

# **Appendix IV: Appraisal of reasonable alternatives for gypsy, traveler and travelling show people sites**

## Appraisal of reasonable alternatives for potential gypsy, traveler and travelling show people sites

GT_3 Shorncote, South Cerney (2nd site)		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site overlaps and intersects with a Source Protection Zone 2 (SPZ2). The site is unlikely to affect air quality management areas.	Development at this site should take place in conjunction with Environment Agency advice.
Biodiversity	The site is located within 4km of North Meadow and Clattinger Farm Special Area of Conservation (SAC) and within 3km of the Cotswold Water Park Site of Special Scientific Interest (SSSI). The site overlaps with an area of Coastal and Floodplain Grazing Marsh, which is a Biodiversity Action Plan (BAP) Priority Habitat. The site is also located within 1 km of a Key Wildlife Site (KWS).	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	Whilst the site is not located within a Flood Zone 2 or 3, it overlaps with a 1 in 30 year Surface Water Flood Zone.	Development at the site should be considered in conjunction with Environment Agency advice.
Historic Environment and Landscape	The site does not intersect with and is not in close proximity to a Scheduled Monument, Registered Park or Garden, listed building or conservation area. The site is not located within the Cotswolds Area of Outstanding Natural Beauty (AONB).	N/A
Land, Soil and Water Resources	The site is an extension to an existing Gypsy and Traveller site, located on a brownfield site. The site is located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is located approximately 12km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by G and T provision.
Population and Communities	The site does not intersect with a deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, the site is located at some distance from public transport links- 4.6km from the nearest train station at Kemble, and 670m from a bus stop. The site also does not intersect with a Public Right of Way (PROW).	N/A
Health and Wellbeing	The site is located approximately 1.6km from the nearest amenity footpath and area designated as public open space. The nearest health centre is also located approximately 1.6km from the site.	N/A

GT_3 Shorncote, South Cerney (2nd site)		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Economy and Enterprise	The site is located 1.6km from a Key Employment Site, and 1.5km from a service centre.	N/A
Summary of appraisal	A key constraint affecting this site is the overlap with an area of Coastal and Floodplain Grazing Marsh Priority Habitat. The site also overlaps with a Source Protection Zone and is intersected by a 1 in 30 Year Surface Water Flood Zone. Access to employment, education and healthcare are important considerations for Gypsy and Traveller sites, and the site is in relative proximity to a service centre, Key Employment Site, and health amenities including a GP practice. The site is within 5km of the train station at Kemble; however, it is 670m from the nearest bus stop which may restrict accessibility via public transport.	

GT_4 Hill View, Icomb		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect areas with air quality issues.	N/A
Biodiversity	The site is not in close proximity to an SAC, SSSI or KWS, and does not overlap with a BAP priority habitat.	N/A
Climate Change	The site does not overlap with a flood zone or a surface water flood zone.	N/A
Historic Environment and Landscape	The site is located within the Cotswolds AONB, and is in close proximity (83m) to the Icomb Conservation Area. There are listed buildings located within 200m of the site in Icomb village, and a Scheduled Monument – Icomb Camp – is located 213m from the site.	The site should be appropriately screened to limit effects on the setting of the AONB, conservation area and listed buildings.
Land, Soil and Water Resources	The site is a greenfield site, located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is located over 20km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by G and T provision.
Population and Communities	The site does not intersect with a deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, the site is located less than 5km from the nearest train station, at Kingham, and 320m from a bus stop.	N/A
Health and Wellbeing	The site does not intersect with a Public Right of Way (PROW), and is not located in close proximity to either an amenity footpath or area designated as public open space: the site is 4.5km from the nearest area of open space and 3.5 km from an amenity footpath. The site is located 3.5km from the nearest GP practice or health centre.	N/A
Economy and Enterprise	The site is not located within close proximity to either a Key Employment Site or a town centre. The nearest employment site is 3.1km from the site, at Great Rissington, and the nearest town centre, Stow-on-the-Wold, is 3.4km from the site.	N/A
<b>Summary of appraisal</b>	<b>A key constraint affecting this site relates to the historic environment and landscape. The site is located on a greenfield site within the Cotswold AONB and is in close proximity to the Icomb Conservation Area, Icomb Camp Scheduled Monument, and various listed buildings in the village of Icomb. The nearest employment and amenities are located over 3km from the site, in the town of Stow-on-the-Wold. The station at Kingham is within 5km; however the nearest bus stop is 320m from the site, which may restrict safe access to public transport and town centre amenities, including for children travelling to nearby schools.</b>	

GT_5 Land adjacent to Cirencester Road, Seven Springs, Coberley (1 <sup>st</sup> site)		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect air quality management areas.	N/A
Biodiversity	The site is located within 1km of Leckhampton Hill and Charlton Kings Common SSSI, and overlaps slightly with an area of Deciduous Woodland BAP Priority Habitat. The site is not located within close proximity of an SAC or a Local Nature Reserve (LNR). There is a Key Wildlife Site within 1km.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site does not overlap with a flood zone or a surface water flood zone.	N/A
Historic Environment and Landscape	The site is located within the Cotswolds AONB. The site does not intersect with and is not in close proximity to a Scheduled Monument, Registered Park or Garden, listed building or conservation area.	The site should be appropriately screened to limit effects on the setting of the AONB, conservation area and listed buildings.
Land, Soil and Water Resources	The site is a greenfield site, located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is located over 12km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by G and T provision.
Population and Communities	The site is located within a relatively deprived area (i.e. in the 20-40% most deprived in Cotswold District). In terms of accessibility, the site is located 5.8km from the nearest train station, at Cheltenham Spa, and 292m from a bus stop.	N/A
Health and Wellbeing	The Cotswolds Way National Trail passes close to the site. The site is located over 14km from the nearest area designated as open space within Cotswold District, and over 9km from a GP practice or health centre in the district. However, the site is located considerably closer to amenities in the city of Cheltenham, approximately 6km away.	N/A
Economy and Enterprise	The site is not within close proximity of either a Key Employment Site or a town centre within Cotswold District. However, the site is approximately 6km from the centre of Cheltenham.	N/A
Summary of appraisal	<b>Key constraints affecting this site include an overlap with an area of Deciduous Woodland BAP Priority Habitat and its close proximity to a SSSI. The site is not in close proximity to employment and amenities within Cotswold District, but is within 6km of the service centre of Cheltenham and Cheltenham Spa station. The nearest bus stop is 292m from the site, which may restrict safe access to public transport and amenities.</b>	

GT_7 Old Dairy, Dudgrove Lane, Kempsford		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect air quality management areas.	N/A
Biodiversity	The site adjoins the Cotswold Water Park SSSI, and an area of Coastal and Floodplain Grazing Marsh BAP Priority Habitat. 62% of the site overlaps with this area of priority habitat. The site is also in close proximity to a Key Wildlife Site.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site is located within a Flood Zone 3, and as such is heavily constrained by fluvial flood risk. The site does not intersect or overlap with an area of surface water flood zone.	Development at the site should be considered in conjunction with Environment Agency advice.
Historic Environment and Landscape	The site is not within close proximity of a Registered Historic Park or Garden or a conservation area. There are listed buildings within 1km of the site, in the village of Whelford. A Scheduled Monument, 'settlement sites south of Claydon Cottages', is also located within 1km. The site is not within the Cotswold AONB.	The site should be appropriately screened to limit effects on the setting of the listed buildings and scheduled monument located within 1km of the site.
Land, Soil and Water Resources	The site is an extension of an existing Gypsy and Traveller site, and is therefore classed as a brownfield site. However the site is located on Grade 2 agricultural land, which is classed as the Best and Most Versatile agricultural land. The site is located over 15km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by G and T provision.
Population and Communities	The site does not intersect with a deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, the site is not in close proximity to either a train station or a bus stop. The nearest mainline railway is at Kemble, approximately 20km from the site, and the nearest bus stop is 1.1km.	N/A
Health and Wellbeing	The site does not intersect with a PROW. The site is located around 3km from the nearest amenity footpath, open space, and GP practice or Health Centre.	N/A
Economy and Enterprise	The site is located within close proximity of a Key Employment Site, and within 3km of the nearest town centre, at Fairford.	N/A
Summary of appraisal	<b>The key constraints affecting this site relate to its location adjoining the Cotswold Water Park SSSI and an area of BAP Priority Habitat, its location within a Flood Zone 3 and the presence of Grade 2 agricultural land. Whilst the site has no access by public transport, there is a Key Employment Site 1.1km from the site, and the nearest town centre and amenities are within 3km, at Fairford.</b>	

GT_8 Land adjacent to Cirencester Road, Seven Springs, Coberley (2 <sup>nd</sup> site)		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect air quality management areas.	N/A
Biodiversity	The site is located within 250m of an area of Deciduous Woodland BAP Priority Habitat, and is within relatively close proximity (c.600m) of Leckhampton Hill and Charlton Kings Common SSSI. The site is not in close proximity to an SAC or Area of Conservation. The site is 450m from a Key Wildlife Site.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site does not overlap with a flood zone or a surface water flood zone.	N/A
Historic Environment and Landscape	The site is located within the Cotswold AONB. The site is not in close proximity to a Registered Historic Park or Garden, a Scheduled Monument, or a conservation area. The closest listed building – Sandford School – is 614m from the site.	The site should be appropriately screened to limit effects on the setting of the AONB.
Land, Soil and Water Resources	The site is located on a greenfield site, on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is located 12.3km from the nearest Household Recycling Site.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by G and T provision.
Population and Communities	The site is located within a relatively deprived area (i.e. in the 20-40% most deprived in Cotswold District). In terms of accessibility, the site is located 5.6km from the nearest train station, at Cheltenham Spa, and 379m from a bus stop.	N/A
Health and Wellbeing	The site does not intersect with a PROW, and is not in close proximity to an amenity footpath or area of open space. The site is located approximately 6km from the amenities of Cheltenham.	N/A
Economy and Enterprise	The site is located approximately 6km from the centre of Cheltenham.	N/A
Summary of appraisal	<b>Key constraints affecting this site are its proximity to an SSSI and an area of Biodiversity Action Plan Priority Habitat. Whilst the site is not in close proximity to employment and amenities within Cotswold District, it is within 6km of the centre of Cheltenham/ and slightly further to Cheltenham Spa station. The nearest bus stop is at some distance from the site, which may restrict safe access to public transport and services and facilities.</b>	

GT_9 Meadowland Caravan Site, Fosseway, Bourton-on-the-Water		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect air quality management areas.	N/A
Biodiversity	The site is within close proximity of an area of Deciduous Woodland BAP Priority Habitat. The site is not in close proximity to a SSSI, LNR or SAC. There is a KWS 409m from the site.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ.
Climate Change	The site does not overlap with a flood zone or a surface water flood zone.	N/A
Historic Environment and Landscape	The site is located within the Cotswold AONB. The site is not in close proximity to a Registered Historic Park or Garden or listed building. There is a Scheduled Monument – Chessels Roman Site – located 453m from the site.	The site should be appropriately screened to limit effects on the setting of the AONB.
Land, Soil and Water Resources	The site is located on a greenfield site. The site is located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is over 19km from a Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by G and T provision.
Population and Communities	The site does not intersect with a deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, whilst the site is over 7km from the nearest train station (at Kingham), the nearest bus stop is 50m from the site.	N/A
Health and Wellbeing	The site does not intersect with a PROW. The site is within 3km of the nearest amenity footpath, area of open space, and GP practice or health centre.	N/A
Economy and Enterprise	The site is in close proximity to a Key Employment Site, and within 3km of the nearest town centre at Stow-on-the-Wold.	N/A
<b>Summary of appraisal</b>	<b>Constraints affecting this site are its proximity to an area of Deciduous Woodland BAP Priority Habitat, and its location on a greenfield site within the Cotswold AONB. The site is located within close proximity of a Key Employment Site, and the nearest town centre and amenities including a GP practice are within 3km (at Stow-on-the-Wold). Although the site is 7km from a train station, the nearest bus stop is within 50m, providing good public transport access to employment and town centre amenities in Stow-on-the-Wold and Bourton-on-the-Water.</b>	

CC_23A, B, C, D and E Land at Aston Road, Chipping Campden		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The sites do not overlap or intersect with a sensitive groundwater location, and are unlikely to affect air quality management areas. The sites are not located in an area with air quality issues.	N/A
Biodiversity	The sites border areas of Traditional Orchard and Deciduous Woodland BAP priority habitat. The sites are also in close proximity (318m) to Campden Tunnel Gravel Pit SSSI, which has been designated for its geodiversity. There is a Key Wildlife Site within 1km. The nearest SAC is located over 33km from the sites.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The sites do not overlap with an area of Flood Zone 2 or 3. There is a minor overlap with an area of 1 in 30 Year Surface Water Flood Zone.	N/A
Historic Environment and Landscape	The sites are located within the Cotswold AONB, and are within close proximity of the Chipping Campden Conservation Area (198m). The sites are located 218m from the nearest listed building, Wold's End House, and 454m from Campden House, a Scheduled Monument incorporating formal garden and medieval cultivation earthworks. The sites are not within close proximity of a Registered Historic Park or Garden.	The site should be appropriately screened to limit effects on the setting of the AONB, conservation area and listed buildings.
Land, Soil and Water Resources	The sites are located on a greenfield site, and are mostly (89%) on Grade 1 agricultural land. This is classed as the Best and Most Versatile agricultural land. The sites are located over 32km from a Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by G and T provision.
Population and Communities	The sites are not within a deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, the sites are 5.7km from a train station, at Honeybourne, and 46m from the nearest bus stop.	N/A
Health and Wellbeing	The sites do intersect with a PROW, and are within close proximity of an amenity footpath (583m) and an area designated as public open space (361m). The nearest GP practice or health centre is 583m from the sites.	N/A
Economy and Enterprise	The sites are located within close proximity of a Key Employment Site (790m) and the nearest town centre in Chipping Campden (490m).	N/A
<b>Summary of appraisal</b>	<b>The key constraints affecting these sites include linked to the historic environment and landscape quality and the sites' location on Grade 1 agricultural land. The sites also adjoin areas of BAP priority habitat, and are in relatively close proximity to an SSSI designated for its geodiversity. The sites are however within close proximity to employment and amenities, and have good public transport access by bus.</b>	

SC_21 Land East of Cirencester Road, South Cerney		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect air quality management areas.	N/A
Biodiversity	The site is located within 250m of a Key Wildlife Site and is located approximately 230m from an area of Deciduous Woodland BAP Priority Habitat.	N/A
Climate Change	The site is not located within a Flood Risk Zone 2 or 3. However the site intersects with a 1 in 30 year surface water flood zone.	Development at the site should be considered in conjunction with Environment Agency advice.
Historic Environment and Landscape	The site does not intersect and is not located in close proximity to a Scheduled Monument, Registered Park or Garden, conservation area or listed building. The site is also not located within the Cotswolds Area of Outstanding Natural Beauty.	N/A
Land, Soil and Water Resources	The site is a greenfield site, located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is located over 12km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by G and T provision.
Population and Communities	The site is in an area deemed to be relatively deprived (i.e within the 40% most deprived in Cotswold District). The site is relatively accessible by public transport- whilst it is located approximately 6km from the railway station at Kemble, it is located approximately 100m from a bus stop. The site is however located in a rural area and is over 1.3km from South Cerney.	N/A
Health and Wellbeing	Located approximately 700m from a health centre, the site is relatively accessible to health facilities. The site is however located at some distance from an amenity footpath (c.700m) and is located 1.3km from an open space.	N/A
Economy and Enterprise	The site is located approximately 1.3km from the local centre of South Cerney.	N/A
Summary of appraisal	<p>The site is relatively unconstrained by environmental considerations, including biodiversity, historic environment and landscape constraints and is not located in an area with water or air quality issues.</p> <p>The site is located in a rural location, at some distance from services and facilities. The site is however accessible by bus and is located in relative proximity to a health centre.</p>	

CDC2 Land adjacent to Down Ampney Football Club, Down Ampney		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	Located within a Source Protection Zone 1, the site is situated within a sensitive groundwater location. The site is not located in close proximity to areas with air quality issues.	Development at the site should be considered in conjunction with Environment Agency advice.
Biodiversity	The site is located within 3km of the North Meadow and Clattinger Farm Special Area of Conservation (SAC), designated for its lowland hay meadows. No SSSIs, Key Wildlife Sites or Local Nature Reserves are in close proximity to the site. An area of Deciduous Woodland Biodiversity Action Plan Priority Habitat is located approximately 375m east of the site.	Retaining of existing habitats (i.e. features of biodiversity value) in-situ. Enhancement of ecological connections to and from site and creation of buffer zones (in conjunction with improved green infrastructure provision).
Climate Change	The site is not located within a Flood Zone 2 or 3 or intersects with a 1 in 30 year surface water flood zone.	N/A
Historic Environment and Landscape	The site does not intersect and is not located in close proximity to a Scheduled Monument, Registered Park or Garden, conservation area or listed building. The site is also not located within the Cotswolds Area of Outstanding Natural Beauty.	N/A
Land, Soil and Water Resources	The site is a greenfield site, located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is located over 12km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by G and T provision.
Population and Communities	The site is not deemed to be within a relatively deprived area (i.e. in the 40% most deprived in Cotswold District). The site is relatively accessible by public transport- whilst it is located approximately 10km from the railway station at Kemble, it is located approximately 110m from a bus stop. The site is located on the edge of Down Ampney, which has a school and a shop and is located adjacent to a public right of way.	N/A
Health and Wellbeing	The site is located at significant distance (5km) from the nearest health centre. The site is also located at some distance from a public right of way and an area of public open space (5km).	N/A
Economy and Enterprise	The site is located approximately 1.3km from the local centre of South Cerney.	N/A
<b>Summary of appraisal</b>	<p><b>The site is unconstrained by environmental considerations, including biodiversity, historic environment and landscape constraints. However the site is located in a sensitive groundwater location.</b></p> <p><b>The site's location at the edge of Down Ampney provides it with good access to the local school and shop, and the site is accessible by bus. However the site is at some distance from a health centre and is located over 5km from a town centre with a broader range of facilities (Fairford).</b></p>	

CDC6		
Land to the rear of Greens Close, Great Rissington, Cheltenham		
SA Theme	Appraisal findings	Possible mitigation measures to limit potential effects
Environment Quality	The site does not overlap or intersect with a sensitive groundwater location, and is unlikely to affect air quality management areas.	N/A
Biodiversity	The site is within close proximity of an area of Deciduous Woodland BAP Priority Habitat. The site is not in close proximity to a SAC, SSSI, LNR, or KWS.	N/A
Climate Change	The site does not overlap with a flood zone or a surface water flood zone.	N/A
Historic Environment and Landscape	The site is located within the Cotswold AONB, and borders the Great Rissington Conservation Area (which covers much of the village of Great Rissington). The nearest listed building, Lower Farm House, is 53m from the site. Great Rissington Manor, a Registered Historic Park or Garden, is 390m from the site, and a Scheduled Monument, 'Settlement Site', is 1km from the site.	The site should be appropriately screened to limit effects on the setting of the AONB, conservation area, listed buildings and Registered Park/Garden.
Land, Soil and Water Resources	The site is a greenfield site located on Grade 3 agricultural land. It is uncertain whether this comprises the Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b land). The site is approximately 16.5km from the nearest Household Recycling Centre.	Mitigation measures not possible if areas of the best and most versatile agricultural land are sterilised by G and T provision.
Population and Communities	The site does not intersect with a deprived area (i.e. in the 40% most deprived in Cotswold District). In terms of accessibility, the site is 7.8km from the nearest train station at Kingham, but only 91m from the nearest bus stop.	N/A
Health and Wellbeing	The site does not intersect with a Public Right of Way. The nearest area designated as public of open space is located 3.4km from the site, and the nearest amenity footpath and GP practice or health centre are 4.4km from the site.	N/A
Economy and Enterprise	The site is located in close proximity (482m) to the nearest Key Employment Site, and 4.1km from the nearest town centre, at Bourton-on-the-Water.	N/A
<b>Summary of appraisal</b>	<b>This site is not affected by any significant constraints in terms of biodiversity, environment quality, or climate change. It is located in close proximity to a bus stop, providing public transport access, and to a Key Employment Site. The nearest town centre, at Bourton-on-the-Water, and amenities including a health centre, are within 5 km. Constraints affecting the site are linked to the historic environment and landscape: the site is within the Cotswold AONB, and is close to heritage assets including the conservation area and listed buildings present in the village of Great Rissington.</b>	