assessment Proforma

| *General information* | |
|---|---|
| **Site Reference / name** | 8 |
| **Site Address (or brief description of broad location)** | Land at Church Hill House, Oldbury-on-Severn |
| **Site Description** | The site is formed of the dwelling and curtilage of Church Hill House. The site is broadly rectangular in shape and is on a considerable incline with most of the site falling between the 15m and 20m contours despite much of it being only around 5 metres in width. The only built form currently on the site is the main dwelling and associated structures of Church Hill House in the site's east plus a stable-like structure in the site's west.<br><br>The site is within the Green Belt. The site is immediately south of numbers 11-20 of the Westmarsh Lane development which is also washed over by the Green Belt. |
| **Current use** | Paddock or similar; residential garden |
| **Proposed use (in Neighbourhood Plan)** | Residential |
| **Gross area (Ha)**<br>Total area of the site in hectares | 0.48ha |
| **SHLAA site reference (if applicable)** | n/a |
| **Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)** | Neighbourhood Plan group |
| **Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)** | Unknown |

| *Context* | | | | |
|---|---|---|---|---|
| **Is the site:**<br>Greenfield: land (farmland, or open space) that has not previously been developed<br><br>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | **Greenfield**<br>☐ | **Brownfield**<br>☐ | **Mixture**<br>☑ | **Unknown**<br>☐ |
| **Site planning history**<br>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission? | P84/2000. Erection of detached dwelling plus access. Refused. | | | |

## 1.0. Suitability

## *Suitability*

| **Is the site:**<br>- **Within the existing built up area**<br>- **Adjacent to and connected with the existing built up area**<br>- **Outside the existing built up area** | **Within** | **Adjacent** | **Outside** | **Unknown** |
|---|---|---|---|---|
| | ☐ | ☑ | ☐ | ☐ |
| **Does the site have suitable access or could a suitable access be provided? (Y/N)**<br>(provide details of any constraints) | **Yes**<br>**No** | | | |
| **Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)**<br>(provide details) | **Yes**<br>**No** | | | |

## *Environmental Considerations*

| **Questions** | **Assessment guidelines** | **Observations and comments** |
|---|---|---|
| **Is the site within or adjacent to the following policy or environmental designations:**<br>• **Green Belt**<br>• **Area of Outstanding Natural Beauty (AONB)**<br>• **National Park**<br>• **European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area)**<br>• **SSSI Impact Risk Zone**<br>• **Site of Importance for Nature Conservation**<br>• **Site of Geological Importance**<br>• **Flood Zones 2 or 3** | **Yes**<br>**Adjacent/nearby**<br>**No** | Green Belt (within) |
| **Landscape and townscape**<br><br>**Is the site low, medium or high sensitivity in terms of landscape character?**<br><br>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.<br><br>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.<br><br>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation. | **Low sensitivity to development**<br>**Medium sensitivity to development**<br>**High sensitivity to development** | The 2014 South Glos Landscape Character Assessment SPD seeks to conserve the 'particular character of the linear settlement of Oldbury-on-Severn'.<br><br>The site is in the Green Belt and as such plays a role in maintaining the openness of the Green Belt. Development at the site could therefore negatively impact the openness of the immediate area and conflict with at least one of the 5 Green Belt purposes. |

| | | |
|---|---|---|
| **Agricultural Land**<br>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a) | **No loss**<br>**Some loss** | |

*Heritage considerations*

| Question | Assessment guidelines | Comments |
|---|---|---|
| **Is the site within or adjacent to one or more of the following heritage designations or assets?**<br>• **Conservation area**<br>• **Scheduled monument**<br>• **Registered Park and Garden**<br>• **Registered Battlefield**<br>• **Listed building**<br>• **Known archaeology**<br>• **Locally listed building** | **Directly impact and/or mitigation not possible**<br>**Some impact, and/or mitigation possible**<br>**Limited or no impact or no requirement for mitigation** | The site could have a degree of impact on the setting of the Grade II* listed St Arilda church as development could have the potential to obstruct views to and from the church and the village core. |

*Community facilities and services*

| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) | Observations and comments |
|---|---|---|
| **Town / local centre / shop** | **<400m**<br>**400-800m**<br>**>800m** | Local centre has limited services consisting of a community shop, pub, primary school and chapel. |
| **Bus Stop** | **<400m**<br>**400-800m**<br>**>800m** | Local bus service is infrequent. |
| **Primary School** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Secondary School** | **<1600m**<br>**1600-3900m**<br>**>3900m** | The nearest secondary schools are The Castle School in Thornbury around 5km from the village and Marlwood School in Alveston, around 6km from the village. |
| **Open Space / recreation facilities** | **<400m**<br>**400-800m**<br>**>800m** | |
| **GP / Hospital / Pharmacy** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Cycle route** | **<400m**<br>**400-800m**<br>**>800m** | National Cycle Route 41 follows Kington Road/The Naite around 700m to the east of the village centre. |
| **Footpath** | **<400m**<br>**400-800m** | There are a number of public rights of way which crisscross the Neighbourhood Plan |

| | | |
|---|---|---|
| | **>800m** | area |
| **Key employment site** | **<400m**<br>**400-800m**<br>**>800m** | |

| *Other key considerations* | | | |
|---|---|---|---|
| **Are there any known Tree Preservation Orders on the site?** | **Several**<br>**Few**<br>**None**<br>**Unknown** | | |
| **Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?** | **High/medium/Low/ Unknown** | | |
| **Public Right of Way** | **Yes/No** | | |
| **Existing social or community value (provide details)** | **Yes/No** | | |
| ***Is the site likely to be affected by any of the following?*** | ***Yes*** | ***No*** | ***Comments*** |
| **Ground Contamination (Y/N/Unknown)** | ✓ | | A brickworks was historically present on part of the site and there is the potential for associated contamination. |
| **Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations** | | ✓ | |

| *Characteristics* | |
|---|---|
| **Characteristics which may affect development on the site:** | **Comments** |
| **Topography:**<br>Flat/ plateau/ steep gradient | **Yes/No**<br><br>The topography of the site makes it a prominent location visible from other parts of the village and potentially impacting views to and from the Grade II* listed St Arilda church.<br><br>The steep incline on which the site lies could also create some technical challenges for development as it may be necessary to terrace or level the land. |
| **Scale and nature of development would be large enough to significantly change size and character of settlement** | **Yes/No** |

| | |
|---|---|
| **Other** (provide details) | Although the site is adjacent to the settlement boundary the site visit revealed a perceptual gap between the site and the existing village. This is because as Church Hill leaves the village and climbs towards the site there is undeveloped land on one side and allotments on the other, creating a sense of openness and separation from the built area. This could mean development on Site 8 is poorly integrated with the village. |

## 3.0. Availability

***Availability***

| | Yes | No | Comments |
|---|---|---|---|
| **Is the site available for sale or development (if known)? Please provide supporting evidence.** | ☐ | ☐ | Availability unknown at this stage. NPG steering group has contacted landowners to explore availability. |
| **Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?** | ☐ | ☑ | |
| **Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.** | ☐ | ☑ | |
| **Any other comments?** | | | |

## 4.0. Summary

***Conclusions***

| | Please tick a box |
|---|---|
| **The site is suitable and available for development ('accept')** | ☐ |
| **This site has minor constraints** | ☐ |
| **The site has significant constraints** | ☑ |
| **The site is unsuitable for development / no evidence of availability ('reject')** | ☑ |

| | |
|---|---|
| **Potential housing development capacity (estimated as a development of 30 homes per Ha):** | Up to 13 using assessment methodology. |

| | |
|---|---|
| **Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.** | • The site is in the Green Belt meaning there is a presumption that most forms of new development will be inappropriate.<br>• The steep topography of the site is considered to represent a challenge to the deliverability of development<br>• The perceptual gap between the site and the village could lead to poor integration with the village core. |

## Site Assessment Proforma

| *General information* | |
|---|---|
| **Site Reference / name** | 9 |
| **Site Address (or brief description of broad location)** | Land at Westmarsh Lane, Oldbury-on-Severn |
| **Site Description** | The site consists of a single large open field in a broadly triangular shape which tapers to a blunt point as the land rises southwards towards St Arilda church at the summit of the hill. The site also includes the dwelling and curtilage of Riverview in its north west corner. |
| **Current use** | Agriculture |
| **Proposed use (in Neighbourhood Plan)** | Residential |
| **Gross area (Ha)**<br>Total area of the site in hectares | 3.52 |
| **SHLAA site reference (if applicable)** | n/a |
| **Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)** | South Gloucestershire Policies, Sites and Places DPD (ref number PSP524). |
| **Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)** | |

| *Context* | | | | |
|---|---|---|---|---|
| **Is the site:**<br>Greenfield: land (farmland, or open space) that has not previously been developed<br><br>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | **Greenfield**<br>☑ | **Brownfield**<br>☐ | **Mixture**<br>☐ | **Unknown**<br>☐ |
| **Site planning history**<br>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission? | n/a | | | |

## 1.0. Suitability

***Suitability***

| Is the site:<br>- Within the existing built up area<br>- Adjacent to and connected with the existing built up area<br>- Outside the existing built up area | Within | Adjacent | Outside | Unknown |
|---|---|---|---|---|
| | ☐ | ✓ | ☐ | ☐ |
| **Does the site have suitable access or could a suitable access be provided? (Y/N)**<br>(provide details of any constraints) | **Yes**<br>**No** | | | |
| **Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)**<br>(provide details) | **Yes**<br>**No** | | | |

***Environmental Considerations***

| Questions | Assessment guidelines | Observations and comments |
|---|---|---|
| **Is the site within or adjacent to the following policy or environmental designations:**<br>• **Green Belt**<br>• **Area of Outstanding Natural Beauty (AONB)**<br>• **National Park**<br>• **European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area)**<br>• **SSSI Impact Risk Zone**<br>• **Site of Importance for Nature Conservation**<br>• **Site of Geological Importance**<br>• **Flood Zones 2 or 3** | **Yes**<br>**Adjacent/nearby**<br>**No** | Green Belt (within)<br>Flood Zone 2 (partially within)<br>Flood Zone 3 (partially within) |
| **Landscape and townscape**<br><br>**Is the site low, medium or high sensitivity in terms of landscape character?**<br><br>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.<br><br>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.<br><br>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of | **Low sensitivity to development**<br>**Medium sensitivity to development**<br>**High sensitivity to development** | The 2014 South Glos Landscape Character Assessment SPD seeks to conserve the 'particular character of the linear settlement of Oldbury-on-Severn'.<br><br>The site occupies a prominent position on an exposed hillside with views overlooking the village. St Arilda church represents a significant local landmark and is clearly visable at the summit of the hill from all parts of the site. This strongly influences the character of the site itself and the parts of |

| | | |
|---|---|---|
| important features of local distinctiveness- without the possibility of mitigation. | | the village which look through or over the site towards the church.<br><br>The site is also within the Green Belt and therefore plays an important role in maintaining landscape character through preserving Green Belt openness. |
| **Agricultural Land**<br>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a) | **No loss**<br>**Some loss** | |

*Heritage considerations*

| Question | Assessment guidelines | Comments |
|---|---|---|
| **Is the site within or adjacent to one or more of the following heritage designations or assets?**<br><br>• **Conservation area**<br>• **Scheduled monument**<br>• **Registered Park and Garden**<br>• **Registered Battlefield**<br>• **Listed building**<br>• **Known archaeology**<br>• **Locally listed building** | **Directly impact and/or mitigation not possible**<br>**Some impact, and/or mitigation possible**<br>**Limited or no impact or no requirement for mitigation** | The role the site plays in maintaining views to and from St Arilda church means that development would need to have strong regard for the setting of the church. |

*Community facilities and services*

| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) | Observations and comments |
|---|---|---|
| **Town / local centre / shop** | **<400m**<br>**400-800m**<br>**>800m** | Local centre has limited services consisting of a community shop, pub, primary school and chapel. |
| **Bus Stop** | **<400m**<br>**400-800m**<br>**>800m** | Local bus service is infrequent. |
| **Primary School** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Secondary School** | **<1600m**<br>**1600-3900m**<br>**>3900m** | The nearest secondary schools are The Castle School in Thornbury around 5km from the village and Marlwood School in Alveston, around 6km from the village. |
| **Open Space / recreation facilities** | **<400m**<br>**400-800m**<br>**>800m** | |

| | | |
|---|---|---|
| **GP / Hospital / Pharmacy** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Cycle route** | **<400m**<br>**400-800m**<br>**>800m** | National Cycle Route 41 follows Kington Road/The Naite around 700m to the east of the village centre. |
| **Footpath** | **<400m**<br>**400-800m**<br>**>800m** | There are a number of public rights of way which crisscross the Neighbourhood Area |
| **Key employment site** | **<400m**<br>**400-800m**<br>**>800m** | |

| ***Other key considerations*** | | | |
|---|---|---|---|
| **Are there any known Tree Preservation Orders on the site?** | **Several**<br>**Few**<br>**None**<br>**Unknown** | | |
| **Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?** | **High/medium/Low/ Unknown** | | |
| **Public Right of Way** | **Yes/No** | | |
| **Existing social or community value (provide details)** | **Yes/No** | | |
| ***Is the site likely to be affected by any of the following?*** | ***Yes*** | ***No*** | ***Comments*** |
| **Ground Contamination (Y/N/Unknown)** | ☐ | ☑ | |
| **Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations** | ☐ | ☑ | |

| *Characteristics* | |
|---|---|
| **Characteristics which may affect development on the site:** | **Comments** |
| **Topography:**<br>Flat/ plateau/ steep gradient | Yes/No |
| **Scale and nature of development would be large enough to significantly change size and character of settlement** | Yes/No |
| **Other** (provide details) | |

## 3.0. Availability

| *Availability* | | | |
|---|---|---|---|
| | **Yes** | **No** | **Comments** |
| **Is the site available for sale or development (if known)? Please provide supporting evidence.** | ✓ | | Part of site adjacent to Westmarsh Lane has come forward during previous call for sites exercises and is assumed to be available. It is not known if the site is available in its entirety. |
| **Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?** | | ✓ | |
| **Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.** | | ✓ | |
| **Any other comments?** | | | |

## 4.0. Summary

***Conclusions***

| | Please tick a box |
|---|---|
| **The site is suitable and available for development ('accept')** | ☐ |
| **This site has minor constraints** | ☑ |
| **The site has significant constraints** | ☑ |
| **The site is unsuitable for development / no evidence of availability ('reject')** | ☐ |

| | |
|---|---|
| **Potential housing development capacity (estimated as a development of 30 homes per Ha):** | Up to 79 using assessment methodology. The site would not be appropriate to develop in full however and its potential yield would be significantly smaller once other constraints and considerations are factored in. |
| **Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.** | • The site performs well in flood risk terms<br>• The site is one of few where establishing access would not impact mature hedgerows and it is therefore one of the better performing sites in terms of biodiversity supporting habitats.<br>• There could be an opportunity to identify a sub-area in the north east corner of the site which could deliver development which is well integrated with the established settlement pattern.<br>• Green Belt designation could be an opportunity to deliver development via rural exception site which would help address the village's self-identified affordable housing need |

## Site Assessment Proforma

### *General information*

| | |
|---|---|
| **Site Reference / name** | 12 |
| **Site Address (or brief description of broad location)** | Land at Featherbed Lane, Oldbury-on-Severn |
| **Site Description** | The site is positioned to the rear of dwellings on Camp Road and Featherbed Lane. The site consists of the majority of a single large field or paddock along with the dwelling and curtilage of Rose Cottage and part of the garden of Severn House. With the exception of Rose Cottage and its ancillary building the site is free of built form.<br><br>The site does not directly face onto Camp Road to the east due to the continuous presence of existing dwellings. Existing development along Featherbed Lane to the site's south is not continuous and there are two areas either side of the dwelling 'Kingfisher' where the site has direct access to Featherbed Lane. |
| **Current use** | Paddock/orchard or similar |
| **Proposed use (in Neighbourhood Plan)** | Residential |
| **Gross area (Ha)**<br>Total area of the site in hectares | 1.83ha |
| **SHLAA site reference (if applicable)** | n/a |
| **Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)** | Neighbourhood Plan group. |
| **Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)** | Unknown. |

### *Context*

| | | | | |
|---|---|---|---|---|
| **Is the site:**<br>Greenfield: land (farmland, or open space) that has not previously been developed<br><br>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | **Greenfield**<br>☑ | **Brownfield**<br>☐ | **Mixture**<br>☐ | **Unknown**<br>☐ |
| **Site planning history**<br>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission? | P85/1485. Erection of detached dwelling plus access (outline). Refused. | | | |

## 1.0. Suitability

| *Suitability* | | | | |
|---|---|---|---|---|
| **Is the site:**<br>- **Within the existing built up area**<br>- **Adjacent to and connected with the existing built up area**<br>- **Outside the existing built up area** | **Within** ☐ | **Adjacent** ☑ | **Outside** ☐ | **Unknown** ☐ |
| **Does the site have suitable access or could a suitable access be provided? (Y/N)**<br>(provide details of any constraints) | **Yes**<br>**No** | | | |
| **Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)**<br>(provide details) | **Yes**<br>**No** | | | |

| *Environmental Considerations* | | |
|---|---|---|
| **Questions** | **Assessment guidelines** | **Observations and comments** |
| **Is the site within or adjacent to the following policy or environmental designations:**<br>• **Green Belt**<br>• **Area of Outstanding Natural Beauty (AONB)**<br>• **National Park**<br>• **European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area)**<br>• **SSSI Impact Risk Zone**<br>• **Site of Importance for Nature Conservation**<br>• **Site of Geological Importance**<br>• **Flood Zones 2 or 3** | **Yes**<br>**Adjacent/nearby**<br>**No** | Flood Zone 3 |
| **Landscape and townscape**<br><br>**Is the site low, medium or high sensitivity in terms of landscape character?**<br><br>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.<br><br>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.<br><br>High sensitivity: development would be within an area | **Low sensitivity to development**<br>**Medium sensitivity to development**<br>**High sensitivity to development** | The 2014 South Glos Landscape Character Assessment SPD seeks to conserve the 'particular character of the linear settlement of Oldbury-on-Severn'.<br><br>There could be potential for development on part of site 12 to be consistent with the identified linear settlement character. The area of the site on Featherbed Lane between Kingfisher and Feathers is considered to have the potential to support |

| | | |
|---|---|---|
| of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation. | | limited development consistent with existing linear development along Featherbed Lane.<br><br>Site 12 is of limited landscape quality. The northern part of the site appears to be used for informal open storage. The southern part of the site adjacent to Featherbed Lane appears to be unspoilt though of limited landscape character. The site is flat and low lying.<br><br>Despite the site's central position in the village it appears to support only limited views into and out of the settlement core as existing development and planting screens the village core from the wider countryside. |
| **Agricultural Land**<br>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a) | **No loss**<br>**Some loss** | |

***Heritage considerations***

| Question | Assessment guidelines | Comments |
|---|---|---|
| **Is the site within or adjacent to one or more of the following heritage designations or assets?**<br><br>• **Conservation area**<br>• **Scheduled monument**<br>• **Registered Park and Garden**<br>• **Registered Battlefield**<br>• **Listed building**<br>• **Known archaeology**<br>• **Locally listed building** | **Directly impact and/or mitigation not possible**<br>**Some impact, and/or mitigation possible**<br>**Limited or no impact or no requirement for mitigation** | The site is separated from the Oldbury Camp scheduled monument by existing development either side of Camp Road. |

***Community facilities and services***

| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) | Observations and comments |
|---|---|---|
| **Town / local centre / shop** | **<400m**<br>**400-800m**<br>**>800m** | Local centre has limited services consisting of a community shop, pub, primary school and chapel. |
| **Bus Stop** | **<400m**<br>**400-800m** | Local bus service is infrequent. |

| | | |
|---|---|---|
| | >800m | |
| **Primary School** | <400m<br>400-800m<br>>800m | |
| **Secondary School** | <1600m<br>1600-3900m<br>>3900m | The nearest secondary schools are The Castle School in Thornbury around 5km from the village and Marlwood School in Alveston, around 6km from the village. |
| **Open Space / recreation facilities** | <400m<br>400-800m<br>>800m | |
| **GP / Hospital / Pharmacy** | <400m<br>400-800m<br>>800m | |
| **Cycle route** | <400m<br>400-800m<br>>800m | National Cycle Route 41 follows Kington Road/The Naite around 700m to the east of the village centre. |
| **Footpath** | <400m<br>400-800m<br>>800m | There are a number of public rights of way which crisscross the Neighbourhood Area |
| **Key employment site** | <400m<br>400-800m<br>>800m | |

| *Other key considerations* | | | |
|---|---|---|---|
| **Are there any known Tree Preservation Orders on the site?** | Several<br>Few<br>None<br>Unknown | There appear to be a small number of established trees on site, potentially from a former use. It is considered unlikely these would be protected. | |
| **Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?** | High/medium/Low/ Unknown | Providing access from Featherbed Lane would necessarily involve some limited hedgerow loss. | |
| **Public Right of Way** | Yes/No | | |
| **Existing social or community value (provide details)** | Yes/No | | |
| ***Is the site likely to be affected by any of the following?*** | ***Yes*** | ***No*** | ***Comments*** |
| **Ground Contamination (Y/N/Unknown)** | ☐ | ☐ | Unknown though considered to be unlikely given the site's current use. |
| **Significant infrastructure crossing the site i.e. power** | ☐ | ☑ | A utility pole and street lamp is in situ at the south of the site with power |

| | | | |
|---|---|---|---|
| **lines/ pipe lines, or in close proximity to hazardous installations** | | | lines running over the site parallel to Featherbed Lane. |

***Characteristics***

| **Characteristics which may affect development on the site:** | **Comments** |
|---|---|
| **Topography:** Flat/ plateau/ steep gradient | **Yes**/**No** |
| **Scale and nature of development would be large enough to significantly change size and character of settlement** | **Yes**/**No** |
| **Other** (provide details) | Land between Kingfisher and Feathers on Featherbed Lane has come forward and been refused previously. The site represents perhaps the best infill opportunity in the study area from a spatial perspective.<br><br>There are powerlines running over the southern edge of the site across the infill area. This would be likely to impact the form and layout of any development at the site. |

## 3.0. Availability

***Availability***

| | **Yes** | **No** | **Comments** |
|---|---|---|---|
| **Is the site available for sale or development (if known)? Please provide supporting evidence.** | ☐ | ☐ | Unknown. A historic planning application for the area of the site between Kingfisher and Feathers along Featherbed Lane suggests historic availability but landowner willingness is not currently known. |
| **Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?** | ☐ | ☑ | |
| **Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.** | ☐ | ☑ | |
| **Any other comments?** | | | |

## 4.0. Summary

| *Conclusions* | |
|---|---|
| | Please tick a box |
| **The site is suitable and available for development ('accept')** | ☐ |
| **This site has minor constraints** | ☑ |
| **The site has significant constraints** | ☑ |
| **The site is unsuitable for development / no evidence of availability ('reject')** | ☑ |
| **Potential housing development capacity (estimated as a development of 30 homes per Ha):** | Up to 44 dwellings using assessment methodology. The site would not be appropriate to develop in full however and its potential yield would be significantly smaller once other constraints and considerations are factored in. |
| **Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.** | • The site scores weakly on flood risk.<br>• Access to the site from Featherbed Lane would be likely to require substantial hedgerow loss.<br>• The potential opportunity to deliver infill is considered to be outweighed by the environmental constraints on site. |

## Site Assessment Proforma

| *General information* | |
|---|---|
| **Site Reference / name** | 13 |
| **Site Address (or brief description of broad location)** | Land at High Chimneys, Oldbury-on-Severn |
| **Site Description** | The site is large, spanning north and south of Westend Lane, and consists of a mixture of land uses. Approximately 5% of the site is covered by built form. The west of the site consists of the large gardens associated with Apple Mill Barn plus land which appears to be in use as an orchard. The dwelling and curtilage of High Chimneys and outbuildings associated with Owzat House are the main structures and are both located along Westend Lane. The centre and east of the site appears to be in agricultural use. |
| **Current use** | Agriculture; residential; gardens; paddocks |
| **Proposed use (in Neighbourhood Plan)** | Residential |
| **Gross area (Ha)**<br>Total area of the site in hectares | 4.69 |
| **SHLAA site reference (if applicable)** | n/a |
| **Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)** | Neighbourhood Plan group. Western third of the site (land at Apple Mill Barn) identified by landowner during PSP call for sites (CFS137). |
| **Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)** | At least part of the site has been actively promoted during recent call for sites exercises. |

| *Context* | | | | |
|---|---|---|---|---|
| **Is the site:**<br>Greenfield: land (farmland, or open space) that has not previously been developed<br><br>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | **Greenfield**<br>☑ | **Brownfield**<br>☐ | **Mixture**<br>☐ | **Unknown**<br>☐ |
| **Site planning history**<br>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission? | n/a | | | |

## 1.0. Suitability

***Suitability***

| Is the site:<br>- Within the existing built up area<br>- Adjacent to and connected with the existing built up area<br>- Outside the existing built up area | Within | Adjacent | Outside | Unknown |
|---|---|---|---|---|
| | ☐ | ✓ | ☐ | ☐ |
| **Does the site have suitable access or could a suitable access be provided? (Y/N)**<br>(provide details of any constraints) | **Yes**<br>**No** | | | |
| **Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)**<br>(provide details) | **Yes**<br>**No** | | | |

***Environmental Considerations***

| Questions | Assessment guidelines | Observations and comments |
|---|---|---|
| **Is the site within or adjacent to the following policy or environmental designations:**<br>• **Green Belt**<br>• **Area of Outstanding Natural Beauty (AONB)**<br>• **National Park**<br>• **European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area)**<br>• **SSSI Impact Risk Zone**<br>• **Site of Importance for Nature Conservation**<br>• **Site of Geological Importance**<br>• **Flood Zones 2 or 3** | **Yes**<br>**Adjacent/nearby**<br>**No** | Flood Zone 3 |
| **Landscape and townscape**<br><br>**Is the site low, medium or high sensitivity in terms of landscape character?**<br><br>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.<br><br>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.<br><br>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of | **Low sensitivity to development**<br>**Medium sensitivity to development**<br>**High sensitivity to development** | The 2014 South Glos Landscape Character Assessment SPD seeks to conserve the 'particular character of the linear settlement of Oldbury-on-Severn'.<br><br>By virtue of its size the site is considered to be of medium sensitivity to development as completed development of the site could have potential to significantly impact the character of the settlement. However, it is likely that only a small part of the site would be considered for allocation in the NDP and therefore would |

| | | |
|---|---|---|
| important features of local distinctiveness- without the possibility of mitigation. | | be modest.<br><br>The curvature of Camp Road has the effect of separating the northern end of the site from the existing settlement and so it is unlikely that development here would be in keeping with existing settlement character. If development was focussed along Westend Lane between the existing settlement boundary and High Chimneys then there could be potential to maintain and strengthen the established linear settlement character. |
| **Agricultural Land**<br>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a) | **No loss**<br>**Some loss** | |

***Heritage considerations***

| Question | Assessment guidelines | Comments |
|---|---|---|
| **Is the site within or adjacent to one or more of the following heritage designations or assets?**<br><br>• **Conservation area**<br>• **Scheduled monument**<br>• **Registered Park and Garden**<br>• **Registered Battlefield**<br>• **Listed building**<br>• **Known archaeology**<br>• **Locally listed building** | **Directly impact and/or mitigation not possible**<br>**Some impact, and/or mitigation possible**<br>**Limited or no impact or no requirement for mitigation** | |

***Community facilities and services***

| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) | Observations and comments |
|---|---|---|
| **Town / local centre / shop** | **<400m**<br>**400-800m**<br>**>800m** | Local centre has limited services consisting of a community shop, pub, primary school and chapel. |
| **Bus Stop** | **<400m**<br>**400-800m**<br>**>800m** | Local bus service is infrequent. |
| **Primary School** | **<400m**<br>**400-800m**<br>**>800m** | The site's location at the north of the village means it is nearly a kilometre from Oldbury-on-Severn Primary School. |

| | | |
|---|---|---|
| **Secondary School** | **<1600m**<br>**1600-3900m**<br>**>3900m** | The nearest secondary schools are The Castle School in Thornbury around 5km from the village and Marlwood School in Alveston, around 6km from the village. |
| **Open Space / recreation facilities** | **<400m**<br>**400-800m**<br>**>800m** | |
| **GP / Hospital / Pharmacy** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Cycle route** | **<400m**<br>**400-800m**<br>**>800m** | National Cycle Route 41 follows Kington Road/The Naite around 700m to the east of the village centre. |
| **Footpath** | **<400m**<br>**400-800m**<br>**>800m** | There are a number of public rights of way which crisscross the Neighbourhood Area |
| **Key employment site** | **<400m**<br>**400-800m**<br>**>800m** | The site is within 2km of the key employment site of Oldbury Nuclear Power Station |

| *Other key considerations* | | | |
|---|---|---|---|
| **Are there any known Tree Preservation Orders on the site?** | **Several**<br>**Few**<br>**None**<br>**Unknown** | There are a number of trees across the site, including field hedgerows, but it is not known if any of these are protected. | |
| **Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?** | **High/medium/Low/ Unknown** | Scale of development would be key to determining the degree of impact on key biodiversity habitats. Access from Westend Lane would be likely to require limited hedgerow loss but modest development in an otherwise large site may be of only limited harm when viewed in the context of the overall site. | |
| **Public Right of Way** | **Yes/No** | | |
| **Existing social or community value (provide details)** | **Yes/No** | | |
| ***Is the site likely to be affected by any of the following?*** | ***Yes*** | ***No*** | ***Comments*** |
| **Ground Contamination (Y/N/Unknown)** | ☐ | ✓ | Unknown but unlikely. |
| **Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations** | ☐ | ✓ | |

| *Characteristics* | |
|---|---|
| **Characteristics which may affect development on the site:** | **Comments** |
| **Topography:**<br>Flat/ plateau/ steep gradient | Yes/No |
| **Scale and nature of development would be large enough to significantly change size and character of settlement** | Yes/No |
| **Other** (provide details) | |

## 3.0. Availability

| *Availability* | | | |
|---|---|---|---|
| | **Yes** | **No** | **Comments** |
| **Is the site available for sale or development (if known)? Please provide supporting evidence.** | ☐ | ☐ | Availability on part of the site is demonstrated by landowner nomination during SGC's recent PSP DPD call for sites exercise. Further landowner views are being sought by the steering group via direct contact. |
| **Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?** | ☐ | ☑ | |
| **Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.** | ☐ | ☑ | |
| **Any other comments?** | | | |

## 4.0. Summary

| *Conclusions* | |
|---|---|
| | Please tick a box |
| **The site is suitable and available for development ('accept')** | ☐ |

| | |
|---|---|
| **This site has minor constraints** | ☑ |
| **The site has significant constraints** | ☐ |
| **The site is unsuitable for development / no evidence of availability ('reject')** | ☐ |

| | |
|---|---|
| **Potential housing development capacity (estimated as a development of 30 homes per Ha):** | Up to 106 dwellings using assessment methodology. The site would not be appropriate to develop in full however and its potential yield would be significantly smaller once other constraints and considerations are factored in. |
| **Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.** | • If development was limited to a small area of the site adjacent to Westend Lane then the otherwise open and rural character of the site would be relatively unimpacted.<br>• Limited development along Westend Lane closest to the village could be a logical opportunity to extend the existing settlement pattern.<br>• The site score strongly in flood risk terms and is the second strongest performing site of all the sites north of the Oldbury Naite Rhine.<br>• Whilst hedgerow loss is likely it is considered that on balance this should not necessarily represent a showstopper constraint - there could be opportunities for mitigation through re-provision elsewhere in the site. |

## Site Assessment Proforma

### *General information*

| | |
|---|---|
| **Site Reference / name** | 14 |
| **Site Address (or brief description of broad location)** | Land at Holly Tree Farm, Oldbury-on-Severn |
| **Site Description** | The site is flat and elongated running in a north-south alignment behind dwellings facing onto Camp Road and Ham Lane. The site is the most northerly of those being considered and is therefore on the far northern extent of the settlement. The site is split into two distinct areas by Holly Tree Farm with each area consisting of a single field with the structures associated with Holly Tree Farm located between the two. |
| **Current use** | Agriculture; some residential |
| **Proposed use (in Neighbourhood Plan)** | Residential |
| **Gross area (Ha)**<br>Total area of the site in hectares | 2.23ha |
| **SHLAA site reference (if applicable)** | n/a |
| **Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)** | Proposed by Neighbourhood Plan group |
| **Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)** | Unknown |

### *Context*

| | | | | |
|---|---|---|---|---|
| **Is the site:**<br>Greenfield: land (farmland, or open space) that has not previously been developed<br><br>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | **Greenfield** ☐ | **Brownfield** ☐ | **Mixture** ☑ | **Unknown** ☐ |
| **Site planning history**<br>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission? | P86/2796. Erection of detached dwelling and garage (outline). Refused.<br><br>PT05/3132/F. Alterations to existing annexe to form new dwelling. Approve with conditions.<br><br>PT06/1507/F. Erection of 1no dwelling to be used as a residential annexe. Approved with conditions.<br><br>PT16/0129/RVC. Removal of condition attached to PT06/1507/F to allow annexe to be occupied as a separate dwelling. Approved with conditions. | | | |

## 1.0. Suitability

| *Suitability* | | | | |
|---|---|---|---|---|
| **Is the site:**<br>- **Within the existing built up area**<br>- **Adjacent to and connected with the existing built up area**<br>- **Outside the existing built up area** | **Within** ☐ | **Adjacent** ☑ | **Outside** ☐ | **Unknown** ☐ |
| **Does the site have suitable access or could a suitable access be provided? (Y/N)**<br>(provide details of any constraints) | **Yes**<br>**No** | | | |
| **Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)**<br>(provide details) | **Yes**<br>**No** | | | |

| *Environmental Considerations* | | |
|---|---|---|
| **Questions** | **Assessment guidelines** | **Observations and comments** |
| **Is the site within or adjacent to the following policy or environmental designations:**<br>• **Green Belt**<br>• **Area of Outstanding Natural Beauty (AONB)**<br>• **National Park**<br>• **European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area)**<br>• **SSSI Impact Risk Zone**<br>• **Site of Importance for Nature Conservation**<br>• **Site of Geological Importance**<br>• **Flood Zones 2 or 3** | **Yes**<br>**Adjacent/nearby**<br>**No** | Flood Zone 3 |
| **Landscape and townscape**<br><br>**Is the site low, medium or high sensitivity in terms of landscape character?**<br><br>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.<br><br>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.<br><br>High sensitivity: development would be within an area | **Low sensitivity to development**<br>**Medium sensitivity to development**<br>**High sensitivity to development** | The 2014 South Glos Landscape Character Assessment SPD seeks to conserve the 'particular character of the linear settlement of Oldbury-on-Severn'.<br><br>The site is flat and is relatively far from the settlement core so there is limited visibility of it from elsewhere in the settlement.<br><br>The northern section of the site fronts directly onto Ham |

| | | |
|---|---|---|
| of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation. | | Lane and could present an opportunity for development which is consistent with the existing linear settlement character by extending development along Ham Lane rather than developing areas behind existing dwellings. |
| **Agricultural Land**<br>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a) | **No loss**<br>**Some loss** | |

***Heritage considerations***

| Question | Assessment guidelines | Comments |
|---|---|---|
| **Is the site within or adjacent to one or more of the following heritage designations or assets?**<br>• **Conservation area**<br>• **Scheduled monument**<br>• **Registered Park and Garden**<br>• **Registered Battlefield**<br>• **Listed building**<br>• **Known archaeology**<br>• **Locally listed building** | **Directly impact and/or mitigation not possible**<br>**Some impact, and/or mitigation possible**<br>**Limited or no impact or no requirement for mitigation** | The site is close to the Oldbury Camp (the Toot) scheduled monument but is separated by development on both sides of Camp Road. |

***Community facilities and services***

| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) | Observations and comments |
|---|---|---|
| **Town / local centre / shop** | **<400m**<br>**400-800m**<br>**>800m** | Local centre has limited services consisting of a community shop, pub, primary school and chapel. |
| **Bus Stop** | **<400m**<br>**400-800m**<br>**>800m** | Local bus service is infrequent. |
| **Primary School** | **<400m**<br>**400-800m**<br>**>800m** | |
| **Secondary School** | **<1600m**<br>**1600-3900m**<br>**>3900m** | The nearest secondary schools are The Castle School in Thornbury around 5km from the village and Marlwood School in Alveston, around 6km from the village. |
| **Open Space / recreation facilities** | **<400m**<br>**400-800m**<br>**>800m** | |
| **GP / Hospital / Pharmacy** | **<400m** | |

| | | |
|---|---|---|
| | 400-800m<br>**>800m** | |
| **Cycle route** | **<400m**<br>400-800m<br>**>800m** | National Cycle Route 41 follows Kington Road/The Naite around 700m to the east of the village centre. |
| **Footpath** | **<400m**<br>400-800m<br>**>800m** | There are a number of public rights of way which crisscross the Neighbourhood Area |
| **Key employment site** | **<400m**<br>400-800m<br>**>800m** | The site is within 2km of the key employment site of Oldbury Nuclear Power Station. |

| *Other key considerations* | | | |
|---|---|---|---|
| **Are there any known Tree Preservation Orders on the site?** | **Several**<br>**Few**<br>**None**<br>**Unknown** | Unknown though there appear to be few trees of significance on site aside from those within the curtilage of Holly Tree Farm. | |
| **Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?** | **High/medium/Low/ Unknown** | Biodiversity-supporting hedgerows around perimeter would be impacted by development, particularly to enhance access. There are no internal hedgerows within the site itself. | |
| **Public Right of Way** | **Yes/No** | A public right of way runs east-west through the centre of the site. | |
| **Existing social or community value (provide details)** | **Yes/No** | | |
| ***Is the site likely to be affected by any of the following?*** | ***Yes*** | ***No*** | ***Comments*** |
| **Ground Contamination (Y/N/Unknown)** | ☐ | ✓ | Unknown though considered unlikely based on current use. |
| **Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations** | ☐ | ✓ | |

*Characteristics*

| Characteristics which may affect development on the site: | Comments |
|---|---|
| **Topography:** Flat/ plateau/ steep gradient | Yes/No |
| **Scale and nature of development would be large enough to significantly change size and character of settlement** | Yes/No |
| **Other** (provide details) | |

## 3.0. Availability

*Availability*

| | Yes | No | Comments |
|---|---|---|---|
| **Is the site available for sale or development (if known)? Please provide supporting evidence.** | ☐ | ☐ | Although applications have come forward over a number of years these tend to relate to the redevelopment of existing structures rather than additional new dwellings. This is not necessarily a good proxy for availability of non-previously developed areas of the site though it does suggest that a degree of limited change has already taken place within the site over recent years. |
| **Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?** | ☐ | ☑ | |
| **Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.** | ☐ | ☑ | |
| **Any other comments?** | | | |

## 4.0. Summary

***Conclusions***

| | Please tick a box |
|---|---|
| **The site is suitable and available for development ('accept')** | ☐ |
| **This site has minor constraints** | ✓ |
| **The site has significant constraints** | ✓ |
| **The site is unsuitable for development / no evidence of availability ('reject')** | ✓ |

| | |
|---|---|
| **Potential housing development capacity (estimated as a development of 30 homes per Ha):** | Up to 50 dwellings using assessment methodology. The site would not be appropriate to develop in full however and its potential yield would be significantly smaller once other constraints and considerations are factored in. |
| **Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.** | • Site is at the end of no-through road at the most northerly extent of the village giving it poor accessibility. Current access via a single carriageway lane.<br>• The site scores weakly in the SFRA Level 2 work and is falls within the worst five sites for risk level.<br>• Enhancing access from Ham Lane could be likely to require the removal of a significant extent of mature hedgerow. |