

# Appendix II: Points of the Compass Appraisal

# Points of the compass analysis

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## Introduction

This appendix presents a 'points of the compass' analysis of the 18 settlements initially put forward as part of the Settlement Strategy proposed for the Cotswold Local Plan.

The analysis evaluates the relative sustainability merits of promoting development at various broad locations in the vicinity of each of the 18 settlements. In this context, the analysis has been undertaken by AECOM as a central element of the assessment of 'reasonable alternatives' carried out through the SA process for the Local Plan.

## Approach to constraints appraisal

A range of broad areas have been proposed by CDC for each of the 18 settlements put forward for the Local Plan's Settlement Strategy. Loosely reflecting the various 'points of the compass', these broad areas consider potential locations for development in the vicinity of the following settlements:

- Andoversford
- Blockley
- Bourton-on-the-Water
- Chipping Campden
- Cirencester
- Down Ampney
- Fairford
- Kemble
- Lechlade
- Mickleton
- Moreton-in-Marsh
- Northleach
- Siddington
- South Cerney
- Stow-on-the-Wold
- Tetbury
- Upper Rissington
- Willersey

The analysis evaluates the key environmental constraints present in each of the broad areas proposed, including related to biodiversity, flood risk, the historic environment, landscape quality, water, and agricultural land quality.

## Glossary of constraints

The following table provides a glossary of the constraints considered through this 'points of the compass' analysis.

### Glossary

Agricultural Land Classification	The Agricultural Land Classification classifies agricultural land in five categories according to versatility and suitability for growing crops. The top three grades, Grade 1, 2 and 3a, are referred to as 'Best and Most Versatile' land.
Area of Outstanding Natural Beauty	<p>An Area of Outstanding Natural Beauty (AONB) is an area of high scenic quality which has statutory protection in order to conserve and enhance the natural beauty of its landscape. AONBs are designated solely for their landscape qualities, for the purpose of conserving and enhancing their natural beauty (which includes landform and geology, plants and animals, landscape features and the history of human settlement over the centuries).</p> <p>The Countryside and Rights of Way Act (2000) confirmed that AONBs have the same status as National Parks in terms of landscape and scenic beauty. The Act places responsibility on local authorities to ensure protection for designated landscapes.</p>
BAP Priority Habitat	UK BAP priority habitats are those that have been identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). They cover a wide range of semi-natural habitat types.
Conservation area	Conservation areas are designated at the local level to protect the special architectural and historic interest of an area through protecting the features that make it unique and distinctive.
Flood Zones 2 and 3	<p>Flood Zones 2 and 3 are deemed to be areas at risk of flooding.</p> <p>Flood Zone 2 comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%). Flood Zone 3 comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (&gt;1%)</p> <p>Flood Zones are used to apply the sequential test, which seeks to steer new development to areas with the lowest probability of flooding.</p>
Groundwater Source Protection Zone:	Groundwater Source Protection Zones show the risk of contamination from any activities that might cause pollution to groundwater in the area. Zone 3 Source Protection Zones are defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source.
Registered Park and Garden	The English Heritage ' <i>Register of Historic Parks and Gardens of special historic interest in England</i> ', identifies over 1,600 sites assessed to be of national importance. In this context Registered Parks and Gardens are those deemed to be of particular historic importance

<p>Site of Special Scientific Interest</p>	<p>Sites of Special Scientific Interest (SSSI) are those areas considered to best represent the UK’s natural heritage, such as through the site’s diversity of plants, animals and habitats, rocks and landforms, or through combinations of such natural features. Nationally designated, SSSIs are deemed to be the UK’s best wildlife and geological sites.</p>
<p>SSSI Impact Risk Area</p>	<p>SSSI Impact Risk Zones are a GIS tool/dataset which maps zones around each SSSI according to the particular sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs.</p>
<p>Surface water Flood Zone</p>	<p>Surface water flood zones denote the risk from surface water from the impact of heavy rainfall</p>

## Constraints appraisal findings

This appendix provides the following for each of the 18 settlements:

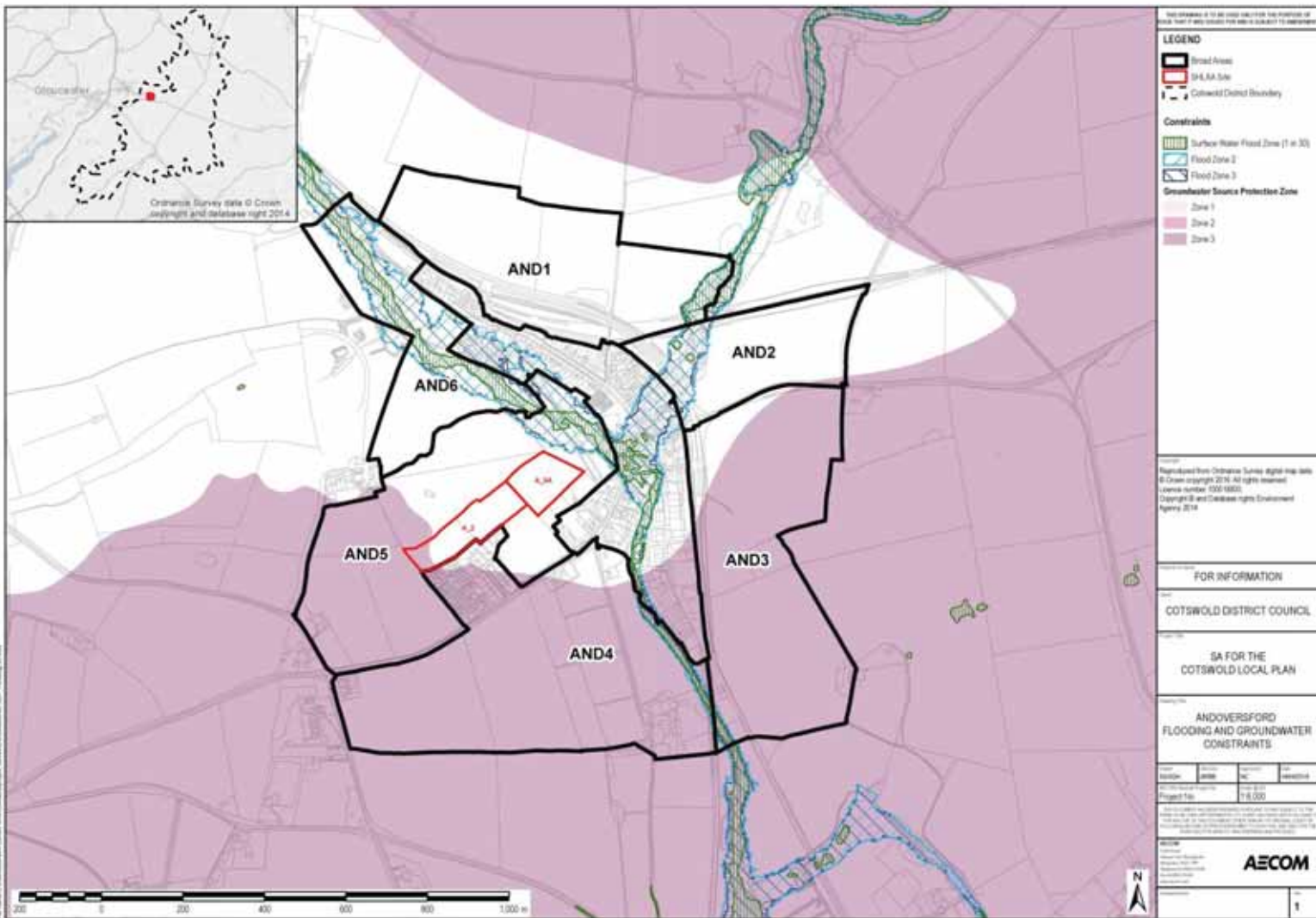
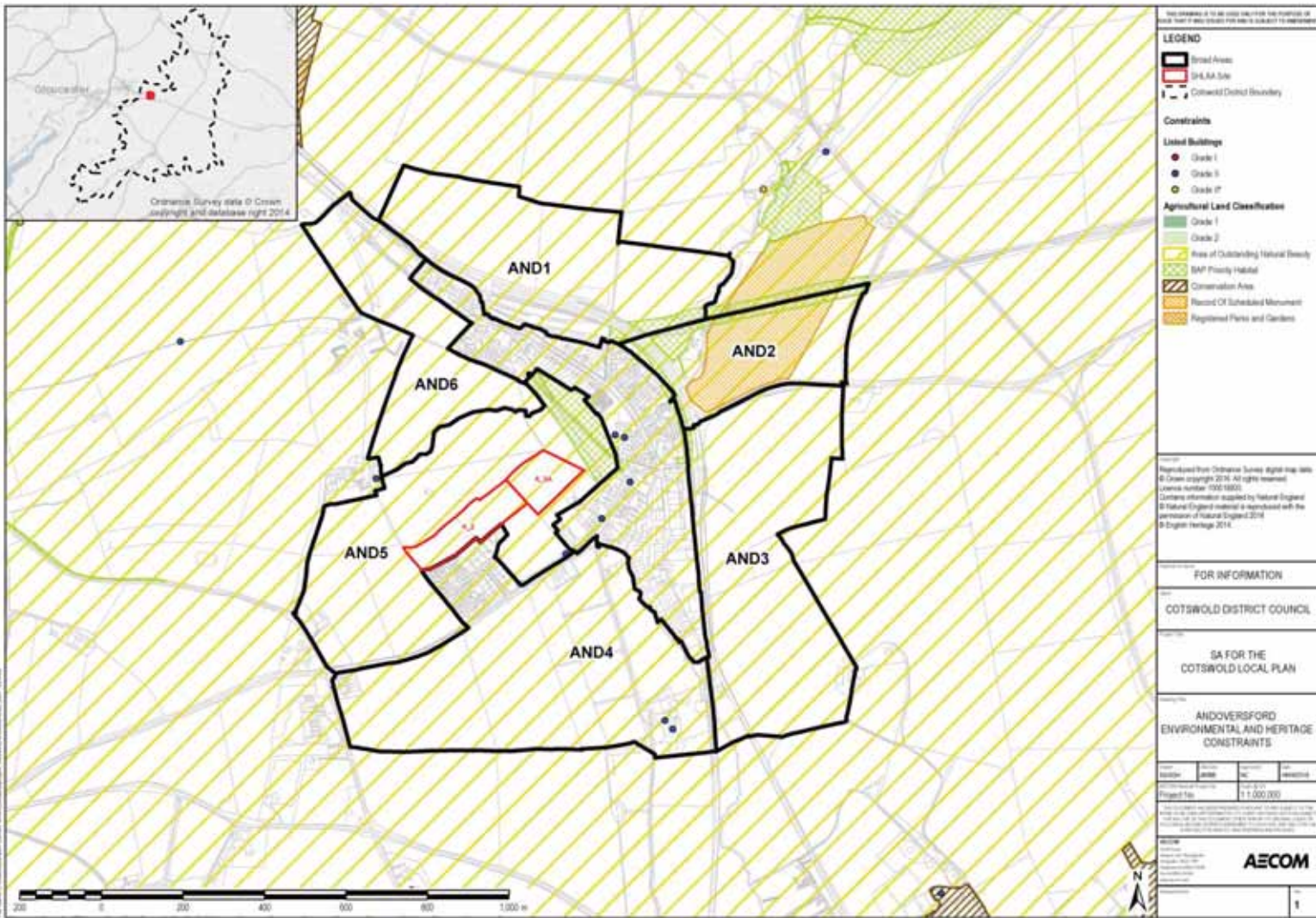
- Environmental and heritage constraints maps;
- Flooding and groundwater constraints maps; and
- An analysis of the constraints present in each of the settlement’s broad areas<sup>1</sup>.

To accompany these findings, a summary for each settlement has also been presented. This considers the comparative sustainability merits of taking forward development in each broad area. To support this summary, a ranking of the relative sustainability merits of each area has been provided.

It should be noted that the summaries and rankings provided for each settlement are based on AECOM’s professional judgement, taking into account the constraints evidence presented in this report.

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<sup>1</sup> The SA process for the Local Plan has utilised a series of sustainability themes to present the SA information. In this context the tables presented below have highlighted the sustainability themes for which constraints have been identified.

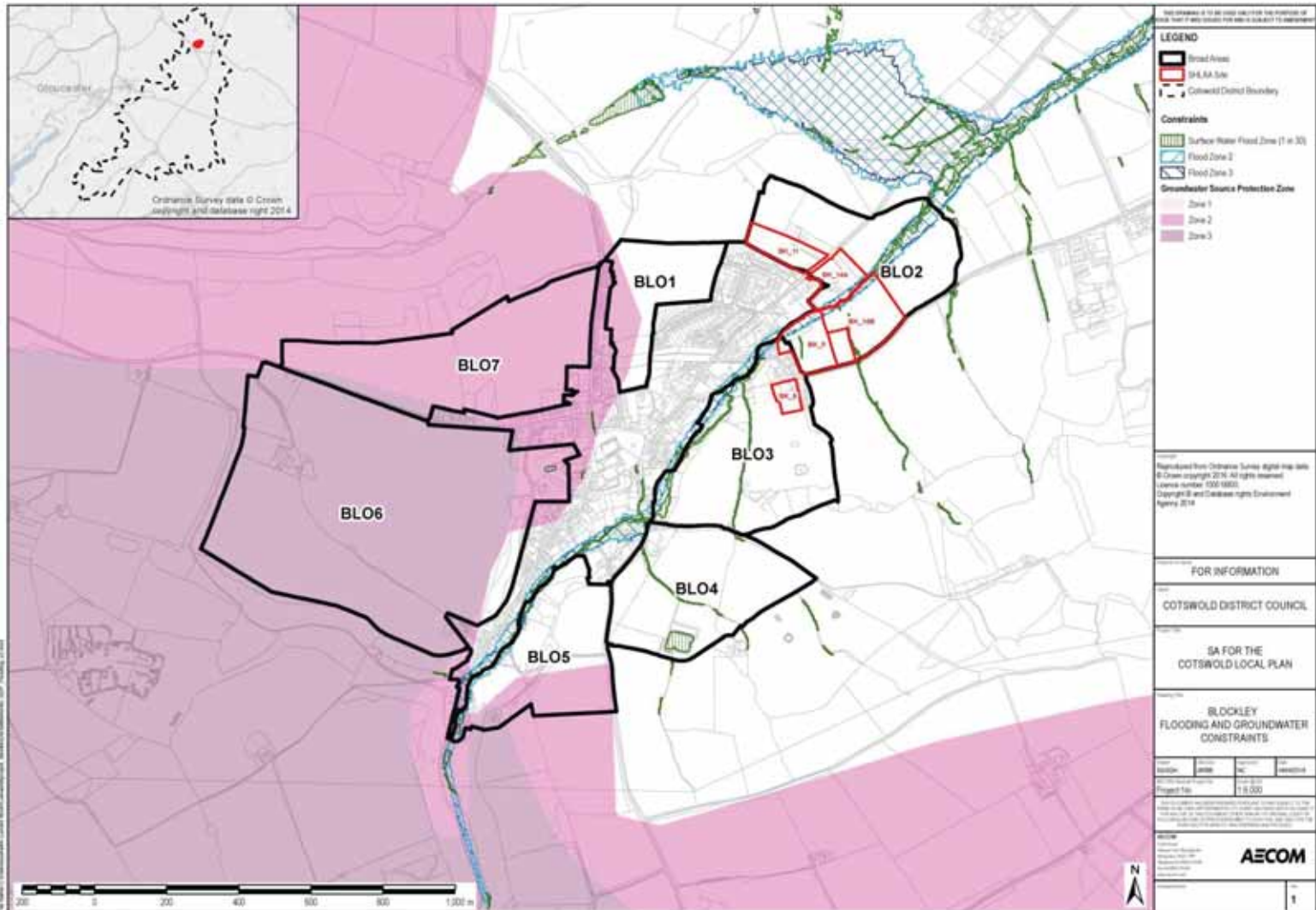
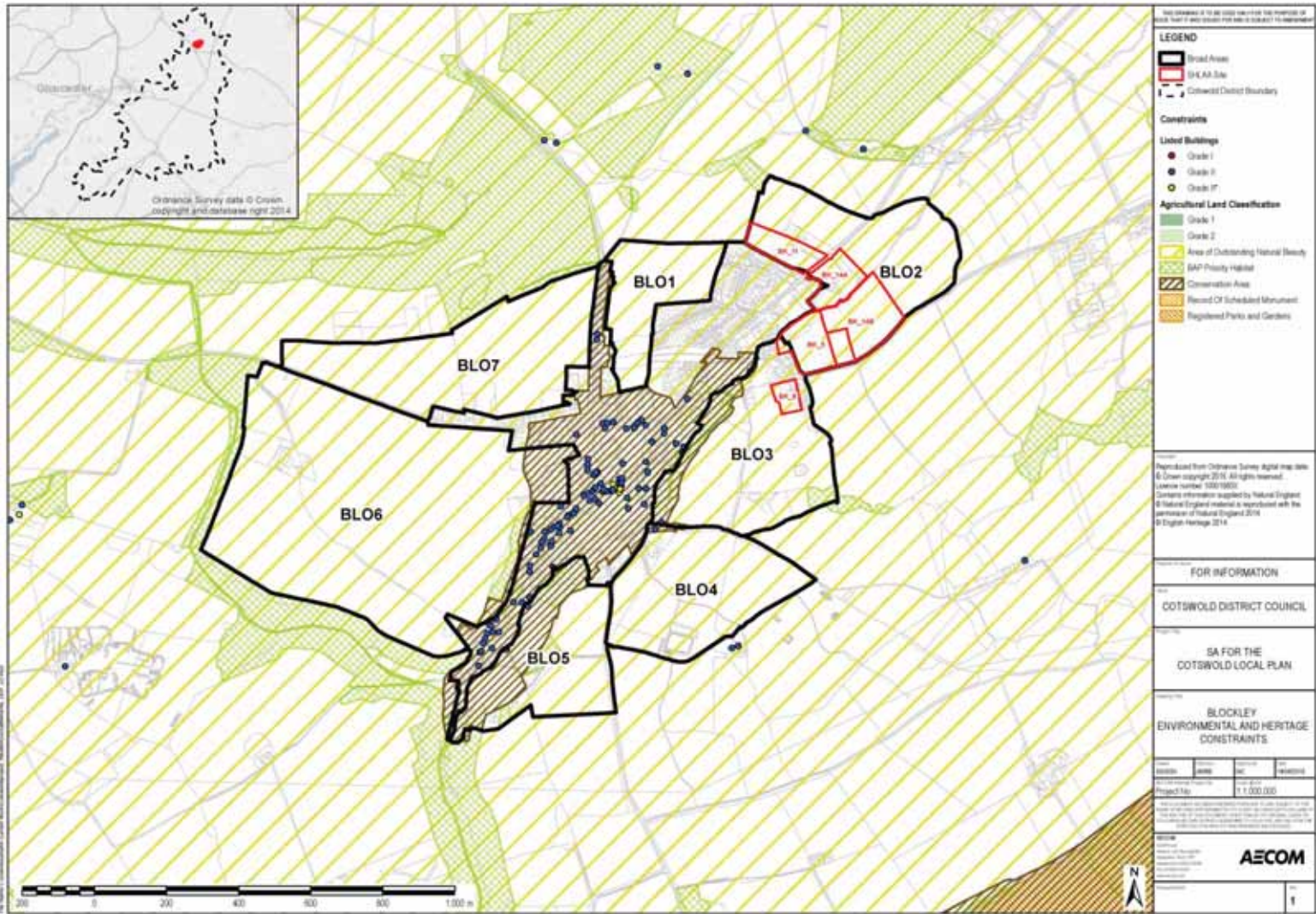


**Andoversford broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
AND1	AND1 is located within the Cotswolds AONB. The eastern edge of AND1 is within a Flood Zone 2 and 3 and a 1 in 30 year surface water flood zone. The south-eastern edge of the area is classified as a Deciduous Woodland BAP Priority Habitat, which is located on the escarpment of a disused railway line.	Biodiversity; Historic Environment and Landscape; Climate Change.
AND2	AND2 is within the Cotswolds AONB. A large proportion of the area is designated as a scheduled monument (Roman small town at Wycomb). An area of Deciduous Woodland BAP Priority Habitat is present in the north-west corner and at the northern boundary of AND2. A Flood Zone 3 runs through the western part of the area. The south-eastern tip of AND2 is within a groundwater Source Protection Zone 3.	Biodiversity; Historic Environment and Landscape; Climate Change; Environmental Quality.
AND3	AND3 is located within the Cotswolds AONB. A Flood Zone 3 runs through the south-western corner of the area. AND3 is largely located within a groundwater Source Protection Zone 3.	Historic Environment and Landscape; Environmental Quality; Climate Change.
AND4	AND4 is located within the Cotswolds AONB. A Flood Zone 3 runs along the eastern boundary of the area. AND4 is largely within a groundwater Source Protection Zone 3.	Historic Environment and Landscape; Environmental Quality; Climate Change.
AND5	AND5 is located within the Cotswolds AONB. A Deciduous Woodland BAP Priority Habitat is present in the north-eastern part of the area, as is a Flood Zone 3 and a surface water flood zone (1 in 30). A third of the area (in the west) is within a groundwater Source Protection Zone 3.	Historic Environment and Landscape; Biodiversity; Environmental Quality; Climate Change.
AND6	AND6 is located within the Cotswolds AONB. A significant area of AND6 is located within a Flood Zone 2 and 3. A surface water flood zone (1 in 30) also runs through the area.	Historic Environment and Landscape; Climate Change.

### Summary of constraints appraisal

Rank of relative sustainability merits: Andoversford					
AND1	AND2	AND3	AND4	AND5	AND6
	6				5
<p>Of the six broad areas, AND2 has the most significant constraints, which is related to the large proportion of the site covered by the scheduled monument and BAP Priority Habitat. Similarly AND6 is also constrained by the large proportion of the area being covered by a Flood Zone 3. Whilst the southern three broad areas (AND3, AND4 and AND5) are covered by a Source Protection Zone 3, they are otherwise relatively less constrained than the other areas (with the exception of the north eastern corner of AND5, which is constrained by flood risk areas and an area of BAP Priority Habitat). AND1 is also comparatively unconstrained.</p> <p>All six areas are constrained by the Cotswolds AONB.</p>					






**Blockley broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
BLO1	BLO1 is located within the Cotswolds AONB. The western part of the area is within a groundwater Source Protection Zone 2.	Historic Environment and Landscape; Environmental Quality.
BLO2	BLO2 is located within the Cotswolds AONB. The north western tip of the area borders an area of Deciduous Woodland BAP Priority Habitat. BLO2 is bisected by Flood Zones 2 and 3 and 1 in 30 year surface water flood zone.	Historic Environment and Landscape; Biodiversity; Climate Change.
BLO3	BLO3 is located within the Cotswolds AONB and the western part of the area is within the Blockley conservation area. The western part of the area also consists of Deciduous Woodland BAP Priority Habitat and Traditional Orchard BAP Priority Habitat. A further area of Deciduous Woodland BAP Priority Habitat is located in the south east corner of the area. A Flood Zone 3 forms the western boundary of BLO3 and the area is bisected by a narrow north to south surface water flood zone.	Historic Environment and Landscape; Biodiversity; Climate Change.
BLO4	BLO4 is located within the Cotswolds AONB. The area is bisected by a narrow surface water flood zone (1 in 30), with a larger surface water flood zone located in the southern part of the area. The northern tip of BLO4 is within the Blockley Conservation Area and two listed buildings are located in this area.	Historic Environment and Landscape; Climate Change.
BLO5	BLO5 is located within the Cotswolds AONB and the north western third of the area is within the Blockley Conservation Area. Areas of Deciduous Woodland BAP Priority Habitat are present in the northern part of the area and in the centre of the area. An area of Traditional Orchard BAP Priority Habitat is also located in the south west corner of BLO5. A Flood Zone 3 forms the western boundary of BLO5 and a groundwater Source Protection Zone 2 and 3 covers the southern part of the area.	Historic Environment and Landscape; Biodiversity; Climate Change; Environmental Quality.
BLO6	BLO6 is located within the Cotswolds AONB and the eastern edge of the area adjoins the Blockley Conservation Area. An area of Deciduous Woodland BAP Priority Habitat is located in the east of the area. A groundwater Source Protection Zone 2 and 3 covers most of BLO6.	Historic Environment and Landscape; Biodiversity; Environmental Quality.
BLO7	BLO7 is located within the Cotswolds AONB. The area is within a groundwater Source Protection Zone 2 and 3. The northern boundary of BLO7 adjoins an area of Woodpasture and Parkland BAP Priority Habitat, with the eastern boundary adjoining the Blockley Conservation Area.	Historic Environment and Landscape; Biodiversity; Environmental Quality.

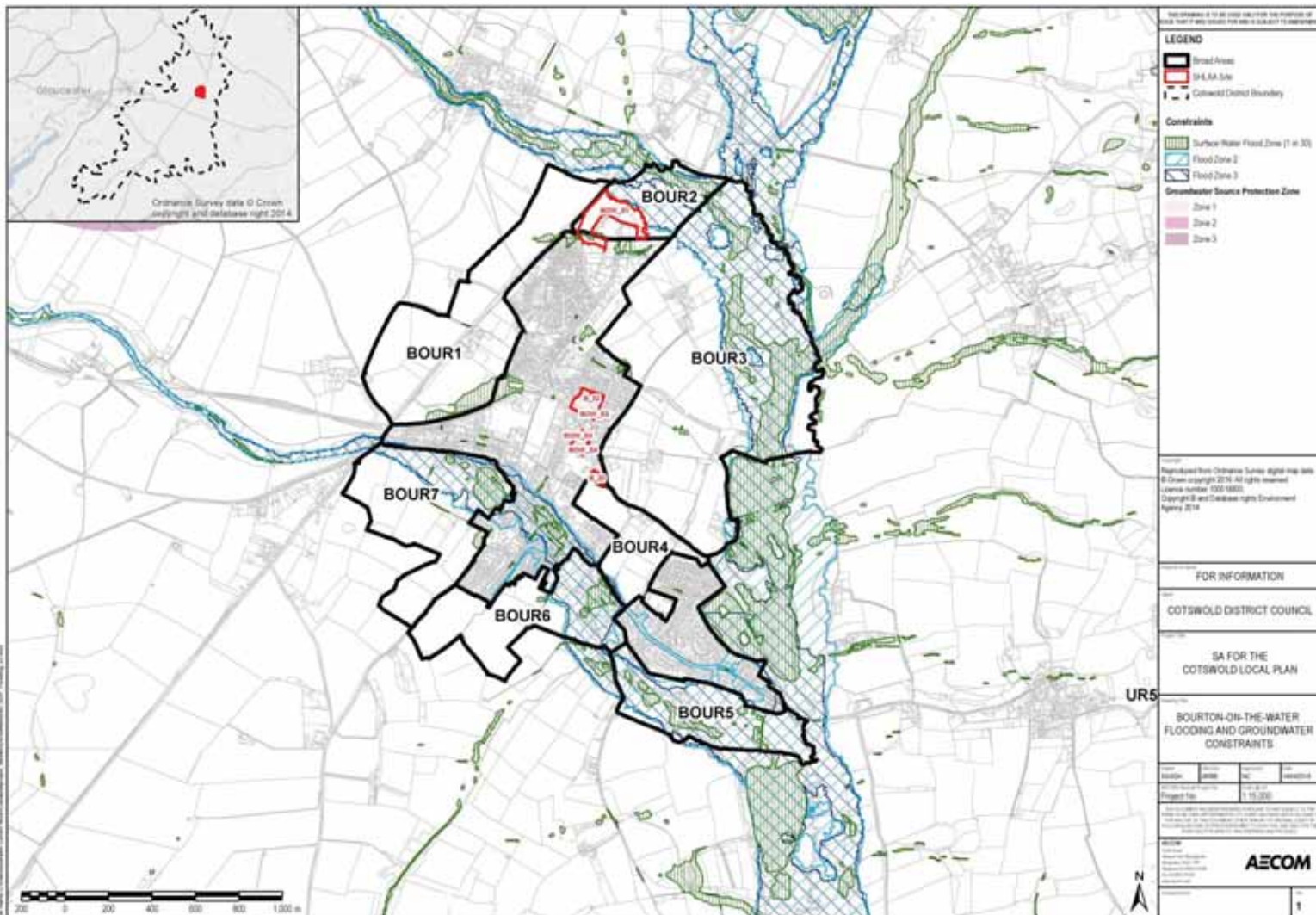
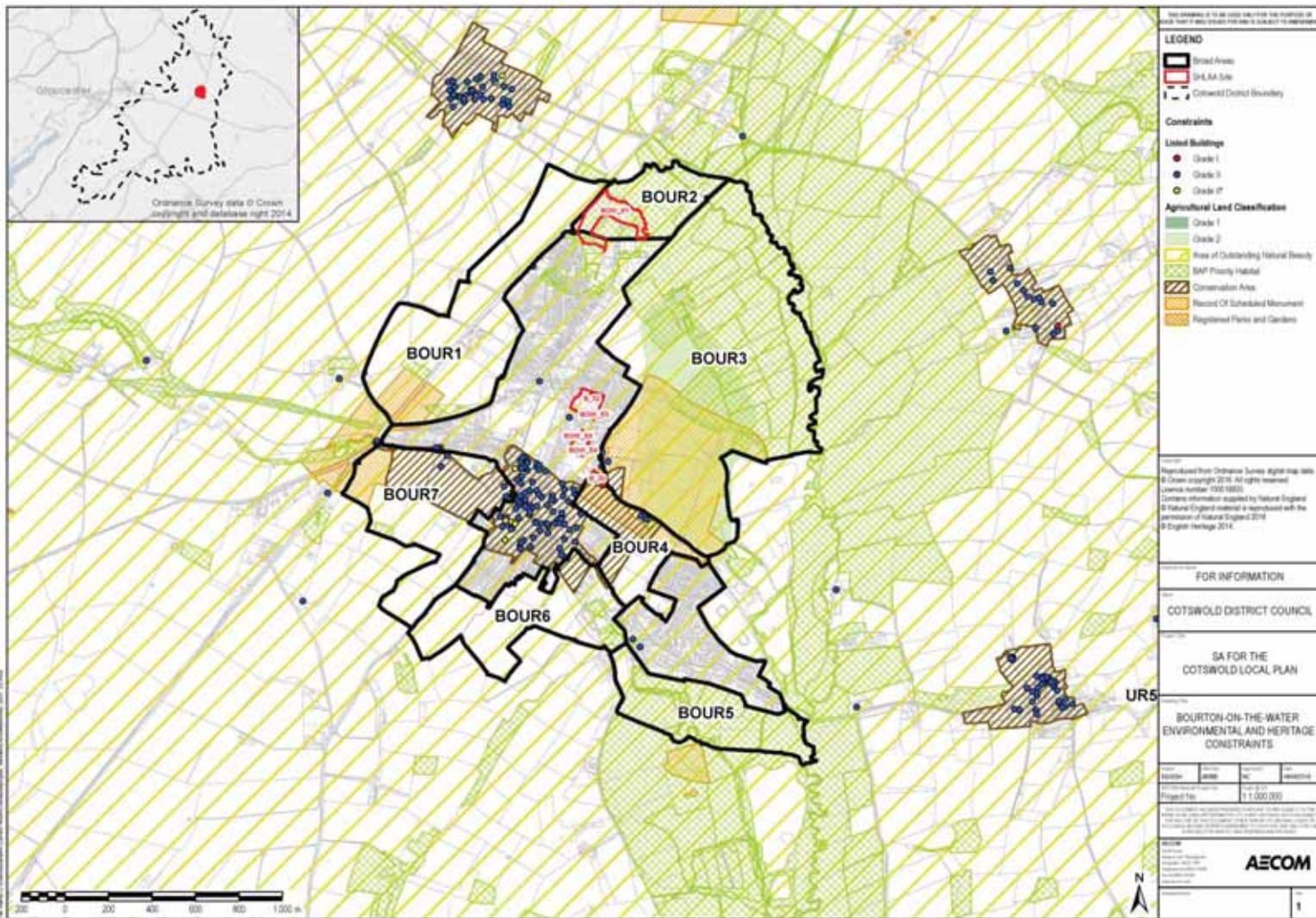
**Summary of constraints appraisal**

Rank of relative sustainability merits: Blockley						
BLO1	BLO2	BLO3	BLO4	BLO5	BLO6	BLO7
	2	4	3	7	6	5

The two sites with the most significant constraints are BLO5 and BLO6. In this context a large proportion of BLO5 is covered by the conservation area and BAP Priority Habitat, and BLO6 is within a Source Protection Zone 3 and adjoins significant areas of BAP Priority Habitat. BLO7 also adjoins a large area of BAP Priority Habitat and is covered by a Source Protection Zone 2. In terms of BLO3, the western part of the area is within the conservation area.

Whilst BLO2 is bisected by a flood risk areas, the remaining parts of the area are comparatively unconstrained, as is BLO1. BLO4 is lightly constrained by small areas of surface flood zones and in the far north western corner by historic environment constraints.

All seven areas in Blockley are constrained by the Cotswolds AONB.




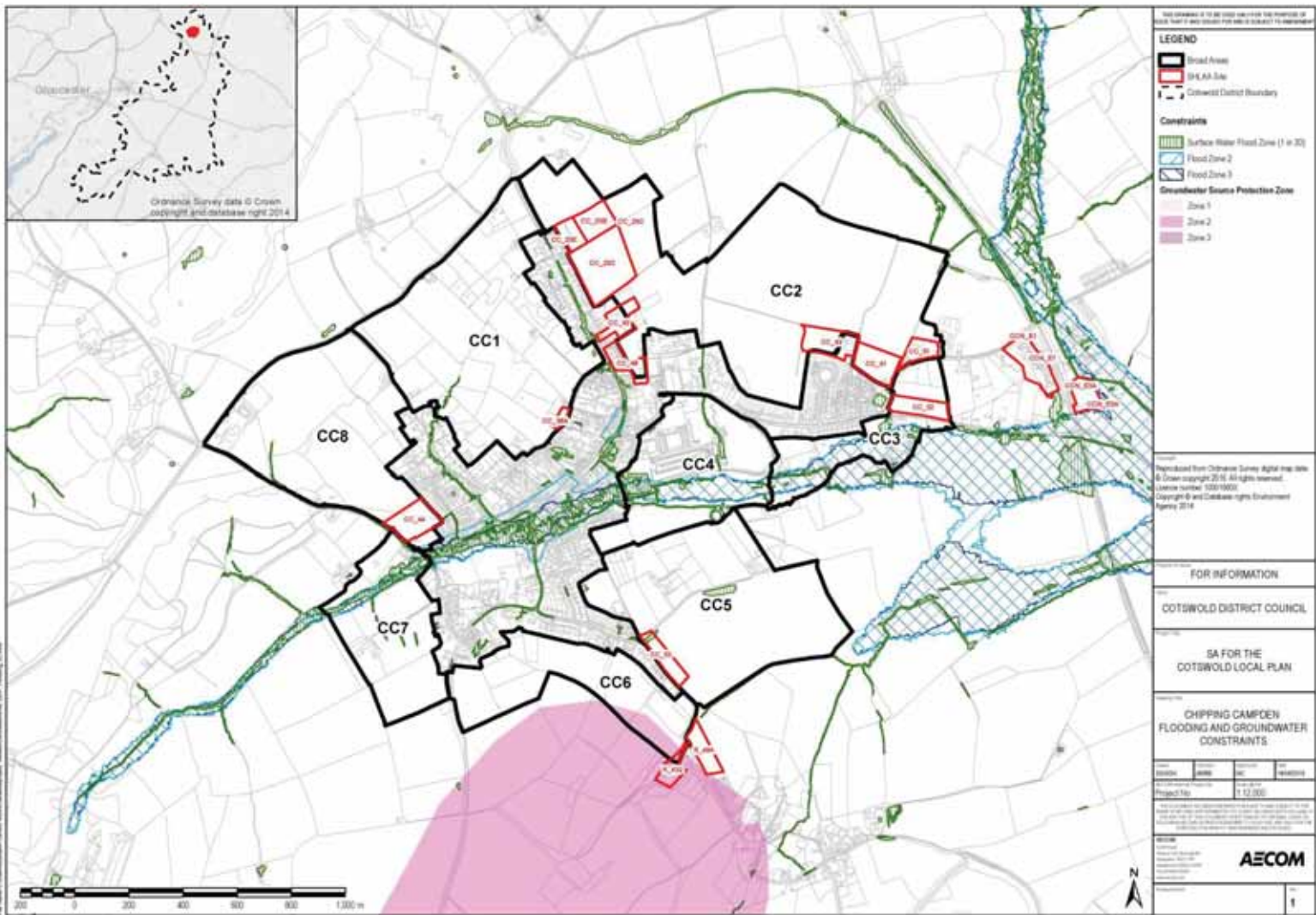
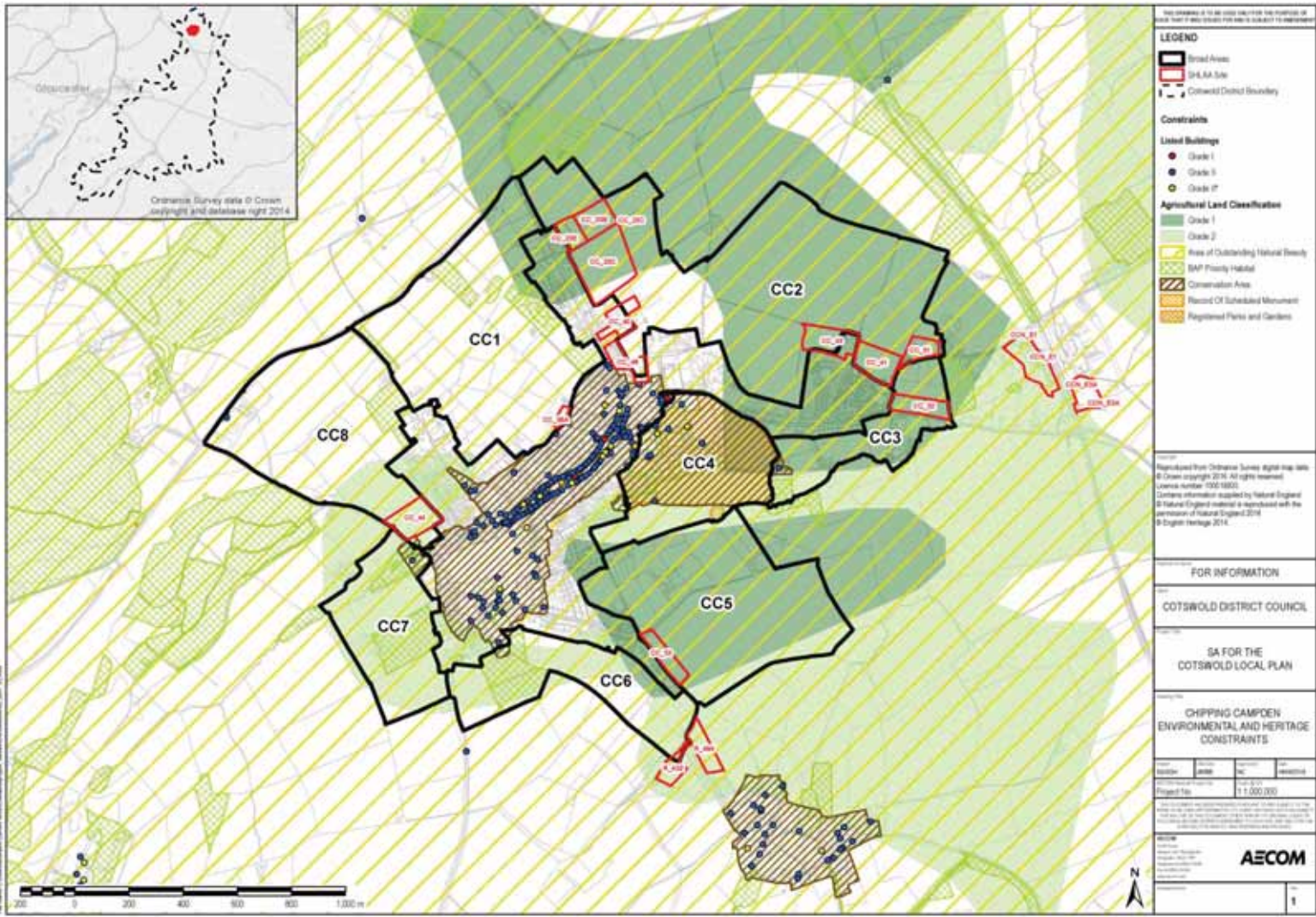
**Bourton-on-the-Water broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
BOUR1	<p>BOUR1 is located within the Cotswolds AONB.</p> <p>The southern western part of the area is designated as a scheduled monument (Bourton Bridge Roman settlement), and a Deciduous Woodland BAP Priority Habitat is located adjacent to the scheduled monument. The north-eastern boundary of the area adjoins a Deciduous Woodland BAP Priority Habitat and Coastal and Floodplain Grazing Marsh BAP Priority Habitat. The area is also located within a SSSI Impact Risk Zone.</p> <p>An area of surface water flood zone (1 in 30) is located on the south-eastern edge of the area.</p>	<p>Historic Environment and Landscape; Biodiversity; Climate Change.</p>
BOUR2	<p>BOUR2 is located within the Cotswolds AONB.</p> <p>The area is covered wholly by Floodplain Grazing Marsh BAP Priority Habitat and is located within an SSSI Impact Risk Zone.</p> <p>Approximately 70% of the area (the north eastern part) is located within a Flood Zone 3. An area of surface water flood zone (1 in 30) is also present in this area.</p>	<p>Biodiversity; Historic Environment and Landscape; Climate Change.</p>
BOUR3	<p>A scheduled monument (the Iron Age fortified enclosure known as Salmonsbury Camp) is located in the southern part of the area.</p> <p>The Salmonsbury Meadows SSSI, which is an area of neutral lowland grassland deemed to be in 'unfavourable recovering' condition, is located to the east of BOUR3. The majority of the rest of the area comprises Coastal and Floodplain Grazing Marsh BAP Priority Habitat and Lowland Meadows BAP Priority Habitat.</p> <p>In terms of other constraints, BOUR3 is located within the Cotswolds AONB, land classified as Grade 2 Agricultural Land comprises much of the west of the area, and a significant area of Flood Zone 3 and surface water flood zone covers the east of the area.</p>	<p>Biodiversity; Historic Environment and Landscape; Climate Change; Land, Soil and Water Resources.</p>
BOUR4	<p>The northern part of BOUR4 contains a scheduled monument (the Iron Age fortified enclosure known as Salmonsbury Camp) and an area of Deciduous Woodland BAP Priority Habitat. The south-western boundary of the area comprises a Flood Zone 2 and 3.</p> <p>The western half of BOUR4 is within the Bourton-on-Water Conservation Area. Two listed buildings are also present on the northern boundary of the area.</p> <p>BOUR4 is located within the Cotswolds AONB and an SSSI Impact Risk Zone.</p>	<p>Biodiversity; Historic Environment and Landscape; Climate Change.</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
BOUR5	Deciduous Woodland BAP Priority Habitat and Coastal and Floodplain Grazing Marsh BAP Priority Habitat covers most of BOUR5, and the area is within an SSSI Impact Risk Zone. BOUR5 is located within the Cotswolds AONB. The area is largely within a Flood Zone 2 and 3, with 1 in 30 year surface water flood zones present.	Biodiversity; Historic Environment and Landscape; Climate Change.
BOUR6	BOUR6 is located within the Cotswolds AONB and an SSSI Impact Risk Zone. The north-east half of the area covered by Flood Zone 2 and 3, with 1 in 30 year surface water flood zones present. The north eastern tip of the area is within the Bourton-on-Water Conservation Area. An area of Deciduous Woodland BAP Priority Habitat is present on the eastern edge of the area.	Biodiversity; Historic Environment and Landscape; Climate Change.
BOUR7	In terms of historic environment constraints, the north western part of BOUR7 is designated as a scheduled monument (Bourton Bridge Roman settlement) and the northern part is within the Bourton-on-Water Conservation Area. BOUR7 is located within the Cotswolds AONB in a sensitive SSSI Impact Risk Zone. The western edge of the area contains a Traditional Orchard BAP Priority Habitat. The north-eastern part of BOUR7 is largely within a Flood Zone 2 and 3 and 1 in 30 year surface water flood zones.	Biodiversity; Historic Environment and Landscape; Climate Change.

**Summary of constraints appraisal**

Rank of relative sustainability merits: Bourton-on-the-Water						
BOUR1	BOUR2	BOUR3	BOUR4	BOUR5	BOUR6	BOUR7
	4	6	3	6	2	3
<p>BOUR2, BOUR3 and BOUR5 are significantly constrained by biodiversity considerations, including BAP Priority Habitat and the SSSI. BOUR3 is also significantly constrained by the scheduled monument, and BOUR5 is significantly constrained by Flood Zone 3, which covers most of the area. The north eastern half of BOUR2 is also covered by a Flood Risk Zone. A large proportion of BOUR4 and BOUR7 are constrained by historic environment considerations, including the conservation area.</p> <p>BOUR1 is the least constrained area in conjunction with the sensitivities considered, with constraints in BOUR6 limited to the east of this area.</p> <p>All seven areas in Bourton-on-the Water are constrained by the Cotswolds AONB.</p>						





**Chipping Camden broad area assessment**

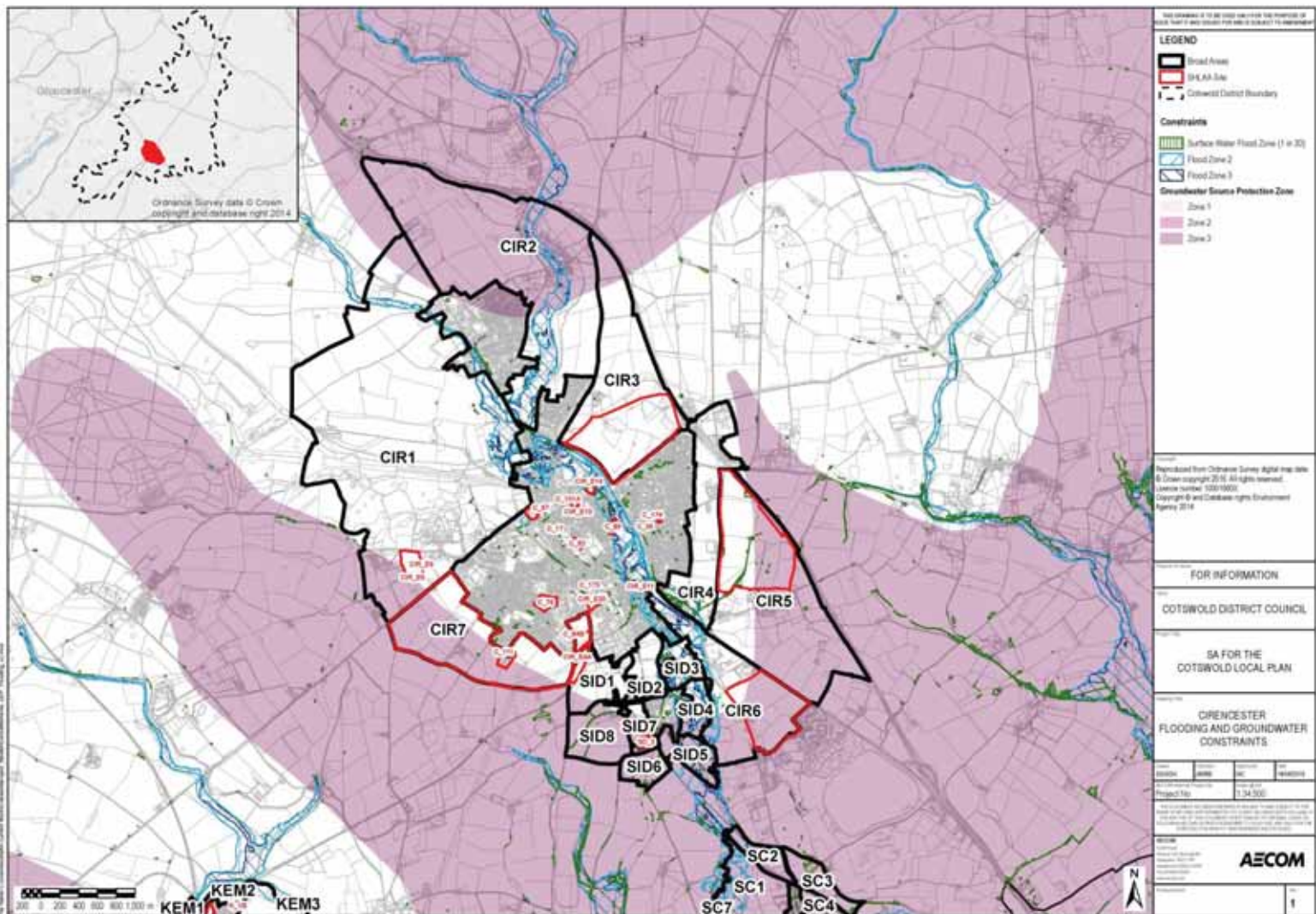
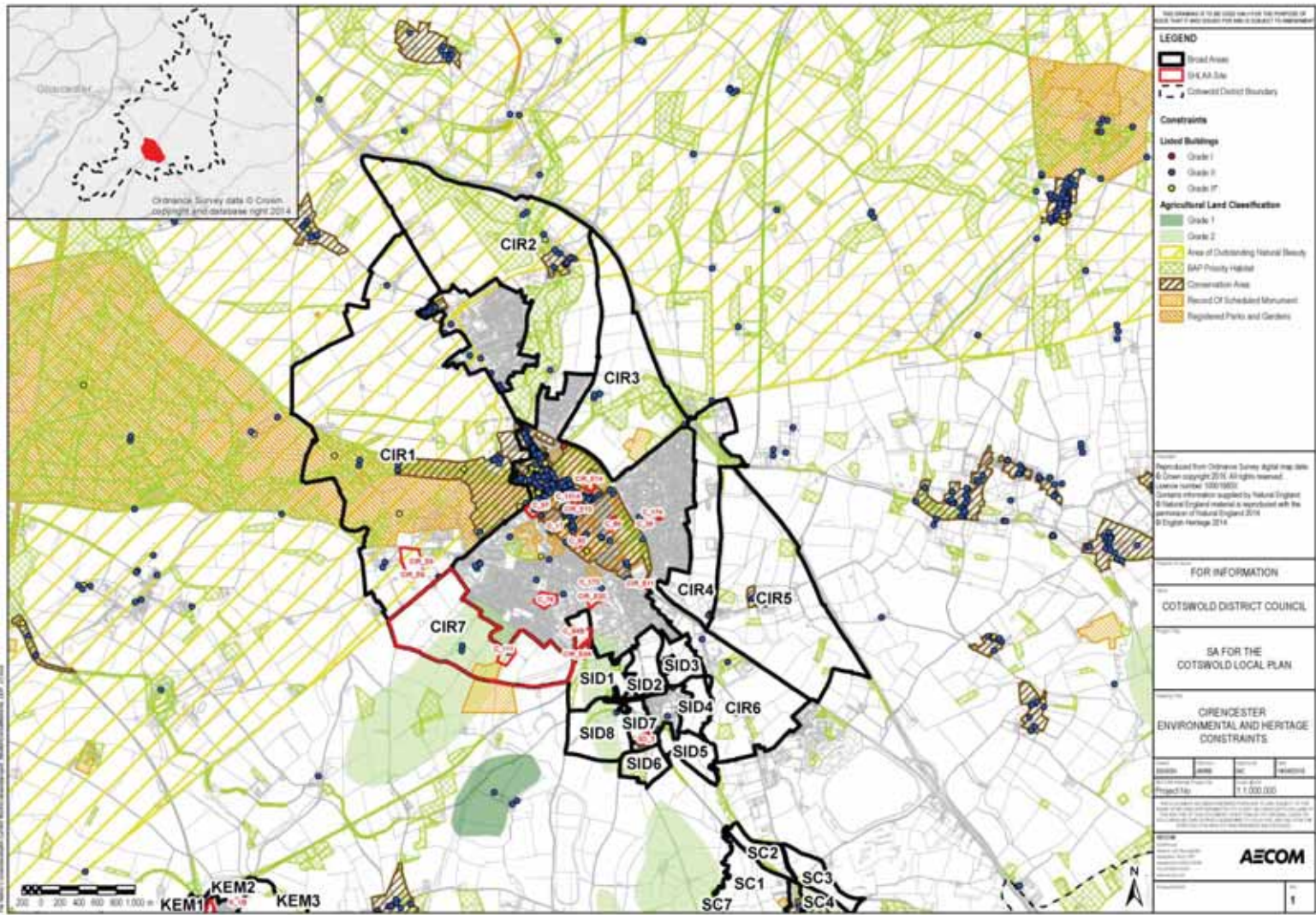
Area	Key constraints in area	Sustainability themes for which constraints exist
CC1	CC1 is located within the Cotswolds AONB. Areas of Traditional Orchard BAP Priority Habitat and Deciduous Woodland BAP Priority Habitat are present in the north east of the area. Land classified as Grade 1 Agricultural Land covers the north eastern part of CC1.	Biodiversity; Historic Environment and Landscape; Land, Soil and Water Resources.
CC2	CC2 is located within the Cotswolds AONB. Most of the area is covered by land classified as Grade 1 Agricultural Land.	Historic Environment and Landscape; Land, Soil and Water Resources.
CC3	<p>CC3 is located within the Cotswolds AONB and the western part of the area adjoins the Chipping Campden Conservation Area. A scheduled monument (Campden House, formal garden and associated Medieval cultivation earthworks) is also adjoined by the area in the west.</p> <p>The southern half of CC3 is within a Flood Zone 3 and surface water flood zones (1 in 30 year). The south-western corner of the area contains an area of Deciduous Woodland BAP Priority Habitat and the eastern part of the area adjoins Traditional Orchard BAP Priority Habitat and Deciduous Woodland BAP Priority Habitat.</p> <p>Most of the area is covered by land classified as Grade 1 Agricultural Land, with the southern part of the area covered by Grade 2 Agricultural Land.</p>	Historic Environment and Landscape; Biodiversity; Climate Change; Land, Soil and Water Resources.
CC4	<p>CC4 is located within the Cotswolds AONB. The area largely comprises a scheduled monument (Campden House, formal garden and associated Medieval cultivation earthworks) and the area is mostly located within the Chipping Campden Conservation Area.</p> <p>Part of the area is a Traditional Orchard BAP Priority Habitat. Flood Zones 2 and 3 and 1 in 30 year surface water flood zones bisect the area from west to east.</p> <p>The southern part of CC4 is largely classified as Grade 2 Agricultural Land.</p>	Historic Environment and Landscape; Biodiversity; Climate Change; Land, Soil and Water Resources.
CC5	CC5 is located within the Cotswolds AONB and the area is largely classified as Grade 1 Agricultural Land. The centre of the area contains a small pocket of 1 in 30 year surface water flood zone.	Historic Environment and Landscape; Climate Change; Land, Soil and Water Resources.
CC6	<p>CC6 is located within the Cotswolds AONB. The western part of the area contains an area of Traditional Orchard BAP Priority Habitat and Deciduous Woodland BAP Priority Habitat. The northern edge of the area overlaps with the Chipping Campden Conservation Area. Part of the south of the area is covered by a groundwater Source Protection Zone 2.</p> <p>Most of CC6 is covered by land classified as Grade 2 Agricultural Land.</p>	Historic Environment and Landscape; Climate Change; Land, Soil and Water Resources; Biodiversity.

Area	Key constraints in area	Sustainability themes for which constraints exist
CC7	<p>CC7 is located within the Cotswolds AONB. The centre of the area comprises an area of Traditional Orchard BAP Priority Habitat, and the north of the area contains an area of Deciduous Woodland BAP Priority Habitat. Most of CC7 is covered by land classified as Grade 2 Agricultural Land.</p> <p>A Flood Zone 2 and 3 (with 1 in 30 year surface water flood zones) bisects the north of the area from west to east.</p> <p>The north-eastern tip of CC7 is within the Chipping Campden Conservation Area; two listed structures associated with Westington Mill are located here.</p>	Historic Environment and Landscape; Climate Change; Land, Soil and Water Resources; Biodiversity.
CC8	<p>The southern part of CC8 is covered by land classified as Grade 2 Agricultural Land. An area of Traditional Orchard BAP Priority Habitat is present on the east of the area.</p> <p>CC8 is located within the Cotswolds AONB.</p>	Historic Environment and Landscape; Land, Soil and Water Resources; Biodiversity.

**Summary of constraints appraisal**

Rank of relative sustainability merits: Chipping Campden							
CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8
	5	7	8	5	3	4	
<p>CC4 is highly constrained, including by the presence of the scheduled monument, which covers the majority of this area. CC2, CC3 and CC5 are significantly constrained by land classified as Grade 1 Agricultural Land, with CC6 and CC7 constrained by land classified as Grade 2 Agricultural Land and BAP Priority Habitat.</p> <p>Overall CC1 and CC8 have the fewest constraints, although smaller areas of the Best and Most Versatile Agricultural Land and BAP Priority Habitat are present in both these areas.</p> <p>All eight areas in Chipping Campden are constrained by the Cotswolds AONB.</p>							






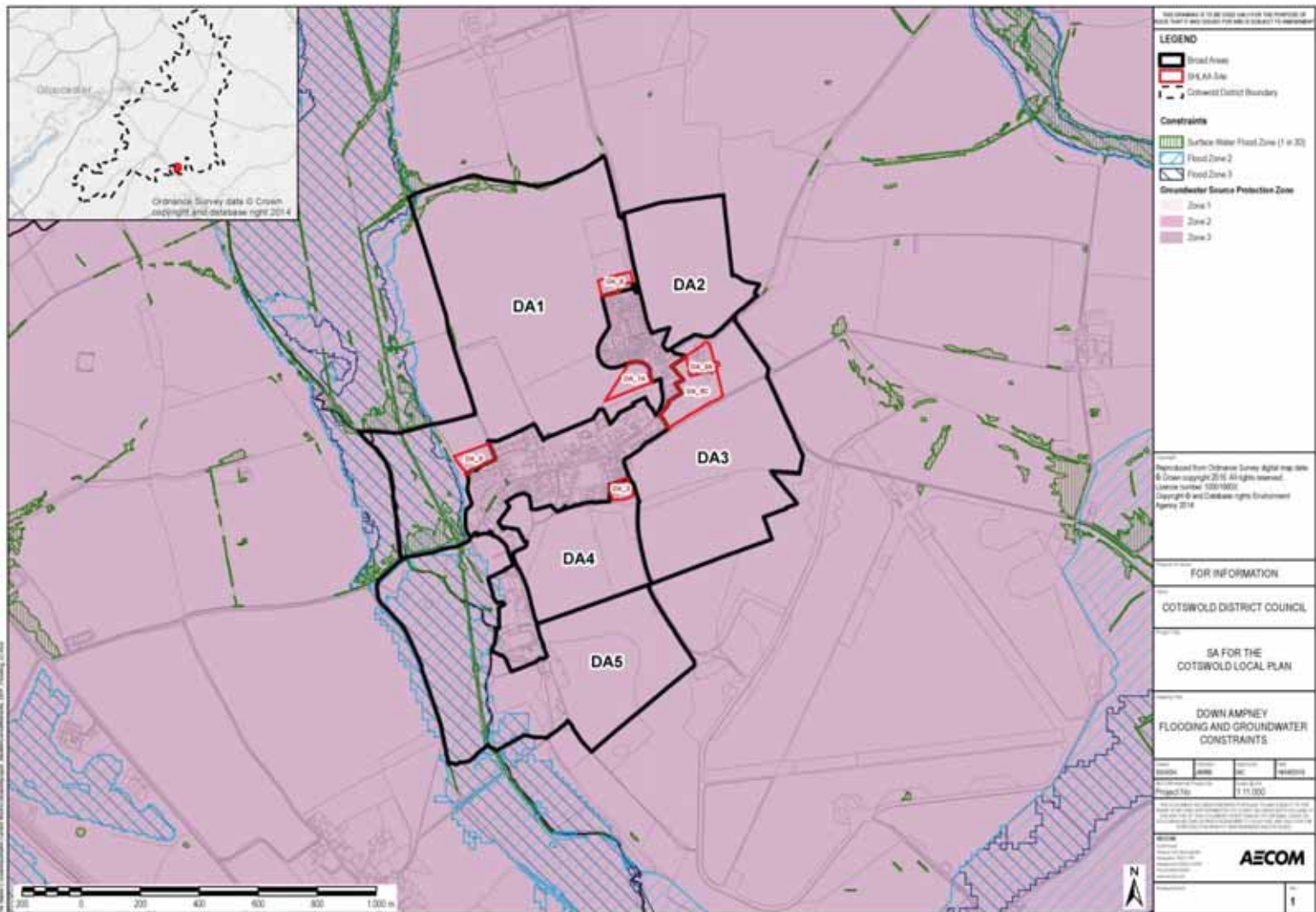
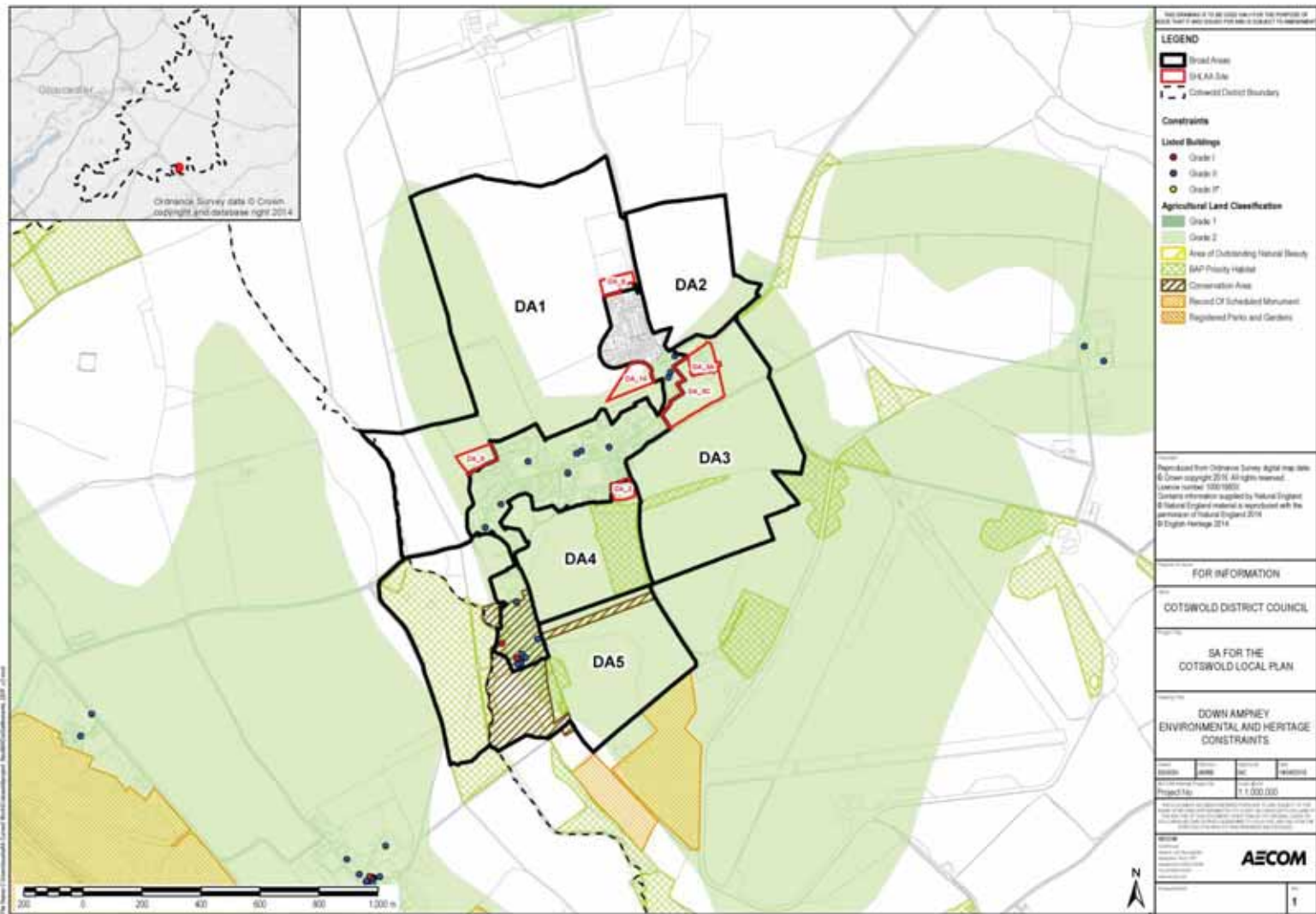
**Cirencester broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
CIR1	<p>CIR1 is located within the Cotswolds AONB.</p> <p>A significant part of CIR1 is covered by Cirencester Park, which is a Registered Park and Garden. Large areas of this 18th century landscape park are covered by Woodpasture and Parkland BAP Priority Habitat and Deciduous Woodland BAP Priority Habitat. The park contains a number of listed structures. Part of the area is within the Cirencester Park Conservation Area.</p> <p>The northern and southern tips of CIR1 are within a groundwater Source Protection Zone 3. The eastern edge of the area is within a Flood Zone 2 and 3.</p>	<p>Historic Environment and Landscape; Climate Change; Environmental Quality; Biodiversity.</p>
CIR2	<p>Most of CIR2 is located within the Cotswolds AONB (excluding the south-eastern edge of the area).</p> <p>An area of Coastal and Floodplain Grazing Marsh BAP Priority Habitat, Deciduous Woodland BAP Priority Habitat, and Lowland Calcareous Grassland BAP Priority Habitat bisects the area from north to south. A Flood Zone 2 and 3 also bisects the area from north to south. The northern half of the area is within a groundwater Source Protection Zone 3.</p> <p>CIR2 extends to the Baunton Conservation Area, where a number of listed buildings are present.</p>	<p>Historic Environment and Landscape; Climate Change; Biodiversity; Environmental Quality.</p>
CIR3	<p>The northern tip of CIR3 is located within the Cotswolds AONB.</p> <p>The southern part of the area contains an area of Deciduous Woodland BAP Priority Habitat and Traditional Orchard BAP Priority Habitat. Listed structures include three structures at Whiteway Court and a milestone on The Whiteway.</p>	<p>Historic Environment and Landscape; Biodiversity.</p>
CIR4	<p>The northern tip of CIR4 contains areas of Deciduous Woodland BAP Priority Habitat, which adjoin the A419. The southern edge of the area is within a Flood Zone 2 and 3, with 1 in 30 year surface water flood zone present. Two listed buildings associated with Forty Farmhouse are present in the south eastern corner of the area.</p>	<p>Historic Environment and Landscape; Biodiversity; Climate Change.</p>
CIR5	<p>The eastern part of CIR5 is largely within a groundwater Source Protection Zone 3. There are a number of small pockets of Deciduous Woodland BAP Priority Habitat in the area. A surface water flood zone (1 in 30) corridor of limited size crosses the north western part of the area.</p> <p>Nine Grade II listed structures are present in Preston.</p>	<p>Historic Environment and Landscape; Biodiversity; Climate Change; Environmental Quality.</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
CIR6	<p>Part of the western section of the area is classified as Grade 2 Agricultural Land.</p> <p>Small pockets of Deciduous Woodland BAP Priority Habitat are located across the area.</p> <p>A Flood Zone 2 and 3 (with 1 in 30 year surface water flood zones) bisects the area from north to south. The south eastern part of CIR6 is within a groundwater Source Protection Zone 3.</p> <p>A number of listed buildings (including two Grade II* listed buildings) are present in the vicinity of Siddington Manor. There is also a scheduled monument at this location (a tithe barn).</p>	<p>Historic Environment and Landscape; Biodiversity; Climate Change; Environmental Quality; Land, Soil and Water Resources.</p>
CIR7	<p>In terms of historic environment constraints, a scheduled monument overlaps the area in the south (Settlement SE of Chesterton Farm, a Romano-British settlement). Two listed structures are present at Chesterton Farm.</p> <p>Approximately 40% of the area is covered by land classified as Grade 2 Agricultural Land.</p> <p>The south western half of CIR7 is within a groundwater Source Protection Zone 3.</p>	<p>Historic Environment and Landscape; Environmental Quality; Land, Soil and Water Resources.</p>

**Summary of constraints appraisal**


Rank of relative sustainability merits: Cirencester						
CIR1	CIR2	CIR3	CIR4	CIR5	CIR6	CIR7
6	6	5	2		4	3
<p>CIR1 and CIR2 are constrained by their location within the Cotswolds AONB. Extensive areas of BAP Priority Habitat are also present in CIR2 and the presence of Cirencester Park provides a significant constraint in CIR1.</p> <p>Of the other broad areas, CIR3 contains a number of BAP Priority Habitats and listed buildings, and adjoins the conservation area, and CIR4 and CIR6 contain areas of flood risk. Parts of CIR7 are constrained by land deemed as Grade 2 Agricultural Land and the presence of the scheduled monument. It is however the only area considered to be relatively unconstrained by biodiversity considerations.</p> <p>A groundwater Source Protection Zone 3 covers parts of CIR5, CIR6 and CIR7.</p>						

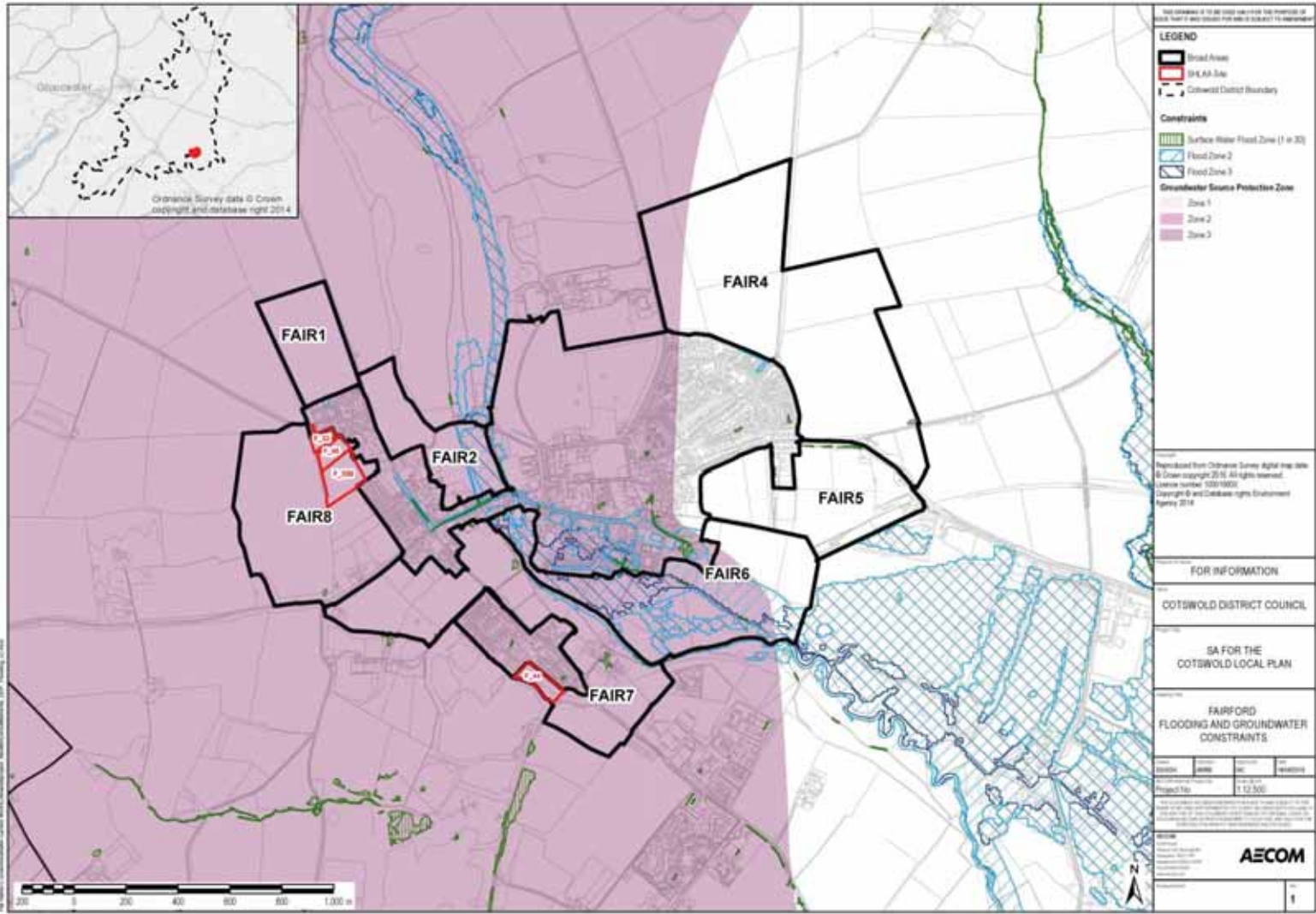
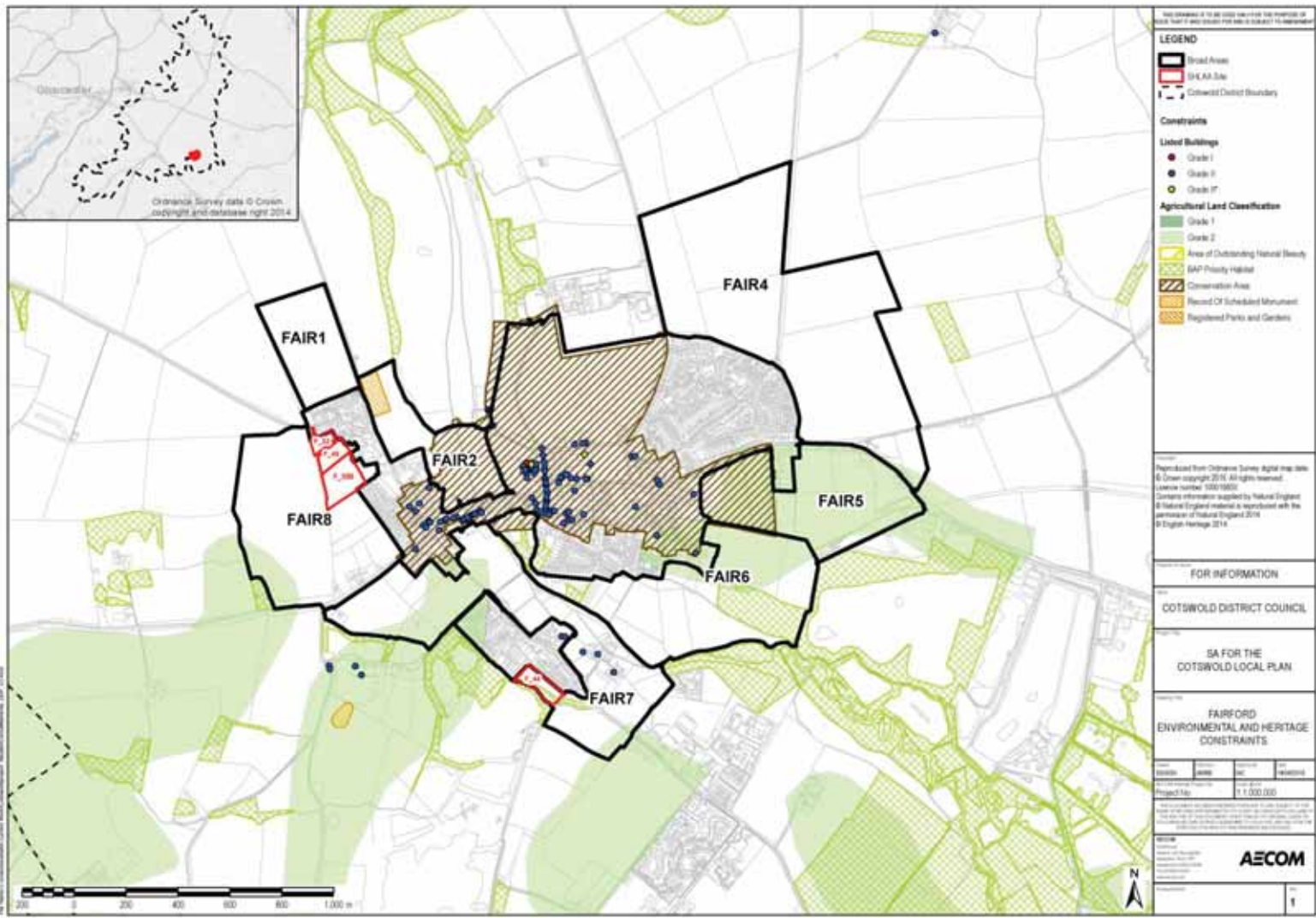


**Down Ampney broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
DA1	DA1 is within a groundwater Source Protection Zone 3. The south-western corner of the area is within a Flood Zone 2 and 3, with 1 in 30 year surface water flood zones present. An area of Grade 2 Agricultural Land covers the centre of the area.	Environmental Quality; Land, Soil and Water Resources; Climate Change.
DA2	DA2 is within a groundwater Source Protection Zone 3. An area of Grade 2 Agricultural Land covers the south eastern edge of the area centre of the area.	Environmental Quality; Land, Soil and Water Resources.
DA3	Land classified as Grade 2 Agricultural Land and a groundwater Source Protection Zone 3 covers the whole of DA3. A small area of Deciduous Woodland BAP Priority Habitat crosses the area from west to east.	Environmental Quality; Land, Soil and Water Resources; Biodiversity.
DA4	The whole of DA4 is covered by land classified as Grade 2 Agricultural Land and a groundwater Source Protection Zone 3. The eastern part of DA4 comprises areas of Woodpasture and Parkland BAP Priority Habitat and Deciduous Woodland BAP Priority Habitat.	Environmental Quality; Land, Soil and Water Resources; Biodiversity.
DA5	The eastern part of DA5 is covered by land classified as Grade 2 Agricultural Land. Woodpasture and Parkland BAP Priority Habitat, Coastal and Floodplain Grazing Marsh BAP Priority Habitat and Deciduous Woodland BAP Priority Habitat cover a large proportion of the west of the area. The west of the area is also covered by a Flood Zone 3. The whole of DA5 is within a groundwater Source Protection Zone 3. DA5 is also within an SSSI Impact Risk Zone. The south eastern boundary of the area adjoins a scheduled monument (Settlement at Bean Hay Copse).	Environmental Quality; Land, Soil and Water Resources; Biodiversity; Climate Change; Historic Environment and Landscape.

**Summary of constraints appraisal**


Rank of relative sustainability merits: Down Ampney				
DA1	DA2	DA3	DA4	DA5
3	 1	2	4	5
<p>DA3, DA4 and DA5 are covered wholly by land classified as Grade 2 Agricultural Land, with DA1 and DA2 are the areas least constrained by Grade 2 Agricultural Land. DA5 is the only area significantly constrained by the conservation area and a large proportion of of DA4 is covered by BAP Priority Habitat. The western parts of DA1 and DA5 are within an area of flood risk.</p> <p>All of the areas are within a groundwater Source Protection Zone 3.</p>				



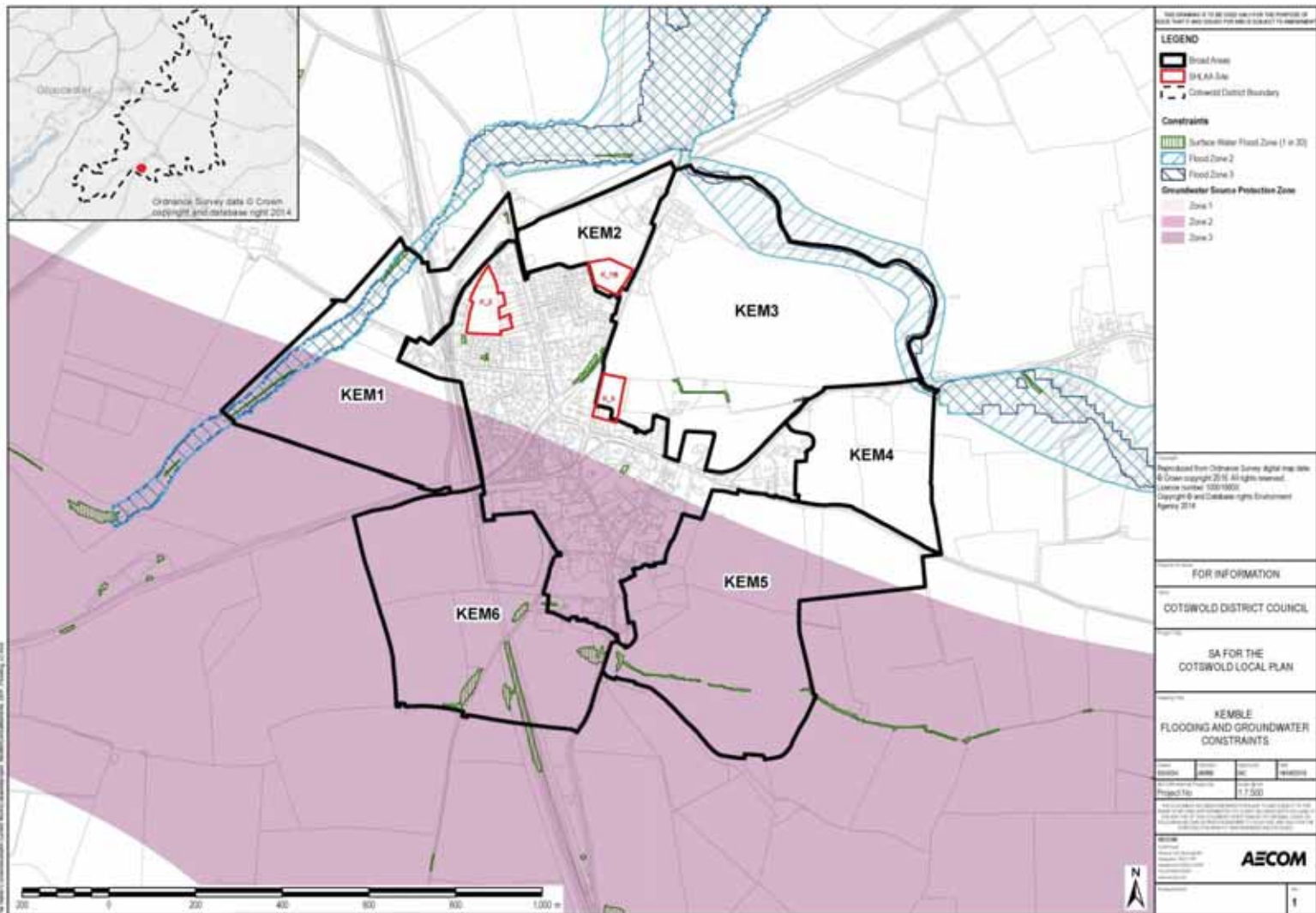
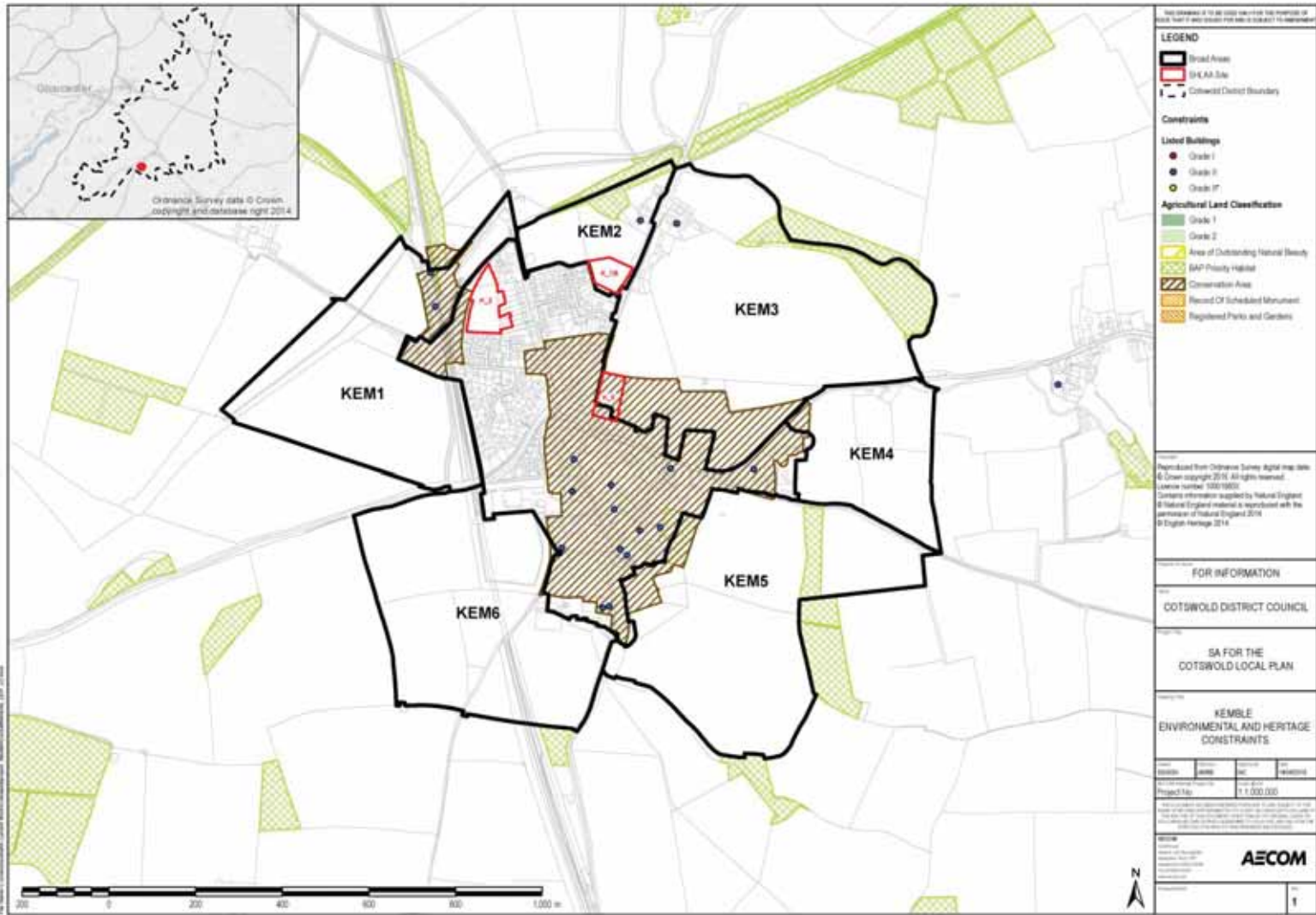
**Fairford broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
FAIR1	FAIR1 is within a groundwater Source Protection Zone 3.	Environmental Quality.
FAIR2	FAIR2 is within a groundwater Source Protection Zone 3. The eastern part of the area is located within a Flood Zone 2 and 3. A scheduled monument (Fairford Saxon cemetery) is located in the north western corner of the area. The western boundary of FAIR2 also adjoins the Fairford Conservation Area.	Environmental Quality; Climate Change; Historic Environment and Landscape.
FAIR3	FAIR3 is within the Fairford Conservation Area. It is also covered by a groundwater Source Protection Zone 3.	Environmental Quality; Historic Environment and Landscape.
FAIR4	FAIR4 is within an SSSI Impact Risk Zone. The western edge of the area is within a groundwater Source Protection Zone 3.	Environmental Quality; Biodiversity.
FAIR5	The western part of FAIR5 is within the Fairford Conservation Area and includes a large area of Woodpasture and Parkland BAP Priority Habitat. FAIR5 is within an SSSI Impact Risk Zone. The area is also largely classified as Grade 2 Agricultural Land.	Biodiversity; Land, Soil and Water resources; Historic Environment and Landscape.
FAIR6	The northern part of the area has been classified as Grade 2 Agricultural Land. Much of the rest of the area comprises Flood Zone 2 and 3. The southern part of FAIR6 adjoins an area of Coastal and Floodplain Grazing Marsh BAP Priority Habitat. There is also a small area of Deciduous Woodland BAP Priority Habitat in the west of the area. FAIR6 is within an SSSI Impact Risk Zone. FAIR6 is largely within a groundwater Source Protection Zone 3.	Biodiversity; Land, Soil and Water resources; Climate Change; Environmental Quality.
FAIR7	FAIR7 is located within a groundwater Source Protection Zone 3. The north eastern boundary of the area is within a Flood Zone 3. A small area in the south of FAIR7 comprises Deciduous Woodland BAP Priority Habitat. Land classified as Grade 2 Agricultural Land is present in the west of the area and on the southern edge of the area.	Biodiversity; Land, Soil and Water Resources; Climate Change; Environmental Quality.
FAIR8	FAIR8 is located within a groundwater Source Protection Zone 3. Land in the south western corner of the area is classified as Grade 2 Agricultural Land.	Land, Soil and Water resources; Climate Change.

**Summary of constraints appraisal**

Rank of relative sustainability merits: Fairford							
FAIR1	FAIR2	FAIR3	FAIR4	FAIR5	FAIR6	FAIR7	FAIR8
2	6	8		7	5	4	3
<p>FAIR4 is the least constrained of the sites, with only a limited area of groundwater Source Protection Zone 3 covering the area. FAIR1 and FAIR8 are also both, with the exception of the presence of the Source Protection Zone 3 (which wholly covers both areas), relatively unconstrained.</p> <p>A large proportion of FAIR2, FAIR3 and FAIR5 are constrained by the conservation area, with FAIR5 also being constrained by land classified as Grade 2 Agricultural Land. FAIR6 and FAIR7 are partly covered by areas of Grade 2 agricultural land, with the latter containing a sizeable area of BAP Priority Habitat.</p>							




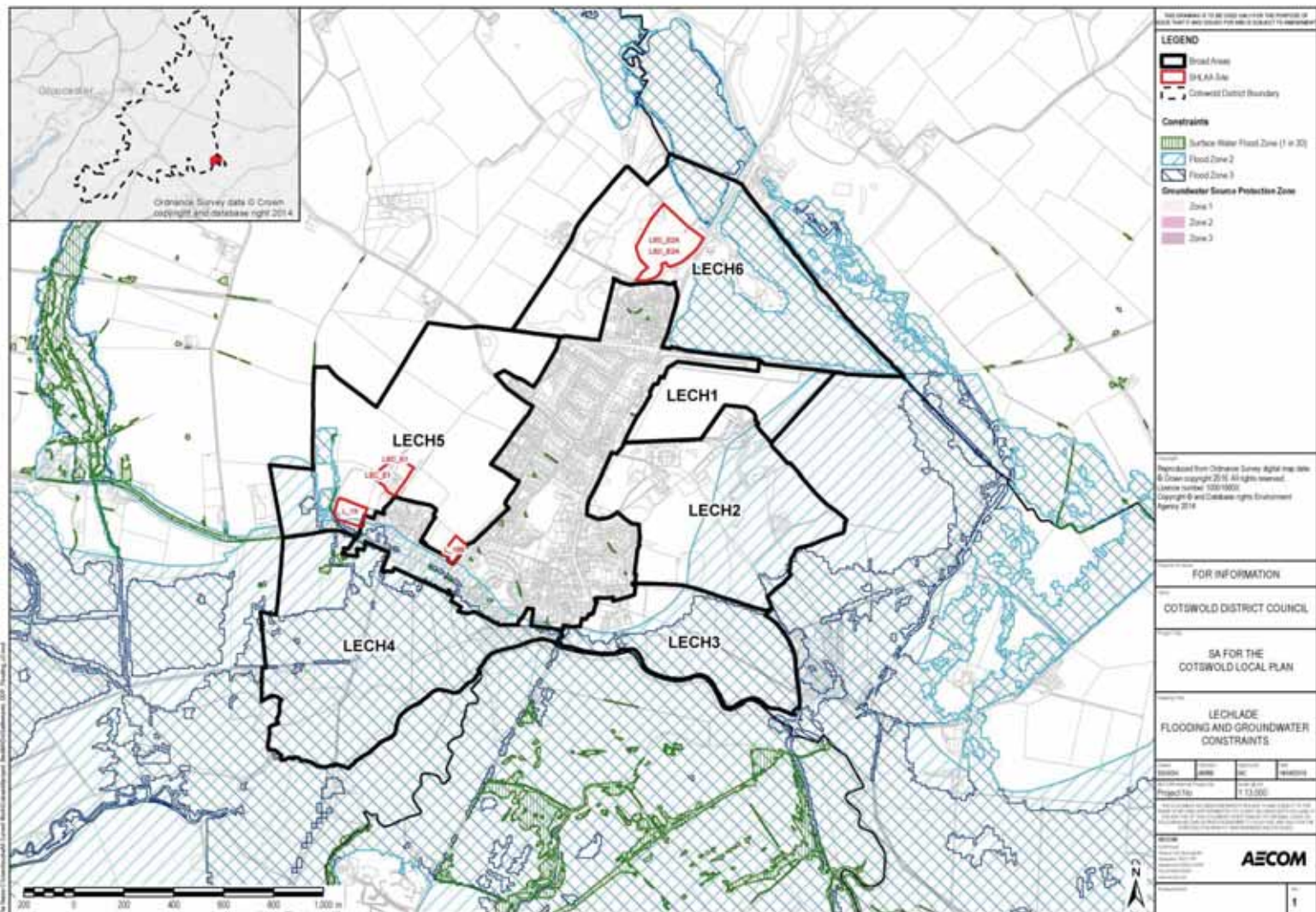
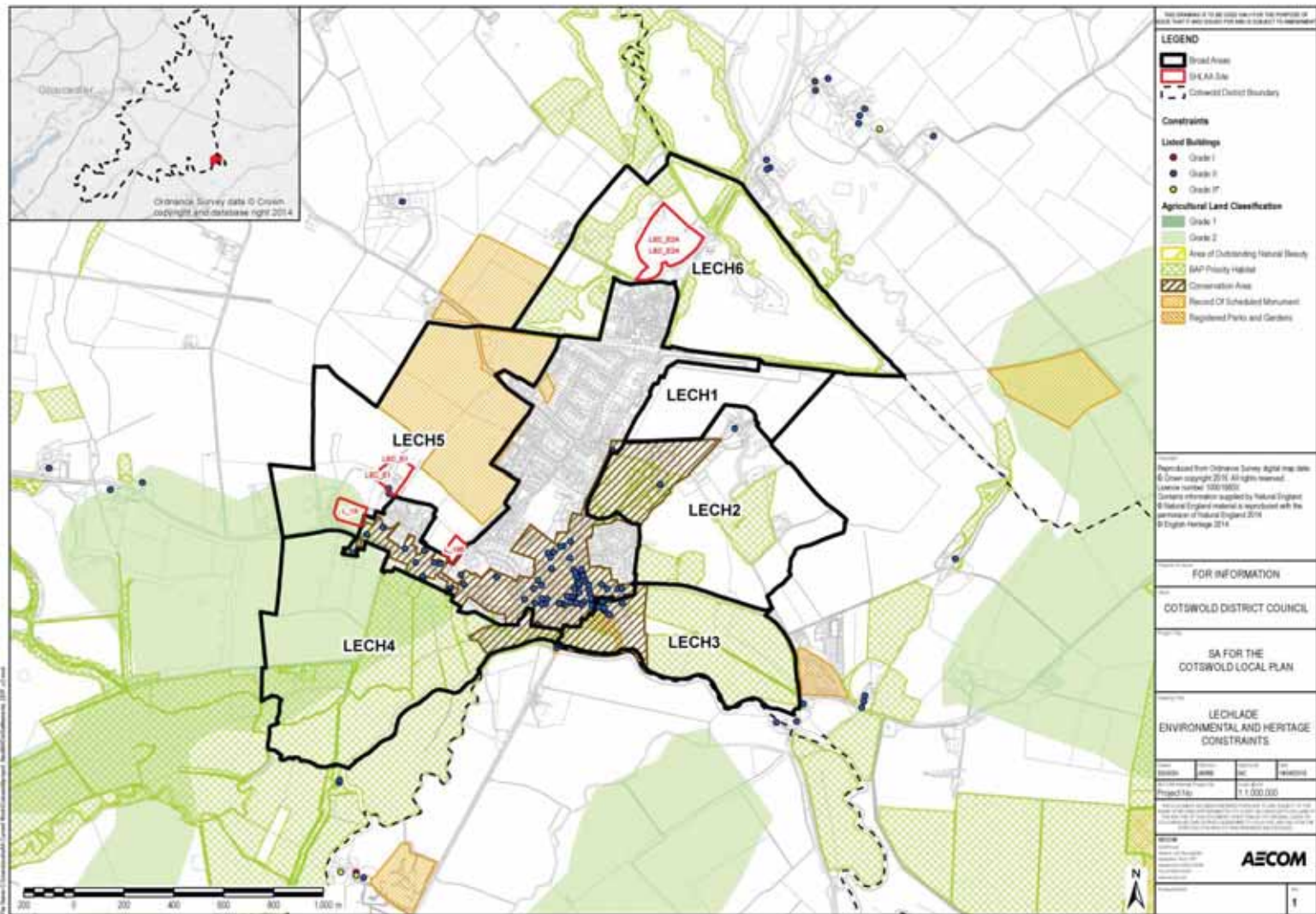


**Kemble broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
KEM1	<p>The southern part of KEM1 is located within a groundwater Source Protection Zone 3. A Flood Zone 3 runs through the north western part of the area.</p> <p>The south eastern edge adjacent to the built-up area is a geological SSSI (Kemble Railway Cuttings). The immediate area within KEM1 west of the SSSI is within the SSSI Impact Risk Zone.</p> <p>There are two listed buildings at Kemble Station, which is within the Kemble and Kemble Station Conservation Area.</p>	Biodiversity; Environmental Quality; Climate Change; Historic Environment and Landscape.
KEM2	<p>The northern edge of KEM2 is covered by an area of Deciduous Woodland BAP Priority Habitat. One listed building, the Grade II listed Clayfurlong House is located in the east of the area.</p>	Biodiversity; Historic Environment and Landscape.
KEM3	<p>A Deciduous Woodland BAP Priority Habitat is present in the north east of KEM3. The same area is within a Flood Zone 2. The southern part of KEM3 is within the Kemble and Kemble Station Conservation Area.</p>	Biodiversity; Climate Change; Historic Environment and Landscape.
KEM4	<p>The far north eastern corner of KEM4, comprising a minimal area, is within a Flood Zone 2.</p>	Climate change.
KEM5	<p>KEM5 is largely within a groundwater Source Protection Zone 3. The area largely comprises areas of Woodpasture and Parkland BAP Priority Habitat and Deciduous Woodland BAP Priority Habitat.</p> <p>A small surface water flood zone (1 in 30 year) crosses the south of the area. The north western part of KEM5 is within the within Kemble and Kemble Station Conservation Area.</p>	Biodiversity; Environmental Quality; Climate Change; Historic Environment and Landscape.
KEM6	<p>KEM6 is within groundwater Source Protection Zone 3. The south east of KEM6 contains some limited surface water flood zones (1 in 30 year).</p>	Climate Change; Environmental Quality.

**Summary of constraints appraisal**


Rank of relative sustainability merits: Kemble					
KEM1	KEM2	KEM3	KEM4	KEM5	KEM6
5	3	4		3	2
<p>KEM1 is partially, and KEM5 and KEM6 are wholly covered by a groundwater Source Protection Zone 3. KEM1, KEM3 and KEM5 are partially covered by the Kemble and Kemble Station Conservation Area.</p> <p>KEM2, KEM3 and KEM5 have some constraints relating the the presence of BAP Priority Habitat. Flood Zones are present in KEM1 and KEM3.</p> <p>With only a limited area of the conservation area adjoining its western extent, KEM4 is the least constrained of the areas in relation to the sensitivities considered for this constraints appraisal.</p>					

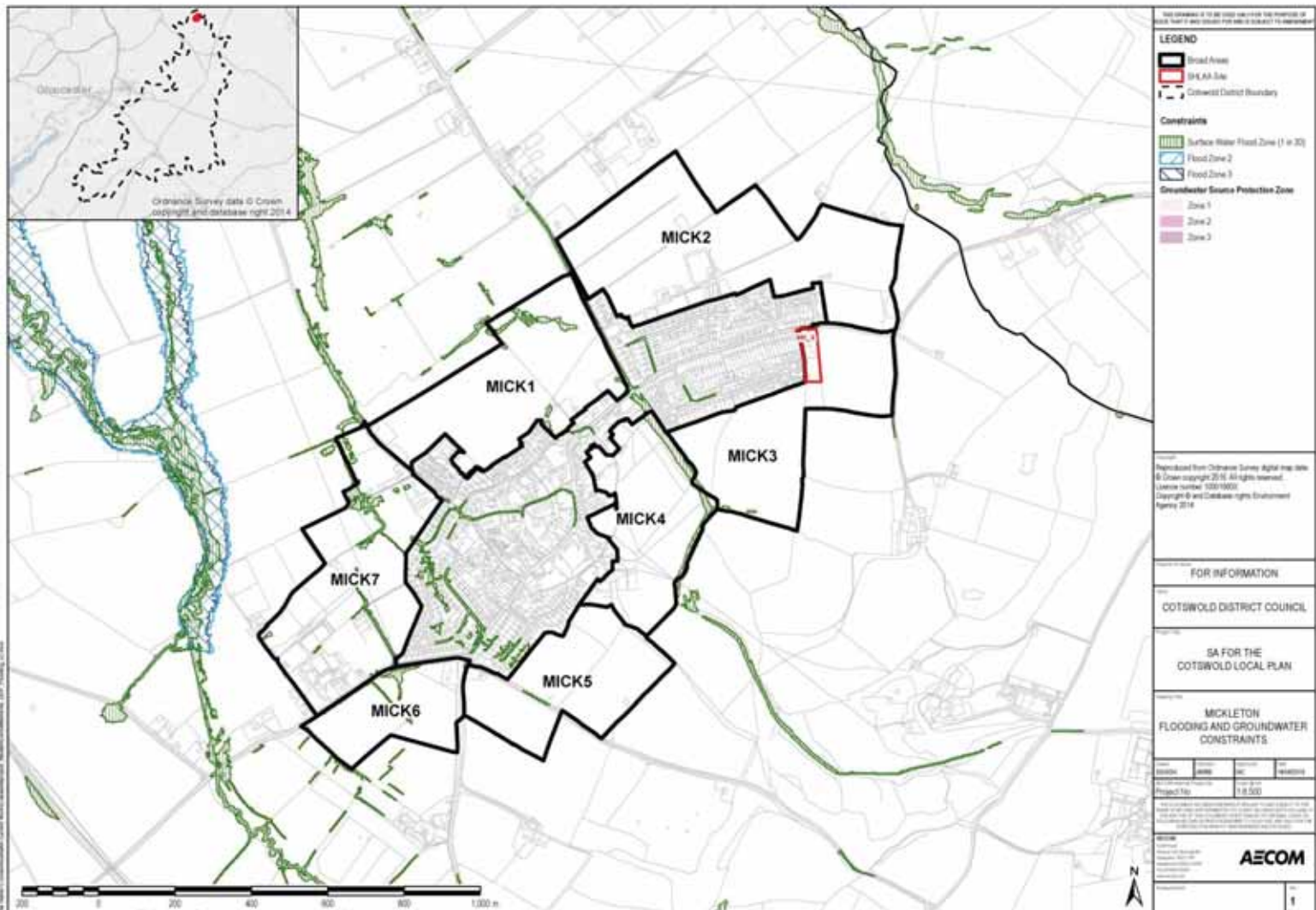
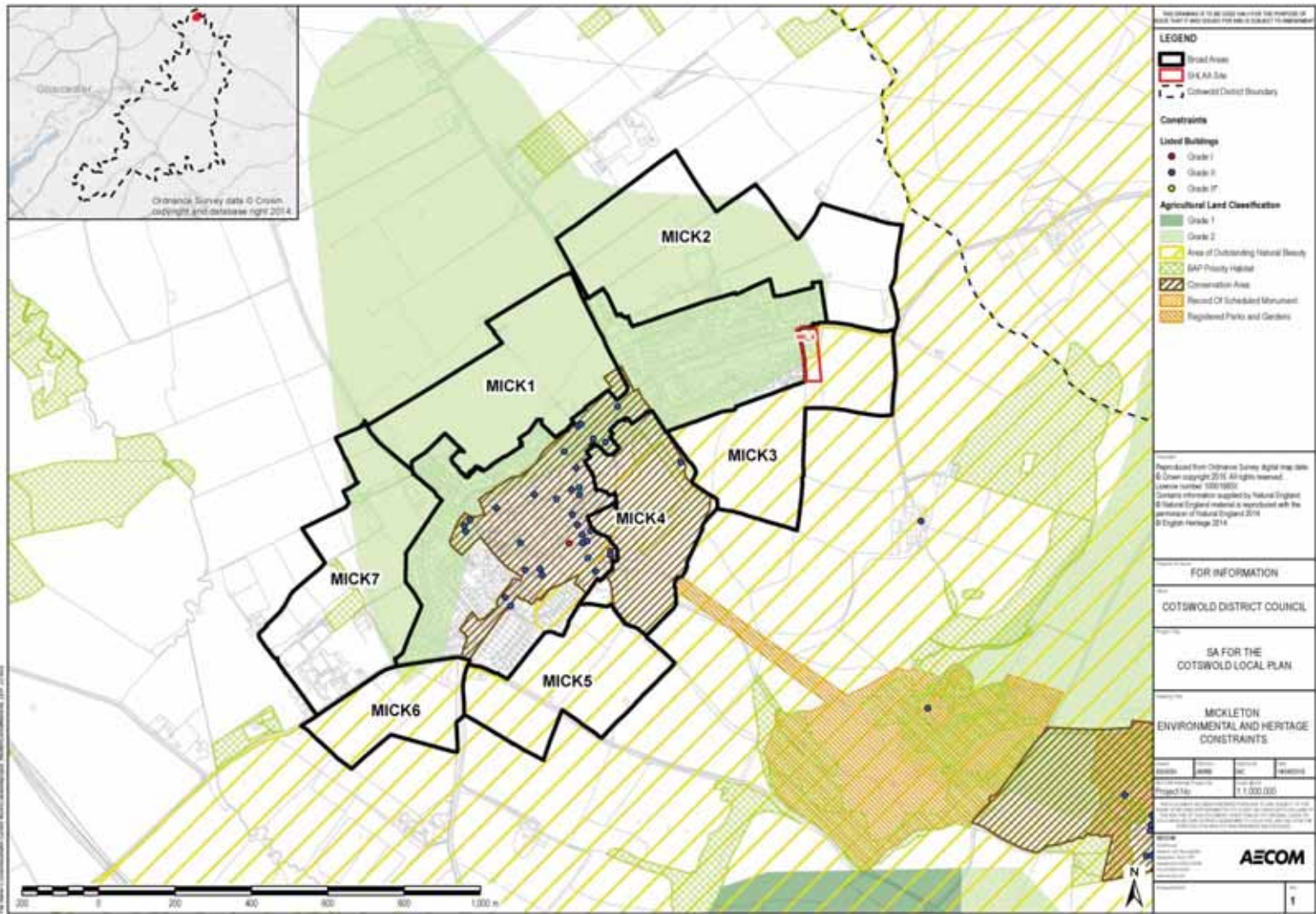


## Lechlade broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
LECH1	LECH1 is within an SSSI Impact Risk Zone. The eastern edge of the area is located within a Flood Zone 2.	Biodiversity; Climate Change.
LECH2	<p>The eastern half of LECH2 is within a Flood Zone 2.</p> <p>The western part of LECH2 is within the Lechlade Conservation Area. Two Grade II listed buildings are present in the north western part of LECH2.</p> <p>A number of BAP Priority Habitats are present in LECH2, including an area of Coastal and Floodplain Grazing Marsh BAP Priority Habitat in the south western corner of the area, and areas of Deciduous Woodland BAP Priority Habitat in the east and north west of the area. The area is also located within an SSSI Impact Risk Zone.</p>	Climate Change; Biodiversity; Historic Environment and Landscape.
LECH3	<p>Over 70% of LECH3 is located within a Flood Zone 3.</p> <p>A Coastal and Floodplain Grazing Marsh BAP Priority Habitat covers the majority of LECH3, and the area is within an SSSI Impact Risk Zone.</p> <p>The western part of LECH3 is within the Lechlade Conservation Area. This part of LECH3 contains the Registered Park and Garden of Church House and an area of Traditional Orchard BAP Priority Habitat.</p>	Climate Change; Biodiversity; Historic Environment and Landscape.
LECH4	<p>LECH4 is located wholly within a flood Zone 2 and 3.</p> <p>Two thirds of the area is covered by land classified as Grade 2 Agricultural Land.</p> <p>An area of Coastal and Floodplain Grazing Marsh BAP Priority Habitat covers a significant part of the area. LECH4 is also within an SSSI Impact Risk Zone, being within 200m of the Cotswold Water Park SSSI.</p>	Climate Change; Land, Soil and Water Resources; Biodiversity.
LECH5	<p>The north eastern half of LECH5 is a scheduled monument (scheduled as the '<i>Multi-period settlement, cemetery, and ceremonial complex W of Lechlade</i>'). The south west corner of the area is within Flood Zone 2 and 3, and is classified as Grade 2 Agricultural Land. LECH5 is within the Cotswold Water Park SSSI Impact Risk Zone.</p>	Historic Environment and Landscape; Biodiversity; Climate Change.
LECH6	<p>There are a number of areas of Deciduous Woodland BAP Priority Habitat present in LECH6. These cover a significant proportion of the area not covered by Horseshore Lake and Roughgrounds Lake. Flood Zones 2 and 3 are largely limited to the areas of LECH6 covered by the lakes. The western edge of LECH6 adjoins a scheduled monument (scheduled as the '<i>Multi-period settlement, cemetery, and ceremonial complex W of Lechlade</i>').</p>	Biodiversity; Climate Change; Historic Environment and Landscape.

**Summary of constraints appraisal**


Rank of relative sustainability merits: Lechlade					
LECH1	LECH2	LECH3	LECH4	LECH5	LECH6
	4	5	6	2	3
<p>LECH4 is heavily constrained by land classified as the Best and Most Versatile Agricultural Land, BAP Priority Habitat and Flood Risk Zones. LECH2 and LECH3 are both constrained by the conservation area (which cover the western parts of these areas) and BAP Priority Habitat, with LECH3 also highly constrained by Flood Zone 3. Approximately half of LECH2 is covered by a Flood Zone 2. A large proportion of LECH5 is covered by the scheduled monument, and a smaller area in the south west is covered by Grade 2 Agricultural Land. The central part of LECH5 however has fewer constraints. A large part of LECH6 is covered by BAP Priority Habitat and Horseshoe Lake / Roughgrounds Lake. LECH1 is the least constrained of the areas in relation to the criteria considered, with only a small area of Flood Zone 2 on the eastern edge of the area.</p>					

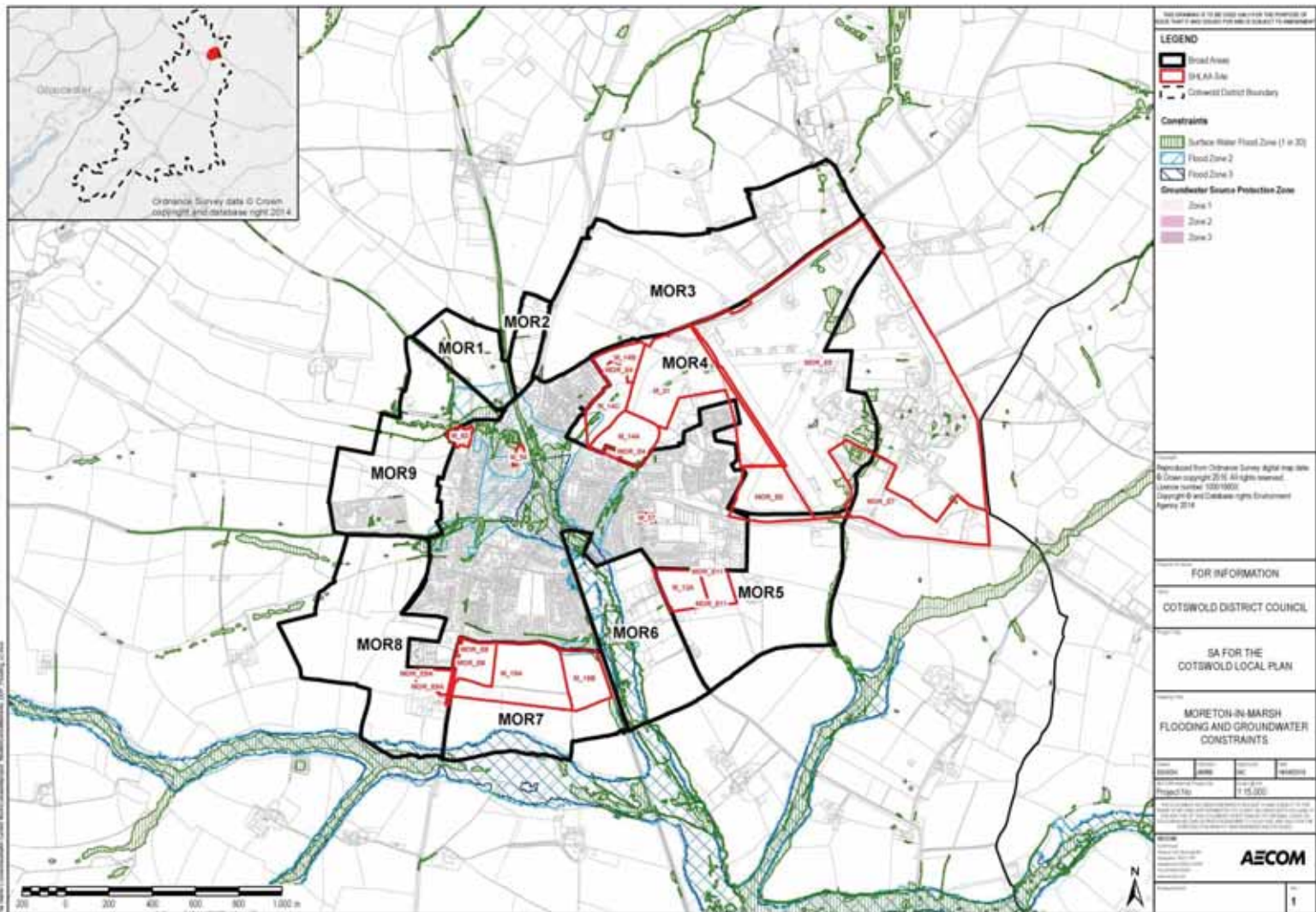
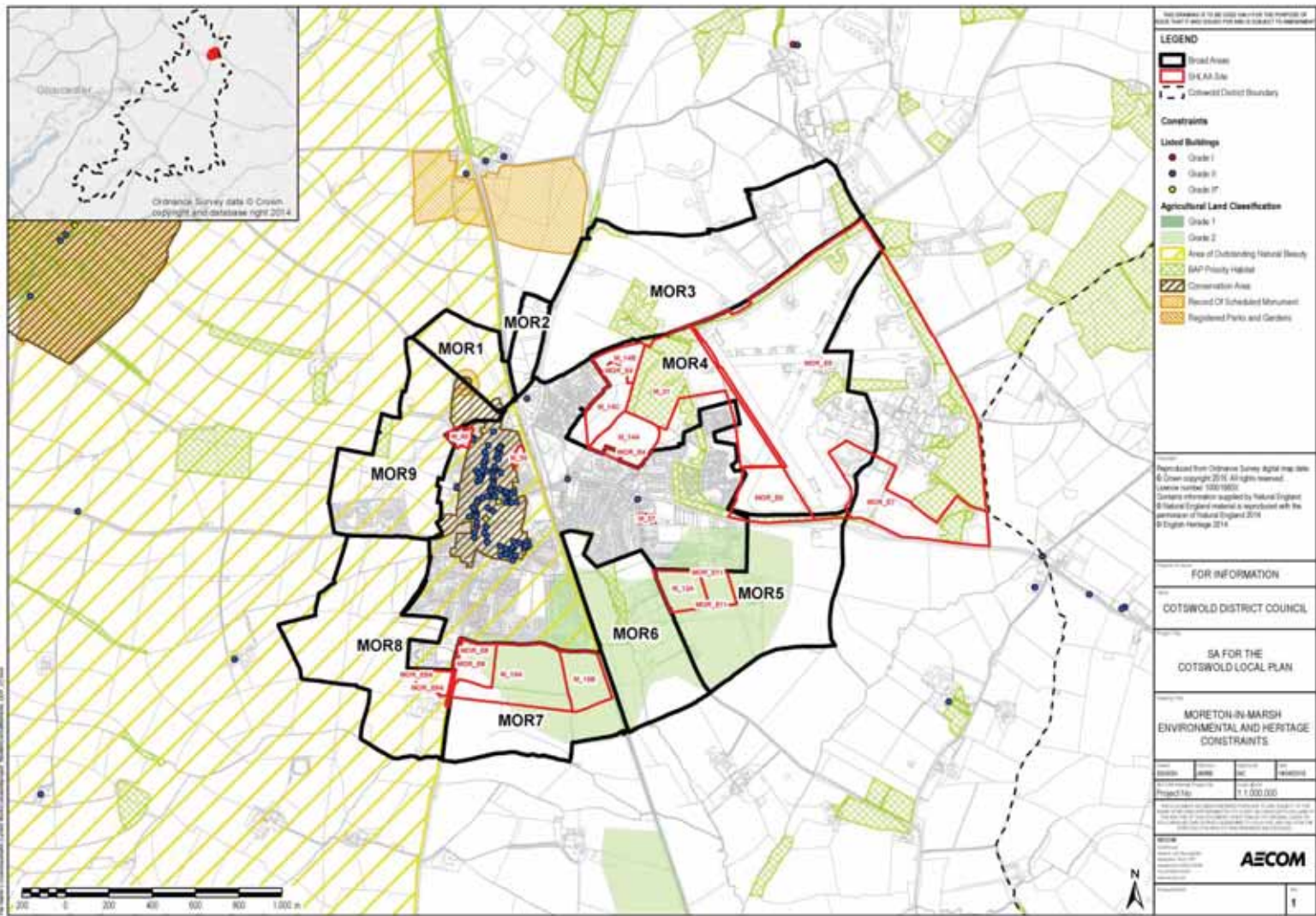


**Mickleton broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
MICK1	MICK1 is located within an area of Grade 2 Agricultural Land. The north and southeast edges of the area contain limited extents of 1 in 30 year Flood Zones.  The eastern corner of the area is within the Mickleton Conservation Area.	Historic Environment and Landscape; Land, Soil and Water Resources; Climate Change.
MICK 2	The western two thirds of MICK2 is covered by land classified as Grade 2 Agricultural Land.	Land, Soil and Water Resources.
MICK 3	MICK3 is located within the Cotswolds AONB.	Historic Environment and Landscape.
MICK 4	MICK4 is located within the Cotswolds AONB. The eastern edge of the area is covered by a 1 in 30 year surface Flood Zone.  An area of Deciduous Woodland BAP Priority Habitat is located in the east of the area.  The south western corner of MICK4 is located within the Mickleton Conservation Area.	Historic Environment and Landscape; Biodiversity; Climate Change.
MICK 5	MICK5 is located within the Cotswolds AONB.	Historic Environment and Landscape.
MICK6	MICK6 is located within the Cotswolds AONB. There are small surface water flood zones (1 in 30) located in the centre of the area.	Historic Environment and Landscape; Climate Change.
MICK7	The eastern part of MICK7 is covered by land classified as Grade 2 Agricultural Land.  An area of Deciduous Woodland BAP Priority Habitat is located in the centre of MICK7.  A small surface water flood zone (1 in 30) bisects the area.	Land, Soil and Water Resources; Biodiversity; Climate Change.

**Summary of constraints appraisal**

Rank of relative sustainability merits: Mickleton						
MICK1	MICK2	MICK3	MICK4	MICK5	MICK6	MICK7
3		4	7	5	6	2
<p>MICK3, MICK4, MICK5 and MICK6 are significantly constrained by their location within the Cotswolds AONB. MICK4 is also located almost wholly within the Mickleton Conservation Area.</p> <p>MICK1, MICK2 and MICK7, whilst not within the AONB, are constrained by land classified as Grade2 Agricultural Land, with parts of MICK7 constrained by BAP Priority Habitat.</p>						






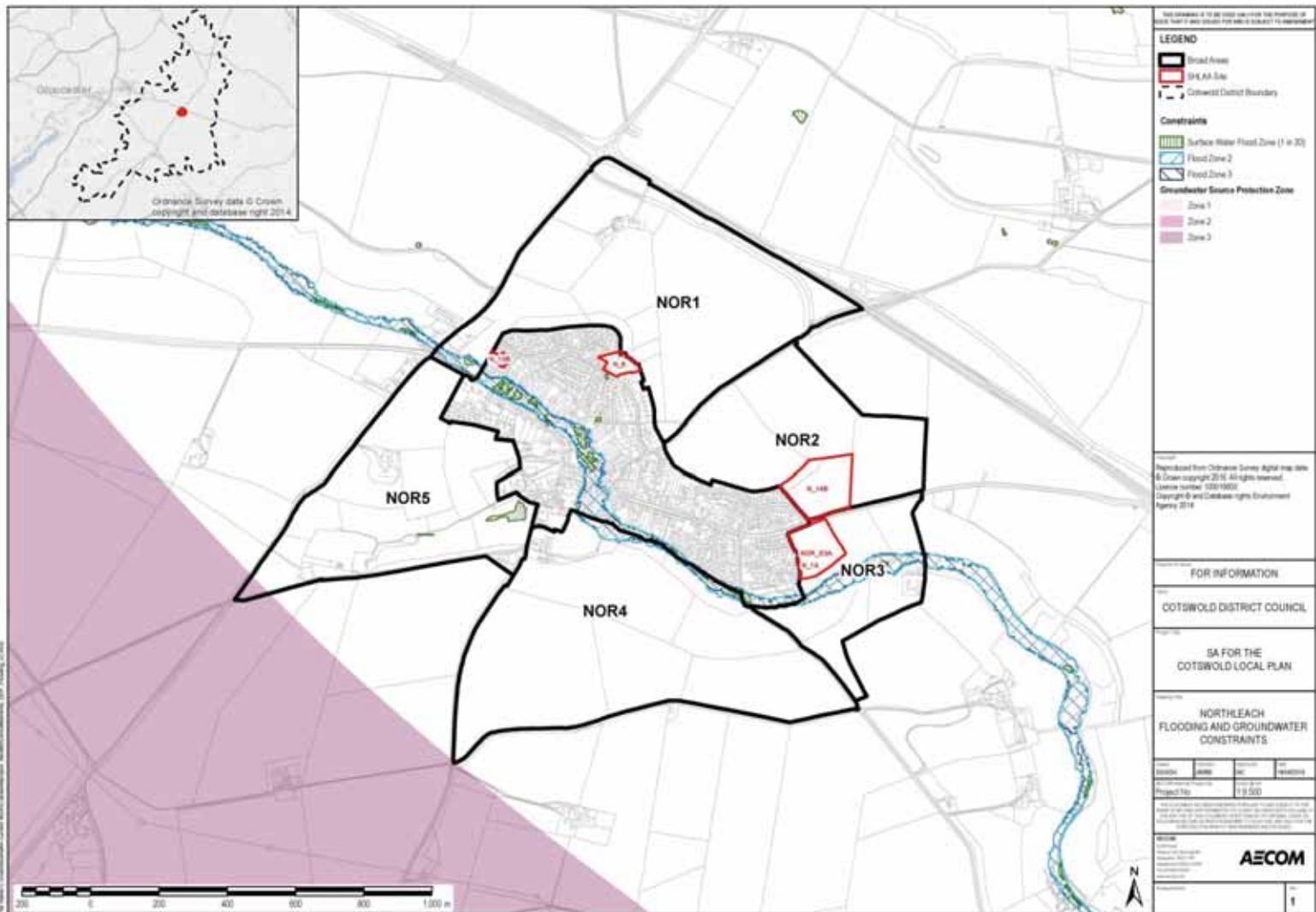
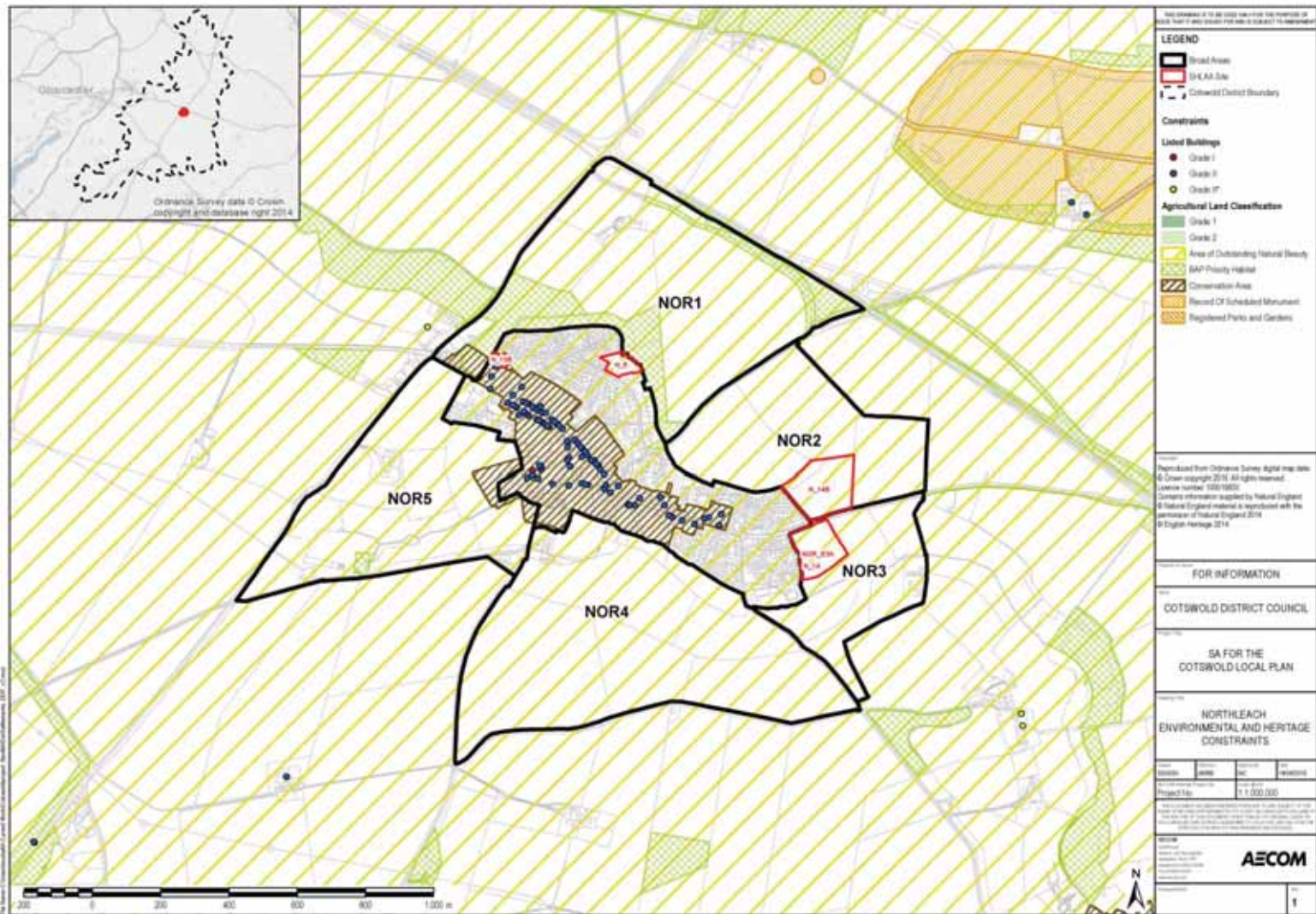
**Moreton-in-Marsh broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
MOR1	<p>The southern part of this area is within a Flood Zone 2 and a surface water flood zone (1 in 30) crosses the area.</p> <p>In terms of historic environment constraints, part of the Batsford Camp Scheduled Monument is located within the area. A small part of MOR1 is also located within the Moreton-in-Marsh Conservation Area.</p> <p>MOR1 is located wholly within the Cotswolds AONB.</p>	Climate Change; Historic Environment and Landscape.
MOR2	<p>The southern edge of MOR2 intersects with a Flood Zone 2 and a surface water flood zone (1 in 30) crosses the area. These do not cover a significant area however.</p>	Climate Change.
MOR3	<p>Three areas of BAP Priority Habitat are present in MOR3; an area of Deciduous Woodland in the north western edge of the area; an area of Deciduous Woodland in the central southern part of the area; and an area of Traditional Orchard on the eastern edge of the area.</p> <p>Very limited areas of surface water flood zone (1 in 30) are present in the east of the area.</p>	Biodiversity; Climate Change.
MOR4	<p>Areas of Deciduous Woodland BAP Priority Habitat cover: a large part of the west of MOR4; the northern boundary of the area, and a small part of the east of the area.</p> <p>Small areas of surface water flood zone (1 in 30) are present on the eastern edges of MOR4.</p>	Biodiversity; Climate Change.
MOR5	<p>An area classified as Grade 2 agricultural land covers approximately 70% of MOR5, in the western portion.</p>	Land, Soil and Water Resources.
MOR6	<p>A significant (approximately 25%) part of MOR6 is covered by a Flood Zone 3. A number of surface water flood zones (1 in 30) cross the area.</p> <p>Approximately 75% of the area is covered by land classified as Grade 2 agricultural land.</p> <p>An area of Lowland Meadow BAP Priority Habitat is located in the central northern part of the area.</p>	Climate Change; Land, Soil and Water Resources; Biodiversity.
MOR7	<p>Approximately half of MOR7 is covered by land classified as Grade 2 agricultural land.</p> <p>The southern edge of the area is covered by a Flood Zone 3, and a surface water flood zone (1 in 30) is located in the eastern edge of the area.</p>	Climate Change; Land, Soil and Water Resources.
MOR8	<p>MOR8 is located wholly within the Cotswolds AONB.</p> <p>The southern edge of the area is covered by a Flood Zone 3 and a surface water flood zone (1 in 30). Further small areas of surface water flood zones are located on the north eastern corner of the area.</p>	Climate Change; Historic Environment and Landscape.

Area	Key constraints in area	Sustainability themes for which constraints exist
MOR9	<p>MOR9 is located wholly within the Cotswolds AONB.</p> <p>Part of Batsford Camp Scheduled Monument is located within the area. The Moreton-in-Marsh Conservation Area also covers a small section of the north eastern part of the area.</p> <p>Two areas of Deciduous Woodland BAP Priority Habitat are located in the northern part of the area. A surface water flood zone (1 in 30) also crosses the northern part of the area.</p>	<p>Climate Change; Historic Environment and Landscape; Biodiversity.</p>

**Summary of constraints appraisal**


Rank of relative sustainability merits: Moreton-in-Marsh								
MOR1	MOR2	MOR3	MOR4	MOR5	MOR6	MOR7	MOR8	MOR8
9		2	2	4	6	4	7	8
<p>MOR2 is comparatively unconstrained in relation to the sensitivities considered. Whilst there are areas of BAP Priority Habitat in the west and east of the areas, MOR3 and MOR4 also have fewer constraints overall than the other broad areas considered.</p> <p>MOR1, MOR8 and MOR9 are significantly constrained by their location within the Cotswolds AONB, and the southern part of MOR1 is constrained by a flood risk area. MOR5, MOR6 and MOR7 are constrained by land classified as Grade2 Agricultural Land. MOR6 is also constrained by areas of flood risk.</p>								

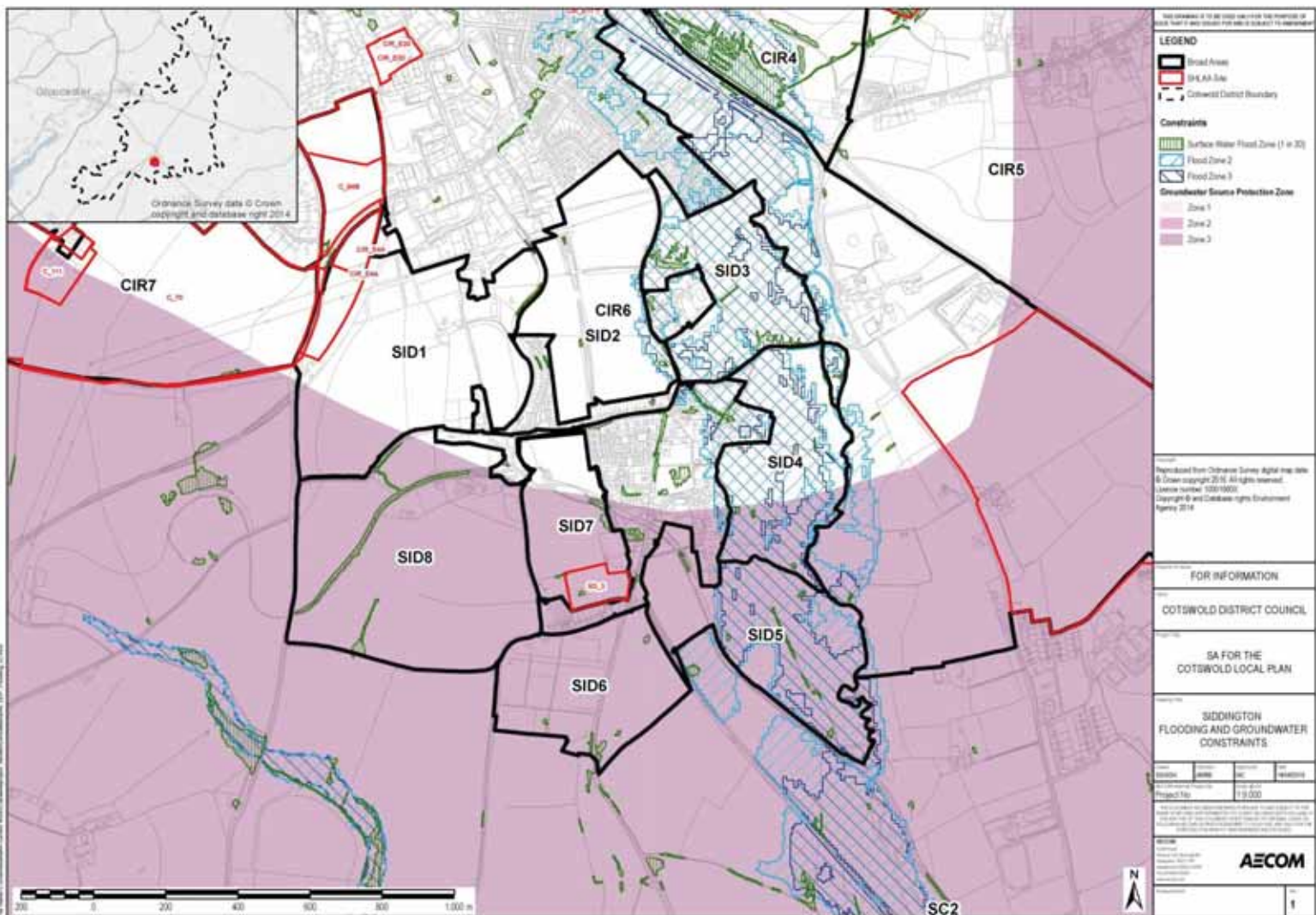
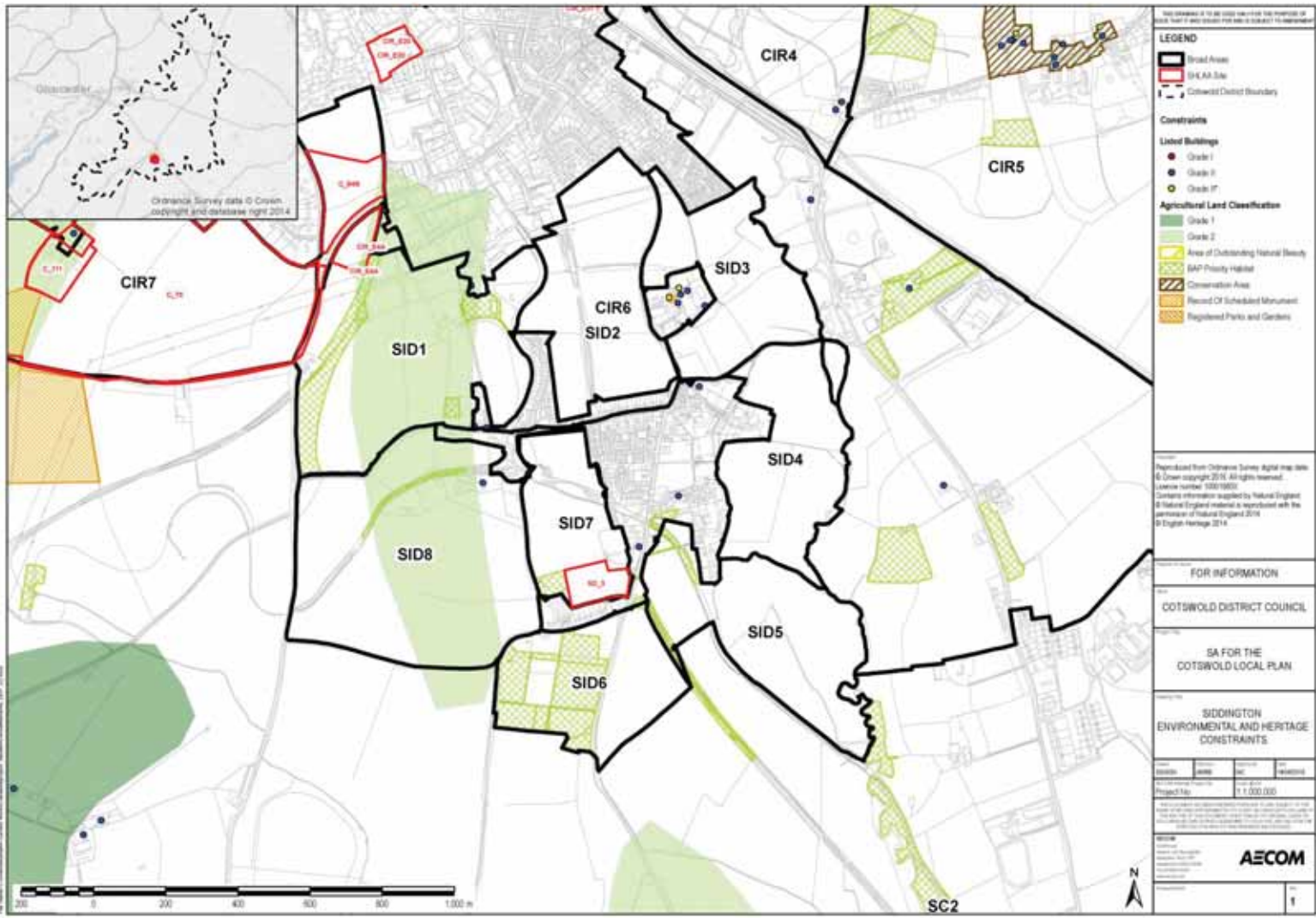


**Northleach broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
NOR1	NOR1 is located within the Cotswolds AONB. Deciduous Woodland BAP Priority Habitat covers parts of the south western and north eastern part of NOR1. The far western edge of the area intersects with a Flood Zone 2. The Flood Zone does not however cover a significant area.	Climate Change; Historic Environment and Landscape.
NOR2	NOR2 is located within the Cotswolds AONB.	Historic Environment and Landscape.
NOR3	A Flood Zone 3 crosses the area from east to west. NOR3 is located within the Cotswolds AONB.	Climate Change; Historic Environment and Landscape.
NOR4	The northern edge of NOR4 is covered by a Flood Zone 3. The area is located within the Cotswolds AONB.	Climate Change; Historic Environment and Landscape.
NOR5	Part of the eastern section of NOR5 is located within the Northleach Conservation Area. There is a small area of a surface water flood zone (1 in 30) located in the south east of the area. The area is located within the Cotswolds AONB. A small area of Deciduous Woodland BAP Priority Habitat is located in the south of the area. A very small area of the western edge of NOR5 is covered by a Source Protection Zone 3.	Climate Change; Historic Environment and Landscape; Environmental Quality; Biodiversity

**Summary of constraints appraisal**


Rank of relative sustainability merits: Northleach				
NOR1	NOR2	NOR3	NOR4	NOR5
5	 1	4	3	2
<p>All of the broad areas in Northleach are constrained by their location within the Cotswolds AONB.</p> <p>Otherwise, NOR1 is constrained by areas of BAP Priority Habitat, and relatively small parts of NOR1, NOR3 and NOR4 are constrained by limited areas of flood risk. Overall, NOR2 has the fewest constraints in relation to the sensitivities considered.</p>				

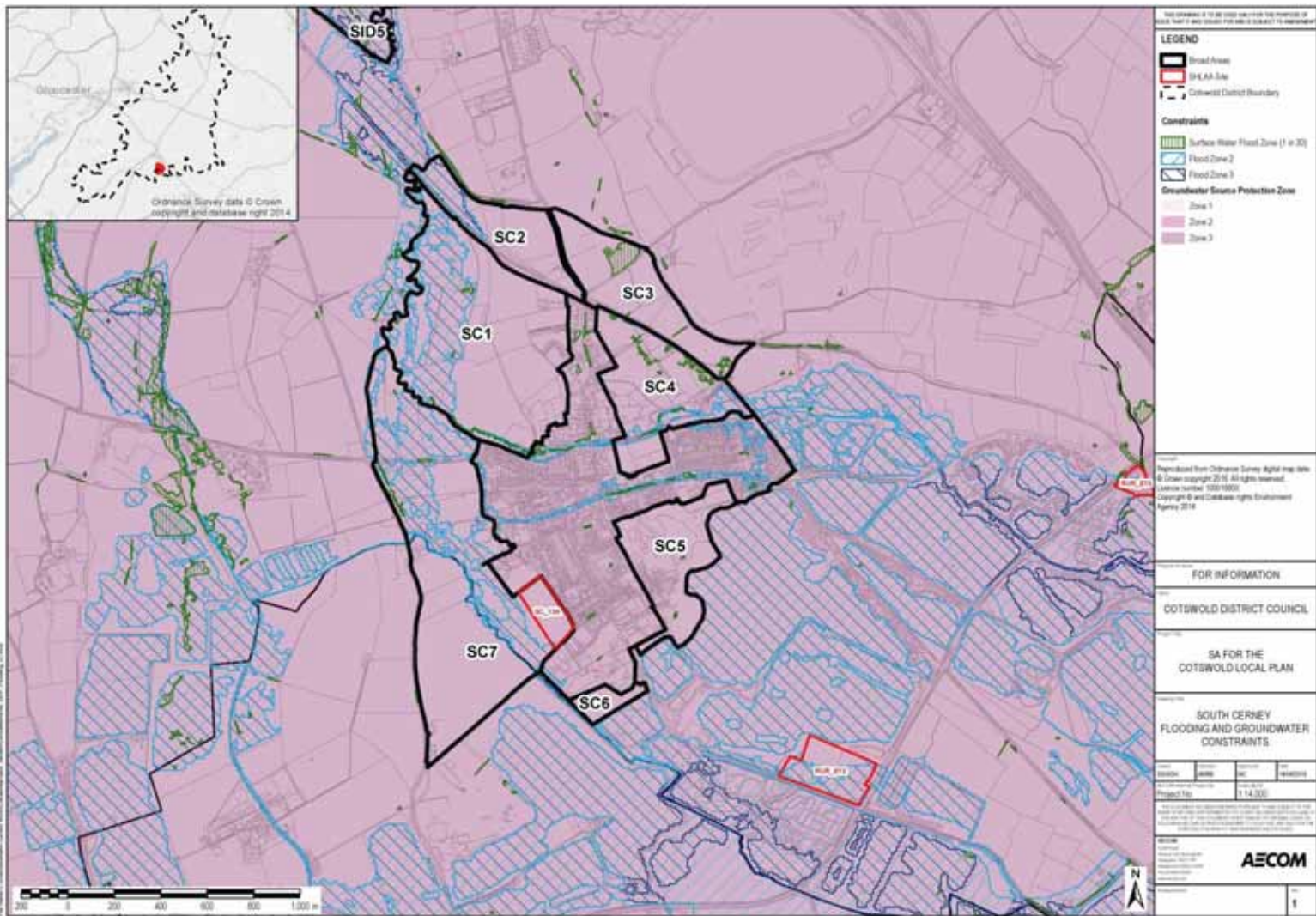
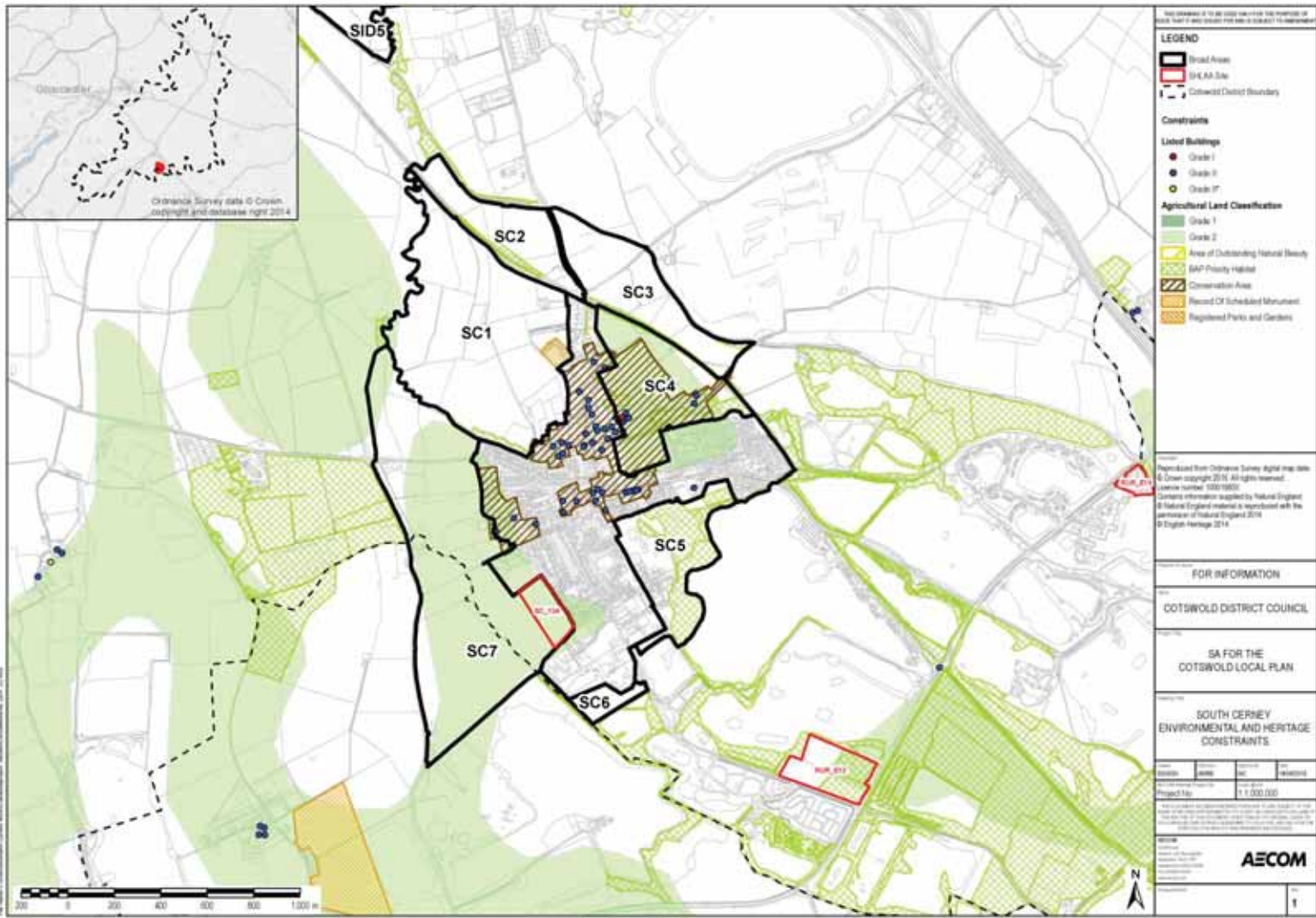


**Siddington broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
SID1	<p>Two areas of Deciduous Woodland BAP Priority Habitat are located in SID1, in the west and east of the area. A small area of Traditional Orchard BAP Priority Habitat is also located in the south of the area.</p> <p>The central part of the area is covered by land classified as Grade 2 agricultural land.</p>	Land, Soil and Water Resources; Biodiversity.
SID2	<p>A Flood Zone 3 is located on the eastern edge of SID2. Otherwise, the site is relatively unconstrained.</p>	Climate Change.
SID3	<p>The vast majority of SID3 is within a Flood Zone 3. There are also areas of surface water flood zones (1 in 30) located in the north west and south of the area.</p>	Climate Change.
SID4	<p>The majority of SID4 is within a Flood Zone 3. A Source Protection Zone 3 covers the southern part of the area.</p>	Climate Change; Environmental Quality.
SID5	<p>The eastern 75% of SID5 is mostly located within a Flood Zone 3. A Source Protection Zone 3 covers the area.</p> <p>Two areas of Deciduous Woodland BAP Priority Habitat are located in the western segment of the area.</p>	Climate Change; Environmental Quality; Biodiversity.
SID6	<p>Approximately 40% of SID6 is covered by Deciduous Woodland BAP Priority Habitat, in the west of the area.</p> <p>A Source Protection Zone 3 covers the area. There are also small surface water flood zones (1 in 30), located mostly in the far south of the area.</p>	Environmental Quality; Biodiversity; Climate Change.
SID7	<p>There are limited areas of surface water flood zones (1 in 30) in the central east areas of SID7. An area of Deciduous Woodland BAP Priority Habitat is located in the south western corner of the area.</p> <p>A Source Protection Zone 3 covers the southern 70% of the area.</p>	Biodiversity; Climate Change; Environmental Quality.
SID8	<p>The central part of SID8 is covered by land classified as Grade 2 agricultural land</p> <p>Two narrow lines of surface water flood zone (1 in 30) are located in SID8, extending from the south west to the north east.</p> <p>The majority of the area is covered by a Source Protection Zone 3.</p> <p>Upper Siddington House, which is Grade II listed, is located in the north eastern corner of the area.</p>	Land, Soil and Water Resources; Climate Change; Environmental Quality; Historic Environment and Landscape.

**Summary of constraints appraisal**

Rank of relative sustainability merits: Siddington							
SID1	SID2	SID3	SID4	SID5	SID6	SID7	SID8
4	2	8	7	6	5	 1	3
<p>SID3, SID4 and SID5 are heavily constrained by the presence of a Flood Zone 3.</p> <p>SID1 and SID8 are constrained by areas of the Best and Most Versatile Agricultural Land. SID1 also contains a number of areas of BAP Priority Habitat, and most of SID8 is covered by a groundwater Source Protection Zone 3. A large proportion of SID6 is covered by BAP Priority Habitat. Both SID6 and SID7 are within a groundwater Source Protection Zone. SID2 is relatively unconstrained. It should be noted however that development at this location may contribute to a degree of coalescence with Cirencester.</p>							






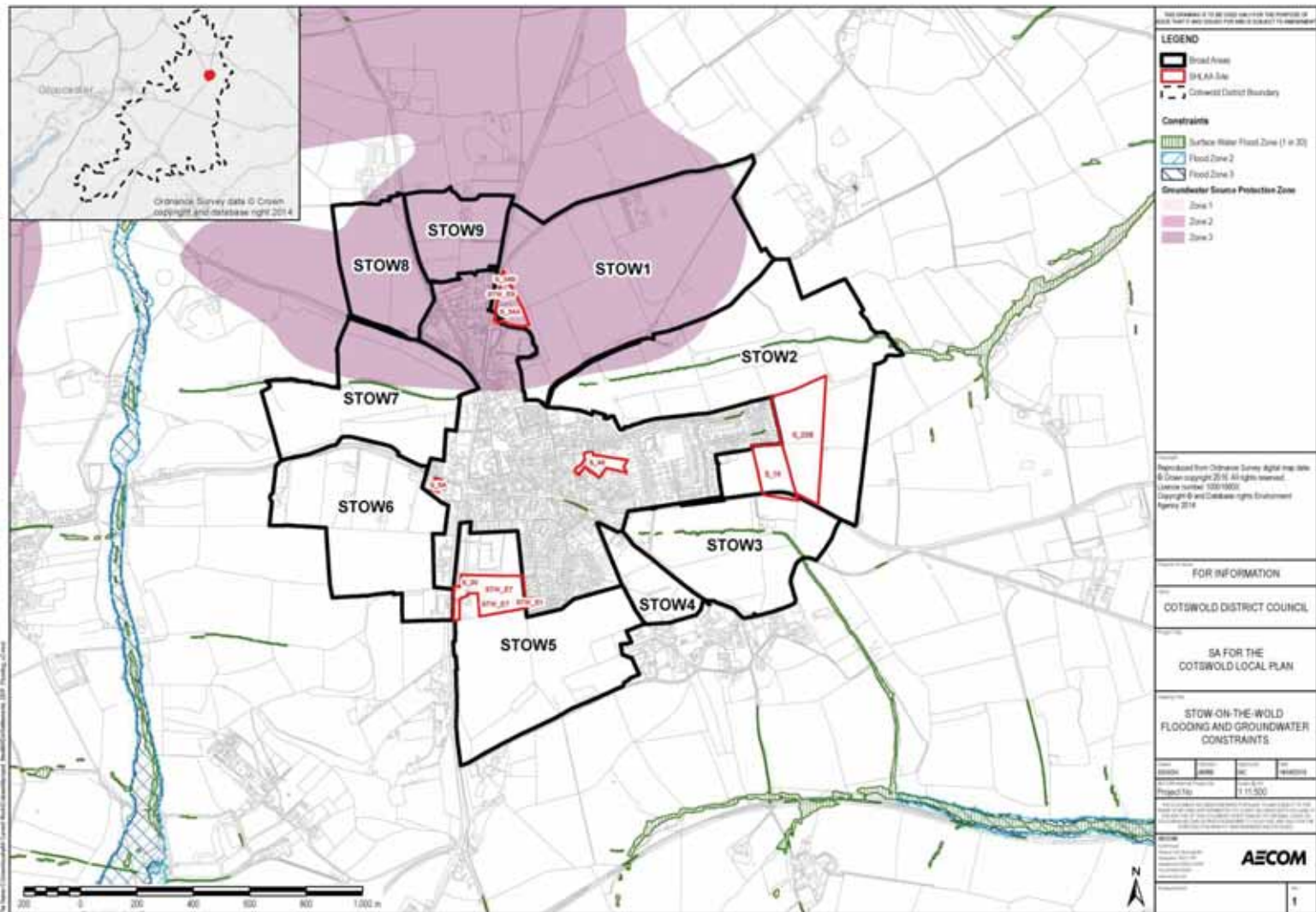
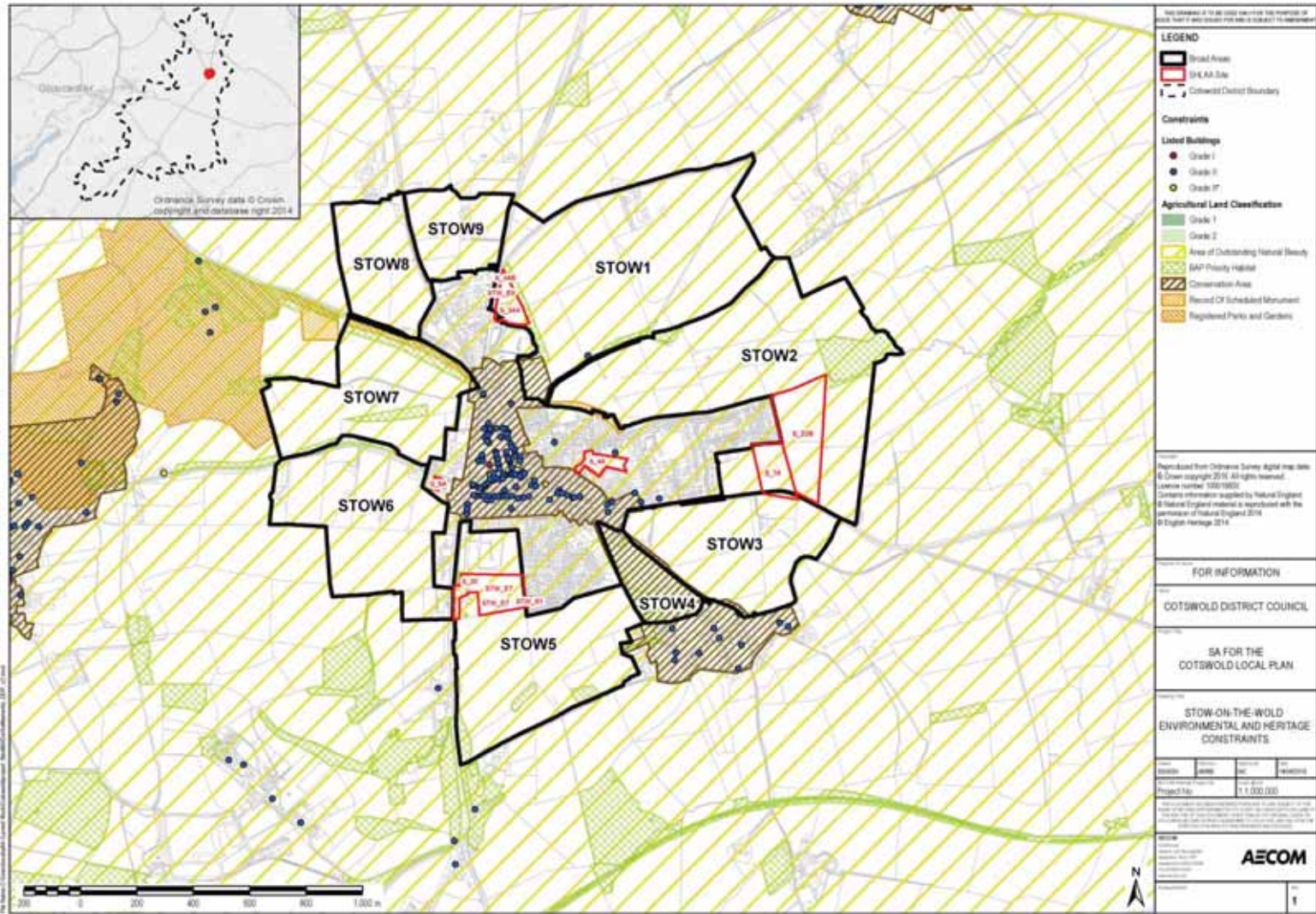
## South Cerney broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
SC1	<p>The remains of South Cerney Castle, which is designated as a scheduled monument, is located on the eastern edge of SC1.</p> <p>A small area of Deciduous Woodland BAP Priority Habitat is located on the south eastern edge of the area. The area is located within an SSSI Impact Risk Zone.</p> <p>A Flood Zone 3 covers the western third of SC1. A Source Protection Zone 3 covers the area, with a Source Protection Zone 2 covering the northern half.</p> <p>A very small area of the western part of the site covered by land classified as Grade 2 agricultural land.</p>	<p>Historic Environment and Landscape; Biodiversity; Climate Change; Land, Soil and Water Resources; Environmental Quality.</p>
SC2	<p>A Flood Zone 3 covers the western third of SC2.</p> <p>An area of Deciduous Woodland BAP Priority Habitat is located on the southern edge of the area. The area is located within an SSSI Impact Risk Zone.</p> <p>A Source Protection Zone 2 covers the area.</p>	<p>Biodiversity; Climate Change; Environmental Quality.</p>
SC3	<p>A small strip of Deciduous Woodland BAP Priority Habitat is located on the southern edge of SC3 along the dismantled railway.</p> <p>The area is located within an SSSI Impact Risk Zone. A surface water flood zone (1 in 30) is located in the north of the area.</p> <p>A Source Protection Zone 2 covers the area.</p>	<p>Biodiversity; Climate Change; Environmental Quality.</p>
SC4	<p>SC4 has a number of historic environment constraints, including associated with the Church of All Hallows. The area includes the South Cerney Conservation Area, which covers the majority of the south of the area, and approximately ten listed buildings, including one Grade I listed building (Church of All Hallows).</p> <p>The area is located within an SSSI Impact Risk Zone. Two areas of Deciduous Woodland BAP Priority Habitat are located in SC4. One is located in the west of the area, and the second comprises an area crossing the southern part of the area. SC4 is covered by land classified as Grade 2 agricultural land.</p> <p>A Flood Zone 3 crosses the southern part of SC4 and there are a number of surface water flood zones (1 in 30) located in the area.</p> <p>A Source Protection Zone 3 covers the area, with a Source Protection Zone 2 covering the northern portion of SC4.</p>	<p>Historic Environment and Landscape; Land, Soil and Water Resources; Climate Change; Environmental Quality; Biodiversity.</p>
SC5	<p>Approximately 70% of SC5 is covered by an area of Deciduous Woodland BAP Priority Habitat. The area is located within an SSSI Impact Risk Zone. A Source Protection Zone 3 also covers the area.</p>	<p>Biodiversity; Environmental Quality.</p>
SC6	<p>SC6 is covered by a groundwater Source Protection Zone 3. The area is located within an SSSI Impact Risk Zone.</p>	<p>Environmental Quality; Biodiversity.</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
SC7	SC7 is largely covered by land classified as Grade 2 agricultural land. An area of Flood Zone 3 crosses the area from north to south. SC7 is also covered by a groundwater Source Protection Zone 3 and an SSSI Impact Risk Zone.	Climate Change; Environmental Quality; Land, Soil and Water Resources.

**Summary of constraints appraisal**

Rank of relative sustainability merits: South Cerney						
SC1	SC2	SC3	SC4	SC5	SC6	SC7
4	3	2	7	6		5
<p>All of the areas are within a groundwater Source Protection Zone 3.</p> <p>SC4 is heavily constrained by land classified as Grade 2 Agricultural Land and the conservation area, both of which cover most of the area. SC1, SC2 and SC7 contain significant areas of flood risk, with SC7 also constrained by Grade 2 Agricultural Land. A large proportion of SC5 is covered by BAP Priority Habitat.</p> <p>SC6 and SC3 are comparatively less constrained than the other broad areas.</p>						




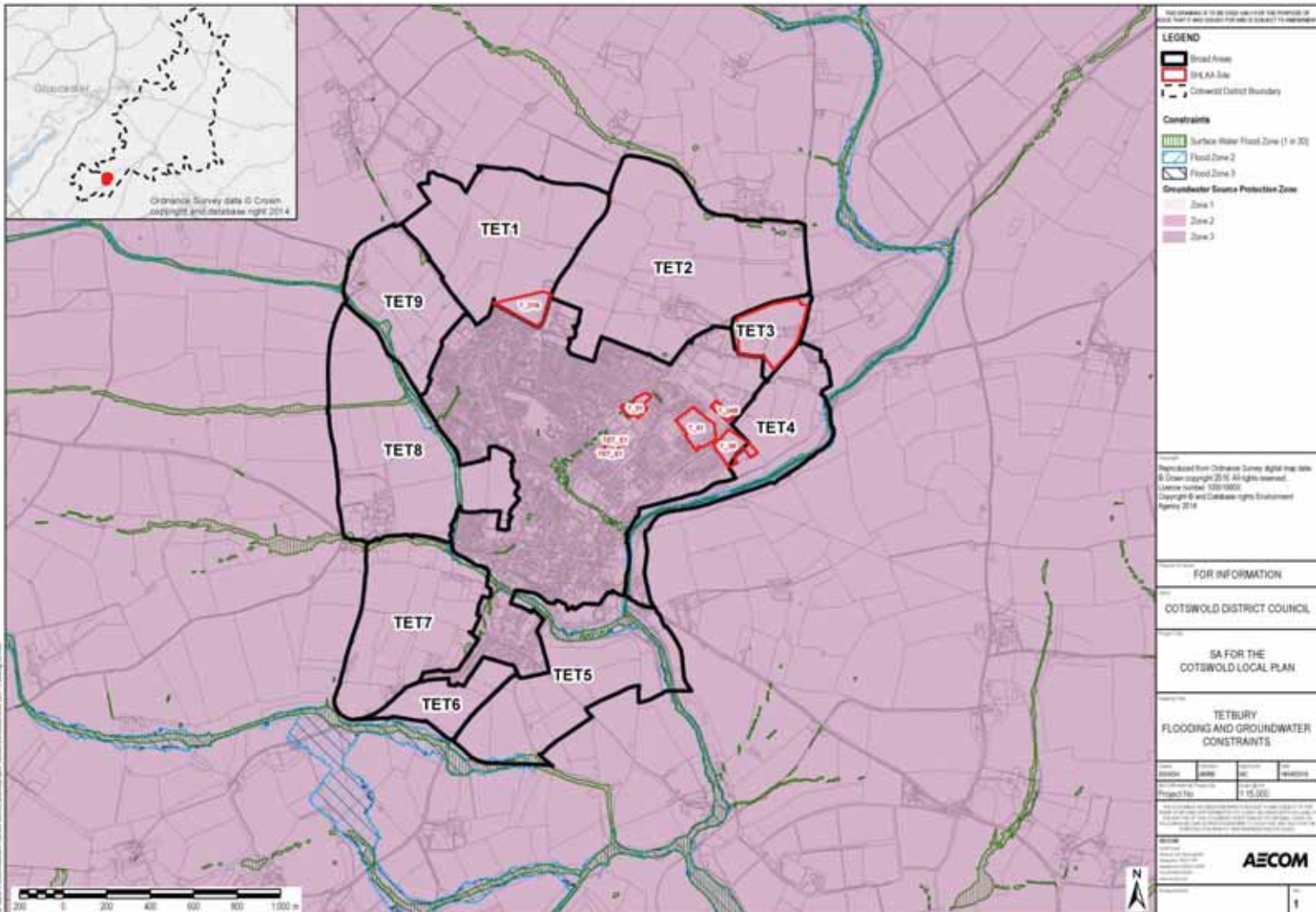
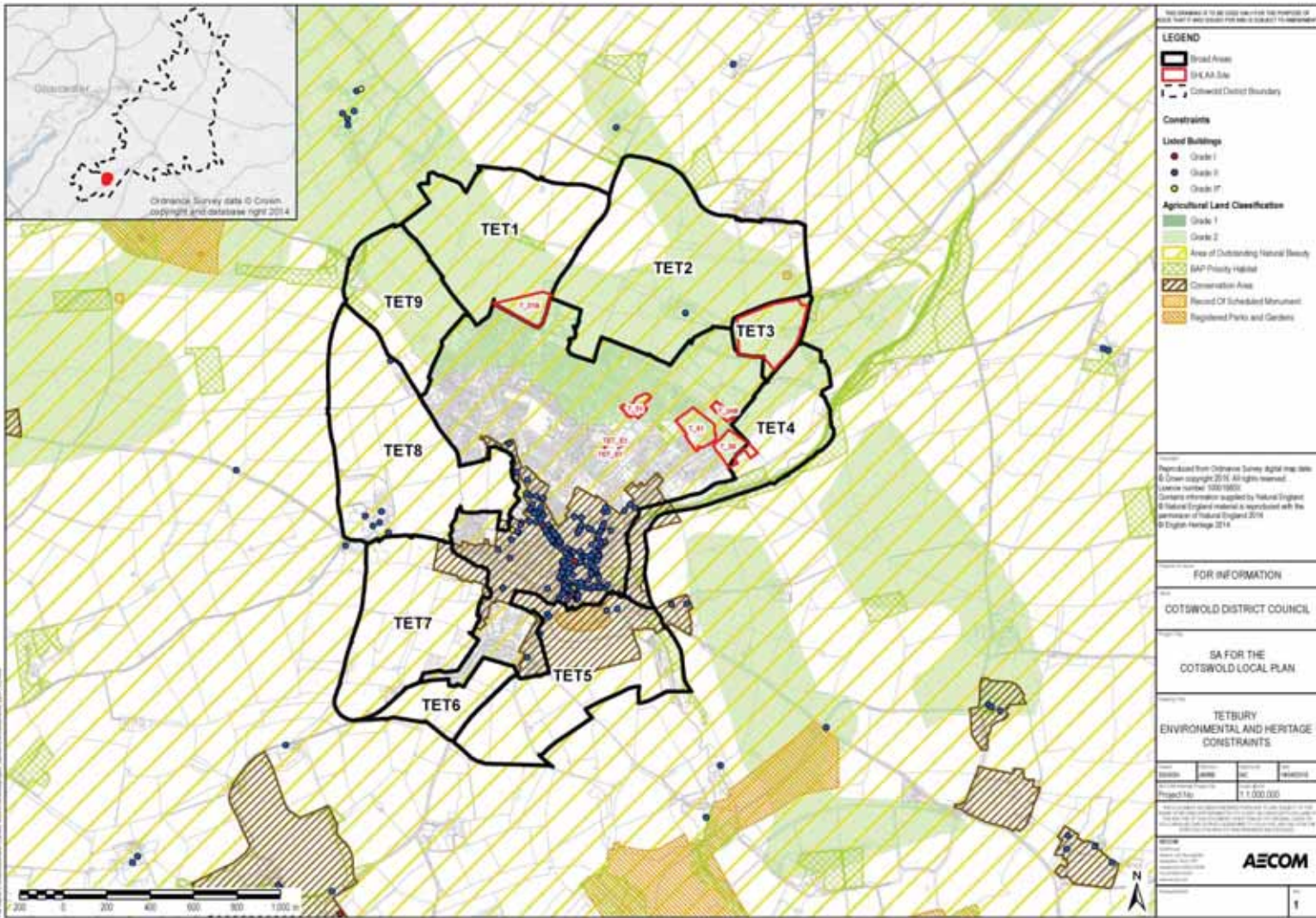
**Stow-on-the-Wold broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
STOW1	STOW 1 is located within the Cotswolds AONB. Areas of Deciduous Woodland BAP Priority Habitat form parts of the western and southern boundaries of STOW1. The Grade II listed St Edward's Well is located in the south of the area. A Source Protection Zone 3 covers STOW1.	Historic Environment and Landscape; Environmental Quality; Biodiversity.
STOW2	An area of Deciduous Woodland BAP Priority Habitat is located in the east of the area. A smaller area of this type of Priority Habitat is located in the north west of STOW2 A narrow area of surface water flood zone (1 in 30) passes through the centre of area from west to east. The prehistoric enclosure known as Stow Camp (designated as a scheduled monument) is located in the far south west of the area. STOW2 is located within the Cotswolds AONB. A Source Protection Zone 3 covers a small part of the north of STOW2.	Biodiversity; Historic Environment and Landscape; Climate Change; Environmental Quality.
STOW3	The southern and western boundary of STOW3 is located adjacent to the Stow-on-the-Wold and Mangersbury Conservation Area. The area is located within the Cotswolds AONB. A narrow area of surface water flood zone (1 in 30) passes through the area from west to east.	Historic Environment and Landscape; Climate Change.
STOW4	STOW4 is located within the Stow-on-the-Wold and Mangersbury Conservation Area and the Cotswolds AONB. The area is almost wholly covered by Woodpasture and Parkland BAP Priority Habitat and Deciduous Woodland BAP Priority Habitat.	Historic Environment and Landscape; Biodiversity.
STOW5	The eastern boundary of STOW5 is located adjacent to the Stow-on-the-Wold and Mangersbury Conservation Area. The area is located within the Cotswolds AONB. There are two areas of Deciduous Woodland BAP Priority Habitat in the south of STOW5, with a further area in the south west corner of the area.	Historic Environment and Landscape; Biodiversity.
STOW6	STOW6 is located within the Cotswolds AONB. An area of Deciduous Woodland BAP Priority Habitat is located on the northern boundary of the area.	Historic Environment and Landscape; Biodiversity.

Area	Key constraints in area	Sustainability themes for which constraints exist
STOW 7	<p>STOW7 is located within the Cotswolds AONB. Part of the Abbotswood Garden, which is a Grade II* Registered Park and Garden is located on the northern boundary of the area. A small part of the Stow-on-the-Wold and Mangersbury Conservation Area covers the eastern extremity of the area.</p> <p>Two areas of Deciduous Woodland BAP Priority Habitat are present in STOW7, in the centre and northern boundary of the area. Parkland and Woodpasture BAP covers the area of STOW7 within Abbotswood Garden.</p> <p>A narrow area of surface water flood zone (1 in 30) passes through the centre of the area from west to east.</p> <p>A Source Protection Zone 3 covers the north of STOW7.</p>	Historic Environment and Landscape; Biodiversity; Climate Change; Environmental Quality.
STOW8	STOW8 is located within the Cotswolds AONB. A Source Protection Zone 3 also covers the area.	Historic Environment and Landscape; Environmental Quality.
STOW9	STOW9 is located within the Cotswolds AONB. A Source Protection Zone 3 also covers the area.	Historic Environment and Landscape; Environmental Quality.

**Summary of constraints appraisal**

Rank of relative sustainability merits: Stow-on-the-Wold								
STOW1	STOW2	STOW3	STOW4	STOW5	STOW6	STOW7	STOW8	STOW9
4	3	5	9	2	 1	8	7	6
<p>All of the areas are significantly constrained by their location within the Cotswolds AONB.</p> <p>STOW7 is constrained by Abbotswood Garden, which is a Grade II* Registered Park and Garden and areas of BAP Priority Habitat, and STOW4 is located wholly within the conservation area.</p> <p>STOW6 is comparatively less constrained, with STOW2 and STOW5 constrained by small areas of BAP Priority Habitat (both areas) and limited areas of surface water flood risk zones and a Source Protection Zone (STOW2). STOW3, whilst it is relatively less constrained within its boundaries, lies adjacent to the conservation area. Development within this area therefore has the potential to have effects on the setting of the conservation area and the landscape setting of the town.</p> <p>A significant proportion of STOW1, STOW7, STOW8 and STOW9 are within a groundwater Source Protection Zone 3.</p>								




**Tetbury broad area assessment**

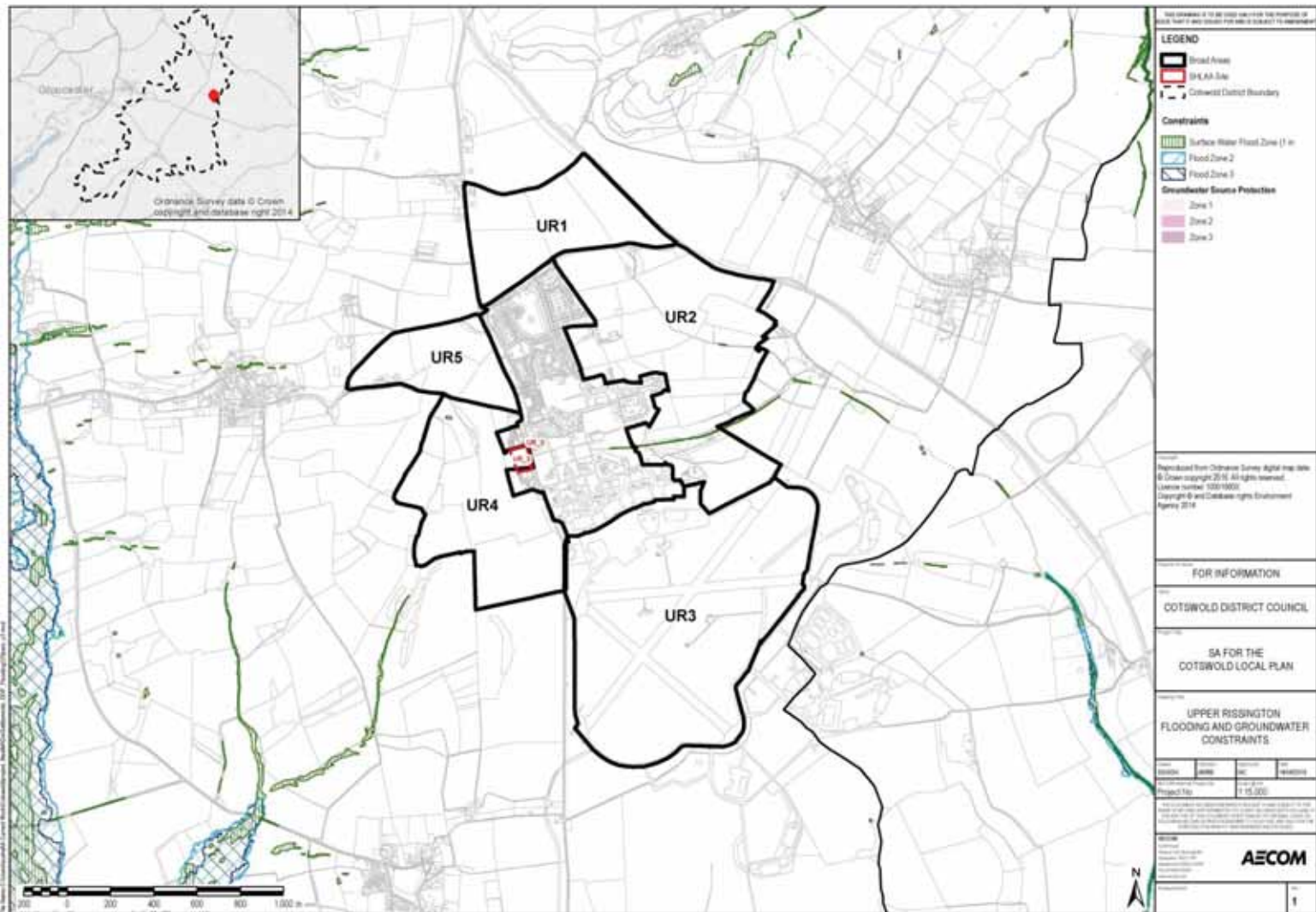
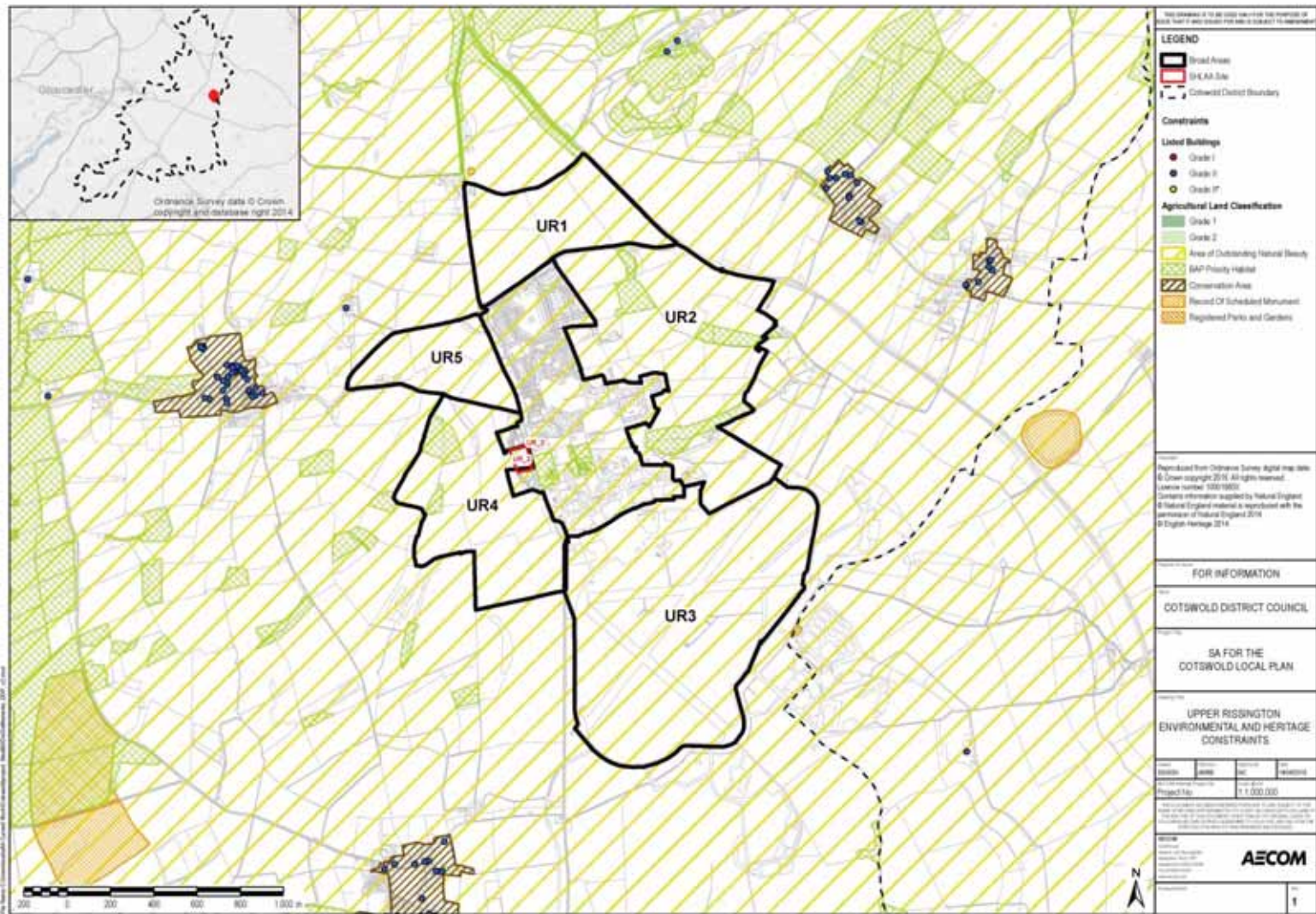
Area	Key constraints in area	Sustainability themes for which constraints exist
TET1	<p>Approximately 70% of TET1 is covered by Grade 2 agricultural land. The area is located within the Cotswolds AONB. An area of Deciduous Woodland BAP Priority Habitat is present in the centre of the area.</p> <p>The area is within a groundwater Source Protection Zone 3.</p>	<p>Biodiversity; Historic Environment and Landscape; Land, Soil and Water Resources; Environmental Quality.</p>
TET2	<p>Approximately 70% of the area is covered by Grade 2 agricultural land. The area is within the Cotswolds AONB. A Grade II listed building, Highfield Farmhouse, is located in the centre of the area and a scheduled monument, comprising a bowl barrow, is present in the east of the area.</p> <p>TET2 is within a groundwater Source Protection Zone 3.</p>	<p>Historic Environment and Landscape; Land, Soil and Water Resources; Environmental Quality.</p>
TET3	<p>TET3 is within the Cotswolds AONB and a groundwater Source Protection Zone 3.</p> <p>The whole area is covered by land classified as Grade 2 agricultural land.</p>	<p>Historic Environment and Landscape; Land, Soil and Water Resources; Environmental Quality.</p>
TET4	<p>TET4 is within the Cotswolds AONB and a groundwater Source Protection Zone 3.</p> <p>The area in the vicinity of the southern boundary of TET4 comprises an area of Deciduous Woodland BAP Priority Habitat and a Flood Zone 3.</p> <p>The southern segment of TET4 is within the Tetbury Conservation Area.</p> <p>The northern part of TET4 comprises land classified as Grade 2 agricultural land.</p>	<p>Biodiversity; Climate Change; Historic Environment and Landscape; Land, Soil and Water Resources.</p>
TET5	<p>A flood risk zone 3 and surface water flood zone (1 in 30) runs through the north eastern part of TET5.</p> <p>TET5 is located within the Cotswolds AONB and a groundwater Source Protection Zone 3.</p> <p>The northern part of TET5 is within the Tetbury Conservation Area, and a number of Grade II listed buildings are present in this area. The Tetbury Camp Scheduled Monument is also located in this area.</p> <p>An area of Deciduous Woodland BAP Priority Habitat is located in the east of the area.</p>	<p>Biodiversity; Climate Change; Historic Environment and Landscape; Environmental Quality.</p>
TET6	<p>TET6 is located within the Cotswolds AONB. The area is covered by a groundwater Source Protection Zone 3.</p>	<p>Historic Environment and Landscape; Environmental Quality.</p>

Area	Key constraints in area	Sustainability themes for which constraints exist
TET7	TET7 is located within the Cotswolds AONB. A flood risk zone 3 and surface water flood zone (1 in 30) forms the northern boundary of the area. The eastern part of the area is covered by the Tetbury Conservation Area. The area is covered by a groundwater Source Protection Zone 3.	Historic Environment and Landscape; Climate Change; Environmental Quality.
TET8	TET8 is located within the Cotswolds AONB. A flood risk zone 3 and surface water flood zone (1 in 30) forms the eastern boundary of the area. A number of Grade II listed structures are located in the vicinity of Charlton Court Farm. The area is covered by a groundwater Source Protection Zone 3.	Historic Environment and Landscape; Climate Change; Environmental Quality.
TET9	TET9 is located within the Cotswolds AONB and a groundwater Source Protection Zone 3. A flood risk zone 3 and surface water flood zone (1 in 30) forms the south western boundary of the area. Veizey's Quarry geological SSSI is located in the north west of TET9. Areas of Deciduous Woodland BAP Priority Habitat are present to the west of the SSSI.	Biodiversity; Historic Environment and Landscape; Environmental Quality; Climate Change

**Summary of constraints appraisal**

Rank of relative sustainability merits: Tetbury								
TET1	TET2	TET3	TET4	TET5	TET6	TET7	TET8	TET9
3	4	2	8	9	 1	5	6	7
<p>All of the areas are significantly constrained by their location within the Cotswolds AONB. All areas are also within a groundwater Source Protection Zone 3.</p> <p>TET1, TET2, TET3, TET4 and TET9 are constrained by land classified as Grade 2 Agricultural Land. Parts of TET4, TET5 and TET7 are within the Tetbury Conservation Area, with TET5 also containing a number of Grade II listed buildings and the Tetbury Camp Scheduled Monument.</p> <p>TET8 lies adjacent to the conservation area, and contains a number of listed buildings.</p> <p>TET6 has comparatively fewer constraints than the other sites in relation to the sensitivities considered.</p>								





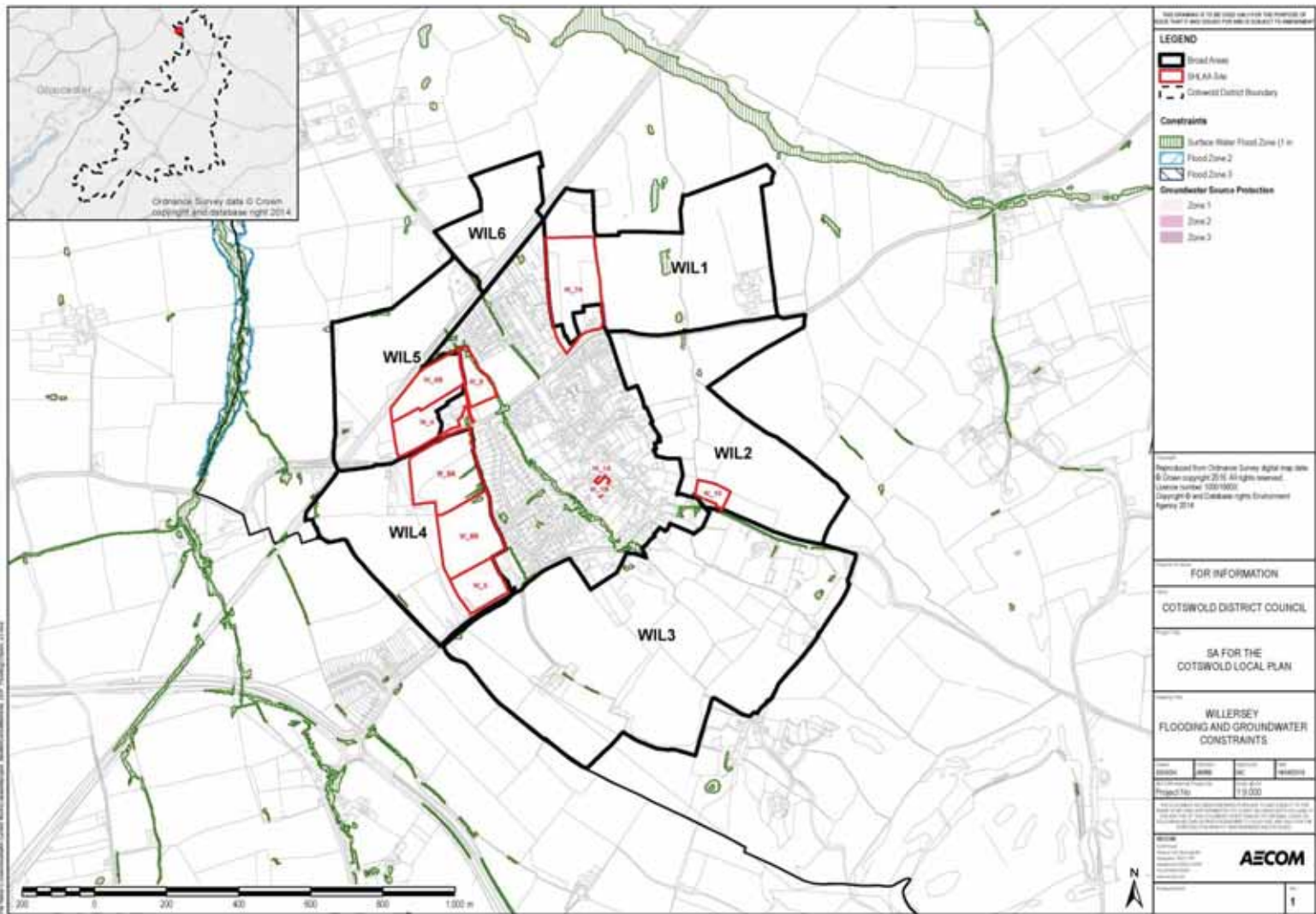
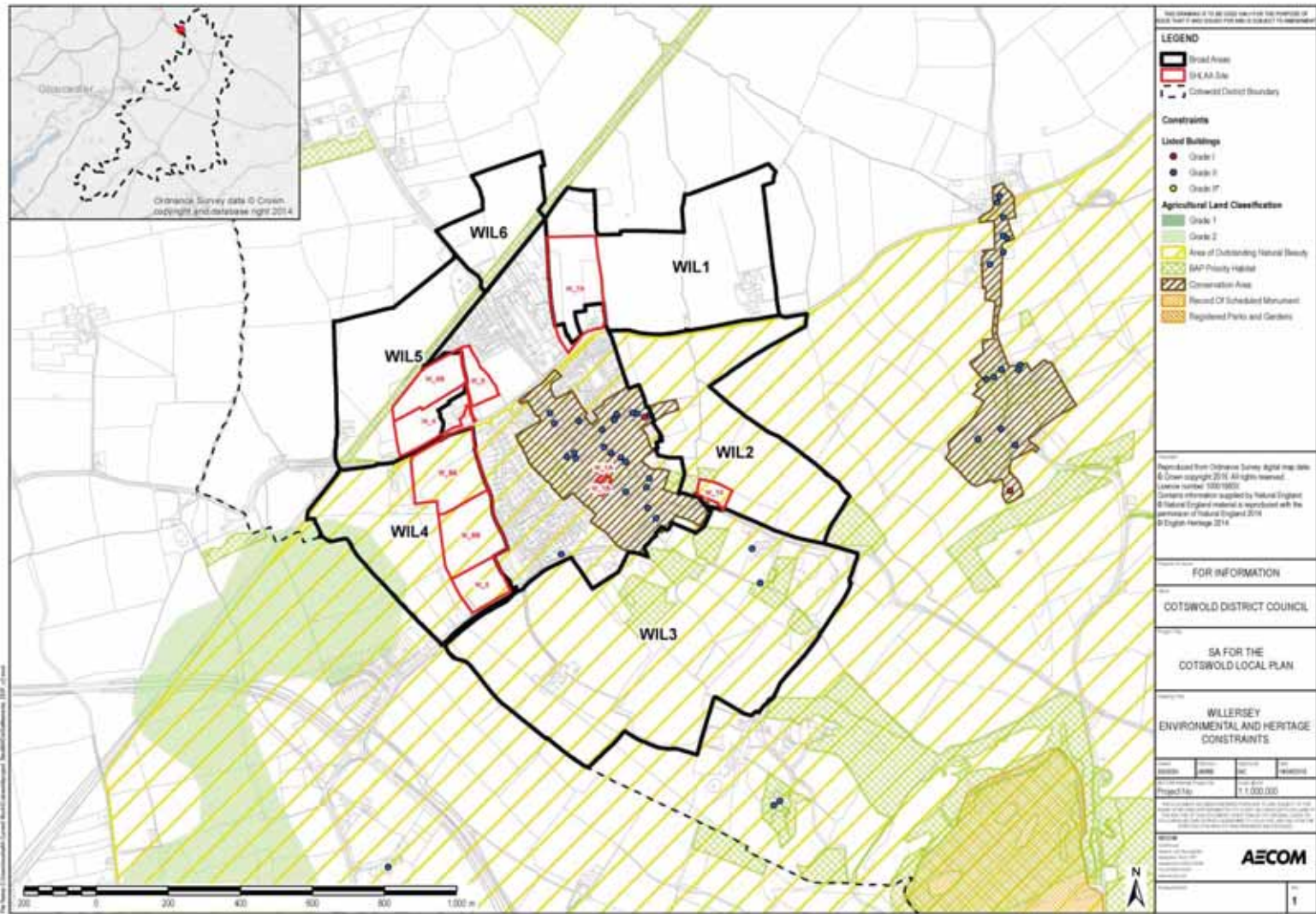


### Upper Rissington broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
UR1	UR1 is located within the Cotswolds AONB.	Historic Environment and Landscape.
UR2	UR2 is located within the Cotswolds AONB, and contains areas of Deciduous Woodland BAP Priority Habitat in the north, east and south of the area.	Historic Environment and Landscape; Biodiversity.
UR3	UR3 is located within the Cotswolds AONB. The Fifield Long Barrow Scheduled Monument is located on the airfield site.	Historic Environment and Landscape.
UR4	UR4 is located within the Cotswolds AONB. The area contains two areas of Deciduous Woodland BAP Priority Habitat; these are located on the north western and western edges of UR4.	Historic Environment and Landscape; Biodiversity.
UR5	UR5 is located within the Cotswolds AONB.	Historic Environment and Landscape.

### Summary of constraints appraisal


Rank of relative sustainability merits: Upper Rissington				
UR1	UR2	UR3	UR4	UR5
	4	3	4	
<p>All of the broad areas in Upper Rissington are constrained by their location within the Cotswolds AONB. UR2 and UR4 both have a number of BAP Priority Habitats present. Otherwise, with the exception of the AONB, UR1, UR3 and UR5 are comparatively less constrained in relation to the sensitivities considered (although a small scheduled monument is located at the airfield site at UR3).</p>				



**Willersey broad area assessment**

Area	Key constraints in area	Sustainability themes for which constraints exist
WIL1	The north western boundary of WIL1 adjoins an area of Deciduous Woodland BAP Priority Habitat. The centre of the area has some limited areas of surface water flood risk (1 in 30 year).	Biodiversity; Climate Change.
WIL2	WIL2 is located within the Cotswolds AONB. Areas of Traditional Orchard and Deciduous Woodland BAP Priority Habitat are present in the south west corner of the area.	Historic Environment and Landscape; Biodiversity.
WIL3	WIL3 is located within the Cotswolds AONB. There are four areas of Traditional Orchard BAP Priority Habitat and three areas of Deciduous Woodland BAP Priority Habitat present in the north and north east of WIL3. There are two listed structures associated with Willersey House present in the area.	Historic Environment and Landscape; Biodiversity.
WIL4	WIL4 is located within the Cotswolds AONB. The western edge of the area includes land classified as Grade 2 Agricultural Land. The eastern edge of the area contains limited areas of surface water flood zones (1 in 30 year).	Historic Environment and Landscape; Land, Soil and Water Resources; Climate Change.
WIL5	An area of Deciduous Woodland BAP Priority Habitat is present along the dismantled railway which bisects WIL5 from the south west to the north east.	Biodiversity.
WIL6	An area of Deciduous Woodland BAP Priority Habitat runs along the south eastern edge of WIL6 (along the dismantled railway).	Biodiversity.

**Summary of constraints appraisal**

Rank of relative sustainability merits: Willersey					
WIL1	WIL2	WIL3	WIL4	WIL5	WIL6
	5	5	4	2	2
<p>WIL2, WIL3 and WIL4 are constrained by the Cotswolds AONB. WIL2 and WIL3 are also located adjacent to the Willersey Conservation Area, and contain areas of BAP Priority Habitat. A small part of WIL4 is covered by land classified as Grade 2 Agricultural Land.</p> <p>WIL5 and WIL6, with the exception of the BAP Priority Habitat present along the dismantled railway, are relatively unconstrained in relation to the sensitivities considered. WIL1 is also relatively unconstrained, with only very limited areas of surface water flood zone present.</p>					